

# **TULLYTOWN BOROUGH COUNCIL MEETING**

## **November 21, 2022**

President Mary Ann Gahagan called the meeting of the Tullytown Borough Council to order on Wednesday, November 21, 2022 at 7:00 p.m. followed by the Pledge of Allegiance.

Present at the meeting:

Mayor Cutchineal  
Councilman Pirolli  
Councilwoman Chrzanowski  
Councilman Saunders  
Councilman Czyzyk  
Councilman Shellenberger  
Councilman Servis  
Councilwoman Gahagan

Also present:

Russ Sacco, Solicitor  
Sergeant Andrew Bunda  
Sean R. Torpey, Pennoni, Borough Engineer  
Joseph McPadden, Borough Treasurer  
Patricia Marks, Borough Secretary

### **PUBLIC COMMENT**

Penny Martin and Susie Merchant representing Advocates for the Homeless and Those in Need. They are here because they heard there were complaints and they have been approached by a resident of Tullytown who Council is familiar with and harassed for serving meals to the homeless at the Home Depot parking lot. They have had discussions with Home Depot. They wanted to come discuss with Council and they have to have further discussions with Home Depot. Three years ago it was a pickup stop to take the homeless to houses of worship to eat meals. With the advent of Covid, the shelters were closed and they went to take out meals only. They still needed a place to feed people and the logical place was the stops where they picked up the people prior to Covid. Home Depot never had an issue. The people who come there to get food are not causing trouble. They come and get their food and then they leave. They have been doing this for about 14 years. It is not always the homeless that cause the damage. Some of the houses of worship are starting to open up but they don't know when they will fully open. Their drivers make sure the parking lots and places are respected. They will follow the law and make sure the homeless respect the area. They provide many

resources for the homeless. It takes a lot to volunteer, and you need to have a heart. They are humans and deserve to be respected.

### **Sketch Plan Presentation – 130 Levittown Parkway**

Ed Murphy stated that he is the attorney for the purchaser, Pat Deon, his partner, Tony Cino, and his son, PT Deon, who this past August entered into an agreement of sale to purchase 30 acres, owned by the Archdiocese, immediately adjacent to St. Mike's. There was a prior application to Council by McGrath for a residential redevelopment option for the parcel. There are several underground, residual environmental issues and ultimately was the impediment to the residential housing option. They realize they will need to remediate the site for a light industrial type of use. The concrete floor and parking lot will effectively take care of the remediation. Current zoning does not permit light industrial, and they will need to have council approve a zoning variance for light industrial. It will be an assembly plant which would involve bringing approximately 200 to 300 jobs to the area. If this light industrial moves forward, they will need to control access to the Lakeside area. The Levittown Parkway or Route 13 would be ideal to provide access to the warehouse. They will need cooperation from PennDOT. The proposed access would be the Wawa light signal on Levittown Parkway and they would need cooperation from the existing property owners. The focal part of the plan is the warehouse, which would be approximately 250,000 feet. They expect 5 to 20 trucks and 100 to 150 cars a day. As part of this application, they will remediate the site to the required level for the environmental issues. The warehouse will operate 24-7.

They would like Council to authorize Mr. Sacco and Mr. Torpey to pursue redoing the Ordinance to approve this light industrial use. They will make sure the appropriate buffers are in place to shield residential noise and lights. They can do a fiscal impact analysis on how it will affect tax basis. The intent is for one warehouse, single tenant. The remaining acres stay with the Archdiocese.

Mr. Servis made a motion to support the sketch plan application and to work with the developer in the future to change the zoning ordinance from residential to light industrial use and to approve the solicitor and engineer to move forward with this project, seconded by Mr. Shellenberger.

Roll call vote was taken:

Mr. Pirolli—for

Mrs. Chrzanowski—for

Mr. Shellenberger—for

Mr. Czyzyk—for

Mr. Saunders—for

Mr. Servis—for

Ms. Gahagan—for

All of Council was in favor of the motion, the motion carried.

### **2023 Budget—Authorize Advertising**

Mrs. Chrzanowski had some questions concerning the budget. It was noted that the salaries for the non-uniform employees were not increased in the budget in accordance with the salary increase in the Collective Bargaining Agreement of 2.5%. This will be corrected in the final budget and presented for approval at the December 14<sup>th</sup> meeting.

Mrs. Chrzanowski made a motion to increase the pay for the Interim Borough Coordinator from \$500 per month to \$800 per month, seconded by Mr. Servis.

Roll call vote was taken:

Mr. Pirolli—for

Mrs. Chrzanowski—for

Mr. Shellenberger—for

Mr. Czyzyk—for

Mr. Saunders—for

Mr. Servis—for

Ms. Gahagan—for

All of Council was in favor of the motion, the motion carried.

Mrs. Chrzanowski made a motion to amend the agenda to start the Civil Service process to start testing to hire a full-time policeman, seconded by Mr. Pirolli.

Roll call vote was taken:

Mr. Pirolli—for

Mrs. Chrzanowski—for

Mr. Shellenberger—against

Mr. Czyzyk—against

Mr. Saunders—against

Mr. Servis—against

Ms. Gahagan—against

Five were against the motion, two were in favor of the motion, the motion did not carry.

Mr. Shellenberger made a motion to pay part time officers time and a half for all holidays included in the Collective Bargaining Agreement, not to exceed 12 hours, seconded by Mrs. Chrzanowski.

Sgt Bunda advised that both Bristol Borough and Yardley Borough do this for their part time police officers.

Roll call vote was taken:

Mr. Pirolli—for

Mrs. Chrzanowski—for

Mr. Shellenberger—for

Mr. Czyzyk—for

Mr. Saunders—for

Mr. Servis—for

Ms. Gahagan—for

All of Council was in favor of the motion, the motion carried.

Mr. Sacco advised that Council tonight is voting on advertising the budget and the budget will be voted on at an upcoming meeting on December 14<sup>th</sup>. It must be available for inspection during that period. It will be on the website and a notice will be placed in the newspaper. Council is permitted to change the budget in the next 20 days. As long as it does not increase by 25% in one area, or 10% in the aggregate, then we do not have to readvertise the budget.

Mr. Czyzyk made a motion to authorize advertising of the proposed 2023 budget, seconded by Mr. Shellenberger.

Roll call vote was taken:

Mr. Pirolli—against

Mrs. Chrzanowski—against

Mr. Shellenberger—for

Mr. Czyzyk—for

Mr. Saunders—for

Mr. Servis—for

Ms. Gahagan—for

Five were in favor of the motion, two against, the motion carried.

## **2023 Adoption of LST Tax—Consideration**

Mr. Sacco advised that in order to collect the Local Services Tax of \$52, which replaces the Occupational Privilege Tax of \$10, the Ordinance has to be passed and presented to DCED by December 1<sup>st</sup> of this year so that it can start to be collected in January, 2023. The Ordinance has been advertised. It is a tax for anyone who works within the boundaries of Tullytown Borough. There is an exclusion for earned income if you earn less than \$12,000 annually.

Mr. Shellenberger made a motion to adopt the Local Services Tax Ordinance #405 in the amount of \$52, seconded by Mr. Saunders.

Roll call vote was taken:

Mr. Pirolli—against

Mrs. Chrzanowski—against

Mr. Shellenberger—for

Mr. Czyzyk—for

Mr. Saunders—for

Mr. Servis—for

Ms. Gahagan—for

Five were in favor of the motion, two were against, the motion carried.

### **Authorize Transfer of Funds via Resolution #486 in the amount of \$1,200,000—Consideration**

Mr. Shellenberger made a motion to approve the transfer of funds from investments to the general fund via Resolution #486 in the amount of \$1,200,000, seconded by Mr. Czyzyk.

Roll call vote was taken:

Mr. Pirolli—for

Mrs. Chrzanowski—for

Mr. Shellenberger—for

Mr. Czyzyk—for

Mr. Saunders—for

Mr. Servis—for

Ms. Gahagan—for

All of Council was in favor of the motion, the motion carried.

### **OTHER BUSINESS**

Sgt. Bunda asked for authorization to purchase Power DMS, a Digital Management Software, for policies and training. Multiple police departments in Bucks County use this software. All of the policies, training manuals, and police officer certifications can be uploaded to the cloud.

Mr. Servis made a motion to approve the purchase of Power DMS, the digital management software, for one year at a cost of \$6,356, seconded by Mr. Czyzyk.

Roll call vote was taken:

Mr. Pirolli—for

Mrs. Chrzanowski—for

Mr. Shellenberger—for

Mr. Czyzyk—for

Mr. Saunders—for

Mr. Servis—for

Ms. Gahagan—for

All of Council was in favor of the motion, the motion carried.

**ADJOURNMENT**

There being no further business, a motion was made by Mr. Servis to adjourn the meeting, seconded by Mr. Czyzyk. All of council was in favor of the motion; the motion carried. The meeting was adjourned at 8:20 P.M.

Respectfully submitted,

Patricia Marks  
Borough Secretary