

RIEGELSVILLE BOROUGH COUNCIL COMMITTEE MEETING
Community Affairs/Utilities/Streets Properties/Finance
Municipal Building
APPROVED August 6, 2025

President Thomas Stinnett called the Riegelsville Borough Committee Meetings to order at 7:00 pm August 6, 2025. The Pledge of Allegiance, Roll Call: PRESENT: Ed Bartosiewicz, Gary Chase, Mike Pulsinelli, Rodney Scott and Thomas Stinnett. Others Present: Sherry Masteller-Borough Secretary, Jim Kopchak-Zoning officer and Frank Preedy-EMC. 11- members of the Community were present.

Motion to approve July 2, 2025, COUNCIL COMMITTEE MINUTES, G. Chase motioned to approve, M. Pulsinelli Seconded. Unanimous.

PUBLIC COMMENT:

D. Frank-Borough resident reported the new house at 556 Easton Road needs to take care of the water remediation because his property is flooding when it rains. J. Kopchak reported that T. Myers/flood plain manager addresses this part of the construction.

R. Ryan-Borough resident asked if there is an update on 808 Durham Road, J. Kopchak stated that it is part of tonight's report.

C. Cardone-Borough resident asked if there is an update on the Traffic light control box. G. Chase stated they have 3 possible locations and Rodney and himself are meeting Pennoni Engineer on 8/7/25.

COMMITTEE REPORTS:

Community Affairs: Ed Bartosiewicz-Council Chairperson.

Zoning: J. Kopchak, Borough Zoning Officer, reported to the Council his August 2025 report and report on file.

3-Zoning Permits- 1- Floodplain reviews, 2- Re-Roof.

Enforcement Activities:

808 Durham Rd, (Floodplain Ordinance Violations & Stop Work Order)

Patio expansion in the floodplain and onto DCNR property. Enforcement letter was sent out to Property owner on March 27, 2024. No updates as of August 6, 2025.

919 Easton Rd (Stop work order)

A Floodplain Development Permit application was submitted on May 21, 2025. The Floodplain review was completed by the Floodplain Administrator. The applicant needs to apply to the ZHB for a special exception to have the non-conforming use in the R-1 District. On July 16th, Jim met with the architect, to discuss the zoning variances that are needed to establish commercial use in the residential district. We also discussed the accessibility code requirements for the new restroom.

Property Maintenance Violations:

821 Durham Rd: Compliance date is August 21, 2025. There have been several extensions. Email extension was received August 6, 2025, requesting another 90-day extension. Council discussed that since Ed is making good progress they will approve another 90 day extension but no more extensions will be approved. Ed stated he has some painting, remove a trailer and put roof on the other trailer to finish.

132 Spruce Rd: A property maintenance letter was sent out on April 18, 2024. Certified letter receipt received on April 25th. The compliance date: July 24, 2024. Email was sent August 6, 2025, for more information is needed.

428 Poplar Rd: A property maintenance violation letter was sent out on June 12, 2025. Compliance date: July 16, 2025. The Landscape Contractor called and will continue to clean up the property. Jim will check for compliance on August 13, 2025.

ZHB (Zoning Hearing Board) meetings: None Scheduled.

Library News: July 2025 director's report received and filed in the office. J. Anthony/Library Board of Trustee reported that they changed the phone service to RCN. The annual state aid report for 2024 was approved. "Arts for kids" are a success. The open treasurer position has been advertised. Next Year September 8, 2026, will be the 50th anniversary of the opening of the Riegelsville Public Library.

PRFR (Palisades Regional Fire Rescue) News: Since the Commissioner is moving out of state, The Chief and President will take over the duties of the Commissioner. PRFR has a possible renter for Station 42 kitchen.

Riegelsville Enhancement Committee: Next meeting Thursday August 7, 2025, 6:00pm.

UBREMS (Upper Bucks Regional EMS): St Lukes Emergency and Transport Services (SLETS) to acquire UBREMS. The Council and Borough solicitor received the "agreement for provision of emergency medical services" to look over. Adam Maziuk-St Luke's representative will be attending the Borough Council meeting on August 13.

Rec Board News: The men's Baseball team has 2 games left. 1 Girls Fall Softball Rookies team is using the field for practices and 4 games. The playgrounds have been mulched and new weed barrier.

Riegelsville Emergency Management: F. Preedy had 2 cooling stations on July 29 & 30 at Borough Hall. I Frank attended a DCNR meeting with T. Stinnett.

Riegelsville Planning Commission: Next meeting is September 8, 2025. The Draft updated Comprehensive plan should be finished before the end of the year.

Utilities: Gary Chase-Council Chairperson.

EPA/PADEP Service Line Inventory update: Audrey/Cowan Associates updated the current service line inventory requirements to the Borough's program.

Public sewer proposal discussion: Gary is waiting for Christine with EPIC to return his email.

Easton Road Traffic Signal Replacement update: Gary and Rodney are meeting with Pennoni engineer to go over the options for the location of the control box 8/7/25.

Stormwater Drainage System update: Purchased the valve to do Cedar/Durham Road drain first.

Riegelsville Borough Curb Stop Repair/Replacement Program: Audrey would like to put together the 2026 figures for the curb stop program for the Borough's 2026 Budget. **Rodney motioned to approve**

Audrey/Cowan Associates to gather this proposal for the our 2026 Budget Gary seconded, Unanimous.

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Generator & Well Upgrade/Modify the Access Road Grant: Grant submission was on 4/29/25, the earliest we will hear will be 1/2026.

Utilities/Streets & Properties Reimbursement discussion: A signed PSA may be needed for some third parties to have conversations with the Borough's contracted professionals.

Removal of unregistered, missing plate, uninsured and/or disabled cars from Borough streets: This information continues to be worked on. Checking the Borough's ordinances for violation information.

EIT Losses: Council is exploring an ordinance to tax second homeowners and Airbnb owners for EIT losses, continuing to gather information.

Streets & Properties: Rodney Scott -Council Chairperson.

Borough Building Safety Score & Cert. of Occupancy: no update.

Arborvitaes/fence on the Delaware Hill Update: Rodney and Matt are removing the roots from the arborvitaes on Delaware Hill.

Durham Road small parking lot/pocket park: R. Scott reported currently the property next to the lot is for sale and the property owner is questioning the property lines. The Deed and documents have been given to the Borough Solicitor.

Rental Property Inspection Program: R. Scott continues to gather information.

Fairmont Road issue: Rodney & Matt will look at that when they are working on Delaware Hill.

OEO- Ordinance Enforcement Officer: A. Groller has a list of properties.

Finance: Michael Pulsinelli- Council Chairperson

IT, Website updates: S. Masteller reported that the website is updated.

EMC Insurance will send the final check for the additional cost of the replacement pole by the Borough's pedestrian bridge/Riegelsville Inn parking lot.

Start gathering items for the 2026 Budget preparation.

The Borough Council looked over finances.

NEW BUSINESS: None to report.

The meeting adjourned at 8:37 PM.

Borough Council Meeting: August 13, 2025, 7pm

Council Committee's meeting: September 3, 2025, 7pm.

IMPORTANT: St. Luke's Emergency and Transport Services, which is part of St. Luke's University Health Network, is currently in talks to acquire UBREMS in September 2025. Adam Maziuk, Assistant Vice President of Business Development & Strategy, will be at our Wednesday, August 13, 7pm meeting to discuss this acquisition and what it means to our community. Please plan to attend, and please come with your questions.

Sherry Masteller

Borough Secretary