

Newtown Borough Council – Council Meeting Minutes
March 10, 2026

Video time: 0:00

The Council Meeting of Newtown Borough Council was called to order at 7:00 P.M. on Tuesday, March 10, 2026 at the Chancellor Center – 30 North Chancellor Street in Newtown Borough, PA.

[This meeting was recorded.](#)

President Heinz asked those in attendance to join her in the Pledge of Allegiance.

Present: Councilors Heinz, Tognini, Bauman, Foley, Woldorf; Solicitors Heleniak & Dorfschneider;
Manager Totaro; Engineer Fountain

Remote: Councilor Phillips

Absent: Mayor Grunde-McLaughlin; Chief Sabath

President Heinz announced that an executive session followed the last Work Session to discuss ongoing litigation. The President welcomed Scout Troop #29 who are observing tonight's meeting to earn a local government badge.

Public to be Heard – none

Presentations:

Environmental Advisory Council (EAC): Bowmans Hill Wildflower Preserve Grant *Video time: 1:42*

Councilor Woldorf, EAC Liaison, reported that the Borough received a grant for native plantings at Patriots Park, Newtown Common, and a drainage swale on S. Chancellor Street. Tonight's presentation is being held to meet the grant's educational requirement for the Chancellor Street location.

Summer Bound, EAC Member, shared her presentation which included information about the Municipal Separate Storm Sewer System (MS4) regulated by the Department of Environmental Protection (DEP), Storm Water Management Programs (SWMP), benefits of native plants, plant selection, and more. Ms. Bound welcomed the public to stay informed about the EAC's initiatives through their newly launched website and by reaching out to its members.

Liberty Centre Development Proposal *Video time: 16:00*

Mr. Ed Murphy, Attorney representing the development, addressed Borough Council regarding prior meetings and correspondence related to the Steeple View property and the request for a proposed Greenway Redevelopment Overlay (GRO) Ordinance. Mr. Murphy outlined the applicant's request for consideration of the overlay as a development option.

Jim Worthington, Property Owner, addressed Borough Council regarding the acquisition of the property and the evolution of the proposed development concept. Mr. Worthington referenced differences between the previously approved plan and the current proposal, including considerations related to traffic, parking, and community input.

David Minno, resident, and Michael Lawson, on behalf of the architectural team, presented conceptual plans for the project. The presentation included a proposed town square, greenway trail improvements,

residential buildings, and associated parking. The plans identified approximately 125 residential units and a combination of structured and surface parking, including spaces allocated for residents, existing businesses, and public use. The presentation also included building design elements, materials, landscaping, and a comparison to the previously approved development plan.

John Kennedy, Planner for the development team, addressed Borough Council regarding the proposed use of a Greenway Redevelopment Overlay (GRO) Ordinance. Mr. Kennedy described the property as being located within two zoning districts and outlined the overlay as an additional development option. Mr. Kennedy referenced provisions of the Comprehensive Plan in relation to the proposed development and summarized elements of a draft GRO Ordinance.

Mr. Murphy stated that outreach to residents and stakeholders had been conducted and suggested that the next step would be submission of a land development application to the Planning Commission.

Councilor Bauman addressed the applicant regarding the current proposal in relation to prior submissions. The applicant responded with information regarding the number of residential units and updates to the design.

Councilor Woldorf addressed the applicant regarding the relationship of the proposal to the Traditional Neighborhood Development (TND) Ordinance, including building scale and the mix of uses. The applicant and planner provided clarification regarding the use of the GRO Ordinance and differences in land use composition.

Councilor Foley also commented on the presentation.

President Heinz stated that Borough Council would review the proposal further as part of an upcoming meeting cycle.

Mr. Dave Marcolla, representing the Newtown Business Association, addressed Borough Council regarding the proposed development and referenced feedback from association members.

Lisa Pflaumer, representing the Lower Bucks County Chamber of Commerce, addressed Borough Council regarding the proposed development and the applicant's prior projects.

John Monaghan, resident, addressed Borough Council regarding the proposed development and its relationship to adjacent properties, including Steeple View Phase I and Newtown Creek, and referenced site design elements.

Jim Waitkus, resident, addressed Borough Council regarding the proposed development and referenced prior community efforts related to Newtown Creek, including public access and improvements.

Certificates of Appropriateness – Kris Bauman *Video time: 1:37:11*

- A motion was duly made by Councilor Bauman, seconded by Councilor Tognini, and passed unanimously, to follow the recommendations of the Historic Architectural Review Board and direct the President of Council to sign the following Certificates of Appropriateness, thereby approving the historical appropriateness of the applications, with final approval by the Code Enforcement Officer.

COA 2026-009, 159 N. State Street, Applicant: Mike Hutchinson

The applicant was seeking a Certificate of Appropriateness for the demolition of an existing shed addition on the back of the house and an early 20th century shed at the rear of the property.

HARB recommended approving the application for demolition noting that neither the shed addition nor the rear shed has architectural or historic significance.

COA 2026-006 and 2026-007, 105 and 107 N. Chancellor Street, Applicants: Christopher Grimes and Charles & Barbara Lewis

The applicant was seeking a Certificate of Appropriateness for repairs to the shared front porch of this twin house.

HARB recommended approving both applications for 105 and 107 N. Chancellor St. with the following changes: the main three posts will be repaired using dutchman or epoxy. The railing will be salvaged if possible or replaced in exact kind in terms of proportion and detailing. The balusters will be salvaged. Necessary new balusters will be turned to match the existing.

COA 2026-008, 110 E. Centre Avenue, Applicant: Peggy and Doug Levin

The applicant was seeking a Certificate of Appropriateness for alterations to the rear porch.

HARB recommended approving the application as presented.

- A motion was duly made by Councilor Bauman, seconded by Councilor Tognini, and passed unanimously, to follow the recommendation of the Historic Architectural Review Board and deny the following Certificate of Appropriateness.

COA 2026-005, 17 N. State Street, Applicants: Karoline and Janine Elise, Klassen Trust

The applicants were seeking a Certificate of Appropriateness for the installation of a fence.

HARB recommended denying the application emphasizing that if the PVC fence had become before HARB before its construction it would have been denied.

Police Report – none

Mayor’s Report - Video time: 1:41:10

In Mayor Grunde-McLaughlin’s absence, Councilor Woldorf made the following motions:

- A motion was duly made by Councilor Woldorf, seconded by Councilor Foley, and passed unanimously, to approve Arbor Day, sponsored by the Recreation Board, on Friday, April 17, 2026, 9:00 A.M. – 11:30 A.M. at Brian S. Gregg Park. Rain date is April 24, 2026.
- A motion was duly made by Councilor Woldorf, seconded by Councilor Foley, and passed unanimously, to approve the Memorial Day Parade, sponsored by the American Legion-Morell Smith Post 440, on Monday, May 25, 2026, 9:00-11:30 A.M. along a designated parade route. No rain date.

Solicitor’s Report – Greg Heleniak Video time: 1:42:48

The Solicitor reported that Newtown Township approved the Borough’s financial offer to re-enter a Fire Services Agreement. A draft agreement is under review for approval in April.

Solicitor Heleniak announced the continued Appeal Hearing regarding the 239 Court Street retaining wall, noting that this had been remanded back to HARB for a recommendation. Mr. Heleniak shared that, at their February meeting, HARB recommended a simpler stone wall that more closely matches the house’s foundation, and the cap should be less formal and of the same stone as the wall itself.

Tim and Christine Deegan, Residents, acknowledged their mistake in not applying to HARB and the Zoning Office, but noted that they selected their stone wall based on other properties within the Borough. Mr. Deegan stated that they will comply with what the Borough requests from them at this time, noting he would like closure.

Councilor Woldorf agreed with the stone wall similarities as observed by the Deegans, and suggested they change the more modern appearance of the blue stone cap with a rougher stone that would soften the look.

President Heinz acknowledged the differences between older and newer homes within the historic district which do result in different HARB recommendations.

In response to the Deegans, Solicitor Heleniak stated that they don't need to return to HARB. Council suggested that the applicant provide sample materials for their stone wall cap to the Borough Manager for Council review and approval at the April 8th Work Session.

- A motion was duly made and amended by Councilor Foley, seconded by Councilor Tognini, and passed unanimously, to approve a reserved handicapped parking space with conditions for 446 Washington Avenue that include PennDOT approval.

Engineer Fountain will consult with PennDOT to inquire about any state restrictions.

In response to Councilor Woldorf, Mr. Neuman agreed to allow neighbors to use his wife's reserved parking space when they are out of town.

- A motion was duly made by Councilor Foley, seconded by Councilor Tognini to enter a Pillar Agreement with Matthew Neuman for an EV Charging Post in the right-of-way in front of 446 Washington Avenue. A motion was made by Councilor Woldorf to table the motion, which was seconded by Councilor Bauman and approved unanimously.

Councilor Woldorf noted that the Zoning Officer shared documentation today regarding the electrical code which requires time for consideration; she also stated that the final design is unclear at this point. The Solicitor noted that the design elements, hanging cables, and other technical specifications would be part of the permitting process but locking the charger and specifying it as inaccessible for public use, the fixture, and the post location would be part of the agreement.

Mr. Neuman acknowledged that three versions of EV charging mechanisms have been submitted to Council and HARB and explained that progression.

Councilor Bauman shared that he cannot support a pillar agreement in the right of way without an EV Charging Ordinance in place, stating that it would be a mistake as a precedent and policy.

Regarding Councilor Foley's concern with the hanging cables in the current design, Mr. Neuman stated that using a portable charger would be the only approved alternative. Mr. Neuman responded to suggestions, concerns and questions from Council and will be given a contact person at PennDOT from the Engineer. Mr. Neuman shared his desire for the handicapped parking space

and pillar agreement to replace the need for the variance he was denied from the Zoning Hearing Board.

In response to Mr. Neuman, Solicitor Heleniak stated that nothing can be installed on the right-of-way without Council approval. Council agreed to do further review of the matter.

Manager Totaro stated that the current fixture in Mr. Neuman's yard is a continued violation as notified by the Zoning Officer. The Solicitor confirmed that a citation has been sent and a court date was set.

Manager's Report – Craig Totaro *Video time: 2:38:53*

- A motion was duly made by Councilor Woldorf, seconded by Councilor Foley, and passed unanimously, to authorize solicitation of bids for landscaping services.

The Manager hopes to improve performance and receive more economic landscaping services. The Solicitor confirmed that the bid package has been prepared.

President's Report – Emily Heinz – none

Approval of Minutes *Video time: 2:40:18*

- A motion was duly made by Councilor Tognini, seconded by Councilor Foley, and passed unanimously, to approve February 4, 2026 Work Session minutes.
- A motion was duly made by Councilor Tognini, seconded by Councilor Foley, and passed unanimously, to approve February 26, 2026 Council Meeting minutes.

Budget & Finance – Emily Heinz, Gail Foley, & Julia Woldorf *Video time: 2:40:57*

- A motion was duly made and amended by Councilor Foley, seconded by Councilor Woldorf, and passed unanimously, to accept, subject to audit, the Consolidated Expenditure Report for the month of February totaling \$314,826.17.

Personnel/Committees of Council Appointments – Gina Tognini *Video time: 2:41:29*

Councilor Tognini reported no new activity this month; there are two member vacancies on the Human Relations Commission.

Old Business - none

Announcements - none

Public to be Heard *Video time: 2:41:48*

Joe Lovi, Resident, stated that blue stone is a preferred material for a stone wall fence cap at 239 Court Street due to having tighter pores.

Mr. Lovi stated his agreement with Councilor Bauman regarding his position not approving an EV charging agreement without an ordinance. Mr. Lovi shared the location of EV charging stations in the local area and cautioned Council against approving hanging cables on EV charging posts.

President Heinz called for a motion to adjourn the meeting at 9:49 P.M. Councilor Woldorf so moved, Councilor Tognini seconded, and the motion was approved.

Respectfully Submitted,

Judy S. Musto
Borough Secretary

Attendees

Jeff Werner
Jeff Menard
Linda Mitchell
Ed Murphy
John Kennedy
Summer Bound
Peggy Levin
Joe Lovi
Chris Culleton
Jim Waitkus
Ashara Shapiro
Warren Woldorf
Laura Shepherd
Courtney Lang
Dave Marcolla
Kevin McClay
Mary Gonzalez
Tim & Christine Deegan
Michael Dorfschneider (CGBAG Law)

John Monaghan
Ron Monkres
Jim Worthington
David Minno
Michael Lawson
Pat Foster
Matthew Neuman
Michelle McNamara
Nicole Rodowicz
Joe Michelin
Warren Dallas
Mike Sellers
Boy Scout Troop #29
Lisa Pflaumer
Rachelle Kosoff
Jane Scopelite
Angelo Louridas
Emily Phillips