



## **REGULAR MEETING OF THE BRYN ATHYN BOROUGH COUNCIL**

### ***COUNCIL CHAMBER*** **December 1, 2025**

The meeting was called to order by President Jeffrey Elsing at 7:00p.m. The following were present:

#### **MEMBERS OF COUNCIL**

Glenn Gurney

Brent McCurdy

Duane D. Hyatt

Jeffrey Elsing

Steven Huntzinger

ALSO: Victoria S. Trost, Mayor Ken Schauder, Solicitor R. Rex Herder. Councilmen Mark Pennink and Ric Asplundh were excused.

#### **MINUTES**

*On a motion by Brent McCurdy, seconded by Duane Hyatt, Council voted unanimous approval of the November minutes.*

#### **TREASURER'S REPORT**

General Fund Revenue for November was \$101,716.98 General Fund Expenses were \$423,234.91. Net Income was -\$321,517.93.

Sewer Fund Revenue for November was \$94,040.80. Sewer Fund Expenses were \$33,840.99. Net Income was \$60,199.81.

Today PLGIT paid 3.79%. PLGIT Prime paid 4.04%.

The second page of this report shows the cash balances to date. Included in the General Fund cash receipts were:

\$ 16,834.60 in Real Estate Tax receipts

\$	9,330.54	in Local Services Tax receipts
\$	59,985.67	in Earned Income Tax receipts
\$	800.26	in Fines
\$	1,435.18	in Comcast Franchise Fee receipts
\$	2,515.66	in Verizon Franchise Fee receipts
\$	300.00	in Zoning Permit receipts
\$	4,179.45	in Building Permit receipts
\$	2,220.00	in Grading Permit receipts
\$	2,180.00	in Road Opening Permit receipts
\$	200.00	in Planning Application Fee receipts
\$	1,717.62	in Mini-Cobra Health Insurance receipts (Ken Johnson)
\$	2,910.25	in Insurance Dividend receipts

Included in the Sewer Fund cash receipts were:

\$	40,966.80	in Category 2 Usage receipts
\$	44,980.00	in Category 3 Usage receipts
\$	8,024.00	in Category 4 Usage receipts
\$	70.00	in Sewer Certification Fees

## **TAX COLLECTOR - None**

## **BILLS**

### **GENERAL FUND BILLS**

Academy of the New Church	\$1,518.40
AmTrust North America	7,402.00
Armour & Sons Electric, Inc.	135.00
Auto Spa Xpress	63.00
Bryn Athyn Fire Company	334.26
Building Inspection Underwriters, Inc.	916.00
Cranch Landscapers, LLC	2,760.00
DeLage Landen	175.00
Eastburn & Gray PC	2,805.00
Fishers Ace Hardware	51.52
Frank A. Malizia, Jr. Inc.	12,000.00
Horgan Brothers Inc.	205,469.43
Independence Blue Cross	9,837.46
Kenneth J. Schauder, Inc.	400.00
McDonald Uniform Company	812.90
Michael Hayes	30.00
Montgomery County Boroughs Association	275.00
Nobre Computer Services, LLC	609.00

Peco Energy Company	1,692.62
Petty Cash – Brigdon Odhner	208.20
Petty Cash – Victoria Trost	140.85
PIRMA	54,699.00
PSAB	130.00
Standard Insurance Company	413.54
T & G Industries Inc.	279.00
TGI Office Automation	17.43
The Vanguard Group	1,269.08
Verizon Wireless	277.89
Victoria Trost	50.00
<b>TOTAL</b>	<b>\$304,771.58</b>

**SEWER FUND BILLS**

Academy of the New Church	\$754.55
FlowTech, LLC	625.00
George Allen Wastewater Management	3,650.00
Herbert, Rowland & Grubic Inc.	420.00
Home Depot	310.26
Independence Blue Cross	831.04
MJ Reider Associates, Inc.	852.70
Paychex of New York	26.56
Peco Energy	401.43
PIRMA	7,849.00
Schauder Incorporated	675.00
SCP Distributors LLC	2,621.50
Verizon Internet	79.00
Verizon Wireless	39.57
<b>TOTAL</b>	<b>\$19,135.61</b>

**BMO MASTERCARD****General Fund – Borough Office**

Adobe AcroPro	\$19.99
21 Century Media	26.00
Gannett Newspapers	16.99
Sam's Club	611.34
Amazon.com	51.16
USPS	33.40
Staples	30.98
<b>TOTAL</b>	<b>\$789.86</b>

**General Fund – Police Department**

eBay.com	2,068.55
Amazon.com	622.04
International Soap Box Derby	226.04
<b>TOTAL</b>	<b>2,916.63</b>

**Sewer Fund**

Amazon.com	\$2,944.74
Mike's Lock Shop	33.01
Shapiro Fire Protection	295.99
John's Shoe Repair	206.00
Ken's Distributing	655.00
Harbor Freight Tools	59.46
<b>TOTAL</b>	<b>\$4,300.60</b>

*On a motion by Duane Hyatt, seconded by Glenn Gurney, Council unanimously voted to authorize payment of the bills as listed.*

**PRESIDENT'S REPORT**Resolution No. 2025-12

President Jeff Elsing announced that Vice President Duane Hyatt will be retiring from Borough Council after 24 years, thanking him for his service to the community. Mr. Hyatt said that it has been an honor to serve on the Borough Council, noting that this is a good group of volunteers doing their best for the community. Councilman Hyatt noted that there are great paid people as well, all making the Borough a great place to live and volunteer, and keeping a small-town feel. Mr. Hyatt has offered to continue to volunteer on the Finance Committee.

***Bryn Athyn Borough Council  
Montgomery County, Pennsylvania***

***RESOLUTION NO. 2025-12***

***Whereas, the affairs of the Borough government are managed by its elected citizens and volunteers, and;***

***Whereas, Duane D. Hyatt has with loyalty, dedication and ability served the Borough of Bryn Athyn as a Member of Borough Council from January 2002 to December 2025, and;***

***Whereas, he has with especial skill fulfilled all the assigned duties, responsibilities and important matters that come before Borough Council, which include holding the positions of Chairman of the Finance Committee and Vice President of Council and;***

***Therefore, be it resolved that:***

*The Borough Council, on behalf of the citizens of Bryn Athyn publicly extend our gratitude and appreciation of his many efforts on their behalf.*

*Approved, this first day of December in the year of Our Lord, 2025.*

***Bryn Athyn Borough Council***

**Grant Hall Change of Use Application**

Mr. Elsing reported that the Borough has received an application for change of use for Grant Hall on the Bryn Athyn College campus. The Bryn Athyn Planning Commission has reviewed and recommended approval of the application.

Solicitor Rex Herder noted that any reference made to the Use and Occupancy Certificate relates to the UCC Building Code which cannot be issued until the building is fitted out. The next step in the process is for Council to approve the Partial Change of Use.

Mr. Gurney noted that Borough Council is being asked to approve a change of use, but that the building currently does not meet the building code the way it stands. The current plan is a life and safety plan, but it is not a set of building codes. Mr. Gurney cannot approve this plan. Mr. Herder noted that there are two components to zoning – one is dimensions, the other is use, so change of use is a zoning issue and that is what is being addressed tonight. The only thing that Council can address is use and dimensions. Whether or not it meets building code is for the building inspector to determine utilizing the International Building Codes. If the building when finished off does not meet code, the occupancy certificate never gets issued.

Mr. Gurney noted that there are two items being addressed tonight – change of use and parking. Mr. Gurney added that the 2 sheets on the parking plans don't match on numbers of spaces. Mr. Herder noted that the Bryn Athyn Planning Commission reviewed the plan noting that the plan meets parking requirements. Mr. Huntzinger added that the requested change of use is still within the Institutional District and that Borough Council is discussing only use; parking is separate and must conform to the ordinance. Mr. Herder added that a zoning permit will need to be approved by Charlie Pluguez.

Mayor Schauder asked if the tenants in the apartments in the building will be related to the organization. Chandra Hoffman, ANC representative, stated that the east wing will be retained as residential units for Theological School students. The Mayor was looking for assurance that the units would not be rented to others who are not related to the College.

Mayor Schauder noted that parking is an issue as Childs Hall parking lot is always full. ANC architect Daryl Baker noted that per the code 11 extra spaces are needed for Grant

Hall. Chandra Hoffman stated that Childs Hall is not occupied and the lot is not being used. President Elsing noted that the zoning requirement for parking spaces for the College campus is 281 spaces and there are 402 parking spaces on campus. Mr. Elsing noted that the grassy area parking was approved by Borough Council but never created which is also available to Grant Hall.

*On a motion by Brent McCurdy, seconded by Jeffrey Elsing, Council voted to approve the Grant Hall Partial Change of Use and Grant Hall Parking Plan, with Mr. McCurdy, Mr. Elsing, Mr. Hyatt and Mr. Huntzinger voting in favor, and Mr. Gurney was opposed.*

#### 2645 Alnwick Road Lot Line Change

President Elsing reported that an application for lot line change was received for 2645 Alnwick Road. The application involves acquiring two pieces from the adjacent lot. Currently, 2645 Alnwick Road is a non-conforming lot. The application will be reviewed by the Bryn Athyn Planning Commission, the Montgomery County Planning Commission and the Alternate Borough Engineer Woodrow & Associates.

#### New Trash Contract

Mr. Elsing reported that the new automated trash program will begin on January 1, 2026. Information will be posted on the Borough website and Facebook page. Mr. Elsing has met with Lower Moreland Public Works Department and the new hauler Blosensky. The new program will be fully automated for both trash and recycling. 96 gallon trash totes have been purchased and will be delivered to every residential property in the Borough. The existing 64 gallon recycling totes will be used with the new program. Each 96 gallon tote will hold 7 bags of trash. A bulk goods and white goods calendar will be posted on the website and Facebook.

Mr. Gurney noted that residents have requested that trash trucks not back down the roads early in the morning. Mr. Elsing noted that trash trucks back down the roads now.

Stickers will still be required for white goods containing CFC/refrigerant. Yard waste will not be collected under the new program. Mr. Elsing is looking into options for yard waste collection. Mr. Elsing noted that most if not all municipalities are now collection trash and recycling using automation.

### **POLICE CHIEF'S REPORT**

Chief Brigdon Odhner reported the following activity for November:

All Police Activities	792
Alarms	7
Assist Bryn Athyn Fire / Ambulance	10
Assist Other Police Agencies	12
Public Service Calls / Assist Citizens	17
Special Traffic Details	10
Suspicious Circumstance Investigations	7
Traffic Citations	6
Vehicle Accidents	2
Animal Complaints	1
Traffic Stops	18
Theft	1
Community Policing	5

- On Thanksgiving Day, Two ATV's were stopped in Bryn Athyn and held until they were towed by the owners.
- Chief Odhner attended a 3 three-day active shooter incident command course.
- Bryn Athyn Police held a DIY class for some of the 7<sup>th</sup> and 8<sup>th</sup> grade boys on how police operations carry out a Search and Rescue mission.

## **FIRE CHIEF'S REPORT**

Chief Ken Schauder reported 33 Fire Calls in November, 27 in Lower Moreland, 2 in Bryn Athyn and 4 in other municipalities; 190 EMS Calls in November, 111 in Lower Moreland , 9 in Bryn Athyn and 70 in other municipalities; 129 Transports, 70 in Lower Moreland, 9 in Bryn Athyn and 40 in other municipalities. The ambulance was not available 5 times in November. There were 4 DUI draws. The new third ambulance should arrive by the end of the month. The Spartan Toyne truck will be advertised for sale next week.

Chief Schauder welcomed Denise Kuritz, President of Lower Moreland Board of Commissioners to the meeting. Mrs. Kuritz congratulated Councilman Hyatt for his many years of devoted service to the Borough. Mrs. Kuritz offered to share a trash information packet with Borough residents. Mr. Elsing admitted that he has used Lower Moreland information for the Borough website and Facebook page and that Lower Moreland Public Works has been very helpful with ordering and storing the new trash totes. Chief Schauder acknowledged Lower Moreland as a great partner for many services.

## **CHIEF OF EMERGENCY SERVICES**

Chief Mark Showmaker reported that he has not submitted his monthly report to the managers. Chief Showmaker attended meetings and worked on the draft agreements for

the new Fethers Mill Fire Rescue Association. Drafts have been released for initial comments to the solicitor and LMBA committee and will be released to the fire companies soon.

Chief Showmaker reported that the sale of the Spartan Toyne truck is the first step in the fleet reduction plan. A new pumper will be delivered next year.

Chief Showmaker and Chief Schauder have met with representatives of the Academy of the New Church and Zoning Officer Charlie Pluguez regarding alarm issues. A new policy has reduced the number of alarms to zero for November. The monthly report will be distributed to the managers.

Chief Showmaker reported that a team is meeting weekly with professionals hired by Lower Moreland Township to design the new fire station. A solid floor plan has been developed to meet all federal and state codes. There are some site obstacles that they are working on. Chief Schauder commented that they are meeting weekly with a great team of architects who are addressing every one of the needs of the new station. They should be ready with a presentation in the new year.

#### **MAYOR'S REPORT - None**

#### **SOLICITOR'S REPORT - None**

#### **BOROUGH MANAGER'S REPORT**

##### Planning Commission

The Planning Commission met on Tuesday, November 18 at 7:30pm to review the application from Bryn Athyn College to review proposed a Partial Change of Use for the Grant Hall building from dormitory to Office and Apartment use.

##### 2026 Operations List

Jeff Elsing (Civil Service Commission), Richard Tate (Planning Commission), Drew Nehlig (Zoning Hearing Board) whose committee terms are expiring on December 31 have all agreed to another term on their commission/board.

##### PECO 2026 TREE TRIMMING

Peco has notified us that they will conduct their preventive tree trimming work in March 2026. Intren LLC will perform the work and Davey Resource Group will identify impacted trees in advance. A map depicting the areas within the project is in the Council folder.

##### Year End 2024



Committee Heads - Please submit all approved invoices for payment from the 2025 Budgets by December 23.

## **PUBLIC SAFETY COMMITTEE**

Chairman Jeff Elsing reported that the LMBA Committee and solicitor received copies of the Feters Mill Fire Rescue Association documents; review is underway. The BA Consolidation Committee will meet to discuss the documents.

## **PUBLIC WORKS COMMITTEE**

### Tomlinson Road Sidewalk Phase II

Mr. Elsing reported that the sidewalks are laid with heated blankets due to the weather and the contractor will be coming back tomorrow to finish up and clean up.

### Alden Road

Mr. Elsing reported that Alden Road is beautiful. Resident Braden Bostock commended Borough Council for doing a great job which is much appreciated by residents. Mr. Bostock noted that Mark Pennink did a yeoman's job, stating that he has never seen a volunteer as dedicated to a project. Mark was there every single day conferring with Frank Malizia and Brian Horner. Mr. Bostock also said that Borough Council found a great contractor and gave the residents a road that they are really proud of. Thank you to Borough Council. Nina Finkeldey made a rendition of Alden Road out of brownies and marzipan for Council to enjoy. Ms. Finkeldey commended the workers who were a pleasure to work with and is very happy to pull smoothly out of her driveway. Gwen Rhodes remarked on the smooth transition now from Feters Mill Road to Alden Road when you make the right turn. Mr. Pennink's effort to save the sycamore tree on Alden Road was also appreciated.

Mr. Elsing noted that James Cole and Bradley Cranch were great help to Mark Pennink on the project. President Elsing noted that including the oversight budget and documenting the entire project was a tremendous help and should be done on future projects. As a bonus, we now know everything that is under Alden Road.

## **FINANCE COMMITTEE**

Chairman Duane Hyatt reported that due to a timing issue, the 2026 Budget approval will be delayed and a special meeting of Borough Council on December 17, 2025 at 5:00pm has been advertised to hold a special meeting. The only agenda item will be the 2026 General Fund and Sewer Fund Budgets.

The secretary was authorized to advertise a public hearing at the January 5, 2026 meeting of Borough Council to adopt the 2026 General Fund Tax Rates and the 2026 Sewer Usage Rates.

**LAND USE AND NATURAL RESOURCES/ SHADE TREE COMMITTEE - None**

**PUBLIC RELATIONS COMMITTEE - None**

**ADMINISTRATIVE COMMITTEE - None**

**PLANNING COMMISSION REPORT - None**

**ZONING OFFICER**

There was one (1) Zoning Permit application approved in November. Four (4) Building Permits were issued. Three (3) Grading Permits were issued. Four (4) Road Opening Permits were issued.

**SEWER ADMINISTRATOR**

Chairman Glenn Gurney reported that maintenance pumping continues along with equipment repairs.

**BOROUGH ENGINEER - None**

**OLD BUSINESS - None**

**NEW BUSINESS**

Mr. Elsing reported that Borough Council will reorganize at the January 5, 2026 meeting. Judge Tom Murt will administer the oath of office to newly elected officials.

**QUESTIONS OR COMMENTS FROM THE FLOOR - None**

There being no further business presented, the meeting was adjourned at 8:03pm.

Council's next meeting will be a reorganization meeting to be held on Monday, January 5, 2026 at 7:00pm in the Borough Hall.

Victoria S. Trost  
Secretary