

# **TULLYTOWN BOROUGH COUNCIL MEETING**

## **July 22, 2025**

President Servis called the meeting of the Tullytown Borough Council to order on Tuesday, July 22, 2025 at 7:00 p.m. followed by the Pledge of Allegiance.

Present at the meeting:

Mayor Cutchineal-absent  
Councilman Pirolli  
Councilman Pearl  
Councilman Shellenberger  
Councilman Czyzyk-absent  
Councilman Saunders  
Councilwoman Gahagan  
Councilman Servis

Also present:

Russ Sacco, Solicitor  
Sean Torpey, Engineer  
Chief Aldsworth  
Patricia Marks, Borough Secretary

### **COUNCIL MINUTES**

#### **June 10, 2025 Council Meeting**

Mr. Shellenberger made a motion to approve the minutes of the June 10, 2025 Council meeting, seconded by Mr. Saunders.

Roll call vote was taken:

Mr. Pirolli—for  
Mr. Pearl—for  
Mr. Shellenberger—for  
Mr. Saunders—for  
Ms. Gahagan—for  
Mr. Servis—for

All of council was in favor of the motion; the motion carried.

### **TREASURER'S REPORT**

#### **MONTHLY BILLS**

Mr. Saunders made a motion to approve the bills in the amount of \$7,372.91, seconded by Ms. Gahagan.

Roll call vote was taken:

Mr. Pirolli—for

Mr. Pearl—for

Mr. Shellenberger—for

Mr. Saunders—for

Ms. Gahagan—for

Mr. Servis—for

All of council was in favor of the motion; the motion carried.

### **OTHER EXPENSES PAID IN JUNE**

Ms. Gahagan made a motion to approve the other expenses for June 2025 in the amount of \$5,737.10, seconded by Mr. Shellenberger.

Roll call vote was taken:

Mr. Pirolli—for

Mr. Pearl—for

Mr. Shellenberger—for

Mr. Saunders—for

Ms. Gahagan—for

Mr. Servis—for

All of council was in favor of the motion; the motion carried.

### **RECONCILIATION STATEMENT**

Mr. Saunders made a motion to approve the Reconciliation Statement for June, 2025, seconded by Ms. Gahagan.

Roll call vote was taken:

Mr. Pirolli—for

Mr. Pearl—for

Mr. Shellenberger—for

Mr. Saunders—for

Ms. Gahagan—for

Mr. Servis—for

All of council was in favor of the motion; the motion carried.

Mr. Pearl asked about tax money collected for the fire company. It appears that we have collected more than we have paid. Mrs. Marks mentioned that a check was disbursed to the fire company last week, but she will talk to the Treasurer and find out if any additional money is owed to the fire company at this time.

### **COMMUNICATIONS**

There were no communications.

## **GENERAL BUSINESS**

### **a) Accept 2024 DCED Audit—Consideration**

Mr. Saunders made a motion to accept the 2024 DCED Audit prepared by Lopez, Teodosio and Larkin, LLC, seconded by Mr. Shellenberger.

Roll call vote was taken:

Mr. Pirolli—for

Mr. Pearl—for

Mr. Shellenberger—for

Mr. Saunders—for

Ms. Gahagan—for

Mr. Servis—for

All of council was in favor of the motion; the motion carried.

### **b) Authorize Payment for Storm Water Management Rain Garden—Consideration**

Mr. Torpey recommended the release of payment #1 in the amount of \$55,920.21 for work performed to date on the Growing Greener Grant Stormwater Management Rain Garden.

Mr. Saunders made a motion to authorize the certificate for payment #1 in the amount of 55,920.21 to Joseph J. Danielle LLC for the Stormwater Management Rain Garden, seconded by Mr. Shellenberger.

Roll call vote was taken:

Mr. Pirolli—for

Mr. Pearl—for

Mr. Shellenberger—for

Mr. Saunders—for

Ms. Gahagan—for

Mr. Servis—for

All of council was in favor of the motion; the motion carried.

### **c) Revised Fee Schedule and Resolution #525—Consideration**

Mr. Sacco discussed the Resolution setting forth fees for permits, land development, zoning hearing board applications and use and occupancy permits. Keystone undertook a comprehensive review and looked at surrounding municipalities. The Borough fees are significantly less than the surrounding municipalities. In most situations, the fees did not cover costs. The goal is to cover the cost that the Borough incurs. Mr. Shellenberger asked if we could approve the Resolution and make it effective January 1, 2026. Mr. Pearl suggested that anyone

who has a permit in now would not be affected. The Borough would still lose a significant amount of money by waiting until January 1<sup>st</sup>. Mr. Sacco stated that the Resolution as written would not affect any permits already submitted.

Mr. Shellenberger made a motion to approve the revised fee schedule and Resolution #525 effective January 1, 2026, seconded by Mr. Saunders.

Roll call vote was taken:

Mr. Pirolli—for

Mr. Pearl—for

Mr. Shellenberger—for

Mr. Saunders—for

Ms. Gahagan—for

Mr. Servis—for

All of council was in favor of the motion; the motion carried.

#### d) Stormwater Management Ordinance—Discussion

Mr. Sacco explained that the current Stormwater Management Ordinance needs to be updated with the current DEP model. He stated that he can prepare and advertise the updated ordinance.

Ms. Gahagan made a motion to approve advertising the updated Stormwater Management Ordinance, seconded by Mr. Shellenberger.

Roll call vote was taken:

Mr. Pirolli—for

Mr. Pearl—for

Mr. Shellenberger—for

Mr. Saunders—for

Ms. Gahagan—for

Mr. Servis—for

All of council was in favor of the motion; the motion carried.

#### e) Appointment of Members to Zoning Hearing Board—Discussion

Mr. Sacco spoke to the Zoning Hearing Board solicitor. We currently only have 3 active members on the board. In order to have a quorum, all three need to show up for the zoning hearing board meeting. Under the code, a borough can have a three or five member zoning hearing board. The current ordinance has a five-member board and requires three members to be present for a quorum. If the ordinance is changed to three members, only two members are required to be present to have a quorum. The requirement to be on the zoning hearing board is the person needs to be a resident, not a member of Council and not on any other committee.

f) Zoning Hearing Board Application for 8100 Route 13—Discussion

Mr. Sacco explained that a zoning hearing board application was received for the property. The application will be heard on July 31st. This one is unique because they are proposing the sale of truck parts and auto parts and your ordinance does not provide for the sale of truck parts. They are looking for a variance from the zoning hearing board. If approved, they will need to come before council for conditional use approval. You will have an opportunity to hear it at a later date.

### **Public Comments**

Rylie Lazeration, 100 Easy Street. She had several complaints about the property at 729 Main Street. They believe the individual who bought the property has been altering the property without permits. A fence was erected without a permit and the owner installed a 10ft high fence right up to the street. In addition, they have concerns about flooding of Martin's Creek due structures that have been erected too close to the creek. The creek needs to be cleaned out and they were told it is the Borough's responsibility. Regarding 498 Lovett Avenue, the contractor left rebar sticking out of ground and the Zoning Officer said he will speak to owner. Ms. Lazeration left pictures of the issues/problems with Mrs. Marks.

Mrs. Marks will follow up with Code Enforcement and Mr. Sacco will investigate the Marshall's Creek issues.

### **COMMITTEE REPORTS**

There were no committee reports.

### **BOROUGH REPORTS**

#### **MAYOR'S REPORT**

There was no Mayor's report.

#### **SOLICITOR'S REPORT**

There was no solicitor's report.

#### **ENGINEER'S REPORT**

Council received a copy of the Engineer's Report

Mr. Saunders asked Mr. Torpey to schedule a meeting with the grant writer and engineer to discuss what the grant funding can be used for.

#### **CHIEF'S REPORT**

Chief Aldsworth stated that the police department has instituted a crime watch page and people can sign up on the Facebook page. The St. Mike's fair ran 10 days.

There were some incidents, but they were able to control them. Officer Aldsworth wanted to shine a light on Officer Cochran. She is always the first to help and lend a hand. She has been handling investigations, training the new secretary, and has done a great job.

### **FIRE MARSHAL'S REPORT**

Council received a copy of the report.

Mr. Pearl wanted to give kudos to the fire department and public works department for working together during the storm on July 8<sup>th</sup> and removing the fallen tree across Lakeside Drive. He wanted to remind everyone that the September 11<sup>th</sup> Memorial will be held on September 11<sup>th</sup> at 7 pm.

### **MISCELANEOUS COUNCIL BUSINESS**

Mr. Shellenberger noticed that Tullytown loses lose power consistently. He contacted PECO but they need additional information. He asked that someone contact PECO about the issue. Mrs. Marks will contact PECO to see what steps needs to be taken.

### **ADJOURNMENT**

There being no further business, a motion was made by Mr. Shellenberger to adjourn the meeting, seconded by Mr. Saunders. All of Council was in favor of the motion; the motion carried. The meeting was adjourned at 7:33 p.m.

Respectfully submitted,

Patricia Marks  
Borough Secretary