

**HULMEVILLE BOROUGH COUNCIL**  
**Meeting Minutes**  
**March 6, 2023**

The regular monthly meeting 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  
Nick Toth  
Jim Pio  
Nick Lodise  
Naz Atabas, Junior Council

**Staff in Attendance**

Bill Wheeler, Borough Manager  
Dorothy Omietanski, Secretary  
Diane McKairnes, Treasurer  
John Baran, Chief of Police  
Thomas Panzer, Solicitor

**Council Members on Zoom:** none

**Councilmembers Absent:** Doug Harris

**Councilmembers Late to Arrive:** none

**Staff on Zoom:** none

**Staff Absent:** Debbie Mahon, Mayor and Kurt Ludwig, Water and Sewer President

**Guests in Attendance:** Trisha Boyle, Sheri Wheeler, Mary Johnson, Joseph Hahn, Owen Sherman, Nancy Henry, Robert Nathan, Amanda Gonzalez, Sandy Carroll, Ryan Cloak, Erin Pente, John Michel, Debbie Nickel, Joe Williams, Sarah Meola, Carol Jasuta, Jackie Carroll, Rebecca Kraute, Guler Atabas, Tolga Atabas, Susan Kostelecki, Mike Wasson, Patricia Taggart, Karen Scott, Shana Carroll and Matthew Anderson

**Call to Order:** Tom Wheeler called the meeting to order at 7:31 pm; all those present joined in the Pledge of Allegiance.

**Minutes:**

**Motion made by Mr. Mandolesi seconded by Mr. Lodise to approve the minutes of February 6 & 21, 2023; Motion passed with all in favor 5-0-0.**

**Public Comment:**

Note all comments are regarding the Superior Holdings LLC development project.

- Rebecca Kraute – Ms. Kraute asked council to explain the process for the Conditional Use Hearing meeting that will take place next Wednesday.

Mr. Panzer explained that the meeting will be a quasi-judicial hearing and the council will be the “judge” at the meeting. The council will judge the appropriateness of the application based on the testimony given.

Residents will be given the opportunity to request to be a party. Council will decide, based on criteria, who is allowed to have party status. Party status is based on criteria like how close the resident lives to the property in question.

First the applicant will present their case which is the same as what happened at the planning meeting. Parties are then given the opportunity to cross examine each witness the applicant presents.

Any other party will be allowed to present their case/witnesses and again, each party will be able to cross examine the witnesses.

The end of the meeting will be open for public comment.

Council then has 45 days to make their determination.

Mr. Panzer is recommending council set a time limit on the meeting and if it goes past the time to schedule an additional meeting instead of going too late into the night. The cut off time he is recommending is 10pm.

- Patricia Taggart – Ms. Taggart asked for clarification on party status. Mr. Panzer explained party status is based on criteria determining whether the resident could be adversely affected by the development, such as how close a resident resides to the affected area. Council decides on who receives party status. A stenographer will be present to record the meeting so if any party wishes to appeal the final decision within 30 days they can and then it will go to county court. Public comment is recorded however due to the fact that public comment is unsworn it is given less weight in court.
- Mr. Wheeler explained to the public that at tonight’s meeting council cannot answer questions, that public comment must only be comments people wish to make regarding the Superior Holdings project.
- Ms. Taggart expressed her frustration with not being able to ask questions and being told that she needs to wait again for another meeting to be allowed to ask questions.
- Erin Pente – Ms. Pente is concerned about stormwater, traffic, public safety and volume of children on school district.
- Mary Johnson – Ms. Johnson is concerned with the stormwater retention basin maintenance. She is concerned with the maintenance being left up to the homeowner’s association to manage and would rather see the county be responsible. Mr. Mandolesi explained to Ms. Johnson that the development at Michelle Court where he lives the homeowner’s association does manage the maintenance of their stormwater retention

basin. Every year the HOA is required to have the stormwater retention basin inspected by a certified engineer and the report is submitted to the Borough.

- Ryan Cloak – Mr. Cloak asked council to please represent the best interest of the community and Borough at the meeting next week.
- Robert Nathan – Mr. Nathan is concerned with the shrinking of open land in the county.
- Tolga Atabas – Mr. Atabas would like to see the minimum number of homes be constructed.
- Susan Kosteleski – Ms. Kosteleski submitted a written statement which she read regarding her concerns. She is concerned about the wildlife, strain on the water and sewer lines, school district and Trenton Rd traffic.
- Jackie Carroll – Ms. Carroll believes that the road next to Michelle Court floods due to the development on Michelle Court. She also asked if Mr. Harris was going to recuse himself from voting next week due to what she perceives is a conflict of interest since his home was purchased by Superior Holdings.
- Sandy Carroll – Ms. Carroll asked when someone could apply for party status. Bill Wheeler told the public the applications are available tonight at the meeting and on line. You can complete the paperwork prior to the meeting but the parties will not be approved until the night of the meeting. Ms. Carroll is very concerned about flooding. Over the years the flooding in the neighborhood has been increasing.
- Nancy Henry – Ms. Henry is also concerned about flooding. She also would like to see more policing regarding the stop signs. Chief Baran did confirm that the officers are policing the signs and that 75% of tickets issued are to people who live in that neighborhood.
- Joe Williams – Mr. Williams is concerned about flooding.
- Karen Scott – Ms. Scott is concerned about flooding.
- Trisha Boyle – Ms. Boyle would like to thank council for all their hard work back in 2010 regarding their work on the R3 district zoning ordinance. Council worked for two years to make sure that when the day came to build on the Black property that the community would be protected.
- Shana Carroll – Ms. Carroll read a list of trees and animals that she is afraid will be lost or displaced when the land is developed.
- Amanda Gonzolas – Ms. Gonzolas is here to comment on the stop signs at Ford and Washington and Ford and Lincoln. No one stops at the stop signs and she is very concerned for the children in the neighborhood.

**Police Report:**

- Police Report – Chief Baran read the report for the month of February 2023:

Incident Reports - 24	Summary Citations - 0
Accident Reports - 1	Traffic Citations - 42
Assists - 5	Criminal Arrest - 3
EMS Calls - 1	Parking Ordinance - 4
Court Local - 12	Court Doylestown - 0
Hours Worked - 218	Salary - \$6,328.80

- Easter Egg Hunt – Egg hunt will be held on 4/1/23 at Borough Hall at 12 noon.
- Drug Take Back – The drug take back will be held on 4/22/23 at William Penn Fire Co from 10 am – 2 pm. At the event you can drop off pet medication, vitamins, vaping products and syringes.
- Electronic Filing – Ms. Boyle asked if the police department ever considered electronic filing their tickets. Hulmeville and Langhorne are the only two municipalities that do not electronic file. It is easier all around if the officers scan the license and send it directly to court. There is a monthly fee for the service Chief Baran will investigate.
- Police Coverage – Ms. McKairnes requested police presences during school bus pick up and drop off times. Ms. Boyle pointed out the school buses now have the ability to scan and report license plates of people who do not yield to the buses.
- First Line Supervision Training for Chief Baran.

**Motion made by Mr. Pio and seconded by Mr. Mandolesi to approve First Line Supervision Training at a cost of \$170; motion passed with all in favor 5-0-0.**

**Mayor:** no report

**Storm Water/Floodplain/MS4:**

- Earth Day Event – Mr. Toth reported on behalf of the Mayor. The earth day event will be held on 4/29/23 and she is in need of volunteers starting at 10 am and running through 2 pm.

**Motion made by Mr. Toth and seconded by Mr. Lodise to approve the purchase of seeds and flyers for the 2023 Earth Day event at a cost of \$300.00; motion passed with all in favor 5-0-0.**

**TMDL / BMP's:** Permit years 2018-2022 – DEP will be doing permit inspections. Samantha Brinker from Gilmore and Associates will keep us informed of that inspection. Due to Covid-19, this has been postponed.

- TMDL No1: encouraged riparian forest buffers for all residents along the creek
- TMDL No 2: conduct site inspections to encourage storm water control measures
- TMDL No 3: installation of 2 deciduous trees in open space or within the borough proper
- TMDL No 4: reduce infiltration
- TMDL No 5: modify basins for increased infiltration reduction
- TMDL No 7: encouraged home owners to install rain barrels
- TMDL No 8: additional provisions:
  - Continued with the 4 leaf pick-ups through the fall/winter season
  - Sump Pump inspection enforcement
  - Decide on sediment reduction project
  - Lawn and garden pick up 4/1-12/1 weekly

**Borough Manager:**

- Road Repaving Project – Bill Wheeler would like the approval to advertise the road paving project through PennBid. The bids will be electronically opened on 3/28/23 at 2pm by Gilmore. Gilmore will review and have their recommendation to council for the April meeting. The borough has used PennBid before and it is why Gilmore recommended using it for the project.
- Ms. Boyle asked Mr. Panzer if any consideration has been given to eliminate the requirement to advertise in the paper. Advertising is very costly and today many announcements are done electronically. Mr. Panzer explained that the laws would need to be changed. Right now, the laws require the newspaper advertisement.

**Motion made by Mr. Mandolesi and seconded by Mr. Pio to authorize the Borough Manager to advertise for bids for the Borough 2023 Road Repaving Project and to take all action necessary to receive and evaluate the bids and prepare a recommendation to council; motion passed with all in favor 5-0-0.**

- KC Tomlinson Office Hours – KC Tomlinson would like to have office hours at Borough Hall once a month for the residents. They are proposing the 2<sup>nd</sup> Tuesday of each month starting in April from 11am – 1pm. Eventually they would also like to be able to offer some evening hours as well. Once the dates and times are confirmed with her office Bill Wheeler will post the information on the website as well as the digital sign.
- PA One Call – PA One Call has submitted a resolution for councils’ consideration to make April safe digging month.

**Motion made by Mr. Lodise and seconded by Mr. Toth to approve Tom Wheeler to sign a resolution presented by PA One Call to designate April 2023 as Pennsylvania Safe Digging Month; motion passed 3-2-0. (Mr. Pio and Ms. Coleman voted no)**

**Fire Marshal:** no report

**Emergency Management Coordinator:** no report

**Zoning/ Code Enforcement:**

- Zoning Hearing Board Meeting – The Zoning Hearing Board met to reorganize and appoint a new Solicitor.

**Motion made by Mr. Mandolesi and seconded by Ms. Coleman to affirm the appointment of Bryce McGuigan, Esq. of the law firm Begley Carlin to serve as Solicitor to the Hulmeville Zoning Hearing Board at the hourly rate of \$185.00; motion passed 3-2-0. (Mr. Pio and Mr. Toth voted no due their opinion Mr. McGuigan had a to lack of experience)**

- ZHB Class – Ms. Coleman inquired if a member of the ZHB could attend a class given by the State Association of Boroughs. The class costs \$25. Tom Wheeler told her to have

them present their request for payment to council and they will approve and pay for the class.

**Water and Sewer:** no report

**Borough Property:**

- Lawn Care – Mr. Mandolesi asked Bill Wheeler to draft a lawn maintenance bid for a 1- and 3-year contract.

**Trash:**

- Issue on Bellevue Ave – Mr. Lodise has been trying to rectify an issue with a rental unit on Bellevue Ave. The renter left a large amount of unbagged trash at the curb. Mr. Lodise will keep Tom Wheeler informed as to the situation.

**Lights:** no report

**Streets:** no report

**Personnel:**

- ZHB Opening – Mr. Pio recommended council fill the open alternate position for the ZHB. Ms. Coleman will reach out to the members of the committee to start the process.

**Solicitor Report:**

- Planning Commission Recommendation – Mr. Panzer is recommending council approve the recommendations at the Conditional Use Hearing next week.

**Motion made by Mr. Pio and seconded by Mr. Lodise to ratify all action taken during the February 21, 2023 regular monthly work session of Borough Council; motion passed with all in favor 5-0-0.**

**Treasurer's Report:** Treasurer's Report for March 6, 2023 was made available for inspection:

- **General Fund Checking** Balance as of February 1, 2023: \$ 239,505.98  
Expenses Totaled: \$ -37,256.83  
Income Totaled: \$ 54,256.83  
General Fund Checking Balance as February 28, 2023: \$ **256,658.74**
- **Sewer Fund Checking** Balance as of February 1, 2023: \$ 60,497.08  
Expenses Totaled: \$ -24,114.24  
Income Toted: \$ 19,336.02  
Sewer Fund Checking Balance as of February 28, 2023: \$ **55,718.86**

• Sewer Fund PLGIT Balance as of February 1, 2023:	\$ 245,065.34
Interest Totalled:	\$ 817.54
Deposit Totalled:	\$ 0
Expense Totalled:	\$ 0
Sewer Fund PLGIT Balances as of February 28, 2023:	<u>\$ 245,882.88</u>
• Highway Aid PLGIT Balance as of February 1, 2023:	\$ 88,540.67
Interest Totalled:	\$ 295.37
Deposit Totalled:	\$ 0
Expense Totalled:	\$ - 0
Highway Aid PLGIT Balances as of February 28, 2023:	<u>\$ 88,836.04</u>
• General Fund PLGIT Balance as of February 1, 2023:	\$ 1,098,902.14
Interest Totalled:	\$ 3,651.85
Deposit Totalled:	\$ 0
Expense Totalled:	<u>\$ - 21,806.84</u>
General Fund PLGIT Balances as of February 28, 2023:	<u>\$ 1,088,208.79</u>

**Bills:** A copy of the bill list dated March 2, 2023 was provided to Council and offered for review by the public.

• <b>General Fund</b> beginning balance as of March 1, 2023:	\$ 211,457.33
ending balance as of March 9, 2023:	\$ 203,631.91
• <b>Sewer &amp; Water</b> beginning balance as of February 28, 2023:	\$ 57,354.08
ending balance as of March 10, 2023:	\$ 35,756.64
• <b>General Fund PLGIT</b> Balance as of March 6 2023:	\$ 962,293.74

Note – Ms. McKairnes is removing a payment of \$47,241.25 to BCWSA on the bill list due to a clerical error on the part of BCWSA. They will be sending a revised statement.

**A motion made by Mr. Mandolesi seconded by Mr. Lodise and carried unanimously to approve the bill list dated March 2, 2023 with one revision to remove the amount of \$47,241.25 to BCWSA; Motion carries 5-0-0.**

**A motion made by Mr. Lodise and seconded by Mr. Mandolesi to approve the application for payment to the RDA for the purchase of a police vehicle; motion passed with all in favor 5-0-0.**

**Correspondence:**

- Hulmeville Historical Society – The Hulmeville Historical Society sent \$50 to help with the expenses for the Annual Easter Egg hunt.

**Old Business:**

- Bellevue Ave Home – Mr. Toth inquired about the continual issue with the home on Bellevue Ave with all the boxes on their front porch. Bill Wheeler will contact Mike Italia to send them another citation.
- Old Mill – Ms. Taggart asked for an update on the Old Mill property. Mr. Panzer explained that the owner has pleaded not guilty to a citation they were issued and now the matter will go to court next month.

**New Business:**

- Dumpster on Green Street – A dumpster has been on Green Street since October and for the past few months there has been no activity. Bill Wheeler will investigate the matter.

The meeting was adjourned at 9:30 pm; motion made by Mr. Pio seconded by Ms. Coleman.

Respectfully Submitted

Dorothy Omietanski,  
Hulmeville Borough Secretary