TULLYTOWN BOROUGH COUNCIL MEETING
August 11, 2026

President Servis called the meeting of the Tullytown Borough Council to order on Tuesday, August 11, 2026 at 7:00 p.m.

Present at the meeting:
Mayor Shellenberger-absent
Councilman Pirolli
Councilwoman Nysse
Councilman Saunders
Councilman Campanaro
Councilwoman Gahagan
Councilman Pearl
Councilman Servis

Also present:
Russ Sacco, Solicitor
Sean Torpey, Engineer
Patricia Marks, Borough Secretary

PUBLIC COMMENT
Debra Henry, Lakeside, expressed concerns about an incident in 2023.

COUNCIL MINUTES
July 14, 2026 Council Meeting
Mr. Saunders made a motion to approve the minutes of the July 14, 2026 Council meeting, seconded by Mrs. Nysse.
Roll call vote was taken:
Mr. Pirolli—for
Mrs. Nysse—for
Mr. Saunders—for
Mr. Campanaro—for
Ms. Gahagan—for
Mr. Pearl—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 $6,772.63 seconded by Ms. Gahagan.

Roll call vote was taken:
Mr. Pirolli—for
Mrs. Nysse—for
Mr. Saunders—for
Mr. Campanaro—for
Ms. Gahagan—for
Mr. Pearl—for
Mr. Servis—for
All of council was in favor of the motion; the motion carried.

OTHER EXPENSES PAID IN APRIL
Mr. Saunders made a motion to approve the other expenses for July, 2026 in the amount of $3,406.96 seconded by Mr. Campanaro.

Roll call vote was taken:
Mr. Pirolli—for
Mrs. Nysse—for
Mr. Saunders—for
Mr. Campanaro—for
Ms. Gahagan—for
Mr. Pearl—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 July, 2026, seconded by Mr. Campanaro.

Roll call vote was taken:
Mr. Pirolli—for
Mrs. Nysse—for
Mr. Saunders—for
Mr. Campanaro—for
Ms. Gahagan—for
Mr. Pearl—for
Mr. Servis—for
All of council was in favor of the motion; the motion carried.

Mr. Pearl asked for a separate spreadsheet showing grant expenditures and reimbursements for the Main Street Revitalization Project.

AUTHORIZE TRANSFER OF FUNDS VIA RESOLUTION #539
Ms. Gahagan made a motion authorizing the transfer of $250,000 from the investment funds to the General Fund and Resolution #539, seconded by Mr. Saunders.

Roll call vote was taken:
Mr. Pirolli—for
Mrs. Nysse—for
Mr. Saunders—for
Mr. Campanaro—for
Ms. Gahagan—for
Mr. Pearl—for
Mr. Servis—for
All of council was in favor of the motion; the motion carried.

COMMUNICATIONS
There were no communications this month.

GENERAL BUSINESS
a) Consideration of Preliminary and Final Land Development, 498 Lovett Avenue

Mr. Sacco explained that this is a subdivision plan for 498 Lovett Avenue. It is a proposed subdivision of two lots on a residential subdivision.

Adam Prince, Fioravanti Engineers, spoke on behalf of Joe Kontz, regarding the minor subdivision at 498 Lovett Avenue. The proposal involves subdividing one existing property into two (2) lots and constructing one new single family home on the corner. At this point, we feel that all major issues have been resolved and any issues not resolved can be completed as a condition of approval. The Fire Marshal has reviewed the application and approved. Bucks County Planning Commission issued a review letter dated July 18, 2025 and identified a need for a 3rd waiver for the parking spaces. The Lower Bucks County Joint Municipal Authority issued a letter dated December 4, 2025. The project received erosion control and earth disturbance permits from the Bucks County Conservation District. The remaining Planning Sewage Module has been completed, and the only remaining action is for the Borough to sign the module so they can submit it. He explained one issue came up with the water line. It was discovered that the existing water main is privately owned. The revised design will have a utility easement in front of lot 2 for both lots. LBJMA approved the easement.

Mr. Prince identified the three waivers they are requesting.

Section 153-400D – *The submission of preliminary plan and a final plan shall each be considered a separate submission.* Requesting permission to permit preliminary and final plans concurrently. All major issues are resolved.

Section 153-615A(1)(a) – *Within any land development or subdivision, street trees shall be planted along both sides of all streets except where Borough officials agree that suitable existing street trees are already in place*. They believe there are already sufficient trees along the frontage of the property on both Lovett Avenue and Manor Avenue. In addition, the right of way is 40 ft. and there is no room to put new trees.

Section 153.615AG – *Parking for 90 degree parking spaces shall be 10 ft x 20 ft.* They are requesting parking spaces be constructed to a dimension of 9 ft. x 18 ft. There will be 2 9 ft x 18 ft parking spaces. They believe this will provide ample space for the parking of vehicles and prevent the installation of unneeded impervious surfaces.

Mr. Saunders made a motion to approve the two (2) lot subdivision for Preliminary and Final Land Development for 498 Lovett Avenue subject to the conditions outlined in the October 2025 letter from Pennoni and granting the 3 requested waivers, seconded by Mr. Pearl.

Roll call vote was taken:
Mr. Pirolli—for
Mrs. Nysse—for
Mr. Saunders—for
Mr. Campanaro—for
Ms. Gahagan—for
Mr. Pearl—for
Mr. Servis—for
All of council was in favor of the motion; the motion carried.

b) Tullytown Fire Company Large Event Application—Consideration

Mr. Pearl made a motion to approve the Tullytown Fire Company Large Event Application for the Fire Prevention Event at Walmart on October 3, 2026, seconded by Mr. Saunders.

Roll call vote was taken:
Mr. Pirolli—for
Mrs. Nysse—for

Mr. Saunders—for
Mr. Campanaro—for
Ms. Gahagan—for
Mr. Pearl—for
Mr. Servis—for
All of council was in favor of the motion; the motion carried.

c) 911 Ceremony Large Event Application—Consideration…Mr. Pearl

Mr. Pearl made a motion to approve the 911 Ceremony Large Event Application for September 11, 2026, seconded by Ms. Gahagan.

Roll call vote was taken:
Mr. Pirolli—for
Mrs. Nysse—for
Mr. Saunders—for
Mr. Campanaro—for
Ms. Gahagan—for
Mr. Pearl—for
Mr. Servis—for
All of council was in favor of the motion; the motion carried.

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. Torpey updated Council on the Main Street Improvement project. They are currently doing all tree removals that can be done without PECO turning off the electricity. PECO has tentatively scheduled the power to be turned off on September 14th and September 15th. Once they receive written confirmation from PECO, they will get notice to all residents that will be affected. Once the trees are done that are not affected by PECO, they will leave and return in September.

Stumps will be grinded 12 inches below surface. Mr. Torpey mentioned an issue – the owner of D&S Marina does not want us to touch their trees.

Kim, D&S Marina owner, commented that they were told they had to plant the trees. They have the trees trimmed every year. They would like to keep the trees, if possible. Mr. Servis stated they will replace the trees with small trees in tree boxes. He stated that sidewalks will be installed and they need the large trees removed because they are too big and will ruin the sidewalks.

CHIEF'S REPORT
There was no chief's report.

FIRE MARSHAL'S REPORT
Council received a copy of the report.

MISCELLANEOUS COUNCIL BUSINESS
Mrs. Nysse mentioned that she had a couple of people approach her about the laundromat on Falls Tullytown Road and the homeless residing in it. She asked if the Chief of Police could coordinate with Falls Township police.

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 7:43 p.m.

Respectfully submitted,

Patricia Marks
Borough Secretary