

**Ivyland Borough Council
Meeting Minutes
May 14, 2025**

CALL TO ORDER: 7:00 PM

ATTENDANCE: Sal DiPaolo, Dr. Chris Finello, Bill Linwood, Jahangir Nasir, Matt Piotrowski, Todd Savarese

ABSENT: Chuck Bristow, Janet Pacchioli

OTHERS PRESENT: Krista DiPaolo, Recorder, Mark Freed, Borough Solicitor, Mayor Tony Judice, Chris Peterson, Borough Engineer

Establishment of Quorum:

Pledge of Allegiance:

Moment of Silence:

Minutes of 4/9/25:

Mr. Savarese shared a comment about two errors on page six. State Representative Brian Munroe was erroneously referred to as "Congressman." Additionally, Senator Frank Farry was referred to as "Councilman." Mr. Savarese made a motion to approve the minutes with corrections. Mr. Linwood seconded the motion. Mr. Linwood abstained from voting as he was absent for last month's meeting. Motion passed 4-0-1.

- **Treasurer's Report:**

Mrs. DiPaolo read the May 14, 2025 Treasurer's report. The balances are as follows as of 12/31/24:

General Fund:	
Balance on Hand:	\$442,071.14
Capital Reserve Fund:	\$645,507.33
Liquid Fuel Tax Fund:	\$62,896.13
Fire Company Account:	\$96,126.13
Total Funds 12/31/24:	\$1,246,610.73

The Treasurer's report was accepted, subject to audit.

- **Bills List:**

Prepaid Bills List Total:	\$81,151.93
Unpaid Bills List Total	\$12,488.67

Mr. Linwood made a motion to pay the bills, Dr. Finello seconded the motion. Motion passed 5-0-0.

- **Correspondence:**

- a. The Borough received a correspondence from Brian Munroe's office sharing an email correspondence. The Ivyland resident stated that the need for speed humps on "Greeley Rd [sic] when cutting through between Bristol and Wilson" and "Chase Rd [sic] near Greeley." The email was read to the Council. Mrs. Pacchioli will forward the email to the Council for review.

- **Public Comment:**

- a. Public comment: Mr. Jimmy Bowman of Bowman Residential presented the proposal for 1060 Greeley Avenue, Ivyland. Mr. Bowman and his brother are the new owners of this property. Mr. Piotrowski presented the proposed plan for the building. Mr. Piotrowski commented that this plan is a great way to save the building and preserve the style of the neighborhood. Mr. DiPaolo asked about the HVAC unit placement. Mr. Piotrowski responded that two would be on the Wilson Avenue side and other would be on the alley side. Dr. Finello asked the location of the property line. Mr. Piotrowski referred to the survey. The property lines were not known until the current survey was done. Additionally, Dr. Finello asked about the parking and garages. Mr. Piotrowski said the garages were oversized, on average they are 13' wide. This allows room for trash cans, bikes, etc. In addition, it was commented that a renter could potentially have just one car. Mr. Nasir asked about the square footage per unit. The estimate is 1500 to 1600 square feet per unit. Further, he commented that the exterior parking outside of the garage may impede the sidewalk. Mr. Piotrowski described the measure. The survey line (see FB about setback at 7:26 - the 11'4" line). Mr. Savarese asked if it was three feet from the set back to the curb. There is a need for a use variance. Mr. Scott Alden asked about parking. The expectation is that all parking will occur in the garage. The garages are about 36' deep. Mr. Madriotti inquired about trash receptacles for the tenants. There is no plan to put a dumpster there. He asked about company parking (visitors). Mr. Piotrowski pointed out that there is parking in front of the building and along Wilson Avenue. Mr. Madriotti is concerned about traffic at that intersection when the tenants have visitors. Mr. Linwood commented that his own driveway backs into an intersection. He shared that if it is treated as an intersection, people behave safely. Mr. DiPaolo commented that there have been plans in the past that have demonstrated less than optimal parking. Further, it seems that the driveways are not compliant. Mr. Piotrowski

stated that they meet the parking requirements. Mr. Bowman assured Council that they vet all their tenants. He stated they will monitor the tenants. He stated to the Board that he “goes above and beyond to ensure” the tenants are considerate and responsible. Mr. Alden asked about the air conditioning unit placement. He asked if these items will be the source of heating and cooling for the units. Mr. Piotrowski offered some alternatives. Mr. Alden commented that some of the charm of Ivyland is the alleyways. The timeframe for the expected breaking ground is August 2025 with rentals beginning in February 2026. To date, there has been no land application submitted. Mr. P would like to submit to the zoning officer for review prior to the application process. Mr. Savarese commented that the plan is beautifully designed and the proposed use is appropriate. He appreciates the sharing of the proposal at this level. It is ultimately up to the neighbors. Assuming all the relief is identified, Mr. Savarese shared that the neighbors can come out and speak their peace.

- b. Maria Alden (49 Wilson Avenue) asked if any Council seats are open for this coming election. Mr. DiPaolo shared there are three positions open for election.
- c. Mrs. Madriotti (1215 Pennsylvania Avenue) shared that one of her grandchildren is the winner of the fire truck ride.
- d. Mayor Judice commented on the poor condition of the flags and the damage from squirrels.

- **Code Enforcement/Zoning Report:**

- a. No report

- **Report of President:**

- a. No report

- **Engineer:**

- a. Mr. Peterson presented his report:
 - i. Ivyland Community Park Phase 2: Paving and excavating completed. Mr. Peterson met with the contractor and owner at 85 Valentine. All parties agreed on the final location of the sidewalk. Carroll Engineering will formulate a final punch list for outstanding park items. We should expect one more pay application. Once the grass growth is sufficient, the contract will be closed out. The engineers issued a letter to Council on May 2, 2025 to recommend approval and payment of Application No. 1 in the amount of \$155,691.70. There is \$8,194.30 of retainage left on this contract. Once the punch list is completed, they will process the final payment application for the remaining balance.
 - 1. Dr. Finello asked about the pads and the asphalt in between but there is a spot with a crack or buckle. She is concerned there is a tripping hazard.

Mr. Peterson confirmed that they will take a look at it. He will talk to the contractor and add to the punch list items. Mr. Savarese commented about the green plastic vertical towers. Mr. Peterson was not able to determine what and who those are. While in Borough property, this was not part of the current contract. Mr. Savarese wants them removed/addressed. Mr. Peterson will add to the punch list.

2. Mr. DiPaolo made a motion to approve payment in the letter in the letter 155,691.70. Seconded by Mr. Nasir. Motion passed 5-0-0.

- ii. Greeley Avenue Storm Sewer Project: The existing conditions base plan is complete. Mr. Peterson provided a preliminary storm sewer layout. CEC met with representatives from Warminster Township to discuss the project. Next, the engineer will coordinate meetings with PECO and the Ivyland-New Hope Railroad representative to discuss the placement of the existing stormwater outfalls.
- iii. Inlet Cleaning: Mr. Peterson provided a proposal from BuxMont Asphalt Sealing to complete the Borough's periodic cleaning. There is a good amount of accumulation in the Village so a vacuum truck will be needed. The proposal from Buxmont Asphalt Sealing to clean the inlets is \$8,200. Mr. Saverese said we have \$1,800 for cleaning the inlets. Mr. DiPaolo said to use it. Mr. DiPaolo commented there are funds in infrastructure. Mr. Peterson said they can attain more proposals. This used to be done annually and Mr. Peterson thinks we are now two years out. Mr. Savarese asked us to table this discussion until we receive more bids. Mr. Peterson asked if Guanerri would do this work. Their contact info will be shared with Mr. Peterson. Mr. Nasir spoke about cleaning out the basins.
- iv. Greeley Avenue Inlet Settlement: A resident shared a concern for a potential "sinkhole" at 1263 Greeley Ave. This was inspected and it is not a sinkhole. The divet needs more topsoil, seed it and then compacted. The cost for this would be \$350. Mr. DiPaolo made a proposal to approve this work, Mr. Linwood seconded. The motion passed 5-0-0.
- v. Firehouse striping: BuxMont sealing completed the fire lane striping. The engineer was not present the morning of the striping as was previously discussed with the contractor. After reviewing the work, the striping and lettering extended beyond the "No Parking Fire Lane" sign. The plan they issued was based on

Linwood

aerial imagery which indicated a length of 127 feet. The actual field measurements indicate the length should have been closer to 104 feet. To resolve this, the contractor can remove the excess striping and lettering. The striping is hot thermoplastic that must be ground off. The contractor is willing to correct at no cost. The second option is to relocate the sign to align with the striping. Council agreed that the current striping can be covered up and adjusted to the 104 feet size. Mr. Lindwood is concerned that the neighbors will have to park further away. Mr. Savarese agreed that it is unfair to the residents. Mr. DiPaolo asked that the contractor fix their mistake. Mr. Nasir made a motion for the contractor to fix the error. Mr. Linwood seconded. Motion passed 5-0-0. Mr. Alden recommended the option of sealing over the incorrect striping. Mr. Linwood said this could work as long as the sealcoating does not wear off. Mr. DiPaolo said the borough is agreeable to this option and made a motion to approve Mr. Nasir seconded it. Motion passed 5-0-0. Mr. Peterson had a question about the text. Could "Fire Lane Only" be sufficient text? Mr. Savarese said as long as it's enforceable. Mr. Linwood responded that the sign is enforceable, not the striping. The fire code does not indicate what the striping has to say. The signs were there before the striping. The police enforce the signage, not the striping. Mr. Savarese asked why the striping is white and not yellow.

Solicitor:

a. The Solicitor

- i. There will not be a hearing on the Chicken Ordinance at tonight's meeting. The Borough Planning commission has met. The Bucks County Planning Commission sent a Memorandum regarding the ordinance. Mr. Freed confirmed that the comments from the county do not need to be included. Borough Council will forward with advertising and then conduct a hearing.

● **Unfinished Business:**

- a. Nothing to report

● **Mayor:**

- a. Police Report: The monthly police report for April 2025: There were 2 physical arrests for theft and receiving stolen property, two ordinance violations; one for open burning and the other for dog noise.

- **Committee Reports:**

- a. *Park and Recreation:*

- a. Mr. Nasir reported on a successful Easter Egg hunt with a great turn out. He thanked Mayor Juice and Mr. DiPaolo for all their help. He made a suggestion that people put the age of kids on their egg donations which will help when distributing eggs before the hunt.
 - b. Memorial Day Parade:
 - 1. The parade starts at 8:00 AM
 - 2. Pole and mailbox flags will be distributed before the holiday.
 - 3. Families can march in the parade
 - 4. The William Tennent High School Marching Band will be present
 - c. Grant: Mr. Nasir is researching a couple of grants to address the following projects:
 - 1. Reviewing the fire damn park - \$5,000 in repairs
 - 2. Lamp posts: To date, two need to be replaced. Mr. Nasir is getting two quotes. One quote was for \$4,500 each, the other quote was for \$15,000 total.
 - 3. The Village gazebo needs repairs &/or replacement. Currently, quotes are being generated.

- b. *Finance:* Dr. Finello reminded the Council about American Rescue Plan Act (ARPA) Money. To date, the closeout report is complete and the Borough is done with the money.

- c. *Public Safety:* Nothing to report

- d. *Borough Property:* Nothing to report

- e. *Streets and Walks:* Mr. Savarese discussed the issue with speed calling devices. A resident, Ed Mann (Lacey and Valentine) expressed a concern with the curve in the Village. Mr. DiPaolo asked everyone to be aware of people speeding through the Borough. Mr. Madriotti made a suggestion to use a digital sign. Mr. DiPaolo asked about

new technology that the Borough could utilize. Mr. Peterson talked about rubber speed humps which require maintenance.

- f. *Planning Commission*: Nothing to report
- g. *Fire Company*: Deputy Chief Hothman reported for the Ivyland Fire Company for May 14, 2025. Summary of actions and activities since the last monthly meeting:

- 1. Emergency Services Updates:

- a. In 2025 the fire company had 36 calls: 10 emergency, 2 multivehicle. The company is continuing to provide responses to medical calls.
- b. Chief Hothman commented on the length of the fire lane

- 2. Fundraiser:

- a. Thank you to those who attended Tranquility Brewing (5/8/25)

- 3. The company is continuing with water safety rescue missions

- 4. Ivyland Community Events 2025:

- a. June 7 - coin toss
- b. July 16 - Tony's fundraiser
- c. Aug – Ivyland 5K Runners Breakfast

- 5. Both trucks up and running and fully inspected

- 6. Mr. DiPaolo thanked the fire department for serving emergency services for William Tennent's Montgomery Memorial Meet and the Food Truck Festival.

- **Emergency Management:**

- a. Nothing to report

- **New Business:**

- a. Nothing to report

- **Personnel:**

- a. Nothing to report

- **Public comment:**

- a. Facebook: No comment
- b. Maria Alden spoke on behalf of her neighbor Cristy Grott (Gough Avenue) who requested a toddler swing for the Ivyland playground. Mr. Nasir said he would look into options for a toddler swing.

- c. Mr. Madriotti asked about the Borough's position about residents living in a trailer on their property. Mr. DiPaolo stated it is a zoning violation.
 - d. Dr. Finello asked about permits for XXXX.
- **Adjournment:**
 - a. Mr. DiPaolo made a motion to adjourn, Mr. Linwood seconded. Motion passed 5-0-0. Meeting adjourned at 8:38 PM.

Respectfully Submitted,
Krista DiPaolo, recorder

Minutes Approved by Borough Council June 11, 2025
As presented