

TULLYTOWN BOROUGH COUNCIL MEETING

October 14, 2025

President Servis called the meeting of the Tullytown Borough Council to order on Tuesday, October 14, 2025 at 7:00 p.m. followed by the Pledge of Allegiance.

Present at the meeting:

Mayor Cutchineal
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
Jessica Aikens, Treasurer
Patricia Marks, Borough Secretary

PUBLIC COMMENT

Nina Chrzanowski, 6 Stonybrook Drive, stated that the Mayor, Dave Cutchineal, will be retiring at the end of the year. They plan on celebrating at his last official Council meeting on December 9th. They have reached out to his family, residents and local politicians.

Annette Nysse, 436 Main Street, regarding 291 Main Street that is on the agenda. She stated that people are aware that the property is up for sale and council obtained an appraisal. She asked how Council plans to get the funds for the property. Will it be from the general fund or the community development grant? There seems to be some contradictory information. At the May 13th meeting it was stated that proceeds from sale of the Spencer Drive property would be used to purchase the property at 291 Main Street. The owner told her that he was told that the Borough would be using the funds from the grant to purchase the property. Mr. Servis stated that no funds would be taken from taxpayer funds to pay for the property. Mr. Servis asked that she continue the discussion when we reach that item on the Agenda.

Jason Weiner, Main Street, expressed concerns with the police department.

COUNCIL MINUTES

September 9, 2025 Council Meeting

Mr. Saunders made a motion to approve the minutes of the September 9, 2025 Council meeting, seconded by Ms. Gahagan.

Roll call vote was taken:

Mr. Pirolli—for

Mr. Pearl—for

Mr. Shellenberger—abstain

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. Shellenberger made a motion to approve the bills in the amount of \$33,819.35 seconded by Mr. Saunders.

Mr. Pirolli questioned why the Offit Kurman bills go back to April.

Roll call vote was taken:

Mr. Pirolli—for, with the exception of the Offit Kurman bills

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 September

Ms. Gahagan made a motion to approve the other expenses for September 2025 in the amount of \$566.41, 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. Shellenberger made a motion to approve the Reconciliation Statement for September, 2025, 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.

Authorize Transfer of Funds \$350,000 via Resolution #531

Mr. Saunders made a motion to approve the transfer of \$350,000 and Resolution #531, 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.

COMMUNICATIONS

There were no communications.

GENERAL BUSINESS

a) Public Hearing Conditional Use 8100 Route 13

Mr. Sacco stated that the applicant is proposing to sell auto parts and truck parts. Auto parts are permitted by conditional use. The applicant went to the zoning hearing board to get permission to sell truck parts. This hearing is just to approve the sale of auto parts. They received a positive recommendation from the Planning Commission. The applicant did not appear at the hearing and Council proceeded without his appearance. The Court Stenographer, Karen Browndorf, recorded the official transcript of the hearing.

Ms. Gahagan made a motion to approve the conditional use application of Bakhordirbek Ozodzoda for the sale of automotive parts at 8100 Route 13, seconded by Mr. Pearl.

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) Public Hearing Conditional Use 120 Main Street

Mr. Sacco explained that the applicant is Hannigan Landscaping. The property is located at 120 Main Street, zoned light industrial, and they propose to improve the property for a landscaping business. They received a positive recommendation from the Planning Commission. The Court Stenographer, Karen Browndorf, recorded the official transcript of the hearing.

Mr. Shellenberger made a motion to approve the conditional use application of Hanagan Landscaping Inc. to utilize the property at 120 Main Street for a contractor's office and storage, 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.

c) November meeting date change—Consideration

Mrs. Marks explained that the November meeting is currently scheduled on Veteran's Day and she would like to move the meeting to the following Tuesday, November 18th.

Mr. Saunders made a motion to change the date of the November Council meeting to November 18, 2025, seconded by Mr. Shellenberger. All in favor, the motion carried

d) Authorize Payment #3 for Storm Water Management Rain Garden— Consideration

Mr. Torpey explained that Joseph J. Danielle LLC submitted this payment

certification for work completed through the end of September. The work is not yet completed. This is part of the grant and they are processing the paperwork for reimbursement.

Mr. Shellenberger made a motion to approve the Certificate for Payment #3 from Joseph J. Danielle LLC in the amount of \$37,147.32, 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.

e) Discussion—291 Main Street

Mr. Sacco explained that Council has received an appraisal for the property. The property has been on the market for 6 months. The appraisal that was obtained is just for the land itself since the Borough is not in business of running an auto repair shop. If Council wants to pursue the purchase of the property, they should authorize his office to negotiate with the seller and the seller's realtor. If we get an agreement of sale, there would be due diligence and a contingency added that if the Borough cannot use the grant money, the Borough will not purchase the property.

Mr. Saunders made a motion to authorize the solicitor, Russ Sacco, to negotiate with the seller for the purchase of the property at 291 Main Street, seconded by Mr. Pearl.

Roll call vote was taken:

Mr. Pirolli—abstain

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.

Annette Nysse, Main Street, explained her concerns with the purchase of 291 Main Street and the use of the grant funds. She explained that in the meeting with the residents, the trees were a high priority. Mr. Saunders told her he would give her a copy of the grant agreement, but he never provided it to her. She has a copy of the

HUD application for the grant. She explained that a majority of the residents in the meeting to discuss the use of grant funds were against the purchase of property. Council will provide a copy of the grant document will be given to Ms. Nysse so she can review.

Laura Parto, Lakeside, stated that the trees and lighting were the things that were discussed at the meeting with the residents. She asked if they were thinking about buying the property instead of doing those things.

Mr. Saunders made a motion to authorize the solicitor, Russ Sacco, to work with a realtor on the sale of the Spencer Drive property, 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.

COMMITTEE REPORTS

Mr. Shellenberger reported on the meeting with the residents on September 23, 2025 to discuss the Main Street Revitalization grant and possible uses for the grant. Some of the suggestions were to remove all trees in the right of way; remove sidewalks including bricks, replace with concrete only, and replace light poles and add flag holders. Other recommendations included an upgrade to the front door in Borough Hall and resurface the Borough parking lot. A question was asked about recourse for dilapidated buildings. One resident requested no right hand turn from Main Street to Fallsington Avenue.

BOROUGH REPORTS

MAYOR'S REPORT

The Mayor advised that they are putting extra officers on patrol for mischief night. He also reminded residents that Election Day is November 4, 2025.

SOLICITOR'S REPORT

There was no Solicitor's report.

ENGINEER'S REPORT

Council received a copy of the Engineer's Report

CHIEF'S REPORT

Chief Aldsworth advised that the officers helped a senior citizen resident while he was in the hospital and took care of his dog. Corporal Rink had a subject on the train tracks attempting suicide and was able to get him off the track. Drug take back day is October 25th, at Walmart, Municipal Hall and the MacIntosh.

Kelli Donlen, Lakeside Drive, thanked Chief Aldsworth and Ed Wallace for their help in keeping her husband safe.

FIRE MARSHAL'S REPORT

Council received a copy of the report.

Mr. Pearl thanked everyone who helped at the 9-11 ceremony. Next year will be the 25th anniversary. He also thanked the police, fire department and street department for help with a recent project to get the situation under control.

MISCELLANEOUS COUNCIL BUSINESS

Mr. Saunders mentioned that Mr. Shellenberger brought Jessica Aikens in as treasurer to help finances get straightened out. Mrs. Aikens stated that since she came on in the summer of 2023, the budget is moving in a positive direction.

Mike Hammar, stated that, with help from the fire company and police, there will be a trunk or treat in Canal Park October 24th from 6:30 p.m. to 8:30 p.m. If anyone is interested in participating, let us know by email. Please be there ½ hour early if you want to participate. There will be 2 fire trucks and Mission BBQ. It will start at the pavilion in the park. Any questions, see Mike.

ADJOURNMENT

There being no further business, a motion was made by Mr. Saunders to adjourn the meeting, seconded by Ms. Gahagan. All of Council was in favor of the motion; the motion carried. The meeting was adjourned at 7:56 p.m.

Respectfully submitted,

Patricia Marks
Borough Secretary