

**Ivyland Borough Council
Meeting Minutes
December 10, 2025**

CALL TO ORDER: 7:00 PM

ATTENDANCE: Chuck Bristow, Sal DiPaolo, Dr. Chris Finello, Bill Linwood, Janhangir Nasir, Matt Piotrowski (recused)

ABSENT: Todd Savarese

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

Establishment of Quorum:

Pledge of Allegiance:

Moment of Silence:

Minutes of 11/12/25:

Mr. Bristow made a motion to approve the minutes. Mr. Linwood seconded the motion. Motion passed 4-0-0 (Dr. Finello was not present for this vote).

- **Treasurer's Report:**

Mrs. Pacchioli read the December 2025 Treasurer's report. The balances are as follows as of 12/10/2025:

General Fund:	
Balance on Hand:	\$337,367.18
Capital Reserve Fund:	\$574,209.31
Liquid Fuel Tax Fund:	\$64,540.48
Fire Company Account:	\$76,436.18
Total Funds November 2025:	\$1,052,553.15

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

- Bills List:

Prepaid Bills List Total:	\$50,985.06
Unpaid Bills List Total	\$16,717.15

Mr. Linwood made a motion to pay the bills, Mr. Nasir seconded the motion. Motion passed 4-0-0 (Dr. Finello was not present for this vote).

1. **Correspondence:**

- a. The neighbor who lives at the corner of Gough and Greeley reported that the drain in front of his house is severely clogged. Mrs. Pacchioli will contact Granieri to remedy it. If he isn't available she will contact someone else.
- b. A neighbor reported a fallen tree limb at the corner of Wilson and Twining Avenues toward Willard Avenue (22 Wilson Avenue). The neighbor is concerned that the limb is on the PECO power lines. Mrs. Pacchioli contacted Granieri. After coming out and inspecting the limb, Graineri said it was not on the power lines but on cable lines. Mrs. Pacchioli contacted Ted Duran who confirmed that someone will be sent out to examine the situation.

2. **Public Comment:**

- a. Nothing shared at this time from the in person or virtual attendees.

3. **Consideration of 1061 Greeley Avenue Land Development Application:**

Presented by Mr. Piotrowski, Architect, and Mr. Ben Barlent from the engineering firm. The project was presented to the Planning Commission. The project has received a Use Variance from the Zoning Hearing Board. The floor plan was shared with the Council in the form of a sketch (A1). A second sketch was shared (A3). There are a few waivers and one unsettled aspect which is landscaping. The heating and air conditioning units must be landscaped because they are going in the front of the building. The applicant is seeking a waiver because they cannot plan trees due to the wires. Mr. Barlent commented on the site's perspective of the building. The front of the building will be changed to grass, ramps (ADA), and driveways. The HVAC unit was asked to be moved to not interfere with the right of way. Mr. Bristow commented about the solution for the HVAC system. Mr. Bristow suggested that the plan be approved. Mr. Bristow stated the plan is the best plan for that property. Road restoration was discussed. Mr. Bristow asked if the water

main was located. Mr. Barlent confirmed that they did and he described that location. Finally, Mr. Bristow stated that there needs to be an expressed understanding that future tenants must park their vehicles in the garages. Mr. Bristow asked if this can be enforced. Mr. Freed confirmed it can be put in the lease/rental agreement. On street parking was discussed. There is consideration because cars can easily be in the right of way.

- a. Mr. DiPaolo opened up the meeting to public comment:
 - i. Mr. Peter Wolf - 106 W. Bristol Road - Mr. Wolf is not in favor of this land development project. He gave suggestions about land use. He suggested giving the tickets to the property owner not the tenants, and said unkind things about Council Members.
 - ii. Dr. Finello - 15 Valentine Road - Responded, to Mr. Wolf, that this Council does not "just roll over" as he stated.
 - iii. Mrs. Pacchioli - 106 Wilson Avenue - stated that she lives closest to the property. This property is problematic and has had many proposals. Mrs. Pacchioli is in favor of this project.
 - iv. Mr. Scott Alden - 49 Wilson Avenue - Inquired about the footprint of the building and the possibility of changing the garage and driveway configuration.
 - v. The motion was made to approve the Land Development application with the requested waivers for 1061 Greely Avenue contingent upon the following conditions: consider the comments from the Planning Commission, the 11/12/25 Carroll Engineering review letter, the Borough, Fire Marshall, the Warminster Municipal Authority, the Bucks County Conservation District, and other applicable laws and conditions and in compliance with the Zoning Hearing Boards decision, and the requested waivers. Mr. Bristow made the motion to approve the Land Development application for 1061 Greeley Avenue as conditions identified as stated above. The Motion seconded by Mr. DiPaolo. Motion passed 5-0-0.

- b. Consideration of Verizon Franchise Agreement: Mr. Freed shared that there is a resolution to approve so that the Council can enter into to agreement with the new terms and conditions and to execute the agreement. The term is a five year

term. Mr. DiPaolo made a motion to adopt Resolution 2025-5 for the Verizon Franchise Agreement. Mr. Nair seconded the motion. Motion passed 5-0-0.

4. Code Enforcement/Zoning Report:

- a. Nothing to report

5. Report of President:

- a. Mr. DiPaolo and Mr. Bristow have been working on the Borough Codification. They have realized there is no name for the old navy housing area park. Mr. DiPaolo suggested naming the park after the late Mr. Edwin Oldroyd. Mr. Oldroyd was a resident for 50+years. He was an active member of the Park and Recreation Committee. Mr. DiPaolo made the motion to name the new park, the Edwin Oldroyd Memorial Park. Mr. Linwood seconded the motion. The motion passed 5-0-0.

6. Engineer:

Mr. Peterson presented his report:

a. Speed Limit Signage Evaluation:

- i. Mr. Peterson shared that they have attained bids for signage. Mr. Bristow made a motion to go with the lowest bid. Mr. DiPaolo seconded the motion. No other discussion ensued. The Motion passed 5-0-0.

b. Wilson Avenue Pothole Repair:

- i. The Wilson Avenue pot hole was repaired December 4, 2025. The invoice was received and the cost came in lower than what was originally bid. The total cost was \$5,700, not \$6,700. Mrs. Pacchioli was authorized to pay the bill to T. Sheeford.
- ii. **Hotel:**
Mr. Peterson suggested an escrow release (#1) for a reduction of \$73,195.10.

7. Solicitor:

- a. Mr. Freed will share an updraft of the WMA Lateral Inspection Ordinance. The WMA asked Council to adopt this ordinance. Mr. Freed made changes (please

refer to the ordinance) and this was shared with the Council. Some of the changes include:

- i. Upon residential sale, the buyer must hire a certified lateral inspector to do the inspection.
- ii. Regarding commercial/industrial/multi family, retained that the inspection will be done by certified inspector and the use of video. The consideration for the second video was removed.
- iii. Mr. Bristow asked for the breakdown of how many commercial and residential properties make up the Borough.

8. Unfinished Business:

- a. Nothing to report

9. Mayor:

- a. Police Report: The monthly police report for November 2025. The patrol vehicle 3801 traveled 605 miles and 3802 traveled 64 miles. There were 10 traffic citations issued, 1 written warning, and 1 non-reportable accident. The Court check for the month of November has not yet been received.
- b. The annual card exchange cards are due by December 20, 2025. Residents are asked to have a spot on their porch to accept cards. The drop off locations are at 49 Wilson Ave. (Alden), 85 Lincoln Ave. (Judice), 48 Chase Ave. (DiPaolo), and 8 Ryan Ave. (Nasir)

10. Committee Reports:

a. Park and Recreation:

- a. The Ivyland Village Tree Lighting Illumination was held on November 29, 2025. The turnout was great. Residents enjoyed hot chocolate and cookies.
- b. The Ivyland Church will host the annual Gingerbread House Making and Tree Lighting on December 19, 2025 at 6:00 PM. Pizza and hot chocolate will be provided. Please sign up on Facebook via the Sign Up Genius.

b. Finance:

- a. Mr. Nasir did his due diligence when going through the budget. He provided two packets of information for review. One packet was the budget and the other packet is the revised budget. He asked the Council to review the packets.
- b. Mr. DiPaolo made a motion to adopt the advertised budget. Mr. Bristow seconded the motion. The motion passed 5-0-0.
- c. A Hearing began for Ordinance 2025-3 at 8:28 PM to fix 13.25 MIL for general purposes and 2.25 MIL for Fire Company purposes. Mr. Linwood made the motion to adopt the Tax Ordinance 2025-3. Mr. Bristow seconded the ordinance. The motion passed 5-0-0.

c. Public Safety:

- a. The committee did not meet last month and there is nothing to report.

d. Borough Property:

- a. No report

e. Planning Commission:

- a. The committee met on November 20, 2025 at 7:30 PM to review the 1061 Land Development Application.

f. Streets and Walks:

- a. No report

g. Fire Company: Mr. Ed Hotham, Deputy Chief of the Ivyland Fire Department, reported for the Ivyland Fire Company for December 2025:

- a. Emergency Services Updates:
 - 1. For 2025 the fire company YTD has 114 calls. There were 1 Fire and 8 EMS and 4 Fire Police Activities or Responses in the last 30 days.
 - 2. Events:
 - a. On December 15, the Department will host Pet CPR and minor First Aid for. Dr. Justin Hoffman and Dr. Lushing Hoffman - both VMDs.

- b. The annual Santa Breakfast is on Sunday, December 14, 2025 from 8:00 AM until 12:00 PM.
 - c. Santa's annual visit to Ivyland will take place on Saturday, December 20, 2025. Find info on the "I Grew Up in Ivyland" and the Fire Department FB page.
- 3. New Equipment and Vehicle Update:
 - a. EV Blankets
 - b. EV Power Disconnect Plug
 - c. Chargers and batteries for SCBAs, updated gear washer, new hose vent cover for Engine 62.
- 4. Apparatus update: a new hard sleeve valve on Engine 62
- 5. Tach 62 has had some water issues. It is no longer under warranty.
- 6. Looking for grant to replace Engine 62 which is now 30 years old
- 7. Wagon 62 is doing well (1905 Handdrawn Engine). It has won awards.

10. Emergency Management:

- a. Nothing to report

11. New Business:

- a. In January, there will be a reorganization meeting. This will also be a regular meeting to replace the Wednesday meeting. This meeting will take place on Monday, January 5, 2026 at 6pm. This meeting will be advertised. There will be no changes to the subsequent meetings for the remainder of the year.
- b. Mr. DiPaolo welcomed Mr. Alden and Mr. Coulson to Council. Mr. DiPaolo thanked Dr. Finello and Mr. Nasir for all their years of service and dedication to the Borough.
- c. Dr. Finello shared comments about coming to Ivyland as her home. She was asked to join the Ivyland Heritage Association. Then she was asked to join the Council. Dr. Finello identifies herself as an Ivylander, even though she spent most of her life in Warminster. Dr. Finello has been lucky to serve with the current board and past Councilpeople.

- d. Mr. Nasir shared comments of gratitude. He plans to stay involved with the Borough.

12. Personnel:

- a. Nothing to report

13. Public comment:

- a. Brittany Griffin - Gough Avenue - asked if the rendering of 1061 Greeley can be shared. Mr. Nasir offered to share it on the Borough site.
- b. James McCullough - Wilson Avenue - commented that the plans for 1061 Greeley look wonderful.

14. Adjournment:

Mr. DiPaolo made a motion to adjourn. The meeting adjourned at 8:47 PM.

Respectfully Submitted,
Krista DiPaolo, Recorder

Minutes Approved by Borough Council January 5, 2025