

**Work Session Meeting Minutes
November 21, 2023**

A work session of the Hulmeville Borough Council was held on the above date at the Borough Hall, 321 Main Street.

Councilmembers Present: Dan Mandolesi, Vice President, Nick Lodise, Jim Pio, and Doug Harris

Councilmembers on Zoom: none

Councilmembers Absent: Thomas Wheeler, President, Judy Coleman, Naz Atabas, Junior Council and Nickolas Toth

Councilmembers Late: none

Others in Attendance: Solicitor, Michael Luongo, Secretary, Dorothy Omietanski, Fire Marshal/Borough Manager, Bill Wheeler, Mayor Mahon, Mary Johnson, Katherine Woodman, Gerald Seedes, Rebecca Krause, Jose Gonzalez, Diane McKairnes, Joe McKairnes, Doug Edge, Sheri Wheeler and Trisha Boyle

Absent: Authority President, Kurt Ludwig and Chief Baran

Call to Order: Mr. Mandolesi called the meeting to order at 7:30 pm; all those present joined in the Pledge of Allegiance.

Public Comment:

- Water Issue Main Street – Ms. Johnson asked the council if a berm could be put in at 340-342 Main Street. Every time it rains there is significant flooding on the street, driveway, and sidewalks.
- Guest Wi-Fi – Mr. McKairnes requested that the council fix the issue of the guest Wi-Fi. He is having issues logging in.

Police:

- Firewall Upgrade and Warranty Status on Laptop/Desktop – Bill Wheeler requested this issue to be tabled for future discussion. He is currently working with Chief Barron to gather information and pricing and will have information to present within the next few months.

Mayor:

- Thank You – Mayor Mahon wanted to thank everyone who helped and participated in the tree planting event this past weekend. She also wanted to recognize that three residents of Pennel were in attendance. Five trees were planted at Borough Hall one tree was

planted in memory of our former tax collector Kay Nicastro and another in memory of Ed Vanzant.

Borough Property

- Leaf Collection – Mr. Mandolesi confirmed with the lawn maintenance company that they will pick up leaves at Memorial Park on Friday morning in preparation for the tree lighting. Mayor Mahon also brought to Mr. Mandolesi’s attention that the company is only clearing to the one no dumping sign on the soccer field. They need to be clearing to both no dumping signs. Mr. Mandolesi said he would talk to the mayor regarding this issue.

Streets:

- Green Street/ Main St Traffic Concerns – Mr. Lodise summarized again for council what he discovered when talking to residents along Green St, Main St and Trenton Rd. There are two main concerns. The first concern is people cutting through Green St and Main St. People do not stop at the stop sign and the road is too congested to manage the through traffic. The other issue is people coming the wrong way down the one-way end of Green St. When talking to residents Mr. Lodise also discovered that the residents on Trenton Rd rely on Green St and Main St to be able to maneuver safely in and out of their driveways. Mr. Lodise pointed out that there use to be a guard rail at the end of Green St and Trenton Rd blocking traffic from entering the wrong way. He suggested putting the guard rail back up. Mr. Pio suggested putting signs up that prohibit use of the road during peak traffic times. Mayor Mahon recommended having Gilmore conduct a traffic study to determine peak times. The council agreed that a letter needs to be sent to all residents in the area of concern requesting they attend a meeting to discuss all concerns and to try to come up with solutions they can all agree to. Mayor Mahon will continue to have the Hulmeville Police Department police the area for violators. She did want to point out to date most people ticketed live in Hulmeville.

Borough Manager:

- RDA Request for Payment

Motion made by Mr. Harris and seconded by Mr. Lodise to authorize a resolution to submit a request for payment from the Bucks County Redevelopment Authority for \$182,966.80 for expenses incurred for grant 2022-014 road repaving project; motion passed with all in favor 4-0-0.

Motion made by Mr. Harris and seconded by Mr. Lodise to authorize a resolution to submit a request for payment from the Bucks County Redevelopment Authority for \$25,191.10 for expenses incurred for grant 2022-015 traffic controller; motion passed with all in favor 4-0-0.

Motion made by Mr. Harris and seconded by Mr. Lodise to authorize a resolution to submit a request for payment from the Bucks County Redevelopment Authority for \$23,200 for expenses incurred for grant 2022-016 WPFC boiler project; motion passed with all in favor 4-0-0.

- DCED Request for Payment

Motion made by Mr. Harris and seconded by Mr. Lodise to authorize a resolution to submit a request for payment from the Pennsylvania Department of Community Development for \$105,000 for expenses incurred for grant C000080687 stucco repair/painting project; motion passed with all in favor 4-0-0.

- Security Breach – Bill Wheeler discovered a security breach in the email system late last week. He is requesting all borough staff/council set up two step authenticators on their computers to access email by the first of the year. He is also pricing out IT support for the borough.

Solicitor:

- Conditional Use Hearing Superior Holdings – An appeal was filed today regarding the Conditional Use Hearing for Superior Holdings.

Zoning:

- ZHB Meeting Update – The ZHB held a meeting on November 15, 2023, to discuss three applications. The applications were for 522 Main Street impervious surface issue, 329 Main Street non-conforming garage and 211 Ford Ave non-conforming pool instillation. All three requests were granted.
- HARB Meeting Update – HARB held a meeting on November 20, 2023, to discuss several issues at 329 Main Street. Mary Johnson explained that HARB has had many issues with the owners at 329 Main Street not meeting with HARB before work is done to the home. The home is a part of the historical district of Hulmeville and before any work can be completed to the exterior of the home, they are required to receive approval from HARB. The owners did meet with HARB back in October to discuss repairing the existing garage. After that meeting, they completely tore down the garage as well as put in a two-story addition to the house. Mary Johnson reviewed the plans that were submitted to zoning and if they had followed the plans submitted, HARB would not have an issue with the work done. However, the owner did not follow the plans fully and the addition they have constructed does not follow any guidelines HARB has set. HARB relies on the expertise of Nicole McKairnes who advised HARB that the addition does not comply with the current architecture of the home. The roof line does not match, the windows are too modern, and the exterior siding should be horizontal not vertical. During the meeting these issues were discussed with the homeowner and HARB worked with them to try to resolve matters with the least amount of cost to the homeowner. The homeowner and HARB agreed that the homeowner would add trim work to the roof line to have it line up better and add grid patterns to the windows. HARB is recommended

that the owner remove and replace the vertical siding on the Main Street and Neshamony Church sides with a horizontal siding, matching the rest of the house. They will allow the back of the house to remain unchanged because it cannot be seen from the road. Ms. Johnson pointed out that this is not the first time HARB has had an issue with the homeowner not discussing changes made to their home before doing so. Back in 2020 they had to cease and desist doing work outside of their home. They also told Ms. Johnson they were replacing a front storm door and then went ahead and removed the original front door as well without prior approval. Ms. Johnson explained several times to the homeowner that they live in the historical district and need to meet with HARB before doing work on the exterior parts of their home. Mr. Luongo advised the council to not grant a certificate of appropriateness until all issues are fixed. He also recommended a letter be sent to the owner outlining what was discussed tonight and what needs to be resolved. The council thanked Ms. Johnson for her attention to this matter. Ms. Johnson would like to have information regarding HARB to be a part of the Welcome Wagon program that the mayor is putting together.

Treasurer Report:

- Bills – Ms. McKairnes presented eighteen bills to council to authorize payment; A copy of the bills are attached.

A motion made by Mr. Pio seconded by Mr. Lodise carried unanimously to approve the bills presented by Ms. McKairnes; Motion carries 4-0-0.

New Business

- Tree Lighting – Mayor Mahon wanted to remind everyone the tree lighting is scheduled for Friday starting at 7pm. Ms. McKairnes is asking for all cookie donations to be dropped off Friday at WPFC starting at 4pm.

There being no further official business the meeting was adjourned at 9:07 pm; motion made by Mr. Pio and seconded by Mr. Harris; carried 4-0-0.

Respectfully Submitted

Dorothy Omietanski
Secretary Hulmeville Borough