

**BOROUGH OF BELL ACRES
BOROUGH COUNCIL REGULAR MEETING MINUTES
PUBLIC HEARING MEETING MINUTES
March 09, 2026**

REGULAR MEETING

The Regular Meeting of the Borough Council of the Borough of Bell Acres was held at 6:00 p.m. on Monday, March 9, 2026, at the Big Sewickley Creek Fire Hall, 1850 Big Sewickley Creek Road, Sewickley, PA 15143.

REGULAR MEETING CALLED TO ORDER

The Regular Meeting was called to order by Mr. Renfrew, President of Council, at 6:01 p.m.

COUNCIL

- (X) David Renfrew - President of Council
- (X) Brock Meanor - Vice President of Council
- () Christopher Abell - excused
- (X) Matthew Horton
- (X) Charles Kulbacki
- (X) Gregory Molchen
- (X) Michelle Veeck
- (X) Kenneth Alvania - Mayor
- (X) Sandy Nelko - Borough Engineer
- (X) Anna Jewart - Babst Calland

PUBLIC COMMENTS

None.

INVITED GUEST

Michael Dowling – Potential Civil Service Commission Appointment

Mr. Dowling – 105 Bell Farm Estates - introduced himself and asked to be on the Civil Service Commission. He belongs to Sewickley Heights Golf Club and owns an energy management business on Babcock Boulevard in Pittsburgh. Mr. Dowling can volunteer time and help with some important things that matter.

MAYOR'S REPORT

The Mayor's Report for the month of February 2026 has been submitted in writing and made part of the minutes.

APPROVAL OF THE REGULAR MEETING MINUTES

A motion to approve the minutes of the Regular Meeting held February 9, 2026, was made by Mrs. Veeck, seconded by Mr. Horton. All in favor. Motion carried.

TREASURER'S REPORT

A motion to approve the Treasurer's Report as submitted for January 2026 as distributed and ratify payments totaling \$113,663.98 out of the General Fund and \$6,458.45 out of the State Fund was made by Mr. Meanor, seconded by Mr. Kulbacki. All in favor. Motion carried.

OLD BUSINESS

None

PUBLIC HEARINGS

Public Hearing - CONDITIONAL USE APPLICATION – QUAKER VALLEY RECREATIONAL ASSOCIATION (QVRA)

The public hearing is to consider a Conditional Use Application filed by the Quaker Valley Recreational Association (QVRA), requesting conditional use approval for Recreational Use Lighting as an accessory use to the current recreational uses of Esmark Baseball Field located at 1857 Camp Meeting Road in the RR-1 zoning districts, currently identified as Block/Lot No. 1065-M-348.

1. Preliminary Exhibits
2. Swearing of Witnesses
3. Party Status
4. Applicant's Presentation
5. Questions
6. Public Comments of Witnesses
7. Party Status
8. Applicant's Presentation
9. Party Status
10. Questions
11. Public Comments

Mr. Renfrew, President of Council passed the meeting over to Ms. Jewart to conduct the Public Hearing with a court recorder present. The Borough will receive the Public Court meeting minutes at a date not specified.

Public Hearing – Proposed Ordinance No. 327 (Fencing Regulations)

PROPOSED ORDINANCE NO. 327 – ZONING AMENDMENT TO REGULATE FENCING

This public hearing is intended to inform and obtain public comment regarding the proposed Ordinance No. 327, amending Chapter 165 in the code of the Borough of Bell Acres, "Zoning", as amended, to regulate fencing within the Borough.

1. Preliminary Exhibits
2. Summary of Ordinance Amendment
3. Public Comments

The public hearing on **Proposed Ordinance No. 327**, regarding zoning amendments to regulate fencing within the Borough, was opened.

Exhibits Entered into Record:

- **Exhibit 1:** Planning Commission letter (December 22, 2025) recommending enactment
- **Exhibit 2:** Proof of transmittal/publication for hearing notice
- **Exhibit 3:** Transmittals to Allegheny County Chief Clerk and Law Library
- **Exhibit 4:** Proof of publication for notice of public hearing and intent to enact
- **Exhibit 5:** Public hearing agenda (March 9, 2026)
- **Exhibit 6:** Proposed Ordinance No. 327

Public Comment:

- **Matthew Swartz**, representative of Sewickley Heights Golf Club, spoke in support of the ordinance, citing the need for fencing to protect neighboring properties and prevent potential damage from golf activities.

Public Hearing closed.

COUNCIL MEMBER REPORTS

Budget & Finance – Michelle Veeck

None.

Public Safety – Brock Meanor

Chief Korol to discuss the need to amend the Civil Service Commission Rules and Regulations.

Mr. Meanor reported there are discussions with Chief Korol on some updates to the Civil Service Commission rules. Chief Korol reported he is working on the updates and will have them ready in the next week.

Public Works – Christopher Abell - excused

Discuss, Reevaluate, and Approve the 10-Year Road Improvement Program, as recommended by the Borough Engineer

Public Works – 10-Year Road Improvement Program Overview

The 10-Year Road Improvement Program was reviewed and included in the meeting packet. Cost estimates currently extend only through 2030, as projections beyond that are unreliable.

Mrs. Nelko provided clarification on abbreviations used in the plan:

- **DSC** – Double Seal Coating
- **HMA** – Hot Mix Asphalt
- **M** – Milling
- **B** – Base Repair
- **Fog Seal:** A coating that improves road appearance similar to fresh pavement, secures loose chips, and makes the line painting easier.

Road Conditions

Mr. Meanor stated overall, borough roads are in good condition, especially after major work on Witherow and Grouse. Beadnell Road remains an exception as the borough received a \$200,000 grant to support that project that is to begin sometime in Spring of 2026.

A motion to accept and approve the 10-Year Road Improvement Program was made by Mr. Molchen, seconded by Mrs. Veeck. All in favor. Motion carried.

The plan will be reevaluated annually. It was noted that some projects are split over two years for financing reasons, though the Council may choose to "package" projects together if budget or grant money allows.

Property & Supplies – Charles Kulbacki

Discuss Option 1-Basketball Court, Option 2-Pickleball Court, and Option 3-Basketball/Pickleball Court Combination for the Borough Park GEDTF Grant - Phase II Project

A motion to approve Option 3 Basketball/Pickle Court Combination of the Borough Park GEDTF Grant – Phase II Project was made by Mr. Kulbacki, seconded by Mr. Molchen. All in favor. Motion carried.

Mr. Kulbacki, Mr. Renfrew, and Ms. Palko met to review park improvement options. The Borough received a Grant for this project.

Park Improvements

The borough has received grants for several years, enabling substantial upgrades. Future grant applications will continue, with interest of a gazebo and park benches throughout.

Discussion of Options

Option 3 was highlighted:

- A basketball court with three painted pickleball courts overlaid.
- Movable nets would allow pickleball play when the court is not in use for basketball.
- This hybrid approach was favored because:

Other options forced a choice between basketball or pickleball. This design accommodates both activities. The old swing set will be replaced with a new swing set.

Government & Legislation – Matthew Horton

None.

Zoning – Gregory Molchen

Conditional Use Application – Quaker Valley Recreation Association (QVRA) Lighting Project

A motion to approve the Conditional Use Application submitted by the Quaker Valley Recreation Association (QVRA) for Recreational Use Lighting as an accessory use to current recreational uses of Esmark Baseball Field sited at 1857 Camp Meeting Road in the RR-1 zoning district, currently identified as Block/Lot No. 1065-M-348 subject to the compliance with all outstanding comments contained in the Borough Engineer’s review letter dated January 23, 2026, and recommended unanimously by the Planning Commission on January 26, 2026, subject to conditions itemized in the Planning Commission’s letter dated February 2, 2026, and that all

conditions must be satisfied prior to issuance of a building permit for construction of the proposed lights was made by Mr. Molchen, seconded by Mrs. Veeck. Five (5) yes - Mr. Molchen, Mrs. Veeck, Mr. Kulbacki, Mr. Horton, and Mr. Renfrew - One (1) Abstain Mr. Meanor. Motion carried.

Key Discussion

Operating Hours: Concerns were raised regarding the 10:00 PM shutoff time and its impact on families with young children.

It was noted that the borough ordinance allows lights until 9:00 PM (Sun–Thu) and 10:00 PM (Fri–Sat).

Council cannot legally enforce stricter hours unless the applicant volunteers.

Future Expansion: Members discussed the history of the park and expressed a desire to ensure this approval doesn't set an unrestricted precedent for other fields.

Legal counsel confirmed the decision will be memorialized in a written document that stays with the property title, making all conditions legally binding and enforceable by the Borough.

Planning Commission Conditions: The core conditions for approval were reiterated along with the last one added:

1. Compliance with the Borough Engineer's review letter.
2. Designation of a point of contact and formal operating procedures.
3. Establishment of a Stewardship Fund for long-term maintenance.
4. Resolution of any light glare or "bleeding" into neighboring properties.
5. These conditions shall be satisfied prior to issuance of a building permit for construction of the proposed lights.

Parking Lot Lighting: The Mayor and Council discussed the need for lighting in the parking lot for safety.

Action: The applicant committed to adding parking lot lights to the plan. This will require a separate photometric plan and land development review.

Enforcement Timeline: Council discussed adding specific timeframes for resolving complaints.

Mr. Horton suggested that all policies, contact info, and procedures must be submitted and approved before a building permit is issued.

Proposed Ordinance No. 327 – Zoning Ordinance Amendment for Fencing

PROPOSED ORDINANCE NO. 327

AN ORDINANCE OF THE BOROUGH OF BELL ACRES, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 165 IN THE CODE OF THE BOROUGH OF BELL ACRES, "ZONING", AS AMENDED, TO REGULATE FENCING WITHIN THE BOROUGH.

A motion to adopt Proposed Ordinance No. 327, amending Chapter 165 in the Code of the Borough of Bell Acres, "Zoning", as amended, to regulate fencing within the Borough was made by Mr. Molchen, seconded by Mr. Horton. All in favor. Motion carried.

NEW BUSINESS

Michael Dowling – Civil Service Commission Appointment

A motion to appoint Michael Dowling to the Civil Service Commission for a 6-year term ending December 31, 2030, was made by Mr. Kulbacki, seconded by Mr. Meanor. All in favor. Motion carried.

CORRESPONDENCE

There are other items that should be noted but do not need action at this time.

ADJOURNMENT

There being no further business to transact, a motion to adjourn was made by Mrs. Veeck, seconded by Mr. Meanor. Meeting adjourned at 8:00 pm. All in favor. Motion carried.

Respectfully submitted,



Jill Palko

Borough Secretary