

Penndel Borough Council Meeting Minutes

October 6, 2025

Council President John Stratz called the meeting to order at 7:30 p.m. with the Pledge of Allegiance.

Present at the Meeting

Council President John Stratz
Council Vice President Barbara Heffelfinger
Councilwoman Robin Valentis (via telecommunications)
Councilman Gary Nickerson - absent
Councilman Bud Murphy
Councilman Bob Winkler - absent
Mayor Tom Sodano

Also present at the meeting

Barbara Kirk, Hill Wallack
Carol Schuehler, Borough Engineer
Chief Sean Perry
Marie Serota, Secretary/Treasurer

Presentation by Jay Ferraro, Barbara T. Foundation, 2025 5K Run will take place on 11/8/25.

COUNCIL OR BOROUGH ANNOUNCEMENTS

- Borough meetings are recorded for the purpose of preparing the minutes.
- All comments must be made at the microphone and be kept at three minutes.
- Mayor Sodano reported on a traffic accident on Route 1 involving electric vehicle residue on the street resulting in approximately \$4,000 for cost of removal and requested an ordinance that council should consider for reimbursement of these costs.

PUBLIC COMMENT – On Agenda Items and Non-Agenda Items (3-minute time limit)

- Mike Smith, fire trucks will not be able to fit down Park Avenue on the weekends due to parking issues.
- Jeff Jones, need a new "Welcome to Penndel" sign at 7-Eleven on Lincoln Hwy.
- Dave Cahill, inquired if anyone lives at 50 Hulmeville Avenue, asked if his neighbor is legally living there. Mayor Sodano responded to Mr. Cahill that code and building officials have been on site at 50 Hulmeville Avenue, residents have the right to resident information through the Right to Know Law.

CONSENT ITEMS

MOTION BY ROBIN VALENTIS TO APPROVE THE MINUTES OF SEPTEMBER 15, 2025 WORKSHOP MEETING. SECONDED BY BARBARA HEFFELFINGER. All ayes, motion carried.

MOTION BY BARBARA HEFFELFINGER TO APPROVE THE FOLLOWING BILLS FOR THE MONTH OF SEPTEMBER 2025:

General Fund	\$59,665.01
Refuse Fund	\$23,727.61
Sewer Fund	\$37,261.64
Capital Reserve Fund	\$ 5,862.00

Sewer Capital Fund	\$ 754.50
Liquid Fuels Fund	\$ 3,914.75
Escrow Fund	\$ 152.50
Payroll Fund	\$ 1,396.09

Payroll

General Fund	\$29,207.21
Sewer Fund	<u>\$11,271.77</u>

Total \$40,478.98

Escrow Bills

Cattani SD:	
Value Engineering	\$152.50

SECONDED BY ROBIN VALENTIS. All ayes, motion carried.

REPORTS:

President's Report

John Stratz reported that he participated in inspections of Pumping Station #1 and Station #2 and would like to thank our contractors. He read the resignation letter to Council from Councilman Mark Moffa, which is attached.

Borough Manager's Report – John Stratz read his report, which is on file in the secretary's office.

Mayor's Report - The Mayor read his report, which is attached.

Police Chief's Report – Chief Perry read his report, which is on file in the secretary's office.

Solicitor's Report

The Darnley fence issue has been pending for almost four years now. It is in litigation with the Commonwealth court with a deadline of November 3rd, being the date that the Darnleys are to file their brief with the court. They have reached out and have agreed to a settlement, which would require that portion of the fence adjacent to DeHaven Avenue to be relocated from its present position eight feet into the interior of the property. In exchange, the borough has agreed to contribute a portion not to exceed \$3,500.00 towards the relocation of the fence. The funds will be held in an attorney escrow account, and no monies will be released until after she has been provided receipts verifying what the payment has been. This has been reduced to written agreements that have been presented to the Zoning Hearing Board who have approved and signed those agreements. She is asking council to also approve and sign the agreements to be submitted to the Darnleys who will in turn sign and submit the agreements with proposed orders to the court for further enforcement, should they not comply. This concludes the litigation and the fence has to be relocated before the end of the year. It will be a final determination so that the matter is put to rest.

MOTION BY BUD MURPHY TO APPROVE THE STIPULATION ORDER FOR SETTLEMENT AND ESCROW AGREEMENT FOR FINAL RESOLUTION OF DARNLEY FENCE ISSUE AND PENDING LITIGATION. SECONDED BY ROBIN VALENTIS. All ayes, motion carried.

Engineer's Report – Carol read her report, which is attached.

NEW BUSINESS

MOTION BY BARBARA HEFFELFINGER TO RATIFY APPROVAL OF THE FOLLOWING MID-CYCLE INVOICES:

PECO Payment Processing invoice dated 8/20/25 in the amount of \$1,668.27 for streetlights' electric
Comcast invoice dated 8/26/25 in the amount of \$283.38 for internet and voice services at 37. W. Woodland Ave.
Comcast invoice dated 8/26/25 in the amount of \$273.73 for internet and voice services at 300 Bellevue Ave.
Encova Invoice #37084217 in the amount of \$3,839.00 for workers' compensation installment payment
Gettysburg Benefit Administrators, Inc. invoice dated 8/29/25 in the amount of \$201.93 for dental insurance installment payment.
Leck's Waste Services dated 9/1/25 in the amount of \$23,660.56 for September trash services.
State Workers' Insurance Fund invoice in the amount of \$1,643.00 for fire department's workers' compensation insurance installment.
The Hartford Invoice #357529388860 in the amount of \$903.56 for life insurance premium installment
Fred Beans Ford Invoice #FU5292 in the amount of \$65,368.99 for the 2025 Ford Explorer (will be reimbursed by the BCRDA)
Comcast invoice dated 9/2/25 in the amount of \$364.85 for internet at 790 Neshaminy Street
Comcast Invoice #250357076 in the amount of \$407.81 for business voice edge service
Independence Blue Cross Invoice #582516394289 in the amount of \$5,263.48 for October medical insurance
Verizon Wireless Invoice #6122442055 in the amount of \$25.02 for M2M Account Share 1GB

SECONDED BY BUD MURPHY. All ayes, motion carried.

MOTION BY ROBIN VALENTIS TO APPROVE PAYMENT RECOMMENDATION #1 AND FINAL FOR PAYMENT TO ASSOCIATED PAVING IN THE AMOUNT OF \$24,565.00 FOR NOELAND AVENUE SIDEWALKS. SECONDED BY BARBARA HEFFELFINGER. All ayes, carried.

Kris Kross asked which were the two properties that did not complete the concrete work. Carol Schuehler responded 131 & 141 Hulmeville Avenue.

MOTION BY BARBARA HEFFELFINGER TO AUTHORIZE PREPARATION OF INVOICES, BY HILL WALLACK, TO NOELAND AVENUE PROPERTY OWNERS FOR THE WORK COMPLETED ON NOELAND AVENUE SIDEWALKS. SECONDED BY BUD MURPHY. All ayes, carried.

MOTION BY BUD MURPHY TO ACCEPT THE RESIGNATION OF COUNCILMAN MARK MOFFA. SECONDED BY ROBIN VALENTIS. All ayes, carried.

MOTION BY ROBIN VALENTIS TO APPROVE AND SIGN THE CONTRACT WITH BOWMAN CONSULTING GROUP, LTD. FOR TRAFFIC SIGNAL SERVICES AT LINCOLN HIGHWAY AND DURHAM ROAD. SECONDED BY BUD MURPHY. All ayes, carried.

MOTION BY BARBARA HEFFELFINGER TO ADJOURN THE MEETING AT 8:15 PM. SECONDED BY ROBIN VALENTIS. All ayes, motion carried.



Submitted by: Marie Serota Borough Secretary/Treasurer

Marie Serota

From: Mark Moffa <markmoffa@gmail.com>
Sent: Monday, September 15, 2025 12:12 PM
To: Geoff Thompson
Cc: Barbara Heffelfinger; Bob Winkler; Bud Murphy; Gary Nickerson; John Stratz; Karen Kondrk; Mark Moffa; Robin Valentis; Tom Sodano; Marie Serota; Barbara M. Kirk; David J. Truelove
Subject: Resignation

Dear Mr. Thompson, Council and Mayor,

It is with regret that I submit to you my resignation of my position on Borough Council, effective immediately, today, Monday, September 15, 2025.

While an appointment for the position of Bucks County Treasurer has yet to be received from the Commonwealth, the County of Bucks has taken action to elevate my position in a way that now leaves me serving solely as the Acting Treasurer (and no longer as a Deputy Treasurer). I believe at this time, it would be inappropriate to continue to serve on council.

The opportunity to serve the public in any capacity is a great honor, responsibility and opportunity. Local public servants and elected officials are the engine that keeps our communities running (and by extension, our counties, states and country).

While partisan politics will inevitably always play a role at every level, it has always been my belief that there is little need or use for partisanship at the local level. No one volunteers their time here for glory and accolades. You're all here because you care about where you live, you want your town to be as nice as it can be, and you feel you can help.

My hope at all levels of government, is that we can stop presuming that the "other side" is evil, corrupt and operating with malicious intentions. Let's trust that we all want what is best for Pennndel and beyond. There will always be different ideas about what is best, and that's ok. Let's treat each other with kindness and respect as we discuss those differences and continue to make improvements in our borough.

Thank you all for your continued service.

Remaining Vigilant,
Mark Moffa

P.S. If President Stratz wishes, I have no objections to this letter being read aloud at tonight's meeting.

Mayor's Report for September 2025

In September I attended the Borough Council meetings, and attended the Executive session.

I attended the Penn del Borough Zoning hearing.

I wish to publicly extend my condolences to our Borough Secretary and her entire family on the loss of their dad, Mike Nigra.

I would like to commend Police Chief Perry. September marked his fifteenth anniversary as a member of The Penn del Borough Police Department. Penn del has been fortunate these many years to witness him grow from a rookie cop to one of the most respected Police Chiefs in Bucks County.

BCWS completed their paving operations and most 2025 Borough street paving is also nearly completed, with only sealing still to be finished. The Penn del PD and myself thank everyone for their cooperation with traffic and parking.

As fall and then winter set in the days grow even shorter. Wet fall leaves and ice and snow will cause slippery conditions so please remain mindful of traffic, watch for pedestrians and please drive every one of our neighborhoods as if your kids live there. And remember, never leave your vehicle running and unattended!

October 6, 2025 Engineers Report

Penndel Borough, Bucks County

➤ ARLE Grant

Penndel has been awarded a \$350,990 ARLE grant from PennDOT for modernization of the traffic signal at Lincoln Highway and Durham Road. Council selected Bowman as the Traffic Engineering firm to prepare the signal design and provide traffic engineering services. The contract for this work is presented this evening for Council, with a request to authorize the contract to be signed by Borough officials.

➤ Noeland Avenue Sidewalks, payment to contractor

The Borough contractor completed the concrete ramp work this month, and has submitted request for payment, accompanied by a Maintenance Bond. We recommend consideration of one full and final payment to Associated Paving, as further detailed in the attached payment recommendation report.

➤ Noeland Avenue Sidewalks, invoice to property owners

The Borough contractor completed the sidewalk and driveway apron ramp work this month. We have tabulated the costs associated with installation of sidewalk and driveway apron across the frontage of two properties that did not complete their installation this summer. A motion is on the agenda for Council to authorize preparation of those invoices.

Tiffany Plaza / Cattani Brothers Minor Subdivision

Council conditionally approved this property line adjustment in September of 2023. The applicant has addressed all conditions of approval, and a plan is here at Borough Hall for signatures this evening so the plan may be recorded.

TASA Grant Application

Following submission of the draft grant application to DVRPC, a meeting was held with officials from DVRPC and Bucks County Transportation Planning to discuss the application. They advised that the sidewalk must extend to a logical terminus, such as the Team Toyota Service Center main driveway, to be competitive. We are working with Middletown Officials and the property owner in effort to reach agreement on sidewalk along that frontage. They also advised we need to consider maintenance responsibilities for the project. Who will manage snow removal, trimming of vegetation, or future repairs along this stretch of sidewalk? The final application is due at the end of October, so we are working to expeditiously resolve the issues raised.

Pavement Seals

AMS has recently completed installation of the Ultra-Thin Bonded Asphalt Seal on Highland, Crescent between Neshaminy and Fairview, and on Manor Avenue.

Signal Repairs: Lincoln Highway and Bellevue Avenue

Over recent months Armour and Sons have performed signal repair work at the intersection of Lincoln and Bellevue, funded by an RDA grant. They are also repairing and replacing equipment in the school zone along Hulmeville Avenue.

Daycare

Our second review of plans to manage stormwater runoff from the daycare on Highland Avenue was issued August 27th. We have not received revised plans since issuing that review.

Monroe and Crescent

Curb inspection was performed on Monroe and Crescent as directed by Council in anticipation of paving these roads next year. The inspection report will be provided to Council for consideration at their next meeting.

MS4 permit annual report

The Borough holds an MS4 permit which is an acronym for Municipal Separate Storm Sewer Systems. Under this permit, the Borough is required to create and implement plans to reduce pollutants from stormwater that is released into waterways of the Neshaminy Creek and Delaware River. The Borough is required to provide an annual report to DEP on permit activities. The annual report was finalized and submitted to DEP in September.

Chapter 94 report

The Borough is required to submit mid-year reports to DEP on the sanitary sewer collection system. The mid-year report was finalized and submitted to DEP in September.

BCWSA water line replacement

We were recently made aware of a proposed BCWSA project to replace the water line in Durham Road from the north side of Lincoln Highway south through the intersection of Woodland Avenue, continuing south outside the Borough. The project is expected to go out for bids this fall.