

**Work Session Meeting Minutes  
July 19, 2022**

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

**Councilmembers Present:** Thomas Wheeler, President, Dan Mandolesi, Vice President, Judy Coleman, Nickolas Toth, Jim Pio and Doug Harris

**Councilmembers Absent:** Nick Lodise

**Councilmembers Late:** none

**Others in Attendance:** Solicitor, Robert DeBias, Secretary, Dorothy Omietanski, Fire Marshal/Borough Manager, Bill Wheeler, Mayor Mahon, Treasurer, Diane McKairnes and Chris Steward

**Absent:** Authority President, Kurt Ludwig

**Call to Order:** Mr. Wheeler called the meeting to order at 7:33 pm; all those present joined in the Pledge of Allegiance.

**Public Comment:** none

**Minutes:**

**Motion made by Mr. Pio seconded by Mr. Mandolesi to approve the minutes of June 6 and 21, 2022; Motion passed with all in favor 6-0-0.**

**Solicitor:**

- Window Replacement Project – Mr. DeBias recommended council authorize payment of \$17,000 to Tague Lumber for deposit on windows. Bill Wheeler stated the windows are due to arrive sometime in November.

**Motion made by Mr. Mandolesi and seconded by Mr. Harris to authorize payment of \$17,000 to Tague Lumber for deposit on window order for Borough Hall; motion passed with all in favor 6-0-0.**

- Subdivision Plan 307 Main Street –Mr. DeBias presented paperwork for the subdivision plan and storm water operations and maintenance agreement for 307 Main Street for signature. Ms. Coleman inquired about the storm water operation and maintenance agreement. Mr. DeBias explained that the property requires a seepage pit per Act 167 which requires a certain level of stormwater management for new construction. A

question arose as to why Mr. Nem's two properties on Green Street were not required to do the same. Mr. DeBias is unsure but will look into the matter.

**Motion made by Mr. Mandolesi and seconded by Mr. Toth to sign the subdivision plan for 307 Main Street; motion passed with all in favor 6-0-0.**

**Motion made by Mr. Mandolesi and seconded by Mr. Toth to sign the stormwater operations and maintenance agreement for 307 Main Street; motion passed with all in favor 6-0-0.**

- Cell Tower Inquiry – The company is no longer interested in pursuing a cell tower in the borough.

#### **Treasurer Report:**

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

**A motion made by Mr. Pio seconded by Mr. and Mandolesi carried unanimously to approve the bills presented by Ms. McKairnes; Motion carries 6-0-0.**

#### **Correspondence:**

- Letter from Ms. Mandolesi – Ms. Mandolesi on Michelle Court wrote concerning the noise level from Neshaminy Shore Club. The property recently changed hands and they have concerns regarding the noise level and was hoping someone would talk to the new owner regarding the matter. Mayor Mahon did meet with the new owners and did mention the noise concerns and told them that Mr. Mandolesi would be calling them. Mr. Mandolesi did call them and no one returned his call. Council recommended that Mr. and Mrs. Mandolesi with Ms. Coleman schedule a time to meet the new owners to discuss their concerns. Mayor Mahon texted Mr. Mandolesi the owners cell phone number.

#### **Old Business:**

- Preston Property – Bill Wheeler just sent Mr. Preston a letter explaining that trees do need to be planted where the old ones were removed. He also sent Isett the address to address the trash issue on the rental property.
- Cimino's Property – Ms. Coleman informed council that the fence around the Cimino property is falling down. Tom Wheeler will address the issue with the owner.

#### **New Business:**

- Zoning Hearing Fee – Mr. DeBias wanted to inform council that the two groups that came to the Zoning Hearing Board this past month each cost the Borough roughly \$1,500 each but did include advertising which in the future could be completed by the applicant.

Our current fee did not cover the cost of the current hearings. The lawyer's fee is \$125 per hour plus you have the cost of the stenographer. Council can raise the fee but it must be in keeping with the cost. Council could also do a fee plus escrow but that would require more bookkeeping costs. Ms. Coleman recommended researching what other small boroughs are doing with regards to their fee. Bill Wheeler looked up Penndel and their fee is slightly higher and they have one for residential and one for commercial.

- 520 Main Street – Mr. DeBias made council aware of an address issue at 520 Main Street that needs to be resolved. The property has two homes each with two apartments. Mr. DeBias was contacted by a title company because one of the properties is going to be sold and there is a lien on both properties for Water and Sewer bills not being paid. Mr. DeBias realized after reviewing the bills the properties are all 520 Main Street the one being listed as apartment A and C and the other as apartment D and E. After further inquiry Mr. DeBias found out that both Ms. Slater and Ms. Wheeler have wanted the addresses fixed for some time now. If the property does sell this is the perfect time to correct the issue. Council can change the address and notify the Authority, the post office and the County. Mr. DeBias also informed council that the lien is on both properties so in order for the one property to be sold the total lien would need to be paid in full which is approximately \$6,800. Bill Wheeler informed council that there are several addresses in the Borough that are in need of adjustment.
- 150<sup>th</sup> Gala Invitations – Mayor Mahon confirmed with council the names of recognition she has on the back of the invitation. She included the officers of the 150<sup>th</sup> committee and the chairpersons of each event. Council approved.
- Amusement Tax – Ms. Coleman inquired about the new owners of the Neshaminy Shore Club paying the amusement tax. Ms. McKairnes confirmed that no amusement tax has been paid do date this year. Mr. DeBias asked if Ms. McKairnes would contact Berkheimer to see if they can send the new owners a return for filing taxes.

**There being no further official business the meeting was adjourned at 8:29 pm; motion made by Mr. Pio and seconded by Ms. Coleman; carried 6-0-0.**

Respectfully Submitted

Dorothy Omietanski  
Secretary Hulmeville Borough