Ivyland Borough Council
Meeting Minutes
October 14, 2026

1. **CALL TO ORDER:** **7:00 PM**

ATTENDANCE: Scott Alden, Chuck Bristow, Todd Coulson, Sal DiPaolo, Bill Linwood, and Todd Savarese

ABSENT:

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

2. **Establishment of Quorum:**
3. **Pledge of Allegiance:**
4. **Moment of Silence:**

5. ***Minutes of 9/9/2026:*** Mr. DiPaolo made a motion to approve the minutes. Mr. Saverese seconded the motion. Motion passed 5-0-1. Mr. Lindwood abstained due to not being present at the meeting.

6. **Treasurer's Report:**

Mrs. Pacchioli read the September 9, 2026 Treasurer's report. The balances were as follows as of 9/9/2026:

General Fund:	
Balance on Hand:	$280,227.40
Capital Reserve Fund:	$402,125.72
Liquid Fuel Tax Fund:	$38,440.85
Fire Company Account:	$82,957.71
Total Funds September 2026:	**$803,751.68**

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

7. **Ivyland Borough Bills List: October 2026:**

Prepaid Bills List Total:	$39.970.35
Unpaid Bills List Total	$14,397.81

Mr. Linwood made the motion to pay the bills. The motion was seconded by Mr. Bristow. Motion passed 6-0-0.

8. **Correspondence:**
   a. Mrs. Pacchioli shared a thank you note from the SPCA for the yearly donation
   b. Mrs. Pacchioli shared that the Zoning hearing board solicitor announced an increase of $10 an hour for services in 2027.
   c. The Borough received a grant which was presented to Mr. DiPaolo, Mr. Bristow, and Mayor Judice for $994,271.00 (LSA Grant). This grant is for stormwater improvements. Mr. Savarese recognized that Carroll Engineering's work to remediate the Borough's stormwater has been very well done. The Borough does not have to match the new grant.
   d. Pacchioli received an email correspondence from Ted Doran, announcing retirement from PECO. He has been the Borough contact for about 30 years. Michelle Garrity will take over as the Borough's contact starting October 1, 2026.

9. **Public Comment:**

   a. Mr. Margiotti - Pennsylvania Avenue: Asked what is left from the LSA grant for the stormwater management. Mr. Bristow confirmed that there are no funds left.

   b. Maria Alden - 49 Wilson: The globe on one of the lamposts is broken (near the country store). This globe was broken by the crew that was cleaning up the tree that fell on the store. Mr. Bristow did speak with the Asplundh contractor for PECO. The globe will be replaced by them. This repair is currently in progress.

   c. No online comments were submitted at this point in the meeting.

10. **Public Hearing on Comcast Cable Franchise Renewal: Hearing opened at 7:09 PM on Wednesday, October 14, 2026 by Mr. Mark Freed.**

    a. "Good evening. This is a public hearing of the Borough Council regarding cable franchise renewal for Ivyland Borough. This public hearing is held pursuant to Section 626 of the federal Cable Act, which sets forth the process for franchise renewal. The Borough's current franchise with Comcast is within the industry norm renewal window, and the Borough is beginning the process of renewing the franchise." Mr. Freed read the entire renewal for public record. This public

hearing is part of the preliminary portion of franchise renewal in which the Borough reviews the cable operator's past performance and identifies the Boroughs. The hearing was opened to public comment.

i. Mike Mathers - 3 Lacey Avenue: Mr. Mathers asked what our franchise fee is? The fee is 5%. Mr. Mathers asked if the Borough would consider reducing that franchise fee to help taxpayers pay less. Mr. Mathers also asked what the free services are for customers. Mr. Freed replied that the Borough received a generic statement regarding benefits. This is spelled out in the agreement. Mr. Freed commented that he does not have the agreement yet. Mr. Freed shared that Mr. Mathers can make a RTK request to find out what is in the agreement. Mr. Mathers stated that he was part of the first franchise agreement 25 years ago and that he has some experience. Mr. Freed stated that this agreement has been discussed with the Borough over time. Mr. Mathers asked if the Borough has a franchise agreement with Verizon which Mr. Freed confirmed that the Borough does. The franchise fee is somewhere between 3.5 and 5%. Mr. Savarese also learned that there are areas to negotiate within this agreement. He suggested that we bring in someone from the Cohen group to help educate the Council on what we can negotiate. The budgeted amount for the savings is around $16,000 of revenue to the Borough, and YTD, the revenue is around $10,000.

ii. Mr. Freed shared that nothing is signed or finalized yet. The reason for the hearing (under federal law) is to provide residents with the opportunity to communicate what is going right and/or wrong. Mrs. Pacchioli read the email from the Cohen Law Group. They can be contacted directly and do not need a transcript of tonight's hearing. Mr. Freed proposed to ask the question, if the rate is reduced, what are the savings to tax payers? Mr. Bristow asked Mr. Mathers if he would be willing to review the Comcast agreement with the Borough. Mr. Mathers was agreeable. Mr. Bristow asked for contact information.

iii. The hearing was closed at 7:21 PM.

11. **Final Approval for 1061 Greeley Avenue Land Development:** Mr. Freed summarized the status of the property. About six months ago, the applicant came in for final approval. It was reviewed by the engineer and the solicitor. The applicant was present at tonight's meeting and did not present any new items. There are no additions and nothing has changed. The Council can approve the waivers (same as in preliminary plan) and authorize conditional approval of the final land development plan submitted by Bowman Residential subject to the following conditions:

    a. Comply with various review letters from the Borough engineer
    b. Comply with the reviewing agencies
    c. Applicant comply with any and all comments from Dept. of Environmental Protections, the Bucks County Conservation District, the WMA, the Borough Fire Marshall, the Borough Fire Inspector, the Ivyland Planning Commission, and the Bucks County Planning Commission
    d. Applicant will pay all applicable fees
    e. All the applicable professional fees for the Borough engineer and solicitor

f. The applicant will enter into the usual developer's maintenance escrow operations and maintenance agreements to the satisfaction of the Borough
g. Comply with all applicable laws
h. And any other conditions that may be added

Discussion: Mr. Bristow reported that the planning commission reviewed the application and it was in line with the Bucks County Planning commission. There was buffering around the HVAC. The applicants got zoning relief for parking and some buffers.

Mr. Bristow made a motion to approve the final development plan for 1061 Greely Avenue Land Development. Mr. Savarese seconded the motion. The motion passed 6-0-0.

Discussion: For clarification, Mr. Savarese asked about the parking in the driveway. Mr. Bristow confirmed that there will be no parking in the driveway. This was a condition as part of the Zoning hearing board. Mr. Savarese requested that the builder have appropriate wording to reflect the no parking in the driveway as part of the rental. There are 15 days to get the approval out. The applicant is anxious to get this done. Mr. Freed asked if there was a copy of the Letter of Credit. Mr. Peterson said the issued Letter of Credit did not have the correct amount so it has to be reissued. The Borough needs this to move forward with the development, finance and approval agreements. The surveyor has not yet signed the letters. Mr. Freed stated that the Borough can still sign final approval. Mr. DiPaolo thanked the applicant for the great job being done and for restoring the historic building.

12. Report of President:

a. Mr. DiPaolo thanked the Council, attendees, and neighbors who contributed to make the Borough a great place to live.

13. Engineer: Mr. Peterson presented his report:

a. The Greeley Avenue Stormwater Improvements Phase I, II & III: Mr. Peterson summarized each phase of the Greeley Avenue Storm Water project.

b. Due to the amount of the new LSA grant award ($994,271 dated 10/2026), they can focus on implementing improvements to complete the Storm Water project as discussed tonight. We do have enough funding for Phase IV and do not need to pursue more funding.

c. Mrs. Pacchioli received the remaining items from the contractor for Phase II and Phase III and the checks are being processed for reimbursement.

d. Phase IV: Mr. Peterson has preliminary drawings in electronic form which he can present at next month's meeting. Mr. Peterson can show the images on his computer. There is enough funding for Phase IV. Rough schedules and plans for this phase are in the works. Carroll Engineering has to do some preliminary work to survey the area. The grant allows for three years to complete the project. The Borough has not yet received the funds so the clock hasn't started running yet.

e. The Oldroyd Memorial Park: Preliminary plans for sidewalk improvements, flashing warning devices (Jacksonville), and the landscape plan.

f. Submitting the Highway Occupancy permit for the flashing warning devices for the pedestrian crossing within the next month.

g. 1061 Greeley Ave.: The engineer has been working with the developer's engineer on probable cost for the agreements. All appears to be satisfactory. They will make further advisement on the conditional approval going forward.

h. The other LSA grant ($246,759 dated 4/8/26) will fund the Memorial Park project. There is also available funds for the Jacksonville Road work.

i. Mr. Peterson commented that these grants will get more competitive in the future but they are worth pursuing.

14. Solicitor:

a. No further information other than what was presented and discussed already.

15. Unfinished Business:

a. Nothing to report.

16. Mayor:

a. Police Report: For September 2026, there were 47 service calls, 31 traffic citations, three parking tickets, and two written warnings. The September 2026 Bucks County court check was $607.89
b. Mayor Judice received a notice from the Bucks County Conservancy regarding registration of historic places. Their program allows for submissions for review of designation of historic areas. Mayor Judice commented that the Borough hotel does fit the criteria to get the designation.

17. Committee Reports:

a. Park and Recreation:

i. Mr. Coulson reported the Bonfire/Hayride is on for 10/17/26. Mayor Judice spoke to the Police Chief. The No Parking signs will be along Wilson Avenue to Lincoln Avenue on the East side and the cut-out. This will be posted on Friday, 10/16/26. Mayor Judice will ask Officer Ray to peruse the area. Mrs. Pacchioli confirmed that the "NO Parking" signs are in the conference room and ready to be picked up.

ii. Mr. Coulson created Bonfire flyers with a QR code (for the sign up genius). Mr. Coulson produced the flyers to get donations. Two neighbors did make donations. To date, there are six volunteers. Mr. DiPaolo suggested putting out

other containers to get donations for the food as well as donations for the heritage committee.Mayor Judice and Mr. Nasir will cook hot dogs. Mr. DiPaolo and Mr. Bristow will help with the pallets. Mr. Coulson asked when the pallets will be delivered. Mr. Coulson requested volunteers for the bonfire

iii. Mr. Coulson received an email from Mark Foreman from the local Boy Scouts troop, wanting to do a flag retirement as part of the bonfire.

iv. Mr. Nasir requested including music into the bonfire as well as an apple activity. In addition, they are planning the Thanksgiving football game, Christmas tree lighting, and the Gingerbread making at the church.

b. Finance:

i. Mrs. Pacchioli sent a preliminary budget to the Council. She asked everyone to review this. The next finance meeting is November 5, 2026. Any changes or comments are due before this so they can move forward to advertise. This information was sent and is at the very end of the financial information.

c. Public Safety:

i. Mr. Bristow asked for an update on personnel. There are no updates.

d. Borough Property:

i. Mr. Piotrowski met with Mr. Ted Kowalski to install the Knox boxes at the Borough Hall and schoolhouse to allow the buildings to pass the fire inspection on the two buildings.

ii. Mr. Kowalski is waiting to hear back from Mr. ~~Nasir~~ Piotrowski about the gazebo roof.

e. Planning Commission:

i. Nothing to report this month.

f. Streets and Walks:

i. Mr. Alden reported that all the signage improvements will be finished this month.

ii. Mr. Alden commented on the pot hole located on Freedom Way. It is deep and full of water. Mr. Peterson said it looks to have resulted from a failed patch or a water main leak. This may be rolled into the road work. The residents may consider having municipal crews do this versus using a contractor for a one off pothole. Mr. Matthes said this pot hole appears every year. Mr. Alden surveyed it today and it is about eight inches deep and full of water. Mr. Peterson considered that it may be near a water main and it could be leaking slowly. Mr.

Matthes said it's been repaired a number of times as there is a "spring" under there. The water main would belong to Warminster.

iii. Mr. Alden asked about the storm inlet box at Twinning and Lincoln Avenues. It is starting to deteriorate as the winter months roll in and it may become a problem. This has been patched many times over the years. Mr. Peterson will advise their inspector to take a look at it.

iv. Mr. Cantore asked if there is a height limit on the street signs. There is a sign pole on Valentine and Ryan Avenues. It is about six feet in height. Mr. Cantore commented that it is low and could pose a safety issue. Mr. Alden repaired this himself and he is aware it is low because he did not have an extension pole when he repaired it. The plan is to get an extension pole in place.

g. **Fire Company:** Mr. Cantore shared the report for the Ivyland Fire Company for October 14, 2026: Emergency Services Updates:

i. To date, the fire department has had 108 total calls.

ii. Thank you note from the Doylestown Fire Company for the fire company's assistance with their recycling plant fire.

iii. The company submitted a grant application to the Office of the State Fire Commission for $20,000 to buy equipment for firefighting. The company is hoping to get a new radio (8,000), a battery operated ventilation fan (reduce reliance on electricity), masks, nozzles, and hydro quick collectors to connect to a hydrant within five seconds.

iv. Two department members successfully take the rope technician courses.

v. The upcoming events include:
   1. Oct. 17th – Annual Bonfire, Fire Prevention Night
   2. Dec. 13th – Santa Breakfast
   3. Dec. 19th – Santa Claus and Mrs. Claus comes to Ivyland

18. Emergency Management:

a. It has been a relatively calm year for the county. A cold front starts 10/16/26 with heavy winds. Mr. Cantore commented that neighbors should be on the look out for vulnerable trees. The area is expecting 20 to 30 MPH winds with gusts up to 40-50 MPH.

19. New Business:

a. Bucks County Association of Boroughs meeting last month. The PA State Association of Boroughs representatives were there reporting on legislative updates. There is representation at the state level, for what is important to us. There was a lot of discussion about data centers. Feels confident we have

good representation. Specifically, Mr. Bristow shared information about the public notice process (which has to be published in a newspaper). The updated information suggests that the notice can go on the online version of the newspaper to get things listed quicker (and easier). The print newspaper lobbyists do not want this to happen. Another topic that was discussed included residents who submit excessive RTK requesters/nuisance. Almost every Borough has these requesters. The Association is proposing legislation to put the nuisance requester in a "time out." It is hard to knock down the RTK laws. Additionally, there was discussion about agenda mandates: There is wordage that says agenda updates have to be unanimous and the PA Association of Boroughs feels that this is excessive. There are two bills that say there needs to be a unanimous vote needed to amend an agenda. The PA Association is not on board with that. The Bucks County Association of Boroughs meets several times per year. They are looking for a place to meet. Mr. Bristow would like to extend the invitation to host the meetings. Mr. Freed shared that this association does very good training. Mr. Bristow commented that the Association is run very well. Mr. DiPaolo made a motion to extend the invitation. Mr. Linwood seconded the motion. The motion passed 6-0-0.

b. Mr. Bristow shared that there is a possibility to get the train whistle to stop blowing at night. The Federal Railway Authorities allow for requests for things like whistle blowing. The Wilson Avenue crossing is on the list of crossings that need improvement. There are railroad crossings that have a "no horn" blowing status. Mr. Bristow needs the Council's approval to share the research compiled with the Engineer and professional staff in order to do an investigation into this. Mr. DiPaolo made the motion to have the professional staff investigate the feasibility of addressing and ending the late night whistle blowing. Mr. Coulson seconded the motion. The motion passed 6-0-0.

c. Mr. Alden asked for the consideration of repealing the street tree ordinance of Ivyland 2004-2, Amendment 2011-3. The reasoning is because the Borough has old trees that often fall onto power lines and cause outages. Mr. Alden feels that the land owners do not want to cut down trees and have to replant street trees due to the cost of maintenance. Mr. Alden agreed that the street trees look beautiful except when they fall onto power lines. Mr. DiPaolo stated that Mr. Oldroyd took down trees and replaced them with shade trees per the ordinance. Mr. DiPaolo is not sure if he agrees with the premise that people don't cut down their trees to avoid the expense of putting up another tree. Mr. Alden said that PECO will be putting new lines throughout the Borough. He agrees the shade trees look nice but doesn't feel homeowners should have to replace them because they will eventually have issues with those trees. Mr. Savarese suggested amendments to amend the ordinance to address management of aging trees. Mr. DiPaolo suggested reviewing this ordinance to understand the intent of the ordinance. Mr. Savarese commented that we don't

want to prohibit neighbors from taking care of aging trees. Mr. Alden stated that it can be handled as the Council decides but he feels homeowners should not have to incur the cost of replacing the tree. Mr. Linwood explained that there is a list of approved trees to plant when replacing removed trees. He replaced a tree with a Dogwood tree which can grow up to 15 feet. The types of trees, on the list, are types that are more manageable as they grow. Mr. Linwood shared that he likes the look of shade trees. Mr. Freed shared that there are shade tree laws and well as many shade tree ordinances to refer to for tree type ideas. Discussion ensued about selecting trees that can be planted that won't interfere with the electrical lines. The Borough provides a list of trees that can be planted. Mr. Matthes shared that the Cherry trees in the village have not been manicured and are hanging over.

20. Public comment:

a. Mr. Chuck Margiotti - Penna. Ave.: He thanked the Council, professional staff, and the Mayor for all the time and effort they put into ensuring the livelihood of Ivyland Borough.

b. Mr. Savarese thanked Mr. and Mrs. Margiotti for attending the meetings.

c. Mrs. Margiotti - Penna. Ave.: She shared that she enjoys walking the Borough but there are a lot of hazards out there. She commented that we have to be good neighbors and take care of our property.

d. Maria Alden - Wilson Ave.: Mrs. Alden spoke on behalf of Kristen Waters (Wilson Ave.) and Chris Egots (Gough Ave.) who have a safety concern about the playground. Their children are under the age of five years. There are two high drop offs on the structures. While they understand the play structure is for children aged five and up, they are asking the Borough to consider evaluating the play structure for remediation. Mr. Bristow and Mr. Alden offered to meet with these neighbors to discuss their concerns.

e. Maria Alden - Wilson Ave.: Mrs. Alden commented regarding the Christmas Tree lighting event. Since the Borough has two lightings, why not combine the event and use a tree near the Borough Hall for one tree lightening. Mrs. Alden said that we do just one Easter Egg hunt. Mr. Bristow responded that we are trying not to do events just on one side of the Borough. Mr. DiPaolo asked Mrs. Alden if she wanted to spearhead a tree lighting near the Borough hall. Mr. Matthes commented that the Village tree lighting has always been done by the neighbors for the past 25 years. Mr. Coulson suggested coordinating the two tree lightings. Mrs. Margiotti suggested doing a tree lighting in the new Memorial Park.

21. An executive session will follow this meeting.

22. **Adjournment:** Mr. DiPaolo made a motion to adjourn, Mr. Bristow seconded the motion. An Executive Session is following this meeting. The Executive meeting adjourned at 9:00 PM.

Respectfully Submitted,

Krista DiPaolo, Recorder

Minutes Approved by Borough Council November 11, 2026
with correction P.6