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NEW HOPE BOROUGH COUNCIL  
BUCKS COUNTY, PENNSYLVANIA  
- - -  
COUNCIL WORKSHOP - FEBRUARY 2022  
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NEW HOPE BOROUGH COMMUNITY ROOM  
123 NEW STREET  
NEW HOPE, PENNSYLVANIA 18938  
- - -  
MONDAY, FEBRUARY 7, 2022  
COMMENCING AT 4:00 P.M.  
- - -

BOARD MEMBERS PRESENT:

CONNIE GERING - PRESIDENT  
DAN DOUGHERTY - VICE-PRESIDENT  
LOUISE FEDER  
KEN MAISEL  
LAURIE MCHUGH  
PETER MEYER  
- - -

ALSO PRESENT:

PETER GRAY - BOROUGH MANAGER  
MARY STOVER - ZONING OFFICER  
JOANN CONNELL - ADMINISTRATIVE ASSISTANT  
MATTHEW DECKER - AUDIO TECHNICIAN

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2 PRESIDENT GERING: Just for everyone's  
3 information, this is a work session here so most of the  
4 topics we have are preliminarily for discussion.  
5 Pete, if you can take roll.  
6 MR. GRAY: Yes. Mr. Dougherty?  
7 MR. DOUGHERTY: Here.  
8 MR. GRAY: Ms. Feder?  
9 MS. FEDER: Here.  
10 MR. GRAY: Ms. McHugh?  
11 MS. MCHUGH: Here.  
12 MR. GRAY: Mr. Meyer?  
13 MR. MEYER: Here.  
14 MR. GRAY: Mr. Maisel?  
15 MR. MAISEL: Here.  
16 MR. GRAY: Mayor Keller?  
17 Also present today is Ms. Stover, our  
18 Interim Zoning Officer, and Ms. Connell, Assistant and  
19 myself.  
20 PRESIDENT GERING: Thank you.  
21 First item on the agenda is the  
22 audio/visual options for our public meetings. Every one  
23 on Council got a booklet with the attendance we have had  
24 for the last three months.  
25 And the reason we went into the Owl system

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2 was -- it was upon the request of Mr. Clapper who  
3 represents the New Hope Speaks Blog Group. When  
4 Mr. Clapper came to Council on July 21st he indicated that  
5 he had 140 members and he was hoping to have 500 by the  
6 end of the year.  
7 And then the September 7th work session he  
8 indicated he had 170 members to his group. And those  
9 numbers are from the minutes from the Council meeting so  
10 that is what I am quoting is there. So the amount of  
11 people that have been attending online is between 6 to 12  
12 people per meeting.  
13 So now we are open for discussion with  
14 Council how they would like to proceed, if we continue to  
15 do this system or we look into something different. The  
16 negative aspect of us doing this is we cannot use our  
17 microphones and we cannot use the TV screens for  
18 presentations and that part there is not fair to the  
19 applicants who come in front of Council.  
20 So Council questions, discussion?  
21 MS. MCHUGH: Is it only the Owl system that  
22 we can't use the microphones?  
23 PRESIDENT GERING: Matt did some research  
24 here. We will lean on you and Pete here.  
25 MR. DECKER: Okay. Matthew Decker, New

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1  
2 Hope Borough Public Works.  
3 The Owl as you see is the one device but as  
4 stated that you can't use the speakers or the microphones.  
5 This is a secondary one, it kind of does the same purpose  
6 but it does not focus on the individual speaking, it is  
7 just a full scan of Council. The only way to put it on  
8 the presenter will be to turn the camera manually.  
9 You still will be able to use your  
10 microphones and speakers inhouse; the viewers at home, the  
11 sound will be slightly distorted and they won't have a  
12 full view of who is speaking.  
13 MR. DOUGHERTY: Excuse me, Matt. Could you  
14 just describe that a little bit better for me? I am not  
15 technical, Matt.  
16 So if the microphone could work but it  
17 wouldn't then -- the people at home would not -- it would  
18 be unintelligible to them or what exactly is the downside  
19 to that?  
20 MR. DECKER: That is the downside, it will  
21 be slightly distorted. They won't be able to make out  
22 every single word like how we are discussing right now as  
23 well as it is at home. I am assuming there are no  
24 complaints at home with the Owl system because it is  
25 picking up everything that we are saying now. But with

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1 the speakers on its -- I can't explain why, maybe there is  
2 no echo cancellation feature so it will have an echo so it  
3 will hit or miss a few words here and there.  
4 MR. DOUGHERTY: So the current state -- on  
5 the current state as we are sitting here today, without  
6 microphones on, it is an imperfect -- the communications  
7 -- somebody at home -- there is some things are not  
8 exactly with clarity? Is that what you are saying?  
9 MR. DECKER: Exactly.  
10 MR. DOUGHERTY: If we had our speakers on  
11 then it would be much worse?  
12 MR. DECKER: Yes.  
13 MR. DOUGHERTY: Okay.  
14 MS. McHUGH: They won't see clearly or hear  
15 clearly? I think we can pull that --  
16 MR. DOUGHERTY: So the Owl -- is the intent  
17 of the Owl to move around the room? Does it spin around  
18 for lack of a better term?  
19 MR. DECKER: Yes.  
20 MR. DOUGHERTY: And then look at me and now  
21 if I stopped and you begin speaking, does it go over and  
22 start looking at you?  
23 MR. DECKER: Right now you and I are on the  
24 screen together with the people at home. So what I am  
25

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1 seeing here is what everybody is looking at at home.  
2 There is a split screen, you and me and up top there is a  
3 360 panoramic of the whole room.  
4 MS. FEDER: Then if I started talking it  
5 would change focus, right?  
6 MR. DECKER: Right. Now it picks you up.  
7 It takes about five to ten seconds.  
8 MR. DOUGHERTY: When Louise spoke just then  
9 are there still two pictures up and those two pictures  
10 would have been you and her?  
11 So the person trying to figure out -- if I  
12 am at home and I am trying to figure out who is talking  
13 and the people who are going back and forth, how does it  
14 decide which two people, Matt?  
15 MR. DECKER: It is picking up on the sound  
16 who is actually speaking. So it is picking up my voice  
17 and then your voice.  
18 MR. DOUGHERTY: Based on what you have  
19 learned and researched, that if we have these microphones  
20 on then the speech at home is -- they -- for all intents  
21 and purposes, they won't be able to make out the stuff or  
22 is there feedback?  
23 MR. DECKER: They will be able to hear but  
24 they won't be able to see anybody because the cameras will  
25

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1 pick up with the sound vibrations coming from it so it  
2 focuses on the speakers.  
3 MR. DOUGHERTY: So the camera would then  
4 think that the speakers are talking so it will stare at  
5 the speakers so it won't -- unless the people recognize  
6 all of these voices, the people sitting at home would not  
7 be able to tell who is speaking, whether it be a Council  
8 person or an applicant or a constituent; is that correct?  
9 MR. DECKER: Yes.  
10 MS. McHUGH: That is --  
11 MS. FEDER: May I ask a favor, because  
12 Matt did such a nice job laying out these options, would  
13 you be able to take us quickly through?  
14 So I know the Owl is one option, the one  
15 you motioned to on the desk is another and then I know you  
16 did sort of a case study looking at Solebury's setup and  
17 then you did two other quotes.  
18 Can you tell us what goes into -- I know we  
19 have talked about the Owl at length, could you give us  
20 sort of an overview of what our options are?  
21 MR. DECKER: The other two options that I  
22 looked into takes the Owl out as well as this web camera.  
23 These two are made for conference rooms like down -- to  
24 what we have in the administrative building with that  
25

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1  
2 table. That is more of what these devices are built for.  
3 So this is going above and beyond what its capabilities  
4 are supposed to do. It is fantastic that it is doing what  
5 it is doing.  
6 But the other two quotes, you saw what  
7 Solebury did and the other quote is --  
8 MR. DOUGHERTY: I am sorry, Matt. So this  
9 particular Owl -- we need -- I am trying to get more  
10 background framing for -- so I apologize for all of these  
11 questions.  
12 The Owl was something that was proffered or  
13 brought up and said the Owl works. The Owl could satisfy  
14 some of these needs. Who uses the Owl -- before we go on  
15 to Solebury because Solebury doesn't -- I have heard that  
16 somebody uses this and it works great. I don't even know.  
17 I don't want to put words into their mouths either.  
18 Who uses this for Council meetings, Matt,  
19 that you know of?  
20 MR. DECKER: Nobody that I know, not for  
21 Council.  
22 MR. DOUGHERTY: The next one would be  
23 Solebury I think you were about to say and they use some  
24 other piece of equipment?  
25 MR. DECKER: Yes.

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1  
2 flipping or switching. They are able to use microphones  
3 with their two cameras and they have another individual  
4 with the laptop handling the presentation aspect of it  
5 with the Zoom.  
6 MR. DOUGHERTY: That is Solebury.  
7 MS. McHUGH: Can that system use our TVs?  
8 Is there any system that can use our TVs? I was in the  
9 Planning Board Meeting the other day, it was not very --  
10 it was very frustrating. Excuse me, HARB.  
11 MR. DECKER: Yes. The problem is because  
12 it is -- the laptop can only handle so much. I can't have  
13 -- as long as you have an HDMI cord -- like that is why we  
14 would need an additional laptop for the people that don't  
15 have an HDMI, we can plug it in and hardwire it to these  
16 two and it will show up to these two if we hardwire it  
17 that way. But we would need a secondary laptop in order  
18 to accommodate the people coming in that they don't have  
19 --  
20 MS. McHUGH: When people show stuff on the  
21 screen it goes through on this?  
22 MR. DOUGHERTY: We are more getting away  
23 from the conversation. That is part of it, certainly  
24 whether or not -- that is a second issue.  
25 There is a separate request that we have

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1  
2 MR. DOUGHERTY: Do you know the name of  
3 that one?  
4 MR. DECKER: They use a company named AVT  
5 and they came out and redid the whole room.  
6 MR. DOUGHERTY: So they have an  
7 audio/visual setup. With what I read, basically they have  
8 a camera setup and someone may -- someone in charge of the  
9 camera and basically manually doing the work of what this  
10 attempts to try to do itself. There is -- for lack of a  
11 better term, an employee standing there aiming the camera  
12 around in Solebury? Is that true or not?  
13 MR. DECKER: They have two cameras so it is  
14 sort of like a production -- like a production like a TV  
15 --  
16 MR. DOUGHERTY: Like a TV newscast?  
17 MR. DECKER: Exactly.  
18 MR. DOUGHERTY: Talking about Solebury now.  
19 MR. DECKER: Yes, Solebury. They have two  
20 cameras, front and back and they have somebody monitoring  
21 in the back and doing what this is doing.  
22 MR. DOUGHERTY: They are mixing the speaker  
23 versus somebody asking questions, they are flipping that  
24 kind of thing. It is like a production.  
25 MR. DECKER: I don't know if they are

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1  
2 heard from constituents saying they would like -- the  
3 people in this room would at least like to see the  
4 materials that we have to review right up on the screen.  
5 That sounds like that can be accommodated  
6 if we get a PC that has an HDMI or that is hardwired to  
7 one of these guys.  
8 MR. DECKER: If you guys are looking to  
9 have people presenting in this public meeting, yes you  
10 would have to have a secondary laptop. The second issue  
11 -- you are talking about two different issues at this  
12 point. That is two separate issues.  
13 What -- you're asking to have people at  
14 home see what is going on here?  
15 MR. DOUGHERTY: That is a third issue I  
16 think.  
17 MR. DECKER: That is two.  
18 MR. DOUGHERTY: To have that go into the  
19 feed of the people sitting at home is a third piece of --  
20 issue.  
21 MS. McHUGH: It is an issue though.  
22 MR. DOUGHERTY: That would be the next  
23 thing that people aren't happy here and the people sitting  
24 at home will also not be able to see.  
25 MS. FEDER: Just to simplify, it sounds

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1  
2 like the Owl and the Logitech are good for simple meetings  
3 where you don't need any projection or microphone. It is  
4 sort of like you can plug it in. They will broadcast it  
5 but right now in our space -- I see you Mr. Duffy, I will  
6 just finish up here.

7 Right now in our space what we are dealing  
8 with from your research, it sounds like the only way we  
9 can use these two is with no microphones on and no  
10 television screens. So that is one category.

11 The other things you have quoted out we can  
12 use microphones and the screens provided we have two  
13 laptops?

14 MR. DECKER: As long as you're not using  
15 these two devices, if you want -- I don't know how you  
16 would get the people at home to see what is going on  
17 though.

18 MS. FEDER: So this is my question; it  
19 sounds like the two options that you presented at the  
20 start of the packet are sort of plug-in, we can see the  
21 meeting but it has to be very striped down.

22 MR. DECKER: Yes.

23 MS. FEDER: The latter two quotes that you  
24 included in the packet, what is the device to broadcast it  
25 out online?

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1  
2 make for only a handful of people that are willing to come  
3 online and watch the meeting?

4 MR. MEYER: Before we ever get to that  
5 issue I think there is an another issue that I am not sure  
6 we have covered here, which is this, there certainly have  
7 been from what I have seen, concern on the part of people  
8 that they cannot ask questions and participate in the --  
9 in the citizen participation elements of this if they are  
10 at home. And there has been some request for what is in  
11 effect a two-way system.

12 A Zoom is -- at least theoretically just  
13 Zoom alone is a two-way system. Are any of these -- do  
14 any of these have the potential of two-way communication?  
15 I am not asking the question saying that it is good or it  
16 is bad. I just want to understand that.

17 MR. DECKER: From my understanding if  
18 someone is at home, they can speak through that.

19 MS. FEDER: What about the other system  
20 that you have included?

21 MR. DECKER: No.

22 MS. FEDER: Just the Owl?

23 MR. DECKER: From my understanding right  
24 now, yes.

25 MR. DOUGHERTY: So the various -- to

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1  
2 MR. DECKER: That would be a separate  
3 camera. It would resemble this with higher capabilities  
4 and you would need like new receivers, transmitters,  
5 scaling bridge. You're upgrading. They are all new  
6 upgrades to the system.

7 MS. FEDER: Those components are included  
8 in the two quotes that you have in the packets?

9 MR. DECKER: Yes.

10 PRESIDENT GERING: I want to throw  
11 something in the spin here, guys. You have to also take  
12 into consideration -- I know you're looking at all of the  
13 systems, it could be anywhere from a few thousand to fifty  
14 some thousand like Solebury did. The issue is you have a  
15 very small attendance. The most you have had is 12 and it  
16 is mostly like eight people attending.

17 So the question is does this Council want  
18 to go and do the expenditure with the cost factor and make  
19 all of those changes for only a handful of people that are  
20 coming online to listen to the meeting?? So that is a  
21 question you have to decide first before we start looking  
22 into what system you would put in.

23 So we can go from I think it is five  
24 thousand to fifty some thousand dollars we can spend. And  
25 then the question is is it a good investment for us to

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1  
2 Connie's point, the -- the various functionalities that we  
3 are hearing, I think that we have to really figure out  
4 what is worthwhile. I'm sorry, what -- not what is  
5 worthwhile. When we say we want this, what this means.

6 So the first thing I think people want is a  
7 contemporaneous view of the meeting. I believe with any  
8 one that is sitting anywhere in the United States or in  
9 the world right now can watch this meeting today. As we  
10 sit here today with that machine, they can watch this  
11 meeting and listen and hear it as long as we don't have  
12 our microphones on.

13 MR. DECKER: If they have the login and  
14 passwords to get on, yes.

15 MR. DOUGHERTY: Basically they can view the  
16 meeting as if -- for all intents and purposes if they were  
17 sitting here.

18 The second functionality then -- and this  
19 is the same thing as the folks in the meeting would like  
20 to have, more materials to -- more of presentation  
21 materials that our applicants give and that sort of stuff  
22 instead of just the agenda.

23 And in order to do that effectively rather  
24 than printing out a hundred copies, some of which are like  
25 this and killing trees, probably not a great thing. We

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- 1  
2 would have to get it up on these screens. That sounds  
3 like something that could be done. We could require all  
4 of the applicants to bring a thumb drive or something if  
5 we bought a PC that had an HDMI capability, we can  
6 probably tackle that, at least everyone in the audience --  
7 I am sorry, the physical audience would be able to see the  
8 materials that we have.  
9 Is that true?  
10 MR. DECKER: Yes.  
11 MR. DOUGHERTY: The third thing then is the  
12 people at home, having them be able to see the materials  
13 that are here.  
14 I think that is probably a bridge too far  
15 but call me crazy but I doubt in that thing, whether it be  
16 Owl or whatever it is going to be, look up at that screen  
17 and be able to see these charts that are flying by but you  
18 know they would be able to -- then that is the fourth  
19 thing.  
20 Then the fourth thing is that we know  
21 because the people we have heard from, the people here  
22 saying that they also would like, which I have spoke about  
23 in the past, they would like the people who are sitting at  
24 home to be able to ask questions.  
25 Actually I guess not public comments

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- 1  
2 the contents of the meeting to people who can't make it to  
3 a specific meeting, who if they know they can't make it  
4 can send a question in advance or a comment in advance  
5 that they would like to have read at the meeting, they can  
6 have themselves heard. I think that that should be  
7 adequate.  
8 At some point we are -- I am looking at on  
9 these meetings we had nine people, twelve people, six  
10 people and nine people on this Owl thing in the past five  
11 meetings. Now we have -- that is an average I think and I  
12 know that -- I know one of them is likely -- we don't know  
13 who these people are necessarily. They might not even be  
14 constituents. We don't know who they are.  
15 I just think it is not that hard to come to  
16 the meetings and for us -- I think posting of the  
17 materials on the screen is -- I think we have to do that  
18 but -- because the next step then we are going to have two  
19 of them want to ask contemporaneous questions and then we  
20 will -- it won't end. And it is obviously not going to  
21 end. I don't think it is worthwhile. That is my take.  
22 PRESIDENT GERING: Anyone else?  
23 MR. MAISEL: I just think to synthesize  
24 all of that, I think I would be -- my sense is with the  
25 numbers and everything is to have a meeting here where

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- 1  
2 because we have allowed for areas of public comment where  
3 people can send public comment prior to the meeting and  
4 they would be read into the minutes and read to us in fact  
5 or ask questions and we promise -- we have committed to  
6 answering the questions. But they want to ask I guess  
7 questions on an ongoing basis as the -- contemporaneously  
8 that come up in their span of vision based on the things  
9 that they see that evening and they want to do that from  
10 their kitchen table.  
11 So there is four things here and I don't  
12 think -- I am personally not prepared to say that is  
13 enough hue and cry to expend a tremendous amount of money  
14 on, unless we know exactly what we -- we hear people here  
15 in this room, there are some people that come to our  
16 meeting and say there is a hue and cry for this stuff.  
17 But other than that, I don't know.  
18 I don't see that many people online, part  
19 one. Part two, I also -- we have a Borough that is one  
20 square mile in size and we have free parking outside this  
21 door. I think the ability to get here, to sit here  
22 through a meeting in my estimation -- this is in response  
23 to what you said, Connie. I think -- now can everybody  
24 make every meeting? Probably not.  
25 But with the Zoom -- with us broadcasting

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- 1  
2 everybody can see the screens. That is a must.  
3 I think we need to have these on. I think  
4 it should be one way until we can come up with a solution  
5 where people can hear remotely on Zoom or Owl, however  
6 that is. They can hear everything that is going on, they  
7 have a shot of the screen and they can submit questions as  
8 we have indicated and enthusiastic about that whole  
9 process, after the fact and they will get a response,  
10 unfortunately maybe not at that moment in time but it  
11 would be followed up. If the question was important  
12 enough, they would be getting an answer in a timely manner  
13 when they submitted it or at the next meeting.  
14 So I think that whole thing seems like a  
15 package we can put together. You know that wouldn't be a  
16 killer. I think it would be a huge improvement. It just  
17 would not engage the person at home quite as intensely. I  
18 was looking at the screen here and there is so many  
19 shadows and the ease of which they will look at the  
20 detailed drawings on one of these screens is not going to  
21 happen.  
22 I am looking at this thing, we would have  
23 to change every light in this place to make that visual  
24 work for you know somebody watching this thing. It is  
25 hard enough for you people out in the audience to see the

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1  
2 detail on some of these presentations so you know that is  
3 my sense.  
4 PRESIDENT GERING: Louise, you wanted to  
5 say something?  
6 MS. FEDER: It is very similar to what Ken  
7 is saying. I understand in looking at the numbers for the  
8 past three months it seems small but I know that the  
9 pandemic has been a very flexible thing and I have sat  
10 through some other meetings where we were all remote, we  
11 could see double digits regularly with some of those  
12 meetings.  
13 Put that aside, the idea that we wouldn't  
14 offer an ability to watch the meeting to those who are  
15 immunocompromised or otherwise unable to come seems like  
16 an interesting move after we have offered it.  
17 MR. DOUGHERTY: I wasn't saying not show --  
18 the viewing or what this is. I am in full favor of still  
19 broadcasting this. It is the ability to ask the -- it is  
20 the ability to then -- the two other shoes that would drop  
21 is they wouldn't have the materials that we were posting  
22 up here. I am still saying broadcasting and getting them  
23 the ability to ask or comment as well. Those are the two  
24 pieces I think are --  
25 MS. FEDER: Sure. Following up to

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1  
2 one.  
3 MR. MEYER: Viewing the meetings from home  
4 -- what we really need is at least some degree of visual  
5 and ideally the best possible audio we can get. All  
6 right.  
7 Whether we get that audio -- and we can't  
8 get that audio for both here and out there from the Owl  
9 given the characteristics of this room, especially if we  
10 want to be able to use the speakers.  
11 The question to my mind and I am in  
12 complete agreement with you, there is no reason not to  
13 continue to do something like that. If we want however  
14 for people to be able to look at the screens, we have got  
15 a whole different problem with regard to people at home.  
16 So seeing the meeting but not necessarily  
17 seeing the projections is I think an acceptable  
18 expenditure. By the time you start thinking about how  
19 much more it will cost for them to be able to see the  
20 screens, not the least of which is the problem that is as  
21 I understand it, we are then going to need two staff, not  
22 one to be present. Then we have got a further problem and  
23 I think we have got an expense issue at that point.  
24 But prior to that I am in complete  
25 agreement that we -- there is no reason not to continue

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1  
2 Connie's question whether it makes sense to invest in a  
3 system so we can accommodate people watching from home.  
4 And I think the answer needs to be obviously we need to  
5 have a way for people who don't feel safe or otherwise not  
6 able to come to the meetings to watch the meeting.  
7 The conversation about participating is a  
8 totally separate one in my mind. I think the decision  
9 first is we need to decide how to invest in this room in a  
10 way that makes sense because obviously we need to be able  
11 to use the microphones and project plans on the screens.  
12 But also I think it makes sense if we are  
13 going to do that, it needs to be a system that will work  
14 with the long life of the community room. Because if we  
15 put in a system that is well thought out and it is  
16 something that is appropriate to the space, then  
17 potentially that could be something we can offer as a  
18 resource to the community in here as well. I know it is  
19 not used as often as we might like by community members  
20 but it is intended as a community resource.  
21 So I think we can have a whole other  
22 separate conversation about how or if to have people be  
23 able to participate during the meeting but I think the  
24 question of whether we should invest in a system so people  
25 can continue to view the meeting at home is a different

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1  
2 the -- something like what we have been doing.  
3 MR. DOUGHERTY: Is it fair to say -- I  
4 heard at least I think every one say -- if I say something  
5 that is not, jump all over me please. That one of our  
6 must haves in the continuing of broadcasting into the  
7 homes, at least in the manner which it is being done now  
8 is we have -- we have got to be able to get across the  
9 hurdle of where these microphones don't work.  
10 So if we task Matt with the unenviable task  
11 of tackling that technical difficulty, whether that is  
12 with Owl or whether that is with you know sparrow or  
13 something, I don't know. If it is just because of the  
14 nature of this room, the big cavernous room, it is never  
15 going to work that we will be able to communicate without  
16 screaming at people who are here.  
17 If we can't use our microphones and  
18 broadcast, we need to know that. I think it is important  
19 that -- I talk loud but not everyone does, and the  
20 applicants -- it does a disservice to the applicants.  
21 Is there a way that you can do some  
22 research and find out if there is any way to get that  
23 technical hurdle where these mics would work, the  
24 broadcast would work, the TVs would work for all of the  
25 materials?

## COUNCIL WORKSHOP - FEBRUARY

1  
2 That would do three out of the five things  
3 and then over the next six months or so -- technology is  
4 changing constantly, we will get smarter and better at it  
5 and we may have an aha moment and we find a sparrow or  
6 something that solves all of our problems. I am just  
7 saying rather than waiting six months to do something, if  
8 there is some way to get our microphones on and those TVs  
9 broadcasting the plans these applicants are bringing.  
10 MR. MAISEL: There is two things that are  
11 missing -- really only one thing would be missing. We are  
12 going to have to have a visual for the person who is  
13 remote and then we will not have the inter -- so there  
14 will be one thing that is missing.  
15 MR. DOUGHERTY: It would be for the people  
16 who are at home, they would not get -- the improved  
17 experience for the people here first off is going to be  
18 these screens, right? And so no one has ever had that.  
19 As soon as we improve it for the people here, of course  
20 that next shoe drops; yes, but the people at home can't  
21 see.  
22 So it is -- for now I think if we can get  
23 the screens working, get these microphones working and  
24 broadcasting. And then the people at home will be missing  
25 two things; they won't be able to comment and they won't

## COUNCIL WORKSHOP - FEBRUARY

1  
2 MS. FEDER: I don't know why that number  
3 keeps coming up.  
4 MR. MEYER: I am --  
5 MS. McHUGH: It is \$18,000 just to upgrade  
6 the microphones.  
7 MS. FEDER: No, no, no. Matt, could you  
8 take us through the --  
9 MR. MEYER: Especially option B.  
10 MR. DECKER: Option B.  
11 MS. FEDER: You have two quotes from two  
12 tech companies. I think that is what Peter and I are  
13 looking at.  
14 MR. MEYER: No, I am looking at option B  
15 which is Webcam Logitech.  
16 MS. FEDER: I think Matt explained that  
17 Logitech is similar to the Owl in that you can plug it in.  
18 We couldn't use our microphones.  
19 MR. DECKER: You could use the microphones.  
20 MS. FEDER: But you can't use the screens?  
21 MR. DECKER: You can use the microphones.  
22 You can't use -- the issue with the screens and us running  
23 Zoom is that you need two laptops; if you have people  
24 coming here; your architect, your engineer, whoever is  
25 coming here to present they need a laptop with an HDMI

## COUNCIL WORKSHOP - FEBRUARY

1  
2 be able to see the screens. So those people, the nine,  
3 six and nine people, whatever, they won't be able to see  
4 this stuff.  
5 MR. MAISEL: I get --  
6 MS. McHUGH: They will be able to see some  
7 of it.  
8 PRESIDENT GERING: You might want to say  
9 that we are only willing to spend X number of dollars to  
10 do this. Solebury did it, I think it is \$57,000 they  
11 spent. So the question is are you willing to spend  
12 \$50,000 to accommodate ten to twelve people?  
13 MR. MAISEL: It is an interesting question  
14 and I think it is actually kind of an emotional  
15 psychological question; what number is a number where you  
16 throw the kitchen sink at it or -- and I don't know if it  
17 is 12, 18 or 26 you know.  
18 Clearly the numbers are low and making a  
19 leap to accommodate this thing in a bigger way as I think  
20 we are trying to do, maybe it would be possible one of  
21 these lights then would be able to pick up what is on the  
22 screens.  
23 MS. McHUGH: I don't see any good option  
24 here. The cheap option is that people can't see it or  
25 hear us or we have to spend over \$50,000.

## COUNCIL WORKSHOP - FEBRUARY

1  
2 cord to plug into these two televisions.  
3 MS. FEDER: Understood.  
4 MR. DECKER: And the problem is we can't  
5 plug into it because we are running a Zoom, that is this.  
6 So that is why we would need a secondary so the  
7 presentations we will be able to play.  
8 MR. MEYER: I am looking at this thing, we  
9 are talking about the webcam which can be pointed by  
10 somebody at the speaker?  
11 MR. DECKER: It would be set up back there  
12 and it gets this whole table.  
13 MR. MEYER: Right and then --  
14 PRESIDENT GERING: Hold on. Somebody would  
15 have to sit there and move it around?  
16 MR. DECKER: If you want whoever is up at  
17 the podium, it would have to -- manually turn it.  
18 MR. MEYER: That same person?  
19 PRESIDENT GERING: Whoever is up there will  
20 have to move the speaker there so people can see. So  
21 someone would have to manually move it around, it will not  
22 pick people up.  
23 Correct me if I'm wrong, Matt.  
24 MR. DECKER: No, there is no zoom-in  
25 feature on this. So with the individuals up at the table

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- 1 speaking, it is whoever is speaking, they just have to --  
 2 whoever is at home has to figure out who is talking.  
 3 When the presenter is up, you would have to  
 4 turn the camera like this so that way you can see who is  
 5 talking unless -- but obviously you will get a side view  
 6 of them because they are going to be talking to you  
 7 directly, not the camera.  
 8 MR. DOUGHERTY: We have had probably I will  
 9 guess about 60 hand-offs being up here between you and us  
 10 in the last 15 minutes. It would be -- the back and  
 11 forth, it is -- basically no one is going to be able to spin  
 12 that thing.  
 13 MR. MEYER: No, no, no. When we are up  
 14 here the camera doesn't move, if it is between us;  
 15 correct?  
 16 MR. DECKER: It would just be on the table.  
 17 It wouldn't face me at all.  
 18 MR. DOUGHERTY: It would never point at the  
 19 presenter, the applicant, unless somebody physically moved  
 20 it over there?  
 21 MR. MEYER: Right. The rest of the time it  
 22 is just pointed at all of us.  
 23 PRESIDENT GERING: That will not work.  
 24 MR. MEYER: Why not?  
 25

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- 1 MR. DOUGHERTY: Over here. B; AV upgrades,  
 2 is that what you are on?  
 3 MR. DECKER: Yes.  
 4 MR. DOUGHERTY: I got you.  
 5 MR. DECKER: AVT is the one company, the  
 6 other company was OPT4. The difference between them is  
 7 OPT4 was the microphone upgrades but it was only for  
 8 eight, not the twelve that we have.  
 9 MS. FEDER: Putting that aside, can you  
 10 take us through AVT first?  
 11 MR. DECKER: So you would get the camera.  
 12 It would be an upgrade to the equipment that is behind  
 13 you, the system behind you. That black box that is right  
 14 there, that is what the microphones all lead to and they  
 15 feed to the speakers themselves.  
 16 But it would be a new echo receiver  
 17 transmitter, scaling bridge and that is a connection to  
 18 the TVs, whether it is USB or HDMI, as well as all of the  
 19 cables. You would still have the same microphones that  
 20 you see before you but it would all be integrated together  
 21 with that, a zoom and the camera so everything is  
 22 together.  
 23 The AVT price may fluctuate based on  
 24 training. That is the one thing I did see with --  
 25

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- 1 MS. FEDER: So just in my understanding  
 2 just for -- to summarize and for clarity sake, that works  
 3 essentially like the Owl in that you can plug it in, we  
 4 can use our microphones but we don't have the mobility of  
 5 the camera, the automatic mobility of the cameras; that is  
 6 the only difference?  
 7 MR. DECKER: Yes.  
 8 MS. FEDER: Putting that to one side, I  
 9 know the question of the \$50,000 keeps coming up. I  
 10 understand that is what Solebury spent. You did give us  
 11 two other quotes from two other tech companies under the  
 12 cost summary.  
 13 Can you please tell us what is involved in  
 14 each of those, what we would get and what our capabilities  
 15 would be.  
 16 MR. DECKER: For both of them you pretty  
 17 much get one camera that will be set up back there. It  
 18 won't be this exact thing, it will have a zoom-in feature  
 19 but no matter what you will still have to have somebody  
 20 monitor and operate the camera when you want it zoomed in  
 21 or zoomed out. That is one feature with the camera.  
 22 The second one --  
 23 MR. DOUGHERTY: Are you on Webcam --  
 24 MR. DECKER: We went on the AV upgrades.  
 25

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- 1 MS. FEDER: Based on what?  
 2 MR. DECKER: Training. But we had what was  
 3 a third of what Solebury had so I don't know what else  
 4 that entailed besides training and --  
 5 MR. DOUGHERTY: You're saying the number  
 6 17Gs is a third of the 57Gs?  
 7 MR. DECKER: A third of what they had for a  
 8 -- they had a separate section with the system install and  
 9 training and processing. So they had -- I think with more  
 10 training. I don't know what that entailed exactly but  
 11 that was -- ours was a third of what theirs was so that is  
 12 what -- why it is where it was.  
 13 MR. DOUGHERTY: This would not be  
 14 replicating Solebury's approach, this is --  
 15 MS. FEDER: You included Solebury in the  
 16 comparison?  
 17 MR. DECKER: Yes. For instance like we  
 18 would still maintain the microphones that we have, the  
 19 ones -- that is the one thing that is a difference.  
 20 MS. McHUGH: So that is basically upgrading  
 21 our system that we have here to work with that?  
 22 MR. DECKER: No. The Owl would be obsolete  
 23 at that point. It would just be a whole different camera.  
 24 MS. McHUGH: So that is that camera?  
 25



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1  
2 MR. DOUGHERTY: It is somebody else's  
3 camera.  
4 MR. DECKER: It is a whole different camera  
5 where somebody would have to monitor and manually --  
6 MR. DOUGHERTY: What would they have to do  
7 to monitor?  
8 MR. DECKER: You would have to go back and  
9 forth between cameras like a production company where you  
10 are hitting buttons or switches going back and forth  
11 between people.  
12 MR. DOUGHERTY: As far as the microphones  
13 go, usually the applicant has a mic, we have a mic. No  
14 one has to sit -- all of the mics work at the same time or  
15 somebody had --  
16 MR. DECKER: All of the mics work.  
17 MR. DOUGHERTY: Okay.  
18 MR. DECKER: Just like they used to.  
19 MS. FEDER: My understanding is then all of  
20 our microphones would work, we would have one camera in  
21 the back which we can adjust as needed throughout the  
22 meeting or it could be simply just set the camera up and  
23 watch the meeting so that we can listen to it; correct?  
24 MR. DECKER: Yeah, it could be.  
25 MS. FEDER: So that option seems --

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1  
2 MR. DECKER: That is what was explained to  
3 me, like on a swivel camera where it would go back and  
4 forth where some one would have -- I don't know exactly,  
5 like a joystick going back and forth.  
6 MR. DOUGHERTY: So that is the second -- if  
7 we wanted it to be more than one camera so you can set up  
8 -- this 17Gs is one camera?  
9 MR. DECKER: Yes.  
10 MR. DOUGHERTY: It is in the back, no one  
11 touches it. Always stares up here.  
12 MR. DECKER: It wouldn't be all the way in  
13 the back, it would be by the window.  
14 MR. DOUGHERTY: You don't spin it around,  
15 it just sits there. To get a second camera that could  
16 pick up the applicant or show -- that is  
17 MR. DECKER: That is not in here, that is  
18 only one camera.  
19 MR. DOUGHERTY: I know. I know it is not  
20 17,000. I just heard from somebody else.  
21 MR. MAISEL: If we needed another camera  
22 out -- have it fixed out to the public and the front, then  
23 we would have that covered for another \$3,000?  
24 MR. DECKER: I don't know.  
25 MR. MAISEL: It is \$2,800 a camera.

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1  
2 MR. DOUGHERTY: So I think some human being  
3 I think would have to toggle between the two cameras or  
4 not?  
5 MR. DECKER: Yes. That is my  
6 understanding.  
7 PRESIDENT GERING: A cost factor for that  
8 --  
9 MR. GRAY: You would have to have somebody  
10 in a separate room who would have access to all cameras  
11 and some one mentioned a joystick, moving the cameras  
12 around and --  
13 MR. DOUGHERTY: Let's think about this for  
14 a second now. If the camera sits off to the side and can  
15 see us, right? Now we are still talking about the people  
16 at home. The people in this audience, they can't see the  
17 person speaking, they are standing behind them. They  
18 can't see the applicant. They are sitting behind the guy  
19 who is the applicant so they can't see it.  
20 So why do we have to make it so the people  
21 at home would have to have a separate picture of the  
22 applicant talking because -- right? So what are we doing  
23 --  
24 MS. McHUGH: If it is there they will be  
25 able to see them.

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1  
2 MR. DOUGHERTY: They will be able to see  
3 the side. So I think this second camera has gotten a  
4 little crazy. The people who come to the meeting are  
5 seeing the guy's -- his or her head moving around. It is  
6 hard to tell where the sound is coming from. That is it.  
7 But to get that it would be about \$17,000?  
8 MR. DECKER: Yeah.  
9 MR. DOUGHERTY: We don't know if there  
10 could be more if there were training. We would have to  
11 set it up and would it have to be set up and taken down at  
12 every meeting?  
13 MR. DECKER: No.  
14 MR. DOUGHERTY: It would sort of be there  
15 and --  
16 MR. DECKER: Stationery.  
17 MR. DOUGHERTY: No more than those do.  
18 PRESIDENT GERING: I have one question,  
19 Matt. So you need someone to run the cameras, correct?  
20 Would we also need someone like doing this to run the  
21 laptop or just one person we need?  
22 MR. DECKER: I think we would have to  
23 figure that out as we go along.  
24 MR. MEYER: If in fact the camera doesn't  
25 move then it is one person?

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MR. DECKER: Yeah.

MR. MEYER: Now I got a question for you.

We have this Webcam Logitech item that is a possibility, which would be on the order of \$2,500 as the -- from 17,000.

What is the difference between the two in terms of what it does for us?

MR. DECKER: Capabilities. Like how I said for the viewers at home there will be slight distortion for people hearing as well as the resolution for the picture of what people are looking at.

MR. MEYER: Thank you. That is basically the difference?

MR. DECKER: Yeah.

MR. MEYER: They are the two same things. Now the question I guess I have was it -- that made reference to the fact that there is something else maybe coming down the pike or something like that.

I don't want to wait two years but the question is do we invest 17,000 looking forward to the two years or do we invest 2,500 looking forward to two years where the 2,500 accomplishes what we have now only it allows us to use our mics.

MR. DOUGHERTY: Would it?

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MR. MEYER: Precisely.

MR. DOUGHERTY: It is not like the in-person applicants are getting a vision like this so the people at home would also see all seven of us.

PRESIDENT GERING: So we can wrap this up. Do you want to have him try this out at --

MS. McHUGH: I would like to see the quality of it. I am totally into having this done but if it is done it should be done properly. Nobody is going to watch when it is cloudy and blurry and you can't understand it, so then we are just wasting money.

So if we are going to do it, we should do it properly. I would like to see how that thing is. I don't think we have \$50,000 to just blow.

MR. MEYER: It is no where near fifty.

PRESIDENT GERING: Why don't we try that out, if you guys are okay for the next meeting and let's see how it works and then --

MR. DOUGHERTY: Two weeks from today.

PRESIDENT GERING: It is not two weeks.

MR. DOUGHERTY: It is next week.

PRESIDENT GERING. Let's try it out and we can continue the conversation.

MS. McHUGH: We can the use the microphone

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MR. DECKER: Yeah, you would be able to hear each other. I mean we could see -- next time even set this up and see what happens.

MR. DOUGHERTY: Is that thing there to your left -- who owns that?

MR. DECKER: This one is the school district.

MR. DOUGHERTY: They said here, try this out? They don't use it any more.

MR. DECKER: From my understanding, no.

MR. DOUGHERTY: They have gone to something ten times more expensive.

MR. DECKER: Just the Owl.

MR. MEYER: I guess my question is -- I am not sure I understand why to spend 17,000 when we can get something that is roughly in terms of quality of what people are getting at home now, the equivalent to the Owl to some degree, that big distinction being that it is not focusing back and forth but we can use the microphones?

MR. DECKER: Yes.

MR. DOUGHERTY: Right. And Peter, I agree with you. And I think also the other part is again the people sitting in the audience, they see all seven of us so the people at home would see us all at the same time.

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and the TV? I have a presentation I have been waiting six months to --

MR. DOUGHERTY: So Matt, the televisions, is the only thing stopping us from getting the applicant's plans, their diagrams or their style of shutters they are going to use or whatever on those screens is a laptop and a cable? A laptop and a cable?

MR. DECKER: Yeah.

MR. DOUGHERTY: And then they have to be instructed to get themselves here the day before and try their thumb drive and all of that kind of nonsense because we don't want for some reason it is not working and blah, blah, blah.

We can make those rules ourselves. We can apply those rules to these people but can that be -- how much is a laptop?

MR. DECKER: Up to \$2,000 for those capabilities.

MR. MEYER: If we don't have somebody that has a laptop they can lend.

MR. DECKER: That is the other thing as well, you are correct. As long as you have the port you will be able to connect with your own individual laptop. That is why I will ask you to see if you have it on that

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1 laptop at some point.

2 MS. McHUGH: I would much prefer to use my  
3 own laptop.

4 MR. DECKER: Okay. That is an option. The  
5 people don't always have laptops, they do it at their  
6 computer at home or -- and they don't have the cable to  
7 bring it here. That is where the --

8 MR. DOUGHERTY: I think it would be an  
9 improvement for Council also because currently the person  
10 presenting has 32 pages and they are going through and  
11 those of us who are still hard copy are trying to figure  
12 out what page they are on. If they are controlling the  
13 space bar and going to the pages they want to say they are  
14 trying to talk about or trying to obfuscate, we can all  
15 collectively see the thing that -- that the applicant is  
16 referring to at the same time.

17 Because a lot of times we are not up here  
18 staring at the same page that the person is talking about  
19 and we can make them go back two pages and every one then  
20 will see what was two pages ago.

21 MR. DECKER: Everyone that is here.

22 MR. DOUGHERTY: Everyone that is here, that  
23 is right. So I think getting it up on the screens is the  
24 other --  
25

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1 will do this at the next meeting, the laptop.

2 All right. Any one else here on -- we are  
3 okay with that? All right.

4 We will move on. Next is the -- come on  
5 up. It is the work session, we are not into public  
6 comments but go ahead.

7 MR. CLAPPER: Thank you. Let me add a few  
8 things to the conversation as you evaluate here. First  
9 let me make a point before so I don't forget it. Dan, the  
10 way the camera -- the Owl works is it is a four second  
11 delay of the last person that spoke.

12 MR. DOUGHERTY: I see that.

13 MR. CLAPPER: Just a technical issue. The  
14 other point -- I didn't realize that. The other point  
15 that I think we should think about as a town as Connie  
16 suggested is the cost.

17 When we talk about \$2,500 we are talking  
18 about two Owl units. Now this Owl unit is not properly  
19 sized for this room and the width of the desk where you  
20 all sit.

21 As a matter of fact two aspects of this  
22 that I think we could consider when we get a second Owl  
23 unit and put it into the proper position, that eliminates  
24 the need for speakers in this room. Owl promotes it as an  
25

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1 MR. MEYER: We have done that before.

2 PRESIDENT GERING: Can I summarize? So for  
3 the next meeting we will use that camera. Okay. And we  
4 are able to use our speakers -- which I just pulled, and  
5 our screens; correct?

6 MR. DECKER: I will still have to use this  
7 laptop for presentations. That is why I would have to see  
8 through yours if there is a port.

9 MS. FEDER: Going forward it sounds like  
10 Council is on board with the second laptop period just for  
11 presentations.

12 PRESIDENT GERING: Correct.

13 MR. MEYER: Assuming that it works  
14 reasonably well.

15 MS. FEDER: We would also like to test  
16 drive the Logitech camera and have a discussion at the  
17 next work session to --

18 PRESIDENT GERING: Then we can see how it  
19 is working as we move forward and get some better cost  
20 factors about what it is going to cost. If Council wants  
21 to spend \$50,000, that has to be something that is  
22 discussed.

23 MR. MEYER: It is nowhere near that.

24 PRESIDENT GERING: Okay. All right. So we  
25

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1 alternative to an internal speaker system.

2 MS. McHUGH: Go back. What are you saying,  
3 it comes with a speaker system?

4 MR. CLAPPER: There are speakers in here.  
5 There is cameras and speakers. There is four Bose  
6 speakers in this unit and --

7 MR. MEYER: How --

8 MR. CLAPPER: It picks up and when properly  
9 configured it sends that signal out to the audience, to  
10 you as well as the people viewing at home through Zoom.  
11 That is the Zoom connection there.

12 MR. MEYER: It replaces our speakers?

13 MR. CLAPPER: Excuse me. Before we make a  
14 final decision here, I think you need to bring in a second  
15 Owl and evaluate that because it answers some of the  
16 questions that Dan brought up.

17 Now one other nice feature about that, we  
18 can order two Owls and they give you 30 days to use them  
19 and send them back if they don't work. So I think we are  
20 remiss for 2,500 bucks compared to these other more  
21 expensive systems, to at least evaluate the performance of  
22 two Owls. I have seen them. I have seen them work.

23 So otherwise I wouldn't -- I don't make any  
24 commission off of selling Owls but -- or if there is an  
25

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1  
2 alternative to Owl. And there are four or five other  
3 technologies out there, we are welcome to try that I  
4 think. But we know this works and two Owls will work.  
5 The other point is -- how many people  
6 watched the HARB Meeting this week?  
7 PRESIDENT GERING: I watched it and I have  
8 to tell you, Mr. Clapper, it was very disappointing  
9 because if you went online on New Hope/Lambertville  
10 Community, the comments were people were under the  
11 impression they could make comments and they were so  
12 disappointed, otherwise they would have went to the  
13 meeting.  
14 I think that wasn't a fair meeting to do  
15 through this process because people had questions and they  
16 were not happy that they could not get a response that  
17 night. I think when you start putting this out through  
18 your blog, you need to be very clear that they can only  
19 view it, they cannot ask questions that night. And I  
20 think that was a lot of --  
21 MR. CLAPPER: If you look at that you see  
22 it, I copy word from word what is written. I think what  
23 promoted -- 19 people I think came to that meeting.  
24 Nineteen people to a HARB Meeting was the result of the  
25 quality that was done with the promotion through the

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1  
2 PRESIDENT GERING: The Borough is paying  
3 for the webinar, it is going to be online here. It won't  
4 cost you anything. And I think it would be good for Mr.  
5 Duffy too because he is always asking questions about the  
6 Sunshine laws and this is through the Association --  
7 MR. GRAY: Pennsylvania State Association  
8 of Boroughs.  
9 PRESIDENT GERING: The whole webinar is on  
10 the Sunshine laws so I think this would be a good time for  
11 you to come on in here and get to see what it -- what  
12 actually the law is.  
13 MR. CLAPPER: Can I get the time on that  
14 then, Peter?  
15 MR. GRAY: Certainly.  
16 MR. DUFFY: Can you put that on our website  
17 schedule on the calendar?  
18 MR. DOUGHERTY: We are actually paying PASB  
19 for -- every person in the Borough government is a member  
20 of PASB, it is part of our job. Those that want to come  
21 to this particular training session, that is what it is,  
22 are going to come and do it probably in here and look at  
23 it.  
24 It is not a public meeting where we can --  
25 because they wouldn't want -- in other words we can't put

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1  
2 agenda. People fully understood the issues behind this.  
3 Now of course there was the Cintra Mansion  
4 issue that did stimulate some interest there but each one  
5 of the agenda items were clearly understood what was going  
6 to be talked about. I was thrilled to see that and the  
7 number of people responded I think was part of that.  
8 I think the lack of response that was  
9 referred to here before is because this system is only  
10 half working. The response for people to call in is an  
11 important part of building public discussion in this town.  
12 And if we shut that part down, we are going to have a real  
13 problem with people not wanting to come to the meetings  
14 because they want to get involved in the public discussion  
15 part.  
16 I think the second part that we need to  
17 consider here also is the change in the Sunshine laws that  
18 have occurred in July of last year and went into effect in  
19 November.  
20 PRESIDENT GERING: Before Mr. Clapper  
21 continues, do you want to invite him on Wednesday to this  
22 webinar that is this Wednesday on the Sunshine law?  
23 Yeah, it will be here. What time is it?  
24 MR. GRAY: I believe it is in the morning,  
25 ten or eleven.

## COUNCIL WORKSHOP - FEBRUARY

1  
2 it out on the website to say come one, come all. Come see  
3 a training session and not pay the PASB. You're not  
4 allowed to do that.  
5 If Mr. Clapper wants to come, you want to  
6 come, certainly but it is not a public meeting, which it  
7 is a training session -- internal training session for  
8 Council. We are inviting you if you want to come.  
9 MR. BALDERSTON: If my schedule allows, can  
10 I come?  
11 MR. DOUGHERTY: Certainly. We are not  
12 going to say come one and come all, learn about the  
13 Sunshine laws.  
14 MR. CLAPPER: I would also like to  
15 volunteer if you would be amenable to that, to work with  
16 Matt showing him some of these contacts I have made and  
17 the -- around Zoom and Owl as he evaluates his final  
18 recommendation. Just to sit with him and talk.  
19 PRESIDENT GERING: Why don't we let him do  
20 his own research and then we can have a discussion.  
21 MR. DOUGHERTY: If Matt reaches out to  
22 Mr. Clapper -- he sounds like he knows all about the Owl  
23 and a second Owl. It can't hurt. I don't see any  
24 problem.  
25 MR. CLAPPER: Would you be willing to meet?

COUNCIL WORKSHOP - FEBRUARY

1 MR. DECKER: Yes. I don't know where we  
 2 would get a second Owl.  
 3 PRESIDENT GERING: We have to get moving  
 4 here.  
 5 MR. CLAPPER: I can get you the second Owl.  
 6 PRESIDENT GERING: Okay. Thank you. Yes,  
 7 Charlie.  
 8 MR. HUCHET: Charlie Huchet, H-U-C-H-E-T.  
 9 New Hope, Old Mill Road.  
 10 I have a number of comments but I will cut  
 11 them down to just a few. I think what we are basically  
 12 talking about here is not so much the technology but the  
 13 technology is an issue obviously.  
 14 We are talking about joining with you in  
 15 trying to increase public participation. Public  
 16 participation in the governance of the community. Not  
 17 just public witnessing the governance of the community but  
 18 the public participating in the community's governance.  
 19 We believe that it is incumbent upon you to  
 20 also seek to increase that public involvement. I think a  
 21 number of you have spoken in favor of trying to debug this  
 22 problem and trying to see if it can be improved upon,  
 23 seeing if it can be done at a reasonable cost.  
 24 I think the \$50,000 figure being said here  
 25

COUNCIL WORKSHOP - FEBRUARY

1 informing the public that this is being tried and given a  
 2 try or is it falling upon him and he didn't get his people  
 3 out? Are you really interested in public participation?  
 4 PRESIDENT GERING: Isn't it also on our  
 5 website?  
 6 MR. GRAY: We do have it on the agendas  
 7 that it is live and via the Owl Zoom access.  
 8 MR. HUCHET: I am afraid that doesn't quite  
 9 do it. If we we really wanted this to happen we would  
 10 show the spirit that some of you are showing tonight about  
 11 debugging it and getting the price right and doing it as  
 12 reasonable a way as possible.  
 13 I would submit those following on a comment  
 14 that Mr. Clapper made that ultimately, hopefully this  
 15 would be an interactive system because again it is not  
 16 just public witnessing the governance of the community, it  
 17 is public participating. And therefore interaction is  
 18 really very important to the concept of public  
 19 participation in our governance.  
 20 So I am hoping while it may not be  
 21 technologically possible right now, that we use that as a  
 22 goal and we go through this debugging process and not  
 23 necessarily make the decision about whether we continue  
 24 with it or not. At the next meeting there may be other  
 25

COUNCIL WORKSHOP - FEBRUARY

1 constantly is a red herring. I think that it is the only  
 2 figure that seems to ring true here.  
 3 And I think if we are going to give this a  
 4 real test, not only should we be testing the technology,  
 5 also testing fairly the attendance issue. We are just as  
 6 interested as you are, if not more, in bringing up  
 7 attendance.  
 8 Did the Council announce that this approach  
 9 was being tested? Did we invite -- did we inform the  
 10 community that this was being tried; give it a try and  
 11 give us some feedback as to how it worked for you. I  
 12 didn't see any announcement, not on the community bulletin  
 13 board or in the newspaper.  
 14 PRESIDENT GERING: Charlie, I will stop you  
 15 there for a second and I will tell you why. We switched  
 16 over to the Owl upon the request of Mr. Clapper and his  
 17 blog with the amount of attendees or followers that he has  
 18 and he assured us that this is what his group wanted, was  
 19 to be able to view the meetings and that is what we have  
 20 done so far. So that is where that is.  
 21 MR. HUCHET: What do you mean that is what  
 22 that is?  
 23 PRESIDENT GERING: Mr. Clapper has --  
 24 MR. HUCHET: It is your responsibility for  
 25

COUNCIL WORKSHOP - FEBRUARY

1 questions which come up; other things we haven't asked,  
 2 other people haven't asked.  
 3 I don't think it needs to go on endlessly  
 4 but I think it should be given a fair, fair chance. That  
 5 is all I have to say for now.  
 6 PRESIDENT GERING: Thank you. Yes,  
 7 Mr. Duffy.  
 8 MR. DUFFY: Just a couple things. I have  
 9 seen this thing work both ways. Okay. I have sat on both  
 10 ends of this Owl. And at home you get a bottom screen,  
 11 you get a hand, you hit it and it notifies them you want  
 12 to talk and they allow you in so you have complete  
 13 control.  
 14 You guys haven't really searched this  
 15 because you're really not making any effort at all. Thank  
 16 God we have him. Anyway --  
 17 MS. McHUGH: That was really rude.  
 18 MR. MEYER: Thank you for that, man. If I  
 19 do not --  
 20 MR. DOUGHERTY: You have stood here and  
 21 insulted this Council that we have not made any effort, we  
 22 have spent the last hour listening to him speaking and --  
 23 MR. DUFFY: That is an effort from the --  
 24 MR. DOUGHERTY: Many hours --  
 25

## COUNCIL WORKSHOP - FEBRUARY

1  
2 MR. DUFFY: We were listening to you, Dan.  
3 MR. DOUGHERTY: It is very insulting and  
4 inappropriate, Mr. Duffy.  
5 MR. DUFFY: I thank you. I stand  
6 corrected. But it does work. Trust us because we have  
7 seen it work. It works up at the school. Its been  
8 working up at the school.  
9 My suggestion is some homework. One, have  
10 your person spend time with the guy up at the school  
11 during meetings and see how he works that because it is  
12 effective. You have four different layers of screens that  
13 you can have on this thing.  
14 So let him see how the guy operates the  
15 situation and then for you guys to attend a board meeting  
16 and see what it looks like from the inside because you  
17 will be sitting here, they will have the screen over here  
18 too so you would be able to see two dimensions how it  
19 happens live and the -- what's it called, the Owl. And it  
20 just works.  
21 It just kills me when you say \$50,000. It  
22 is not appropriate and we need to keep doing research.  
23 Let's keep what we have now.  
24 MS. McHUGH: That is what we are doing, we  
25 are doing research.

## COUNCIL WORKSHOP - FEBRUARY

1  
2 MR. DUFFY: I know you're doing that.  
3 MS. McHUGH: You're coming up and insulting  
4 us is what you are doing. It is what we have done. I  
5 have it up here. We have researched this. We need to be  
6 able to use the microphones. We need to be able to use  
7 the screens.  
8 We have done this for five months. We  
9 can't use the microphones, we can't use the screens with  
10 it so we are looking at something else. We are  
11 researching it.  
12 MR. DUFFY: Can I speak?  
13 PRESIDENT GERING: You're repeating the  
14 same thing that Mr. Clapper and Charlie said.  
15 MR. DUFFY: You're not hearing it.  
16 PRESIDENT GERING: You're repeating the  
17 same thing.  
18 MR. DUFFY: They also have displays on the  
19 sides. So if you want to do this fairly, attend one of  
20 the board meetings. They actually use Owl for their  
21 subcommittees and it works and it is the same system.  
22 One of these guys on the bottom of the  
23 screen, you have an option to push it and they have an  
24 option to pick you up and talk in between. So I think  
25 Charlie had an issue too but there is your homework if you

## COUNCIL WORKSHOP - FEBRUARY

1  
2 want do do this.  
3 PRESIDENT GERING: Thank you.  
4 MR. MEYER: As if I didn't have any --  
5 PRESIDENT GERING: If you have anything  
6 new. If it is repeating what they said --  
7 MR. BALDERSTON: I have something new.  
8 Excuse me. Thank you.  
9 Ladies and gentlemen of the Council, I  
10 believe I have something new that I have spoken to the  
11 Council in the past about.  
12 One of the reasons people do not attend the  
13 Borough Council meetings -- the feedback that I get in the  
14 community is the acoustics in this building. I have made  
15 several suggestions to you in the past several different  
16 meetings. Excuse me, Mr. Duffy, I have the floor. Thank  
17 you.  
18 MR. DUFFY: You certainly do.  
19 MR. BALDERSTON: I will ask -- in the past  
20 I suggested that that be looked into. I would rather see  
21 you spend money into improving the acoustics in this room  
22 rather than going through all of this high technology  
23 which I know nothing about and I am not going to comment  
24 on that either way.  
25 But I do really think that the acoustics

## COUNCIL WORKSHOP - FEBRUARY

1  
2 can totally be improved in here and I think people will  
3 start to come back. I can tell you when they used to meet  
4 in the firehouse on the second floor, the room was full.  
5 The acoustics were much different there.  
6 And Charlie over here hit on this, I spoke  
7 to you about this in the past also and I will probably  
8 continue to speak to you in the future about it and I know  
9 you get tired of hearing about it.  
10 Instead of commenting, bring it back --  
11 bring it back to public participation where it was, where  
12 people spoke and Borough Council responded to them. They  
13 didn't send in letters, they didn't send in this. Talk to  
14 us. That is how we are going to make this community work  
15 and grow. I love this community so much I am involved  
16 right now in putting together to open up another business  
17 in this town. Thank you.  
18 PRESIDENT GERING: Thank you. All right.  
19 With that we are going to move down the agenda so we can  
20 get rolling.  
21 Next is the proposal for the 2022 fee  
22 schedule.  
23 Any questions from Council or comments?  
24 MS. FEDER: I have a few but any one have  
25 anything before it?

## COUNCIL WORKSHOP - FEBRUARY

- 1  
2 MR. DOUGHERTY: I am sorry.  
3 MS. FEDER: I just had a couple.  
4 PRESIDENT GERING: Go ahead.  
5 MS. FEDER: Gosh. Okay. Well so I just  
6 have a quick running list. Pete, would you be the one to  
7 -- so under the subdivision land development which is  
8 Section 1, I was just curious what those fee changes were  
9 based on and were those 2021 fees also raised from the  
10 previous year?  
11 MR. GRAY: So the 2022 fee schedule was  
12 increased for items such as the sketch plan with  
13 professional review, non-residential and residential.  
14 They were increased for the escrow amount to reflect any  
15 increases that we would receive from our professionals or  
16 engineering and for the legal review.  
17 MS. FEDER: We are backing into those  
18 numbers because of those individuals?  
19 MR. GRAY: Yes.  
20 MS. FEDER: Got it. I just wanted to know  
21 where the specific number was coming from.  
22 And then under Police and Fire which is  
23 Section 8. The parking meter rates, are those the rates  
24 that were proposed in the Ordinance discussed in the  
25 previous Council meeting or is this separate from that?

## COUNCIL WORKSHOP - FEBRUARY

- 1  
2 MR. DOUGHERTY: Section 8 Police and Fire,  
3 parking meter permit -- parking meter rates; off-street  
4 and on-street parking in the Borough for each 30 minutes,  
5 a portion thereof a dollar. So those are still in effect?  
6 MS. McHUGH: Yep.  
7 MS. FEDER: So the red are the changed  
8 numbers from the fee schedule from the previous --  
9 MR. GRAY: Yes.  
10 MS. FEDER: So I was just curious if those  
11 rates and then the one underneath --  
12 MS. McHUGH: It was supposed to be  
13 discussed today, that is why it is in the workshop.  
14 MS. FEDER: Right. Are those rates tied to  
15 the Ordinance that we are continuing to discuss or is that  
16 separate?  
17 MR. GRAY: So the rates that are included  
18 in red, off-street and on-street parking, they were from a  
19 prior fee schedule and that was passed via resolution. So  
20 if this were to be passed with that amount, that would  
21 also be passed via resolution as well and be for both  
22 items as well.  
23 MR. DOUGHERTY: So at our next meeting,  
24 which will be a regular meeting, this fee schedule in its  
25 entirety would then be voted upon. Is that the plan?

## COUNCIL WORKSHOP - FEBRUARY

- 1  
2 MR. GRAY: Via resolution.  
3 MR. DOUGHERTY: As a resolution passing  
4 this new chunk of paper, that is all encompassing the new  
5 fee schedule?  
6 MR. GRAY: That is right.  
7 MR. DOUGHERTY: And in this are this \$1/\$4  
8 thing with the two bullets that Louise just pointed out?  
9 MR. GRAY: That is right.  
10 MR. DOUGHERTY: And I guess Louise's  
11 question is -- I don't know what your question is.  
12 MS. FEDER: I can tell you what it is. So  
13 I was looking at the fee schedule from the year before,  
14 obviously the rate was -- I can't remember.  
15 MR. DOUGHERTY: Seventy-five cents.  
16 MS. FEDER: Seventy-five cents. The  
17 reason I am asking about the rate increase is because I  
18 know we were also in the process of discussing the  
19 Ordinance about --  
20 MR. DOUGHERTY: The 9 to 11.  
21 MS. FEDER: Ah-hum.  
22 PRESIDENT GERING: That was tabled.  
23 MS. FEDER: I know it was tabled and I was  
24 just curious if -- because we were -- within that  
25 Ordinance we were talking about the rate increase as well.

## COUNCIL WORKSHOP - FEBRUARY

- 1  
2 So I was just curious if that is the same  
3 rate increase that we had been discussing in that  
4 Ordinance but we are doing it within the fee schedule.  
5 MR. GRAY: This would be via fee schedule.  
6 This would only be for the rate for parking only and that  
7 would be done via resolution. The other things would have  
8 been through an ordinance amendment but this is strictly  
9 fee schedule resolution.  
10 MS. FEDER: So with that in mind, can you  
11 take us through the two different -- because it sounds  
12 like that is now not part of the Ordinance that we have  
13 tabled.  
14 PRESIDENT GERING: No, we took that off the  
15 table.  
16 MS. FEDER: Completely off the table?  
17 PRESIDENT GERING: Yes.  
18 MS. FEDER: Okay. Fine.  
19 MR. DOUGHERTY: That is gone.  
20 MS. FEDER: Then that part is completely  
21 put to the side.  
22 Then can you take me through just the  
23 changes to the parking meter rates? I can see that it is  
24 generally a dollar for 30 minutes and then what is the  
25 off-street parking, et cetera?

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1  
2 MR. MEYER: Is it off or on? I am also  
3 confused about that.  
4 MR. GRAY: That would be actually the  
5 on-street parking.  
6 MR. MEYER: That is what I thought.  
7 MS. FEDER: Okay.  
8 MR. GRAY: And yes, off-street is probably  
9 from prior. So it would be on-street parking would be  
10 increased for the 2022 calendar year from \$0.75 to \$1.00  
11 for 30 minutes.  
12 MS. FEDER: Except -- the second bullet  
13 point, can you take us through that?  
14 MR. GRAY: The second one would be for  
15 off-street parking double --  
16 MR. MEYER: Off or on?  
17 MR. GRAY: I am sorry, on-street parking.  
18 MR. MEYER: Thank you.  
19 MR. GRAY: On-street parking; double the  
20 hourly parking rate after four hours on South Main Street,  
21 Ferry Street, the canal and Waterloo Street. So that this  
22 would be for any parking after four hours it would be \$4  
23 per hour, the hourly rate.  
24 MR. DOUGHERTY: So what this would do, tell  
25 me if I got this right. Is currently -- let's say it is a

## COUNCIL WORKSHOP - FEBRUARY

1  
2 which is five spots and --  
3 MR. MEYER: Six.  
4 MR. DOUGHERTY: -- Waterloo but Stockton is  
5 not mentioned.  
6 PRESIDENT GERING: No, it just ends right  
7 there.  
8 MR. DOUGHERTY: On -- past the barbershop.  
9 Okay. I see -- no up to the canal is on the other side of  
10 the bridge.  
11 MS. FEDER: Right.  
12 MR. DOUGHERTY: So it is from Main up to  
13 the canal, it is just alongside the Parry Mansion because  
14 once you get to the canal you are -- so it doesn't go over  
15 the bridge to Amelia's and the residences?  
16 PRESIDENT GERING: Not the residences, no.  
17 MR. DOUGHERTY: Okay. I understand.  
18 Sorry.  
19 MS. FEDER: And just --  
20 MR. DOUGHERTY: Reading is fundamental.  
21 MS. FEDER: No, I thank you for taking us  
22 through that because I was confused on the footprint of it  
23 too.  
24 How are we communicating those rates? It  
25 is just on the kiosk?

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1  
2 dollar for a half hour, two bucks for an hour. Somebody  
3 can stay there for four hours, then it would be eight  
4 hours. But the fifth hour if they stay there all day;  
5 i.e, typically more than four hours, an employee, if  
6 somebody is working there eight hours I would imagine --  
7 that is a generalization.  
8 It is a generalization but this would then  
9 -- that fifth hour would no longer be \$2.00 an hour, that  
10 fifth hour would be four bucks and the sixth hour is four  
11 bucks.  
12 Is that what it is describing or --  
13 MR. GRAY: Yes, on those specific roads.  
14 MR. DOUGHERTY: On that specific car on  
15 South Main Street?  
16 MR. GRAY: Yes.  
17 MR. DOUGHERTY: Not Waterloo?  
18 MR. GRAY: And also Waterloo.  
19 MR. DOUGHERTY: Does it say Waterloo?  
20 MR. MEYER: Its got Waterloo and Canal.  
21 PRESIDENT GERING: Ferry up to the stop  
22 sign.  
23 MR. DOUGHERTY: If I could read I wouldn't  
24 have asked that question. I am sorry.  
25 So South Main Street, Ferry up to the canal

## COUNCIL WORKSHOP - FEBRUARY

1  
2 MR. GRAY: We will have to reflect the new  
3 rates on the kiosk and anywhere else we have as well. Of  
4 course the fee schedule would be included on our website,  
5 going forward on the website and at the individual sites  
6 themselves.  
7 PRESIDENT GERING: The parking committee  
8 can also put out a press release too.  
9 MS. McHUGH: Absolutely.  
10 MR. MAISEL: If somebody parks in one of  
11 those spots, let's say there is 20 spots, they would have  
12 to know that.  
13 MR. DOUGHERTY: It is just going to start  
14 charging them at a higher rate, right?  
15 MR. MAISEL: How is it going to charge  
16 them? So you put in for four hours --  
17 MS. McHUGH: So the parking mobile app.  
18 MR. MAISEL: Okay. So if I put in four  
19 hours and then I get a notification that I am running out  
20 of time, it will --  
21 MS. McHUGH: It will charge you the \$4.  
22 MR. MAISEL: It will charge me the \$4 for  
23 any additional time because of where that car is parked?  
24 MS. McHUGH: Yes, because of where you are  
25 parked.



## COUNCIL WORKSHOP - FEBRUARY

1  
2 MR. MAISEL: Okay.  
3 MS. McHUGH: But you can move it down to  
4 South Main.  
5 PRESIDENT GERING: North Main.  
6 MS. McHUGH: North Main, that is what I  
7 meant. Or some where else.  
8 MR. DOUGHERTY: That is the duty of the  
9 kiosk. I think that we also want to be able to start  
10 looking at reducing rates on perhaps Sunday mornings and  
11 Saturday mornings before noon or whatever. We start at  
12 eleven but maybe -- all sorts of things.  
13 MS. McHUGH: The parking committee --  
14 MR. DOUGHERTY: The parking committee is  
15 working on this.  
16 MS. McHUGH: And to help the residents we  
17 are working with Park Mobile and coming up with a better  
18 parking permit for the residents.  
19 PRESIDENT GERING: Louise, do you still  
20 have more questions?  
21 MS. McHUGH: There is a lot to it.  
22 MS. FEDER: I do. What did you say,  
23 Laurie? I missed that.  
24 PRESIDENT GERING: That is okay.  
25 MS. FEDER: Okay. Great. So that is very

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1  
2 was a high application price but I was just curious how  
3 often it was used and if there would be considerations for  
4 non-profits.  
5 MR. GRAY: Sometimes we have developers  
6 who request to shutdown the roadways they are working on a  
7 project and it backs up the roadway and businesses and  
8 residents cannot use that street.  
9 MS. FEDER: Sure.  
10 MR. GRAY: So you know there is charges  
11 that the Chief would have to get involved with and we just  
12 want to account for it and to put in a fee so this can be  
13 a --  
14 MR. DOUGHERTY: I had a similar question  
15 because if you have to have say a new water main put in or  
16 something and they have to dig up the street in front of a  
17 resident's house, this would not apply.  
18 This is -- I think the goal here is in the  
19 past a developer has -- it has occurred that they have  
20 shut streets down for days at a time and --  
21 MS. FEDER: And they haven't paid.  
22 MR. DOUGHERTY: And they haven't paid so  
23 there is no impetus for them to get -- whatever it is they  
24 are doing, they need to basically get it done.  
25 MS. FEDER: That makes total sense. The

## COUNCIL WORKSHOP - FEBRUARY

1  
2 helpful. And then below that we have the daily  
3 reservation of metered parking spaces.  
4 MS. McHUGH: I can't hear you.  
5 MS. FEDER: Below that we have got the  
6 daily reservation of metered parking spaces. Those are  
7 also in red, I believe just two, three paragraphs down.  
8 I was just curious how those -- yeah. I  
9 was just curious how -- why -- how did we back into those  
10 numbers as well because -- this is just me trying to  
11 remember from last year. I think we had raised those  
12 rates last year.  
13 MR. GRAY: Yes. Vehicles last year it was  
14 \$25, it is increasing to \$35.  
15 MS. FEDER: Okay.  
16 MR. GRAY: We are also allowing for  
17 dumpsters and for trash disposal units that developers or  
18 contractors may have in spots so that we have --  
19 MS. FEDER: And that is new?  
20 MR. GRAY: Yes.  
21 MS. FEDER: Got it. Okay. And then last,  
22 I promise. Under Miscellaneous Section 12, I just wanted  
23 to know a little bit about the street closure application  
24 fee which I believe is Item T.  
25 It looked like that was a new fee and it

## COUNCIL WORKSHOP - FEBRUARY

1  
2 question is because if we have -- just -- this is totally  
3 hypothetical, if a non-profit had a special event that  
4 involved closing down a street --  
5 PRESIDENT GERING: It is totally different.  
6 MS. FEDER: I just wanted to make sure it  
7 was completely separate for something like that. Great.  
8 That is my last question.  
9 MR. MEYER: Can we relabel that street  
10 closure application fee for construction or something like  
11 that to then handle the problem that Louise has raised?  
12 PRESIDENT GERING: Any other questions from  
13 Council? Okay. I am going to move on.  
14 Next we have a discussion about proposed  
15 Ordinance amendment to the BR Borough Residential  
16 District, Chapter 275-29 to consider authorization to  
17 advertise for this proposed amendment.  
18 I will ask you guys for a motion to  
19 advertise this and we will explain what it is, even though  
20 normally at a work session we don't do this so this will  
21 give us a chance so we can advertise it to put it on the  
22 future Council --  
23 MR. DOUGHERTY: You're going to describe  
24 the --  
25 MR. MEYER: I will describe that Ordinance

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1  
 2 to you.  
 3 PRESIDENT GERING: He will speak English to  
 4 us on this one.  
 5 MR. MEYER: Sorry. By the way, the reason  
 6 that we are here, it seemed to me at least when I proposed  
 7 this action today about authorizing the advertising is the  
 8 advertising is not a final decision. We don't vote -- we  
 9 don't vote on final decisions at our work sessions. This  
 10 is not a final decision.  
 11 This basically has got -- it is a  
 12 modification of our RB Zoning Residential -- Borough  
 13 Residential Zoning and we have come up with two different  
 14 -- we are breaking it out into RB-1 and RB-2 which have to  
 15 do with slightly different use requirements and other  
 16 things.  
 17 But basically what this is all about is  
 18 dealing with the fact that we have had buildings that have  
 19 gone up that totally violate -- that aren't consistent  
 20 with the characteristics of a neighborhood some place in  
 21 the Borough that is not in the historic district.  
 22 And what this is doing is it is saying with  
 23 regard to any one property that that property, any  
 24 development plan for that property, has to pay attention  
 25 to what is around that property on either side so that

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1  
 2 there would be some consistency in the characteristics of  
 3 the construction that will take place.  
 4 So maybe it is a setback, roughly the same  
 5 setback from the street as the other things around it,  
 6 that the height would be comparable and so on and so forth  
 7 and that is basically what this thing is doing.  
 8 It has been developed by the Planning  
 9 Commission in collaboration with -- and in -- and with the  
 10 guidance of the -- of the Bucks County Planning  
 11 Commission. When we are dealing with the elements in here  
 12 having to do with lot sizes and so on and so forth where  
 13 this is part of the reason for the breakout between RB-1  
 14 and RB-2 is trying to make sure that we weren't creating  
 15 more non-conformities by things that we were doing here in  
 16 terms of setbacks and other requirements on the building.  
 17 And that is what is going on here. And it  
 18 is not saying that you have to have exactly the same  
 19 setback or exactly the same height or exactly any of that  
 20 kind of thing, it is plus or minus 15 percent of the  
 21 average around you.  
 22 We also made sure with regard -- average by  
 23 the way means if you're in the property in the middle  
 24 here, it is the two on either side of you is the way in  
 25 which we are looking at the averages.

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1  
 2 And basically that is what we are doing.  
 3 We have got technical language in here to make sure that  
 4 if we have got a house that is on the corner of the one in  
 5 from the corner, that we go around the corner where we  
 6 look at the comparisons and that is basically what is  
 7 going on here.  
 8 So that is why it is a little bit longer  
 9 than we might have liked but it is trying to cover all of  
 10 the different contingencies that are involved. That is  
 11 what we are advertising. That is what we are trying to  
 12 accomplish and I can try to explain individual clauses if  
 13 you got those kinds of questions. We are using a minimum  
 14 of five lots in the average.  
 15 MS. FEDER: I don't have --  
 16 PRESIDENT GERING: Hold on. Pete, did you  
 17 want to add something to this or Mary?  
 18 MS. STOVER: It is about the same thing, we  
 19 are trying to reduce the number of non-conforming lots  
 20 that -- the RB-1 is smaller lots closer to the center of  
 21 the town and RB-2 is the same in the RB, but it is larger  
 22 lots a little bit further from the town.  
 23 PRESIDENT GERING: Any questions?  
 24 MR. DOUGHERTY: I have some questions.  
 25 MR. MAISEL: Can I ask one before you get

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1  
 2 started?  
 3 MR. DOUGHERTY: Go ahead.  
 4 MR. MAISEL: Was there something -- I mean  
 5 what was the motivation, the impetus for this? Is there a  
 6 specific thing that you can frame that we got -- because I  
 7 -- you know just being a resident, I kind of think I know  
 8 what might have been but I am not even sure what this --  
 9 this is very -- this is tough to get through I mean  
 10 personally, you know.  
 11 So I don't know what this would eliminate  
 12 having had happened by having this going forward. So is  
 13 there something that happened that is creating this to a  
 14 certain extent and now it won't be able to happen again?  
 15 That is what I feel like is going on here.  
 16 MS. STOVER: Part of it is to try to reduce  
 17 the number of non-conforming buildings so that if you are  
 18 in a non-conforming structure on a non-conforming lot,  
 19 then you have to go to the Zoning Hearing Board to do  
 20 anything to your property.  
 21 So the hope is that by allowing the smaller  
 22 lots slightly smaller setbacks and closer to town there  
 23 will be less non-conformities and you can just get your  
 24 building expansion or small addition without having to go  
 25 to the Zoning Hearing Board for absolutely everything.

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1  
2 And I think that part about averaging was trying to  
3 preserve the character of the neighborhood that you are  
4 building in.

5 PRESIDENT GERING: Will that eliminate  
6 these 10,000 square feet houses on the lots or --

7 MS. STOVER: It is averaging the height,  
8 the building footprint and the front yard setback. So  
9 with those three things we are trying to keep it in scale  
10 with the adjacent houses. We use five lots, two on each  
11 side.

12 MR. DOUGHERTY: As a general statement,  
13 right now the things that are on this map that I am seeing  
14 -- just validate this for me, the RB-1 and the RB-2 things  
15 that are on this map, taken together they are currently  
16 all RB-1?

17 MS. STOVER: They are currently all RB.

18 MR. DOUGHERTY: RB?

19 MS. STOVER: Right.

20 MR. DOUGHERTY: There is nothing that is  
21 not currently RB that is not being dropped into RB-1 or  
22 RB-2?

23 MS. STOVER: Correct.

24 MR. DOUGHERTY: So I don't -- I may not be  
25 able to vote for this I can tell you that, under any

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1 circumstances. I think the RB-1, which is the denser  
2 section of town, there is no doubt about that. It is the  
3 older section of town.

4 MS. STOVER: Ah-hum.

5 MR. DOUGHERTY: Is effectively the -- there  
6 is no two ways about it, is the zoning requirements that  
7 are placed on the new RB-1 version, the newer average  
8 setbacks, et cetera; those limitations may be simpler and  
9 less people will be non-conforming, less grandfathered  
10 people will be non-conforming, right?

11 So those grandfathered people might have --  
12 be able to put a small addition on the back of their  
13 house. But in its -- the crux of it, the RB-1 is  
14 loosening effectively the zoning restrictions that are on  
15 the historic section of town.

16 That is the only reason -- that has to be  
17 accurate because you're saying that this will bring more  
18 houses into conformance that are in the highly dense area  
19 of the village, which currently those houses which are in  
20 the highly dense section of the village who want to put on  
21 an extension have to go to zoning.

22 Under this jurisdiction, under this  
23 approach by using an average, many of those houses will  
24 then fall within the zoning, within the zoning limits, if  
25

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1  
2 you will and will not have to go through zoning to add on  
3 to their houses. If anything this weakens the zoning  
4 ordinance for the older -- for the old section of town and  
5 that is --

6 MR. MEYER: It wouldn't --

7 MR. DOUGHERTY: That is what it is doing.  
8 It might be bringing some people out of non-conformance  
9 but effectively if somebody has -- let's say it had to be  
10 12 feet and they are at -- they are right at 12 feet but  
11 the average is going to be 14 under this new RB-1. All of  
12 the people that are currently 12 can go out to 14 and out  
13 to 15 and say we are only asking for a foot now because it  
14 is 14. So if you made it 14 -- because you used the  
15 average.

16 And now anything that those people in the  
17 oldest historic part of town want to do is -- that is  
18 first pulled in, much more of the existing grandfathering  
19 is no longer even grandfathering is my understanding, it  
20 is basically -- now it is compliant. And they will have a  
21 little bit of room, many of them will have room to go and  
22 then the room that they want to go that is beyond that new  
23 limit is less than what they used to want.

24 They want to get ten more feet on the back  
25 end of their house, they had to ask permission for ten

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1 feet and now they may only have to go to the Zoning  
2 Hearing Board and ask for two. And the Zoning Hearing  
3 Board will have a hard time saying you can't have two when  
4 you can have eight.

5 So there is no way in God's green earth  
6 that I will vote for this nor to be advertised either.

7 PRESIDENT GERING: Ken, do you have a  
8 question?

9 MR. MAISEL: That was an explanation that I  
10 couldn't figure out myself so I am using that as a basis  
11 for the way I feel.

12 MR. MEYER: I don't think it is an accurate  
13 representation. All right. I think that in fact what we  
14 are doing in this ordinance is making it easier for the  
15 Zoning Hearing Board to have at it's meetings those issues  
16 that are really critically important and that they don't  
17 have to have before them grandfathered units that are so  
18 completely non-compliant that they have to go before them  
19 because the zoning is such that there is no way that the  
20 existing structure ever could have been built there  
21 because of how narrow the lot is and if they want to go  
22 one foot in any direction they have to go to the Zoning  
23 Hearing Board.

24 This way they have got a little bit of  
25

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1  
2 flexibility and I think it makes it easier for them to  
3 maintain and improve their houses without having to spend  
4 the extra X thousands of dollars in costs to bring in all  
5 of the various kinds of expertise that they have to bring  
6 in before the Zoning Hearing Board; the attorney, the  
7 architect and everybody else.

8 And then in fact it does things that make  
9 it easier for people in the middle of town, in the densest  
10 parts of town, to do things to upgrade the quality of  
11 their units without having to go to the Zoning Hearing  
12 Board. And I think that that is in fact a good thing, not  
13 a bad thing.

14 Now the issue of pushing the limits. When  
15 the Zoning Hearing Board recognizes that a great deal can  
16 be done without having to go to the Zoning Hearing Board,  
17 then when somebody goes to the Zoning Hearing Board they  
18 have -- they are very clearly trying to push limits that  
19 have been loosened for them. The Zoning Hearing Board is  
20 less likely to be particularly willing to grant those  
21 changes.

22 In addition to which when you look at it  
23 from the point of view of the individual homeowner who is  
24 trying to do a minor upgrade on his home and he can get  
25 eight feet, is he really going to now spend -- whatever

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1  
2 twice as hard because that type of -- that type of paragon  
3 or that type of view of the world would last somewhere  
4 between six and eight months.

5 After that that is going to be the new  
6 code. We are going to have a new -- whole new set of  
7 attorneys standing in front of those people who are then  
8 -- who do not care that the zoning was made easier for  
9 them or that we were very reasonable and made it more  
10 malleable for them. They will want an extra -- not eight  
11 feet, they are going to want 18 feet.

12 When they wanted 18 feet before they had to  
13 come on bended knee to try to get eight feet. Now with  
14 the new average setbacks and everything, they will get  
15 their eight feet and they will come for 18 feet.

16 I think that people are missing something  
17 that -- the already densest part of town I think is  
18 something that is being missed here is that the enormous  
19 value of New Hope Borough real state, a square foot of  
20 real estate in this town, every square foot is worth an  
21 enormous amount of money.

22 By weakening the zoning or loosening the  
23 zoning, which that is all this is when you take an average  
24 and let people suddenly that were outside of the building  
25 envelope but who were grandfathered, their property will

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1  
2 your eight feet is for, is he now going to spend  
3 significant amounts of dollars to get that eight foot  
4 extended by one or two feet by going to the Zoning Hearing  
5 Board? When otherwise he would not have to and could  
6 start building tomorrow instead of having to wait X number  
7 of months.

8 So in fact I think that what we are doing  
9 is not creating a blanket -- we may be creating some  
10 degree of blanket flexibility but I think it is a positive  
11 kind of flexibility that will not be pushed beyond some  
12 unreasonable limits and I don't think these limits are  
13 unreasonable. Thank you.

14 MR. DOUGHERTY: I'm sorry, I don't want to  
15 monopolize, if any one else has a question because I have  
16 another question.

17 PRESIDENT GERING: Louise?

18 MS. FEDER: I will let Dan go. I am okay  
19 for now. Go ahead, Dan.

20 MR. DOUGHERTY: I have concerns that this  
21 is a solution in search of a problem. I think that you  
22 give a great deal of confidence in institutional knowledge  
23 of the Zoning Hearing Board members that they will then  
24 say well we weakened the zoning so the things coming  
25 before us now are going to -- we are going to look at

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1  
2 suddenly be inside their building envelope because you  
3 have taken an average of a bunch of houses that have been  
4 built in the last five years that are --

5 MR. MEYER: Excuse me. They cannot be  
6 built in the last five years. If you read the thing  
7 carefully, when you take an average -- the average is  
8 taken -- I wasn't going to go into this level of detail  
9 but since we have gotten there.

10 We have very explicitly said in this thing  
11 that when you are taking an average you skip any building  
12 that has been built or razed because you also get into  
13 some interesting questions about vacant lots, within the  
14 last ten years. So your particular concern there is not  
15 relevant.

16 MR. DOUGHERTY: That is okay. So the mega  
17 things that have been built won't --

18 MR. MEYER: They won't enter into the  
19 picture and it is precisely those mega things that we are  
20 after.

21 MR. DOUGHERTY: When this was brought up  
22 about -- I am concerned that we are sitting here in  
23 February and the last time I -- I am pretty tuned in to  
24 what is going on around here, I think we all are. The  
25 last time I heard this subject brought up to this Council

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1  
 2 in any way, shape or form was roughly five years ago.  
 3 And it was brought up at the time and many  
 4 of the things -- many of the same things were discussed  
 5 and now here we are, apparently behind the scenes, there  
 6 has been a project going on to modify the zoning of the  
 7 historic district of the Borough with apparently no  
 8 marching orders to do that. I don't hear a human cry  
 9 other than the Zoning Hearing Board might be seeing more  
 10 applicants than it would like to see.  
 11 So no, I think it is -- I think it is some  
 12 sort of thing that has gotten legs, I don't know why it  
 13 has gotten legs. I don't see the reason why we should  
 14 weaken the zoning in the historic district even by an  
 15 inch. That is my feeling.  
 16 PRESIDENT GERING: Anyone else?  
 17 MS. FEDER: I have a question related to  
 18 what Dan brought up. It is just a question. I think -- I  
 19 am trying to understand the Ordinance, so apologies if  
 20 this question has been answered.  
 21 It sounded like the historic district was  
 22 not in this RB plan, it is a different district, is that  
 23 correct?  
 24 MR. MEYER: That is completely correct.  
 25 This applies only to -- I mean historic district can be

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1  
 2 Hearing Board is not.  
 3 MS. FEDER: So with that in mind and I  
 4 take Dan's point very seriously. Why -- so the split  
 5 between RB-1 and RB-2 is because RB-1 is more solidly  
 6 within the historic district and those lots are smaller?  
 7 MS. STOVER: The current existing lots in  
 8 RB-1 are smaller. So the things that make that more  
 9 conforming is we reduced the maximum -- the minimum lot  
 10 size in the RB-1. And the side yard setbacks I think were  
 11 reduced somewhat.  
 12 But the averaging was to try to control  
 13 having a large structure that fits within the setbacks but  
 14 doesn't fit within the neighborhood. So it wasn't  
 15 intended to allow more construction, it was actually  
 16 intended as more of a restriction. So I don't know, maybe  
 17 there is some language that should be adjusted.  
 18 MR. DOUGHERTY: But I hear you there. As  
 19 far as you -- it is trying to not -- it is trying to  
 20 actually limit the size of the -- and the girth of the  
 21 buildings in the area by the means of trying to take an  
 22 average of the existing buildings, right?  
 23 MS. STOVER: Ah-hum.  
 24 MR. DOUGHERTY: Then saying okay that is  
 25 the new zoning and in some cases those new setbacks or

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1  
 2 inside the -- the existing -- it is in the RB District.  
 3 MS. FEDER: It is in this district?  
 4 MR. MEYER: It is in this district but at  
 5 that stage of the game the requirements of the HARB take  
 6 precedence over anything that is in any of these  
 7 ordinances. HARB comes first.  
 8 MS. FEDER: Well it does in a way. I mean  
 9 -- I only say this as somebody who lives within the  
 10 historic district which has to deal with them all of the  
 11 time, which is great. I love our HARB and what they are  
 12 doing. It is a good thing.  
 13 But my understanding with anything that  
 14 comes before HARB has already been approved by zoning, is  
 15 that correct?  
 16 MS. STOVER: Yes.  
 17 MS. FEDER: That is what I thought. I was  
 18 seeing nodding and shaking heads. So I don't know that  
 19 that is a hundred percent accurate because zoning would  
 20 have to be in agreement first and then you go to HARB and  
 21 HARB is not like a legal -- it is not like a Zoning  
 22 Hearing Board which is a legal outpost of local  
 23 government.  
 24 The HARB is a committee, is that correct?  
 25 MR. MEYER: HARB is advisory, Zoning

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1  
 2 limits are going to be taller than the existing buildings  
 3 that heretofore or might be larger -- might allow them to  
 4 build more than they currently can because they will be  
 5 within their envelope size.  
 6 MS. STOVER: They will be the same  
 7 restrictions or percent of building coverage, impervious  
 8 and the maximum height, those all stay the same. But this  
 9 would affect only the front yard. And if the maximum  
 10 height of the buildings on either side are smaller than  
 11 the allowed 35 feet, then this building would not be able  
 12 to go to 35 feet.  
 13 MR. DOUGHERTY: I think it is this thing --  
 14 I respect Mr. Meyer's expertise in this area. I respect  
 15 your expertise in this area. I think this is not -- as  
 16 far as your knowledge -- I don't think that -- I think the  
 17 goals are noble but I think the path to hell is -- what is  
 18 it, good intentions?  
 19 I think that there is enough stuff here  
 20 with regard to perimeter, I know you said that the  
 21 perimeter houses are taken care of, Mr. Meyer. But with  
 22 regard to the perimeter and the existing definition of RB  
 23 and the nuances of the existing structures that are all  
 24 over town and et cetera, et cetera, that there is probably  
 25 -- having seen the attorneys that come before us for the

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1  
2 last six years, they will -- my opinion is they will lick  
3 their chops on this.  
4 They will -- it will be like letting a  
5 werewolf loose if we create a new district in the historic  
6 center that modifies it, that modifies something  
7 separately for that region. I don't have any confidence  
8 that and -- and if it is just so there is less people have  
9 to go to zoning, I don't buy into it. I don't. I don't  
10 buy into it.  
11 PRESIDENT GERING: Well I think we have had  
12 a lot of -- I think this needs to be tabled. Let's send  
13 it back and have a couple more sets of eyes --  
14 MS. MCHUGH: I would like to keep  
15 discussing this though, I like the track that we are on  
16 and I understand it all but I don't think we are there  
17 yet.  
18 PRESIDENT GERING: Our goal was to control  
19 the massive buildings coming into town. As we all know, I  
20 mean you have a house that is proposed at 10,000 square  
21 feet coming in so this is what we want to do but I think  
22 with this it has raised a lot of questions. Let's go  
23 back, we will take another look at it --  
24 MS. MCHUGH: We need to have a workshop  
25 just on this, nothing else on the agenda so we can really

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1  
2 dive into it. And now that it is presented, we can do  
3 some -- I can do some background for me anyway, research  
4 and see.  
5 PRESIDENT GERING: I will put you in with  
6 Peter. Okay. Guys, we will roll on this.  
7 Next, Dan, you're on for the Council  
8 initiative.  
9 MR. DOUGHERTY: All right. What we are  
10 doing just as -- Council has not heard this so this is --  
11 it is not really -- I wanted to let people know, Council  
12 and also the public, is that our Manager and our Code  
13 Enforcement Official are undertaking a project. I think  
14 it is a very healthy project.  
15 It is to evaluate the existing occupancy  
16 limits of our restaurants in town. Basically to work with  
17 them to educate our restaurants as to occupancy limits and  
18 also evaluate the floor space, the square footage, that  
19 type of stuff.  
20 We have fire inspections that occur but  
21 this is all kind of blended in with -- we have applicants  
22 that come before us that we as Council focus a great deal  
23 of resources tying the number of seats that we permit,  
24 seats for people to sit in the restaurant and eat relative  
25 to their parking.

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1  
2 And we are very, very -- we spend hours on  
3 this in public meetings with them. And shortly  
4 thereafter, probably within a week or two, whatever number  
5 of seats that we have agreed to, there is some different  
6 number of seats in that institution, in that facility.  
7 We then often -- we as Council, as a  
8 Borough management -- managers and code enforcement have  
9 to say -- or suddenly there is 15 seats sitting on the  
10 sidewalk or there is all of these things.  
11 We spend a lot of time on this and I have  
12 learned a lot about the subject and apparently a lot of  
13 this stuff we are doing as far as seat limitations is  
14 linked not to the safety and fire code stuff, which is  
15 separate and -- separate and distinct and linked to the  
16 use and occupancy stuff. It is very complicated stuff.  
17 All this to tell you this reminded me of  
18 two events. So the reason -- the impetus for this was  
19 that I attended an event, I will not mention where it was,  
20 where -- it was an open house at a restaurant and I have  
21 never been so scared in my life.  
22 There must have been 2,500 people in this  
23 place and all somebody had to do in the far corner was to  
24 light a pipe or a cigarette and if somebody thought there  
25 was a fire or smoke, people would have been stampeding.

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1  
2 They would have been trampled to death. It was so  
3 crowded, it was ridiculous.  
4 Because we need to base and evaluate  
5 occupancy limits and we want to work with our restaurants  
6 and also educate them as to how many people are allowed to  
7 be in these places. And also post, like you have seen, I  
8 am sure people have seen this before where there is a  
9 poster that says maximum occupancy 262. Well that is  
10 based on the fire code and how far away the exits are. It  
11 is very complicated.  
12 Our Manager and our Code Official, if I  
13 have that right.  
14 MR. GRAY: Correct.  
15 MR. DOUGHERTY: They are working diligently  
16 over the last 60 days to arrive at a chart, if you will,  
17 of an inventory of those two things; number one goes back  
18 and evaluates and researches the number of seats that have  
19 been approved as part of the use and occupancy because  
20 they have had -- also the second thing -- impetus of this,  
21 we have had people come before us who want to add on to  
22 their restaurant. And they say it is going to be only 12  
23 more seats and I am approved for 87 seats. And then they  
24 come back and it is well it is not 87, it is four because  
25 I moved them and it is this going on.

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1  
2 This chart which these guys are researching  
3 and creating will avoid the need for a fire drill when we  
4 say how many seats are they allowed to have. Historically  
5 it has taken at least a week of research to go back  
6 through the files to find out how many seats this  
7 restaurant is supposed to have.

8 So it is three things. Number one, we will  
9 educate the restaurants and the public as to maximum  
10 occupancy. And so everybody knows that you are not  
11 allowed to have 2,000 in a place that can only hold 80.

12 The second thing is we will basically -- we  
13 are going to ask -- we are going to have an inventory for  
14 use by the management team. And also when someone comes  
15 before us and says they want to add seats, we will know.  
16 It will be something that they will have at their  
17 fingertips.

18 I said there is -- there were three things,  
19 it is only two. It is going to take probably the rest of  
20 this year to get that project done. They have gotten a  
21 lot of it done but they are working at this point.

22 And this is the third thing, I'm sorry,  
23 that is linked to the actual fire inspection, the fire  
24 inspector will go out and actually evaluate the situations  
25 when there is overcrowding. So that person will be

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1  
2 very good question. In theory the first step is educate  
3 the restaurants. I don't think the restauranteurs are  
4 doing this just because -- I really think that they are  
5 unaware that there is some number and we want to basically  
6 get that and give it to them and also help them post and  
7 have them post this thing so the public can see the  
8 number.

9 So the restaurant will enforce it  
10 themselves, the people will say that it says 200 people  
11 and there are 500 people.

12 And then finally if there is a complaint  
13 saying there is an enormous crowd there, then either our  
14 Fire Marshal -- it will be a crowd in the middle of the  
15 night so our Fire Marshal will not see it. If someone  
16 calls it in, the police's job would be to go and say this  
17 is an unsafe situation.

18 Just like any time you have seen them --  
19 lack of a better term, down the Jersey Shore and you go  
20 into one of those clubs and people -- there is a person  
21 making sure not too many people go in. That is sort of  
22 what I -- the fear that I had when I attended that event.

23 MR. MAISEL: Basically it is for a larger  
24 -- for the most party?

25 MR. DOUGHERTY: Yeah. In other words if a

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1  
2 empowered, we won't -- it won't come down to having to  
3 call the police to have the police go out there and shut  
4 people down.

5 We will work with the restaurants and have  
6 the restaurants understand better that overcrowding is not  
7 -- is bad. How is that? It is bad.

8 So stay tuned. I imagine we can update  
9 you probably in two months with some sort of progress.

10 MR. MAISEL: What is the trigger for  
11 noticing that it is overcrowded? I mean how does that --  
12 who triggers that?

13 MR. DOUGHERTY: If we had this material,  
14 these charts which probably did exist in previous  
15 iterations of these restaurants, some of this stuff was --  
16 we are digging through files and finding that you know --  
17 and then they -- there is times when they move things in  
18 the restaurant to make more -- and it means less kitchen  
19 area. So the -- what is the question?

20 MR. MAISEL: What I am getting at is that  
21 -- take any restaurant, it would be somebody saying it is  
22 awful crowded in here. I mean --

23 MR. DOUGHERTY: There is a number --

24 MR. MAISEL: How does that get enforced?

25 MR. DOUGHERTY: In theory -- that is a

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1  
2 restaurant holds 32 seats, they are not putting a hundred  
3 people in that room. And we are not trying to stop -- if  
4 somebody is approved for 32 seats and they have 36, we are  
5 not the seat police.

6 But with the number of very large places  
7 that are in New Hope now, we never had this before mind  
8 you, five years ago we had -- there was I think -- we have  
9 huge numbers of seats in some of these new facilities.

10 MS. McHUGH: We didn't have the Logan.

11 MR. DOUGHERTY: I don't want to pick on any  
12 of them. There is at least -- there are at least 800  
13 seats at the Logan, at least inside that restaurant and  
14 that bar and downstairs. At least.

15 So I don't know what the number is and that  
16 maybe that is fine. Maybe that number is fine. It can't  
17 be 2,400 people there.

18 MS. McHUGH: It's basically an educational  
19 piece to the restaurants in saying this is your number,  
20 please abide by this.

21 MR. DOUGHERTY: Right and --

22 MS. McHUGH: We will not come and count  
23 every Friday. We want you to know the number.

24 MR. DOUGHERTY: When they book a banquet,  
25 the downstairs can hold 185 people and they don't book it

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2 for 315 or something. Whatever the legal limit is there.  
3 This is fire code stuff, not something we are making up.  
4 MS. McHUGH: You're right. Nothing happens  
5 until things go bad and then it goes, very, very bad.  
6 MR. DOUGHERTY: If it goes bad we do not  
7 want to be on the national news with some horrible thing  
8 that happened here in our town because something horrific  
9 happened.  
10 MS. McHUGH: And it would be horrible.  
11 PRESIDENT GERING: Thank you so much. All  
12 right. Any public comment? Yes, Mr. Balderston.  
13 MR. BALDERSTON: Thank you. In regards to  
14 what Mr. Dougherty was speaking of, what is the formula  
15 that calculates how many seats are allowed in a  
16 restaurant?  
17 MR. DOUGHERTY: It is interesting. I am  
18 going to answer your question. How about that? It is  
19 interesting.  
20 I think Council is going to get some  
21 education through this process also. It is not so much  
22 the seating but it is the occupancy. That is what I have  
23 been learning. As far as the law goes and again then as  
24 far as Council does with regard to limiting the number of  
25 seats, we have been doing it with regard to how many

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- 1  
2 in New Hope. We can't sit there and when we walk out say  
3 that is how many tables you're allowed to put in that  
4 space.  
5 MR. MEYER: There is no specific like that?  
6 PRESIDENT GERING: Can you answer that?  
7 MS. STOVER: It depends. If there is --  
8 there has been a zoning decision or that limited the  
9 number of seats for that property but if not, then it is  
10 based on the fire code.  
11 MR. BALDERSTON: So in the past if this  
12 place was a restaurant and it spelled out some documents  
13 that you have picked up from the Borough that you are  
14 allowed X amount of seats, you can proceed on that basis  
15 at the present time.  
16 And I would be the -- I am one of the first  
17 ones to work with the Fire Marshal. I don't know if I  
18 should say this or not but I will anyway, the Borough has  
19 been extremely helpful along with other agencies. We have  
20 had some preliminary inspections which I think is a very,  
21 very wise thing to do when you are dealing with one of  
22 these older existing structures that you can make some  
23 changes and try to bring that into more of a compliance.  
24 I have had a meeting, a preliminary meeting  
25 with the building inspector, the code enforcement officer,

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- 1  
2 parking spots those seats then require and where do they  
3 intend to get the parking spots. So there are two  
4 separate subjects.  
5 MR. BALDERSTON: So there is no set formula  
6 that figures out how many seats you're allowed to have in  
7 a restaurant?  
8 MR. DOUGHERTY: That is my understanding  
9 now that the fire code limits occupancy, not people  
10 sitting in chairs. Okay.  
11 MR. BALDERSTON: So occupancy would include  
12 waiters, waitresses, cooks --  
13 MR. DOUGHERTY: That is exactly where it  
14 gets real technical. Exactly right. And then because  
15 they can be standing up and obviously people standing up  
16 don't take as much room as people sitting at a table. It  
17 is a learning experience for me.  
18 MR. BALDERSTON: I don't know how to put  
19 these in comments as you all well know. I am sorry but  
20 thank you for listening to me. I lost my train of  
21 thought.  
22 If an individual comes in and they want to  
23 open up a restaurant and they speak to the various people  
24 that are very helpful in trying to do this, which I happen  
25 to be in the process of doing, opening up a new restaurant

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- 1  
2 Mary, JoAnn --  
3 MR. DOUGHERTY: You are doing what you  
4 should do they are going to tell you.  
5 MR. BALDERSTON: Exactly.  
6 MR. DOUGHERTY: They will help you do that.  
7 MR. BALDERSTON: I am very curious before I  
8 get too far in, money invested in all of this. Now I will  
9 have to be able to have seats to recoup the money. You  
10 know what I am saying. We are doing our homework but  
11 there is no formula.  
12 PRESIDENT GERING: Good luck.  
13 Any other public comment? Yes.  
14 This is public comment, if you can come up  
15 there and please take your mask off.  
16 MR. TAYLOR: My name is Dene, D-E-N-E,  
17 Taylor. Just so --  
18 PRESIDENT GERING: If you can please take  
19 your mask off so we can hear you. Thank you.  
20 MR. TAYLOR: I will still mumble. I came  
21 down here today -- I joined online and I joined on it  
22 about twenty after four and I was so enjoying the  
23 discussions that were going on that I said I have to come  
24 down.  
25 The reason I enjoy it is I actually have a



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1  
2 bit of a hobby of organizational disfunction and it was  
3 pretty darn good here and it is something if you read page  
4 24 to 26 of Parkinson's Law, you will understand what I  
5 was going on about.  
6 One thing that has come up is having people  
7 attend. I -- part of the reason I wanted to listen today  
8 is that I found out that the minutes and agendas are --  
9 you can get e-mails sent to you by signing up on the  
10 website. I knew they were there but I get two, 300  
11 e-mails every day, I will not be looking specifically to  
12 go on and look at stuff.  
13 So anyway I signed up for this and I read  
14 the agenda for today, there is good stuff happening today.  
15 It will be nice to sit in, as I choose to come down. I  
16 think that should be publicized somehow that the agendas  
17 are available by signing up for them.  
18 You get the agenda for the things you're  
19 interested in and then you show up, send a comment or call  
20 Peter or pester one of the members. I think I would like  
21 to call Peter because he is more interesting.  
22 Parking; I didn't find out why the rates  
23 had to be increased after four hours. That was not part  
24 of the discussion. Its been described before. I don't  
25 know if there is someone that can comment on that.

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1  
2 respect if you have a situation and you want to move  
3 people out if there is a fireman there. The Borough  
4 policeman have to do a dirty job. I thank you. I think  
5 there is some good things going on.  
6 PRESIDENT GERING: Thank you. Any other  
7 public comments? Yes, Mr. Duffy.  
8 MR. DUFFY: Ed Duffy, New Hope. I would  
9 like to --  
10 PRESIDENT GERING: Can you please take your  
11 mask off.  
12 MR. DUFFY: Absolutely. I would like to  
13 compliment the last HARB Meeting. I thought it was really  
14 done well. It was a very difficult situation going on  
15 with a lot of information and the Board handled it really  
16 well in terms of back and forth communication.  
17 And it turned out I think there is two or  
18 three different applicants or presenters and they helped  
19 them through the process because the first person needed  
20 help. And the first person presentation -- but anyway, I  
21 felt that they handled it well.  
22 They went back and forth. There was a nice  
23 flow. And even at the end they let Mr. Balderston speak  
24 for the second time and really he had a very significant  
25 wrap up on what was happening with the Cintra application.

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1  
2 MS. McHUGH: The reason why is we are  
3 trying to open up parking spots down on Main Street so  
4 people that are coming to shop have a place to park.  
5 If you ever go to Main Street, you will see  
6 it is packed by eleven o'clock and there is nobody walking  
7 the streets, it is all employees and owners. So we are  
8 trying to push to the outer edges of the Borough.  
9 If some one wants to come and have lunch,  
10 they don't have to drive around forever looking for a  
11 spot. Our restaurants have complained that they have  
12 people --  
13 MR. TAYLOR: I understand the problem now.  
14 MS. McHUGH: -- cancel their reservations  
15 because they can't find a parking spot.  
16 MR. TAYLOR: I understand it is a problem.  
17 MS. McHUGH: It is just a concentrated  
18 area.  
19 MR. TAYLOR: I use the parking out here.  
20 Most the times I come downtown I either end up parking  
21 illegally because I am doing a pickup or parking here.  
22 The other one is on the occupancy. We have  
23 -- or when we have issues like that in the past we have  
24 relied on the Fire Chief. Having someone in the fireman's  
25 uniform show up because there is a hell of a lot more

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1  
2 It was a great meeting and everybody walked  
3 out beaming. They agreed on how to communicate again to  
4 finish off that particular project and get the information  
5 together to move forward. But again, they did a super job  
6 and they deserve to be noticed. Okay.  
7 PRESIDENT GERING: Thank you. Can I have a  
8 motion to adjourn?  
9 MS. McHUGH: I will make a motion to  
10 adjourn.  
11 PRESIDENT GERING: Meeting adjourned.  
12 Drive safely.  
13 - - -  
14 (The proceedings were concluded.)  
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C E R T I F I C A T E

I hereby certify that the proceedings and evidence are contained fully and accurately in the notes taken by me in the above cause and that this is a correct transcript of the same.

Karen W. Browndorf, RPR  
Official Court Reporter

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