

NEW HOPE BOROUGH COUNCIL
 BUCKS COUNTY, PENNSYLVANIA
 - - -
 COUNCIL WORKSHOP - JUNE 2022
 - - -
 NEW HOPE BOROUGH COMMUNITY ROOM
 123 NEW STREET
 NEW HOPE, PENNSYLVANIA 18938
 - - -
 MONDAY, JUNE 6, 2022
 COMMENCING AT 4:00 P.M.
 - - -

BOARD MEMBERS PRESENT:

CONNIE GERING - PRESIDENT
 LAURIE McHUGH - VICE-PRESIDENT
 DAN DOUGHERTY
 LOUISE FEDER

ALSO PRESENT:

MARK LABRUM, ESQUIRE - BOROUGH SOLICITOR
 PETER GRAY - BOROUGH MANAGER
 MATTHEW DECKER - AUDIO TECHNICIAN

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 2 PRESIDENT GERING: I would like to call the
 3 meeting to order. This is a workshop so Council does not
 4 vote at these meetings. It is just for you to do your
 5 presentation.
 6 So the first one is sketch plan review for
 7 105 North Main Street. Whoever is the representative, if
 8 you would like to come up here.
 9 MR. GACEK: Good afternoon. Richard Gacek,
 10 G-A-C-E-K.
 11 PRESIDENT GERING: Go ahead.
 12 MR. GACEK: So I am the owner. So I am
 13 Richard Gacek, I live at 89 North Main Street. I also own
 14 the property at 105 North Main Street.
 15 The sketch plan that was submitted on
 16 March 25th -- pardon me, which I see you have there,
 17 represents our intention of subdividing the lot to two
 18 lots and building a -- two sets of townhomes on either
 19 side of the existing lot, if you can think of the
 20 orientation.
 21 We submitted just the sketch plan versus
 22 full architecturals. Again at this phase we understood
 23 that that was what was required for submission and we
 24 received the letter beginning of last week from the
 25 Planning Commission from the Borough with all of the

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 2 Planning Commission points that we're working on
 3 responding to now.
 4 I wasn't aware of this Workshop until late
 5 in the week by my engineer reached out to me Friday
 6 evening, did you know about a Borough Council Workshop and
 7 I didn't know you had workshops so it is great that you
 8 have this opportunity.
 9 So the only preparation I have is I am here
 10 and I have an elevation study of the exterior which has
 11 not been submitted to you all and you have a sketch plan
 12 showing the site plan for orientation.
 13 So I thought it made sense to come and also
 14 be available to answer any questions that either council
 15 or community members who are attending might have on the
 16 project.
 17 PRESIDENT GERING: Any questions? Go
 18 ahead, Dan.
 19 MR. DOUGHERTY: Just real quick. This is
 20 very admirable to come early -- to come early before you
 21 spend a tremendous amount of money on detailed plans.
 22 The problem is from Council's perspective
 23 so much of what we do in our purview of this stuff is to
 24 -- is to relate to the look and feel of what it is going
 25 to do for our constituents and none of our constituents

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2 are birds so looking down at these plats if you will,
3 don't do as much good.
4 So the only thing I can talk to
5 intelligently today about is currently the current state
6 is there is one house?
7 MR. GACEK: Yes, it is one house and one
8 detached garage.
9 MR. DOUGHERTY: One house and one garage.
10 The new state will -- there will be four townhomes?
11 MR. GACEK: There will be two structures
12 each housing two townhouses.
13 MR. DOUGHERTY: But four townhouses so two
14 twin townhouses, I guess it is four townhouses.
15 MR. GACEK: Correct. Yes. I'm sorry, your
16 question was structured --
17 MR. DOUGHERTY: So four townhouses.
18 Currently there is one residence?
19 MR. GACEK: Correct.
20 MR. DOUGHERTY: That is my initial reaction
21 to is density but it is hard for me to say. So many of
22 our constituents, their interest in this -- this is not a
23 HARB review but the ability to look on Main Street and
24 walk along Main or any street in the Borough and see what
25 it looks like and the height and how it relates to the

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2 surrounding buildings.
3 I think I will be of limited -- be able to
4 give you limited feedback today. That is where I have
5 come from but then again if you go -- usually these
6 reviews have more detail than just the bird's eye view.
7 MR. GACEK: Again I wasn't aware of this
8 review process and I wasn't notified about this at all.
9 Again, that is fine.
10 MR. DOUGHERTY: You have to understand --
11 MR. GACEK: Of course. I am explaining the
12 other side of that.
13 MR. DOUGHERTY: I don't know how I --
14 PRESIDENT GERING: I guess my question is
15 what is the square footage going to be of these
16 townhouses?
17 MR. GACEK: Each unit is proposed to be
18 3,300 square feet.
19 PRESIDENT GERING: That means it is a lot.
20 MR. GACEK: This was a church, I wasn't
21 exactly sure what I heard.
22 So it is proposed to be 3,300 square feet,
23 again plus or minus. They are schematically laid out. I
24 do have an elevation -- a set of elevation drawings with
25 me. The floor plans, we only wanted to get up to what

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2 would fit on the lot with all of the zoning requirements.
3 So if you refer to the letter from the town
4 from -- again I am not sure, the planning commission
5 engineer --
6 PRESIDENT GERING: The letter was from our
7 engineer. It is detailed.
8 MR. GACEK: Yes, it is. And then again
9 that would be something you want to go through I guess
10 each item today, that is more the Planning Commission than
11 the town engineer.
12 That being said, it was proposed or at
13 least our concept was to retain the street trees or -- I
14 shouldn't call them street trees, the mature trees on the
15 front of the lot that are existing to flank a wide
16 driveway coming up the center. And the idea was to build
17 a carriage house style architecture so that the buildings
18 or the building depending on how you word it, from the
19 street feels more historic in the sense of roof line and
20 all stone and so forth.
21 And the thought was to drive into a
22 courtyard as you go away from the street into the -- more
23 of the center area or rear area of the property into what
24 would be a driving court to the garages of the units
25 themselves. And the other objective was to not see a

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2 garage door from the street, make it feel again more
3 appealing to the curb appeal and our thought was again
4 more historic in nature.
5 Historic, not necessarily colonial
6 historic. But historic for the region, the area that is a
7 lot of Dutch, German architecture and immigrants that have
8 come over through the centuries.
9 So when we designed the house at 89 North
10 Main Street for example we took the inspiration of a Dutch
11 farmhouse as if that could have been construed as an
12 ancestor of the early settlers of the town.
13 Again keeping in mind with volumes speaking
14 to Mr. Dougherty's comments of understanding what the
15 street curb appeal or curb view would be was to not have a
16 two and a half story mass towards the street, have it be a
17 one and a half story mass towards the street much like a
18 one level garage might feel and have it step up and back
19 away from the street. So -- versus some of the other
20 projects I have seen in town which on the -- North Main
21 Street they are immediately going for mass volume from the
22 curb back, actually creating a third floor in some cases
23 from what I can see from the outside.
24 Our goal was to make it more nestled in,
25 make it feel a little more historic or more antique the

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2 feel and also to keep as much of the existing vegetation
3 that is mature so it doesn't look new. So that -- again
4 that was our design philosophy when developing the plan.
5 And again we looked at it as a by-right plan.
6 Most of the engineer comments as you
7 mentioned have to do with answering specific questions
8 having to do with storm water management, you know all of
9 the different technicalities of building anything in town.
10 They weren't just specific to the project, some things
11 were specific and many items were normal course of
12 question and answer process.
13 PRESIDENT GERING: I have a question. I
14 don't know who can answer it. They need to subdivide the
15 lot, does that mean they have to go to Zoning to subdivide
16 or since they got a right to build there they can
17 automatically do that? Again I don't know the answer to
18 that.
19 MR. LABRUM: I think they are going to have
20 to go through Zoning.
21 MR. GACEK: That was my understanding.
22 When we did 89/93 North Main Street we did the same
23 process. We went to zoning and planning and we developed
24 a land -- a minor subdivision to -- through the process of
25 that in order to do the project.

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1 PRESIDENT GERING: My only concern is
2 listening to you is the mass size of this square footage.
3 That is what gives me a serious pause. As you know, this
4 town is being overdeveloped with massive projects and that
5 is -- I am sure the architecture will be beautiful. It is
6 the square footage and the mass size that you are putting
7 in that gives me pause.
8 MS. McHUGH: You have four garages, are
9 they two car garages?
10 MR. GACEK: They are two car garages.
11 MS. McHUGH: But there is no visitor
12 parking in the courtyard?
13 MR. GACEK: Not in this sketch plan. In
14 this current plan there would be visitor parking towards
15 the front of the lot, much like 89 and 93 have. We have
16 satisfied the requirement for one extra parking space per
17 unit in that particular scenario versus this one.
18 So with the development of the plan what we
19 are hoping to collaborate on is creating more of a
20 courtyard feel to the front of the building so you do have
21 guest parking when needed but also it creates more of a
22 welcoming courtyard and we wanted to landscape around it
23 as I mentioned so it is more like a courtyard feel.
24 MS. McHUGH: I do like the design and you

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1 said it steps up from one and a half stories to two?
2 MR. GACEK: Yeah. The concept is it is a
3 two story -- there are two story buildings versus the two
4 and a half or three story buildings further up the street
5 just to give you a scale comparison without giving an
6 exact --
7 MR. DOUGHERTY: The one further up the
8 street?
9 MR. GACEK: The three projects that were
10 approved by the town that are under construction with
11 Barley Builders currently. North end on the canal side.
12 MR. DOUGHERTY: Other side of the street,
13 the twins?
14 MR. GACEK: They are on the same side of
15 the street as the property we are talking about but it is
16 further up north just before the road bends and turns into
17 River Road. There are three -- three 2-unit townhomes. I
18 am just giving a point of reference.
19 And that particular project or building as
20 I understand the history of it, is that they are
21 essentially the same buildings that were just styled
22 slightly different on the outside, architectural styles.
23 And that is what apparently -- was told to me by the
24 architect was a request of planning.
25

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1 But in that particular case that was also
2 two separate building properties that were conjoined to
3 create three units. So I don't know what the process was
4 for that but that is my understanding of it.
5 Speaking to volume just because that is a
6 particular point. In that particular scenario those
7 buildings, the front unit -- again I haven't seen the
8 floor plans. The front garage is towards the street, side
9 entry, the back garage for the back unit faces the street
10 but it is further back in the L of the footprint of that
11 building. Those units are about 4,400 square feet, what
12 has been advertised on the MLS.
13 Again I haven't seen the plans to give you
14 a direct comparison. And I just wanted to explain some of
15 the similarities and some of the differences that we are
16 speaking about.
17 PRESIDENT GERING: There is one difference,
18 that particular property never came to Council because it
19 didn't have to go to HARB. It is outside the Historic
20 District. Your property will be within the Historic
21 District.
22 MR. GACEK: We are not.
23 PRESIDENT GERING: I messed up on that one.
24 MR. GACEK: That mistake has been made many
25

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2 times. And 89/93 was not historic nor --
3 PRESIDENT GERING: They are on the edge.
4 Okay.
5 MR. GACEK: 89 North, my home where I live,
6 that is the start of the non-historic side of the street
7 if that makes sense. And Granger's home across the street
8 is the end point for the Historic District on the other
9 side of the street as you head north if that helps you.
10 PRESIDENT GERING: Yeah.
11 MR. GACEK: So this is not a HARB property,
12 although having been a former Chair of HARB and I was a
13 member of the HARB Board for four years, I am very
14 sensitive to what things look like and the materials used.
15 So again no vinyl windows, similar lights, things of that
16 nature. They are very important, just for whatever that
17 is worth.
18 PRESIDENT GERING: Louise, do you have any
19 questions?
20 MS. FEDER: No specific questions at this
21 point. Like Dan mentioned because we are just looking at
22 rough plans, it is nice to hear about it in this early
23 process.
24 I want to confirm, the two maples, the
25 25 feet, those are the two trees you're talking about

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1 neighbors might have.
2 From the front of the house our own
3 intention is to keep those large trees because it starts
4 to give that canopy that makes it feel like its been there
5 a bit longer than a new development.
6 MS. FEDER: Absolutely. I completely agree
7 with you on that.
8 Can you tell me what the plan for the canal
9 access will be?
10 MR. GACEK: What?
11 MS. FEDER: Access to the towpath.
12 MR. GACEK: We have a staircase that is
13 currently existing and we will retain that. We actually
14 would restore it; add a handrail, add a gate, much like
15 many of my neighbors have done but I would want to keep
16 that staircase to the left side as you're in the back.
17 And there is a creek that runs through many
18 of the properties on North Main Street. Obviously we are
19 retaining the creek and the buildings don't go as far as
20 the creek. Beyond that there is a fairly large piece of
21 land that we intend to landscape as a common area for the
22 four residences. Have a bocci court. That is the dream
23 anyway. That is the idea.
24 MS. FEDER: Thank you.
25

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1 preserving?
2 MR. GACEK: Yes.
3 MS. FEDER: Is the oak in the back also
4 considered --
5 MR. GACEK: There is no oak in the back, I
6 don't believe.
7 MS. FEDER: I am seeing it on your plan.
8 It is a ten foot oak. It is not huge.
9 MR. GACEK: To the left side of the plan?
10 MS. FEDER: I know, I'm sorry. There is an
11 oak noted there. Eventually when we see you again -- I am
12 just curious.
13 MR. GACEK: I can answer that question once
14 I look at the plan. I haven't looked at the plan --
15 MS. FEDER: The maples are the two I was
16 worried about.
17 MR. GACEK: The main concern -- if I can be
18 so direct.
19 MS. FEDER: Yeah.
20 MR. GACEK: Was from the back of the
21 property, though maintaining the integrity of the back of
22 the property and the neighbors' backyards next to us
23 because we are all neighbors there so I am very aware of
24 what sensitivities some of my neighbors -- my immediate
25

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1 PRESIDENT GERING: Any other questions?
2 MR. DOUGHERTY: I think I can give my
3 initial -- this goes to the mass of the four townhouses.
4 Currently as far as I can tell from these diagrams, I am
5 not an architect, it appears that the front of the
6 existing house is about 39 feet from I guess the curb, the
7 street.
8 MR. GACEK: The setback.
9 MR. DOUGHERTY: Yes. And this is now
10 25 feet so it is moving 15 feet closer.
11 MR. GACEK: Yeah.
12 MR. DOUGHERTY: The other thing is just as
13 important as the distance from Main Street to our
14 constituents and everybody on this Council is the distance
15 from the canal path and that is a public right of way and
16 currently it is about 200 feet from the canal path to many
17 of those houses up there.
18 I think you made a comparison to some of
19 the other homes on North Main Street that are sort of
20 double townhouses and et cetera. They were put on a very,
21 very wide lot and they were placed pretty much where
22 houses were pretty far back, either there is a tremendous
23 amount of frontage or a tremendous amount of rearage in
24 these properties.
25

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MR. GACEK: Right.

MR. DOUGHERTY: In this diagram that I am

looking at there is neither frontage nor rearage because the frontage has been reduced from about 39 feet to about 25. Twenty-five is -- you and I are probably 18 feet away right now.

MR. GACEK: Right.

MR. DOUGHERTY: And in the back which is currently roughly 200 feet from the back of the house to the canal path, it appears it is being reduced. I don't have my -- I don't have a ruler but it appears it is being reduced to about -- I guess maybe 75 feet.

MR. GACEK: About 75 is about right. Seventy to seventy-five.

MR. DOUGHERTY: It is basically filling the entire lot in that spot or filling two thirds of it. So when that happens and all of the other surrounding houses are not filling their entire lot with four houses of 3,300 square feet apiece, you're basically building effectively a 13,200 square foot house on this three quarter acre lot and of course --

MR. GACEK: Which we can do.

MR. DOUGHERTY: When you do that you end up with much narrower setbacks on the fronts and backs which

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regulated on volume and material and so forth. I wasn't aware that that was an area that also was a concern on the rear of this property but that is a good point because I think it is important that buildings look good from all sides. As good as they can look. That is a well noted point.

Second point on the volume of the building; whatever that building is theoretically one could take the existing structure and add an addition and go up to 25-foot setback line and could also go around and create a larger volume house, which we actually looked at that idea. I didn't want to do that because it would become a very large house in volume, in mass volume, continuous mass volume. The mass volume on these buildings is I will say long and narrow.

So the idea was to angulate and shift the roof lines so that the overall mass volume didn't -- wasn't continuous. Also what was unique about the plan, just from a point of view which will be helpful to illustrate when we do the 3D rendering and show you all of the views that you're speaking of, is that when you have two long narrow volumes that have a return with the garage on the inside, you have inverted Ls. And if you can imagine inverted Ls that have different scales to the

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is going to look dramatically different from the houses north and south on that side of the street because those are not 13,000 square foot houses.

That is my observation today. Of course without seeing what it will look like in the span of things, let's -- we have expressed this many times to many applicants before. If you have a hope of getting approval we -- this Council is going to need from you pictures of what this is going to look like in its setting from the left, from the right, from the street, from the canal, from people standing on the ground looking at it.

So without those, how the exact structure will look relative -- including the things on its left and its right. That is just some advice if you wanted to get a decision.

So then maybe we will be able to tell whether or not my observation has a great or not a lot of import. All right. That is all. That is an observation. I am not deciding anything.

MR. GACEK: I appreciate those comments. I am going to also -- not a rebuttal but a complementary statement to that is that speaking of the rear right -- visual right of way. Right of way as I understood it was for HARB -- for any angle of the building had to be

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building volume, again to notably soften the look of the mass of the building from the back top as well as the street front looking up.

So again that is something that it is a good challenge for us to show you what we can do with that or what we intend on doing with that.

And then another point is that on the back setback, the rear setback, we are going much further -- we are using much more of a distinct setback of about 76 feet, something like that, coming back from the rear property line because we sort of have to because of the creek and all of that. We can't go over the creek with any structure and we understand that.

And the idea is we will have a sunken garden so that when you are walking on the towpath or riding a bicycle on the towpath you -- and there are many people that do that. I can attest to that, especially during the past couple of years, is that if you think of a landscape plan because you will have the advantage of seeing it from a high point of view is to create this visual courtyard of landscaping with again the existing bridge that exists over the creek that creates a sunken garden which you do see on some of the houses further up north on that side of the street.

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1 So the idea was to create an element of
 2 intrigue and also greenery that adds softness to the
 3 building versus a large terrace or creating a lot of hard
 4 surface.
 5
 6 What we also plan to do or have intended to
 7 do is the outside spaces, the terraces or decks, they are
 8 integrated within the footprint so that they are not
 9 extending out into the landscaping. And the idea is any
 10 extension would be done with landscaping to define those
 11 zones. So again that adds softness and it also adds
 12 pockets, volume pockets in the architecture, if that makes
 13 sense, reducing the visual massing.
 14 So again that is just -- those are sort of
 15 architectural rhetoric but it sort of addresses some of
 16 the ideas that you opened up with this feedback or
 17 commentary and I appreciate it.
 18 And the idea is to again create something
 19 that is more of a positive contribution to New Hope versus
 20 some of the projects -- I have to agree with some of my
 21 neighbors, some of the projects are just development
 22 projects. So I think that the streetscape of the town has
 23 changed already.
 24 So as looking forward to say how do we do
 25 better with our designs and our collaboration with the

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1 building landscaped because sometimes the illusion of
 2 landscaping -- I learned this in architectural school,
 3 they call it shrubbing (sic)it up. If you didn't add some
 4 trees --
 5
 6 MS. McHUGH: That is --
 7 MR. GACEK: So it is good to show both to
 8 sort of tell the story because I think landscaping helps
 9 anything but it shouldn't be the main -- it should be
 10 complementary so I appreciate that.
 11 PRESIDENT GERING: Any more questions from
 12 Council? Any one from the public?
 13 Yes, Pamm.
 14 MS. KERR: Pamm Kerr, North Main Street.
 15 Sixty some years I have lived here, I have
 16 seen lots of changes. It is not my job to like or
 17 dislike. I like and dislike a lot of things. Who cares.
 18 My only concern is that we already have
 19 3,300, 6,300, 3,300 square feet places going up the
 20 street. And I know there is some mitigation thing for the
 21 water but during Ida I watched the water flooding and that
 22 is not the final mitigation plan. And I don't know, you
 23 may have met my brother and he talked about the
 24 underground stream.
 25 We have got a real problem with water on

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1 town as private property owners to stretch ourselves
 2 beyond the black and white regulations -- following the
 3 black and white regulations because that guides us to do a
 4 minimum requirement.
 5
 6 My goal is to collaborate and create an
 7 inspiration of what you can do even with those specific
 8 guidelines for zoning and planning. So I just mention
 9 that for -- again for food for thought in response to your
 10 commentary.
 11 MS. McHUGH: Well we appreciate that. We
 12 -- as a Council we are trying to keep the heart and soul
 13 of the Borough and it is very difficult. So it is just
 14 nice when somebody helps us out.
 15 MR. GACEK: It is. I have lived here for
 16 30 years.
 17 MS. McHUGH: I am looking forward to what
 18 the final -- if you can do it in CAD, that is the best
 19 way. We really need to see how it will look next to the
 20 neighbors and as Dan said, from the street and all of
 21 that. We have a lot of people that come in and just give
 22 us one little snapshot and that is not enough for us to
 23 make a decision.
 24 MR. GACEK: And the truth is I like to do
 25 my 3D renderings with just the building and then the

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1 North Main Street now. When I grew up it was South Main
 2 Street flooded. Didn't matter what happened, it was
 3 always South Main Street. We never flooded after 1955.
 4 In 2005, 2006 after the pond next to us was put in --
 5 filled in and more houses, bigger houses on both sides of
 6 the street, just absorption wasn't there any more. The
 7 stream wasn't running the same way. The old -- the sewer
 8 came in after my father put a big pipe in.
 9 So there is so many problems back there
 10 that my concern is we have a drainage ditch that we have
 11 had for 60 some years. It is almost always full, it just
 12 won't drain out. I am -- I don't know how much you can
 13 mitigate by putting water into the street when we have big
 14 rains which we have more and more of.
 15 So whether there is 15,000 houses around me
 16 or whether there is two, I don't get to say that because
 17 it is free America but I am concerned about the things
 18 that impact physically and in serious ways and it is
 19 mostly water I am concerned about at the moment.
 20 PRESIDENT GERING: Thank you.
 21 MR. DOUGHERTY: Can I ask a question of
 22 Mr. Gray?
 23 I don't know, would it be -- I believe Ms.
 24 Kerr is pointing out something very important but I think
 25

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 2 these engineering studies of water mitigation are -- tend
 3 to be -- the ones I have seen tend to be focused on the
 4 house in question that is being suggested to be built.
 5 In other words there is going to be you
 6 know X impervious surface. This is that, roof lines and
 7 these parts are going into the drains and the streets, et
 8 cetera and this part. Whatever. And they work on it
 9 until the numbers work.
 10 So I think that North Main Street -- my
 11 understanding, many of the areas up there is at a tipping
 12 relative to flooding on the western side of North Main
 13 because there is so much less impervious surface, there is
 14 houses sitting on them. They have roofs, they have
 15 downspouts but the water comes -- what used to land on the
 16 grass, the first half inch or so of the rain now doesn't
 17 land on the grass and doesn't get absorbed, it goes into
 18 the pipes and started flooding other places.
 19 I think right now a lot of it is getting
 20 the water away from the house, most of it. And the
 21 studies seem to focus on one house at a time and I think
 22 we may be in a tipping point or past it frankly
 23 practically for developing on the western side of North
 24 Main.
 25 Is there a way -- there is a question at

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 2 PRESIDENT GERING: Pete?
 3 MR. GRAY: We have reviewed several
 4 properties up on North Main Street that have had concerns
 5 with flooding in their backyards and our engineer has gone
 6 out there and we have been out there with public works and
 7 we are aware of some of the issues with the developers
 8 that have done some work up there so yes, we can do that
 9 and evaluate them.
 10 MR. DOUGHERTY: But can we -- right now I
 11 understand that -- I hear stories that it is a swamp.
 12 Things that were not a swamp are now a swamp. Somebody
 13 clogged this pipe or this. Everybody has got to get the
 14 water off their property. So whatever they do is off
 15 theirs and it is on the next one.
 16 So is there a way that we -- I have a
 17 feeling that some point the Borough would be liable for
 18 some of this for approving this house after house after
 19 house and no way to get rid of this water.
 20 I think it sounds like from the retaining
 21 tank there might be a water table issue. If that thing is
 22 not draining in the ground that means that the water table
 23 is up at this point where it is not getting out. I am not
 24 --
 25 MR. GRAY: We will talk to our engineers

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 2 the end of this. Is there a way to have our engineer sort
 3 of make -- or the developer in this case, give us some
 4 confidence that there is adequate drainage across these
 5 multiple houses that have -- these new large homes that
 6 are basically covering far more of the ground than the
 7 previous homes that were torn down?
 8 There is one house that was there and had
 9 their driveway -- there is just things after things where
 10 -- is there a way that this could be evaluated by the
 11 engineers either by the -- or require the developer to
 12 have this analyzed and have something that Council will
 13 feel confident that we are not just letting another
 14 hundred thousand gallons of water flow that has no place
 15 to go.
 16 MR. GRAY: We have had a couple properties
 17 looked into that had some concerns.
 18 MR. DOUGHERTY: Does that make sense?
 19 PRESIDENT GERING: Yes. Into the
 20 microphone.
 21 MR. DOUGHERTY: Where I am going with this
 22 particular one is before we approve yet another four
 23 townhouses that are trying to get rid of their water,
 24 maybe we say not only we know that that whole strip is
 25 adequately seweraged (sic) or whatever the word is.

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1
 2 and see if we can come up with a game plan.
 3 MR. DOUGHERTY: Before this Council can
 4 vote on anything and before zoning could approve anything,
 5 we need to know that. None of us are hydrologists or
 6 whatever the word is, we need to know that we are not just
 7 -- this could be the straw that breaks the camel's back
 8 and half of North Main floods.
 9 MR. GRAY: Certainly. We will take a look
 10 at it.
 11 MR. DOUGHERTY: It will be a huge number to
 12 try to fix it.
 13 MS. McHUGH: So how long would it take to
 14 do an overview of the engineering study of that whole
 15 area?
 16 MR. GRAY: That is a good question.
 17 MS. McHUGH: How long does that hold up
 18 development?
 19 MR. GRAY: It could take some time. I will
 20 have to coordinate it with the engineer and see if we can
 21 come up with a timetable.
 22 MS. McHUGH: We have to come up with
 23 options. Maybe we can do that in the meantime.
 24 MR. GRAY: We can look into that.
 25 MR. DOUGHERTY: Bump it into the canal,

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1
 2 that is usually dry.
 3 PRESIDENT GERING: They can use the water.
 4 All right. Guys, we will take that -- is there any one
 5 else?
 6 MR. GACEK: Richard Gacek again. I just
 7 wanted to speak a little bit to the storm water management
 8 discussion which is what you are speaking of and regarding
 9 any house on North Main Street whether it is existing or
 10 new and also the types of driveways.
 11 You mentioned one of the properties that
 12 was torn down not long ago had a gravel driveway. Gravel
 13 is not impervious -- excuse me, it is not pervious,
 14 basically like a macadam drive.
 15 For example 89 North Main and 93 North
 16 Main, we were lucky enough to have our timing with the
 17 planning right after a major event here in town back in
 18 '04 and the FEMA regulations were still being figured out
 19 how it impacted the towns much like New Hope.
 20 At that particular time with the consulting
 21 engineer from the town as well as our own we were asked --
 22 requested to design what at that time was determined later
 23 to be much more oversized storm water management than what
 24 we see on the current properties.
 25 There are a lot of different players in

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 2 regards to drainage, including the playing fields that
 3 were added ten years ago or so up by the high school.
 4 Those impacted North Main Street from the get go. As soon
 5 as those were in play and with the drainage and all of
 6 that, it drains right down on North Main Street on the
 7 north end of the creek.
 8 One of the couples that lived in one of the
 9 houses that was torn down, Paul and Janice, immediately
 10 they saw their properties starting to flood after the
 11 playing fields were put in.
 12 So I think as you open the proverbial can
 13 of worms for discussion is that it should not just be
 14 North Main Street, it should look at areas above North
 15 Main Street that are contributing to the flood waters when
 16 they do occur.
 17 I will tell you that when we had Ida, some
 18 of the recent -- more recent impactful rainfalls, that 93
 19 North and 89 North -- I moved my cars to the high school.
 20 Is this going to work and we didn't experience an issue
 21 because of the storm water management system. As far as
 22 it does hold the water but it slowly let's it release into
 23 the waterway.
 24 So the idea of the driveways for example
 25 impacting the street flooding that happens during the

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1
 2 major events, it is really not because of the driveway
 3 because the driveway is -- what we have is a permeable
 4 paver driveway pipe system that is underneath that paver
 5 driveway that we were required to put in. So all of that
 6 water -- it takes 50 gallons a square foot, per square
 7 foot per minute of water and it puts it into the system.
 8 So I can tell you that of the properties
 9 that we have been involved in and it is a requirement of
 10 towns and it was painful and it was an expensive process,
 11 a learning process but it can be done in such a way that
 12 even the driveways won't impact the storm water management
 13 of the street.
 14 We know in some of the floods of '05 and
 15 '06 and '04 for example -- out of sequence there, much of
 16 the flooding that happened in the Borough happened from
 17 the canal side and the sewers, the storm sewers, not from
 18 the river. Certain places were absolutely from the river.
 19 I live on the river. I have had it from all angles and I
 20 say that because it is about managing water flow and then
 21 containing, whether you have a hundred square foot space,
 22 a roof line or a thousand square foot roof line. It is
 23 important to keep that in mind.
 24 It is where the water goes and what you do
 25 with it, not that you are -- you still have runoff so it

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1
 2 is all a good discussion. I wanted to give you my
 3 experience for whatever it is worth to add to that
 4 discussion as the engineer consultant looked into it.
 5 PRESIDENT GERING: Thank you so much. Good
 6 luck.
 7 28 South Main Street.
 8 MS. BARRETT: My name is Lisa Barrett,
 9 B-A-R-R-E-T-T. I purchased 28 South Main about a year
 10 ago, April of 2021. And I am sure you saw the plans that
 11 we submitted that currently today there is the main
 12 commercial building and behind the commercial building
 13 there are four dwellings, one of them is an active home
 14 and three one-bedroom residences.
 15 So what I would like to be able to do is
 16 actually build a home for us for my family. So what we
 17 are looking to do is actually reduce the number of
 18 residences there. Just so everybody knows, it is behind
 19 the buildings so you can't actually see it from Main
 20 Street. And I -- we are looking to build a home, you know
 21 there is a big tree, also a historic tree. There is a lot
 22 of concern about that.
 23 We have hired an arborist to make sure we
 24 maintain the integrity of the tree and do not do anything
 25 to harm that tree. But the idea would be to eliminate two

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2 of the -- demolish two of the dwellings, keep one for
3 storage and then the other acupuncturist would stay.

4 We got the report from the engineers, we
5 agree with everything that is in there, all the variances
6 that would need to be requested which would be our next
7 step.

8 We would love to get any input that you
9 have. Again we are looking to be part of New Hope. I
10 have had that property there and I managed that property.
11 So I don't know if you want to ask any questions or have
12 anything --

13 PRESIDENT GERING: Identify yourself.

14 MR. O'CONNOR: Gary O'Connor, architect,
15 Coryell Street, Lambertville, New Jersey.

16 We did a little bit of research on the
17 property and through the --

18 PRESIDENT GERING: The air conditioning has
19 kicked on and my hearing must be going.

20 MR. O'CONNOR: So we had done a little bit
21 of research through the New Hope Historical Society on the
22 property and come to learn this property was owned by Dr.
23 Flood who apparently was also a Mayor in the town for a
24 number of years. And I guess in his retirement he created
25 these dwellings to -- for additional income, income

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2 is two left?

3 MR. O'CONNOR: Yes. One is going to remain
4 a storage, just plain storage.

5 PRESIDENT GERING: And the acupuncturist
6 building is also remaining?

7 MR. O'CONNOR: That is correct.

8 MS. BARRETT: What we are saying is there
9 won't be three residences there.

10 PRESIDENT GERING: Thank you.

11 MR. O'CONNOR: Three residences. So it
12 won't be three different residences there. Reducing the
13 residences from three residences to one.

14 PRESIDENT GERING: The square footage if I
15 am reading this correctly will be 4,700 on your house?

16 MS. BARRETT: No, 3,500.

17 PRESIDENT GERING: Okay. I must have
18 looked at the wrong print there.

19 The one thing that gave me a serious pause
20 is the swimming pool. And I didn't -- I am looking at the
21 sketches here, are you planning on putting a rooftop deck
22 up there too?

23 MR. O'CONNOR: A rooftop deck?

24 MS. BARRETT: No.

25 PRESIDENT GERING: Okay. Just a swimming

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2 producing. And you could see as they are located they are
3 a little on the zero lot line next to the Ferry Market so
4 we have this looming wall adjacent to us.

5 The proposed dwelling -- and again we are
6 trying to reduce density in terms of number of dwellings,
7 moving from three to one.

8 PRESIDENT GERING: How many are you tearing
9 down? Back there there is three bungalows?

10 MR. O'CONNOR: We are -- there are three
11 bungalows or three units and there is one business. The
12 business is the acupuncturist as you see as you walk on
13 the street and sign has been there as long as I can
14 remember.

15 PRESIDENT GERING: We have all been to him.

16 MS. FEDER: But to confirm, there are four
17 of the cottage style buildings in the back, not three? I
18 know one is run as a business but there are four total?

19 MR. O'CONNOR: Correct. So we are taking
20 out two and the three residence are coming out and we will
21 retain one of the buildings to be a storage space because
22 this house will not have a basement nor any usable attic
23 space.

24 PRESIDENT GERING: If there are four there
25 and you're taking two out, if I heard you correctly, there

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2 pool. A patio and a swimming pool?

3 MR. O'CONNOR: There is a roof.

4 PRESIDENT GERING: Where is the swimming
5 pool going?

6 MR. O'CONNOR: On the ground.

7 PRESIDENT GERING: On the ground. Of
8 course it is. Thank you.

9 On the river, right?

10 MR. O'CONNOR: Yes.

11 PRESIDENT GERING: People have gotten very
12 creative with the rooftops, that is why I am asking you
13 these questions.

14 I did look at your designs. I did look
15 that you are putting in a swimming pool and patio.

16 MR. DOUGHERTY: This will be the first
17 in-ground swimming pool we have seen in a long time. Most
18 of them are on the roof.

19 MS. BARRETT: I didn't know what you were
20 saying.

21 MR. O'CONNOR: I know the project you were
22 referring to, I listened in on the Zoom call a while back
23 and that was that issue.

24 MR. DOUGHERTY: So this pool is in the
25 ground?

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- 1 MS. BARRETT: Yes. And there is a patio
2 there today. So the patio that is there actually does
3 exist today and we would have to obviously update that but
4 it does exist today.
5 MR. O'CONNOR: There is a stone wall around
6 that, you have the bulkhead of the river. That stair that
7 you see there is existing going down to the river.
8 MR. DOUGHERTY: This from the bridge which
9 is I think pretty much the only place you will be able to
10 see the new home. I would just ask relative to the size
11 and context of the surrounding buildings have you put much
12 thought into how it will -- basically how it will look as
13 far as scale in that picture?
14 MR. O'CONNOR: Sure. We do have some
15 renderings I think on the last page.
16 PRESIDENT GERING: Are they the same ones
17 we have here?
18 MR. O'CONNOR: Yes, they are. I can flip
19 to it if you like.
20 MS. BARRETT: It will definitely not stand
21 out, it sits next to the Ferry Market and on the other
22 side is a business with also a residence.
23 MR. O'CONNOR: So it presents -- because it
24 is within the floodplain it presents -- it is on a stone
25

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- 1 generations of Sea Isle shore properties to me.
2 That is my initial reaction. Maybe it is
3 the blue color with the columns but it certainly is --
4 just the position between those two homes and you, as you
5 look directly below it you have the colonial and I don't
6 know what the ice cream parlor is.
7 But the point is -- we don't see that many
8 of that type of peaked -- this is not a HARB meeting so
9 just initial reaction, the peaked roof that is on the
10 right from the other side of the picture I guess that is
11 not going to be seen from the street, right? The pictures
12 --
13 MR. O'CONNOR: You can see here a rendering
14 from the street.
15 MR. DOUGHERTY: So that part probably
16 doesn't matter nearly as much to me, it is the picture on
17 the left that will be viewed from the bridge I guess.
18 PRESIDENT GERING: Bridge and the river.
19 MR. DOUGHERTY: And from the river too.
20 Having those types of A-frame roofs on the top which I
21 think will give you ceiling height in those rooms and
22 probably --
23 MR. O'CONNOR: That is actually attic
24 level.
25

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- 1 pier base and there is a covered porch with retractable
2 openings so it looks like a three season porch and then
3 there is an overhang above that to help break down the
4 scale.
5 The base is all stone and there is an
6 entrance area underneath, you have parking on either side
7 of the entrance area and there is a lot of grass facing
8 the river.
9 PRESIDENT GERING: So my question is how is
10 that going to compare height-wise compared to the historic
11 building? When you look from Main Street will that
12 building be towering over the existing historic building?
13 MR. O'CONNOR: No. It is actually very far
14 away so you will see it in perspective, it is much further
15 in the back end of the property.
16 MS. McHUGH: How much taller is it than the
17 original building?
18 MR. O'CONNOR: If you take a look at -- it
19 is under the height regulations for New Hope even with it
20 being up on columns.
21 MR. DOUGHERTY: My initial feedback on the
22 design -- it is your home so you have to be happy. I
23 visit Sea Isle a lot and my initial reaction is it looks a
24 lot like the newest, the last two or three iterations of
25

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- 1 MR. DOUGHERTY: That is attic level. So it
2 makes it to me look like a shore house. That is my
3 reaction. But you know this is hard to say, it might be
4 the color plate, light blue --
5 MS. BARRETT: I keep going back and forth.
6 I think I will probably go back to white.
7 MR. DOUGHERTY: This is not a HARB meeting,
8 this is sort of just fleshing out ideas thrown out.
9 MS. BARRETT: I think what I don't want is
10 the flattop houses, more -- very contemporary houses but
11 other than that I am pretty open minded.
12 MR. DOUGHERTY: What we are going to need
13 is to the right of the first picture -- the right of the
14 first picture. The first picture to the right of that
15 there is green stuff there. What is that?
16 MR. O'CONNOR: That is the property next
17 door. That is the rear yard of the ice cream shop.
18 PRESIDENT GERING: It doesn't look like
19 that.
20 MR. O'CONNOR: It is a rendering.
21 MR. DOUGHERTY: You heard earlier, we are
22 going to need to see the building that that thing is
23 sitting next to, actual pictures of those buildings so we
24 can see how large they are, et cetera and if it fits into
25

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1 the sort of -- into the view if you will, so it doesn't
2 look colonial, ultra modern, seashore is what I am trying
3 to say. It might not.

4 Having that green lot next to it in the
5 picture isn't going to work for us. That green lot
6 doesn't exist. You drew that with a computer, that is not
7 --

8 MR. O'CONNOR: We can certainly photo shop
9 the existing--

10 MR. DOUGHERTY: What we are trying to say
11 is Council will need in place wherever that thing is and
12 what is next to it on all sides in the scene. That is
13 all, for us to make a decision.

14 MR. O'CONNOR: I can do it with the Ferry
15 Street Market. It is a big blank wall.

16 PRESIDENT GERING: What I am concerned
17 about is that that house in the back is going to tower
18 over your historic building and it might not but looking
19 at that picture and what Dan said, it looks like a Jersey
20 beach house and then you have a historic building. It is
21 hard to visualize it to be honest.

22 MR. O'CONNOR: This back here --

23 MR. DOUGHERTY: From Main Street.

24 MR. O'CONNOR: From Main Street is this --

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1 acupuncturist's office from the street not -- because of
2 the enormous tree is hiding the property back there.

3 I think only a few of us have probably gone
4 back there and wandered around the cottages. It is a
5 beautiful river front. I understand again.

6 So that is number one. I think demolishing
7 something in the Historic District and changing it to
8 something that is so dramatic and different should give us
9 all a significant moment of pause and I am sure it will
10 for the historic board as well.

11 After that I am also worried about changing
12 the landscaping there. I think removing those trees is a
13 pretty big change. I do understand that the house will be
14 set so far back that you will only see a bit of it but I
15 think to say that we won't see any of it is probably not
16 realistic. The way you would then look down that driveway
17 and see the house and changing the way that people walking
18 through the town will experience that part of town.

19 And then I am thrilled that you're keeping
20 the acupuncturist's office but I think changing that
21 driveway to one that will then probably be used pretty
22 frequently by someone who has a sizable house on the river
23 and existing use as an acupuncturist, I have some concerns
24 about traffic flow there especially considering how busy
25

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1 MR. DOUGHERTY: Because it is so far back
2 but from the bridge you will be able to see it. Right now
3 you can't see much over there from the bridge because you
4 have those one story bungalows. And of course our
5 constituents, they don't think this is a house back there.
6 You can barely see bungalows. You have to stare.

7 There is going to be a 60-foot wide 35-foot
8 tall house sitting right on the back river bank when this
9 is done. That will be dramatically different and
10 therefore we are going to have a great deal of input as to
11 what it will have to look like.

12 MS. FEDER: Yeah. I just wanted to chime
13 in and first of all thank you for coming early in the
14 process. It is so great to see these drawings.

15 I completely understand the want to be in
16 that spot. I will say though my concerns are many with
17 this project. The first one for me is that we are in the
18 Historic District and demolishing anything in the Historic
19 District is not something to be taken lightly.

20 I am thrilled that you looked into the
21 history of the property and it looks like those cottages
22 have been there for quite some time. I think most telling
23 in your images is that when we are looking at the existing
24 streetscape you can't see any of them including the
25

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1 that section of South Main is.

2 And we have all gone out on a beautiful
3 Saturday weekend, especially this past weekend, and it is
4 pretty much bumper to bumper there. So then to have a --
5 the going use of this property to be a sizable residential
6 and commercial behind an existing commercial I have
7 concerns there.

8 I am also -- just a comment really. I
9 think those cottages fill a need in town where we don't
10 have a ton of rental property that is -- sort of sits at a
11 price point that is accessible to certain demographics. I
12 think we have a lot of luxury flats going on and a lot of
13 things like that but those cottages are important to the
14 fabric of town and who can live here and who can be a
15 resident in that part of town. So it is something to
16 consider.

17 And then that leads to Dan and I think
18 Connie mentioned it as well, to say that this facade won't
19 change our impression of town from the river is probably
20 not realistic. I mean it can be the world's most
21 beautiful house and I hope that it is and it will be, the
22 plans look lovely and HARB will go over them very
23 carefully.

24 But right now when you come over the river
25

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1
2 and you look across what you mostly see are trees and you
3 see some cottages and that is very, very different than
4 the property -- whole property being occupied by the
5 residence.

6 So that is -- those are just my concerns
7 for now. I know that was a lot to throw at you. Those
8 are what I am thinking about after looking at the sketch
9 plans.

10 MS. BARRETT: I would like to comment about
11 the driveway. Actually this should help exactly what you
12 are talking about because right now the acupuncture has no
13 parking spaces. The only ones are the main building and
14 there is no where to turnaround and it is sequential so
15 actually by doing this they -- there would be an ability
16 to drive in and park and pull around and come out straight
17 versus today you pull in and -- I completely agree it is a
18 complete nightmare to try and get in and out of there and
19 it is dangerous. I know because I do it all of the time.

20 But it would actually ease that because we
21 -- parking would be behind the building and you could
22 turnaround and drive out forward.

23 MS. FEDER: I would hope so. It is just
24 something I would be worried about. We can talk about
25 this when we get further into the process with the

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1
2 we would be reducing density and the residences are there.
3 The idea is that we are reducing density, not increasing
4 it and trying to make the parking situation actually
5 better.

6 MS. FEDER: Again I understand that is the
7 hope but just changing it doesn't obviously mean that is a
8 change for the better. It is a change, certainly. I
9 would hope --

10 MR. O'CONNOR: Not all changes are bad
11 changes.

12 PRESIDENT GERING: Again what gives me a
13 concern is coming into the -- we are trying to preserve
14 our business district and I guess what gives me a pause is
15 the fact that you are changing zoning and going to
16 commercial -- I mean to residential. We don't want -- I
17 personally don't want to see that as a precedent and lose
18 our business district because for me that is what makes
19 New Hope such a charming destination for people.

20 If we start converting into residential we
21 will become a bedroom community and to me that is a
22 serious concern.

23 MS. BARRETT: Absolutely. I agree with
24 you and there is no extension to do anything with the
25 commercial building. I understand exactly what you're

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1 engineer and possible traffic studies but I think once you
2 make this drastic of a change to the property especially
3 one in the Historic District, suddenly the way we access
4 it changes as well.

5 Right now we are looking at it as well,
6 there is no parking, it is the acupuncture and we don't
7 need to worry about that. Who knows, we can come up with
8 any number of scenarios, right? Suddenly the
9 acupuncture is the only business and all of the
10 customers drive in and try to park in your driveway and
11 wherever. So that is part -- where one of my concerns is.
12 It is a big change. You have to agree with that.

13 MS. BARRETT: Absolutely.

14 MS. FEDER: So I think to pretend the way
15 people would access it would be the same as it is now just
16 improved because of the number of residences is less is
17 maybe not an assumption I am comfortable making at this
18 point.

19 PRESIDENT GERING: If I understand
20 correctly, you have to change the zoning for back there to
21 put this property in there because it is not zoned for
22 residential, it is only commercial.

23 MS. BARRETT: That is correct.

24 MR. O'CONNOR: That is correct. And again
25

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1 saying. This would not be taking the commercial property
2 and making it residential, I would be adding to it but I
3 completely understand.

4 MR. O'CONNOR: From a historic standpoint
5 that was a residence.

6 PRESIDENT GERING: It might have been a
7 hundred years ago but right now it is smack in our
8 downtown Historic District and we really would like to
9 preserve that.

10 MS. MCHUGH: You're really not changing the
11 the commercial in front, you're taking it from tenant to
12 owner and they are keeping the 200 year old tree.

13 PRESIDENT GERING: Any other questions?
14 Any one from the public?

15 All right. Good luck, guys.

16 Next is a discussion for a proposed short
17 term rental ordinance for the Borough. This is basically
18 to deal with the Airbnbs that have been popping up in
19 town.

20 So I guess Pete, I will let you start on
21 this one so since you guys have worked so hard on this.

22 MR. GRAY: Yes. Thank you. We have come
23 across a couple situations in the Borough that we have had
24 to deal with recently that made us want to present to
25

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1 Council a consideration for a short term rental ordinance
 2 to put on the books. We don't have anything at this time
 3 to have enforcement or any procedures for this type of
 4 process.
 5
 6 So what we did was we looked at some other
 7 municipalities to see what they have done in terms of the
 8 short term rental ordinance and we have prepared a draft
 9 ordinance for your consideration for discussion. We have
 10 also presented this to the Planning Commission and has
 11 been reviewed by our legal counsel as well and we just
 12 wanted to show it to you tonight to see what your thoughts
 13 might be about possibly approving this.
 14
 15 PRESIDENT GERING: I think it is a great
 16 start with the issues that we have had especially on the
 17 towpath and I know there has been complaints in Riverwoods
 18 of Airbnb and there is nothing basically to be enforced.
 19 This is a really good start.
 20
 21 Any questions from Council members or
 22 opinions?
 23
 24 MS. McHUGH: I know we had looked at this
 25 -- you were in charge of this a few years ago and we
 26 decided that it wasn't that much of a problem at the time.
 27
 28 MR. DOUGHERTY: Yeah, I think it must have
 29 been five years. I believe it was five years ago and at

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1 of law and obviously there is entities that have a vested
 2 interest in these types of ordinances from going through
 3 because they make good money off of renting out these
 4 places but I by no means -- so our attorneys have reviewed
 5 this?
 6
 7 MR. GRAY: Yes, they have.
 8
 9 MR. DOUGHERTY: And as far as baking it, if
 10 we were to say -- we are kind of short staffed today. If
 11 we wanted to say we wanted to implement this, would it be
 12 prospective, like would it say effective September 1st?
 13 What would it do?
 14
 15 MR. GRAY: So what we have to do is present
 16 it for Council for authorization to advertise, public
 17 meeting and then we advertise it in the paper of general
 18 circulation and then -- it is not a zoning ordinance so it
 19 wouldn't have to go through the Bucks County Planning
 20 Commission or our Planning Commission again and then we
 21 can just adopt it 30 days later at a public meeting
 22 probably in July. Implement it say August 1st or shortly
 23 thereafter the July meeting.
 24
 25 MR. DOUGHERTY: Personally speaking it is a
 26 lot of stuff here, I would probably have to look through
 27 it and write bunches of questions down. I don't know if I
 28 can do that tonight.

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1 the time we were reacting to business owners who felt that
 2 the competitive playing field was unequal because they had
 3 to adhere to the laws and regs coming out of the County
 4 where the Airbnb type stuff, people doing their Airbnb did
 5 not have to.
 6
 7 So the analysis that I did at the time
 8 because of this was perceived to be a big problem and the
 9 analysis that I did by researching the lot is that there
 10 weren't that many. There were approximately a half a
 11 dozen, it was spread out and basically maybe sometimes
 12 there were eight depending. So there weren't that many
 13 and it was just that -- just another people weren't happy
 14 that they were not having to adhere to the hotel laws and
 15 stuff like that.
 16
 17 So this I think is a little different. I
 18 mean I am not necessarily saying we should definitely do
 19 this. This I think is a public safety issue more so than
 20 a public nuisance issue where people are more -- they are
 21 renting these things out and turning them into party
 22 houses.
 23
 24 So at the time it was basically determining
 25 how many were here. So the different analysis. I think
 26 that -- I know that there is a lot of law around this.
 27
 28 When I was researching this five years ago there was a lot

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1 PRESIDENT GERING: We will talk about it at
 2 -- it will be on the July Council agenda and it is going
 3 to be proposed to advertise it.
 4
 5 MR. DOUGHERTY: Okay. Then we can do that
 6 certainly. Just proposed to advertise.
 7
 8 PRESIDENT GERING: It will go to Council in
 9 July and Council at that meeting we get approval to
 10 advertise.
 11
 12 MR. GRAY: Would you want to consider
 13 Council authorizing the advertising at the June Council
 14 meeting or would you prefer to wait until July for that?
 15
 16 MR. DOUGHERTY: I just have to --
 17
 18 PRESIDENT GERING: Okay. No side
 19 conversations. Okay. So why don't we put it on the June
 20 agenda for discussion and approval to advertise in July
 21 then.
 22
 23 MR. DOUGHERTY: I think we can say at that
 24 June meeting discussion to advertise. And if we are not
 25 happy, if we are not really satisfied with the content
 26 completely at that time then we can say okay let's not
 27 advertise but if we are happy then we are not holding it
 28 up. It is not that long. It is not like it is a book.
 29
 30 PRESIDENT GERING: No, it is not. Any one
 31 else from Council? Would you like to say something? I

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1
2 know you do.
3 MS. BECCI: Michele Becci, B-E-C-C-I, 16
4 South Main Street.
5 MR. FREEO: Jay Freeo, same address.
6 We sat in on the Planning Commission
7 meeting when we didn't get to see the draft but we heard
8 the discussion surrounding it all and it was good, it was
9 lively. It had a lot of elements which I think can be
10 very effective in deterring what is occurring now.
11 So I think that it is a good thing and I
12 would like to think that it will improve the quality of
13 life in New Hope with less of that occurring and hopefully
14 eliminating it. But as I recall, the aspects of this
15 provision are such that it will make it very difficult for
16 an owner to operate as a short term rental unit, which is
17 good.
18 And the only other thing I would mention is
19 that I think there are provisions in place that it would
20 be very, very difficult to operate short term rentals but
21 if there is some way in which someone could circumvent it,
22 the only caution I mention is -- and I won't make
23 reference to any particular properties but in season they
24 are now going for a thousand dollars a night.
25 What I didn't want to see happen is there

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1
2 property and using it solely for short term rental, that
3 is where we are.
4 MR. FREEO: And resides out of state.
5 MS. BECCI: So we appreciate consideration
6 as to this as fast as you can.
7 PRESIDENT GERING: Thank you. Any other
8 comments from the public? Any from the Council?
9 All right. Any public comments?
10 Mr. Duffy, do you have a public comment? I am kind of
11 missing you today.
12 MR. DUFFY: I could add one piece.
13 PRESIDENT GERING: Be nice.
14 MR. DUFFY: Ed Duffy, New Hope. 23 Arden
15 Way, New Hope.
16 My comment is on the project that water
17 flow in back of the North Main Street, I have been looking
18 at that too as a separate opportunity because we are
19 always looking for water for that canal. And I had
20 mentioned it before and I will talk to Ed and see what he
21 thinks but that water is still flowing -- still got its
22 flow even though new houses went in. Same flow.
23 And it goes down to the first street, South
24 Main, crosses the street, hits the storage after that and
25 then it hits the river right next to Freddie's breakfast

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1
2 be a penalty of say \$500 a day if you do rent it and
3 somebody just does the math and is like well I will take
4 in a thousand, I will pay the fine and I will still
5 recover the 500. So I don't know if that potential is
6 there. I am just throwing that out there that we recently
7 were made aware of an overnight rental in season and it
8 was quite astounding what the rate is.
9 The other aspect of this is I would hope
10 that there are those as Dan mentioned, that may attempt to
11 resist this ordinance in some fashion, the first thing
12 they will go after is the legality of it. And is there a
13 loophole or so on and so forth, is there precedence that
14 it cannot be implemented or whatever?
15 I am sure you guys have done your homework
16 on this but I saw on the last session with something else
17 that is what some of the folks went after is the legality
18 of it. So hopefully this will have standing and you know
19 be a solid aspect so it cannot be in any way --
20 MS. BECCI: The only thing I would add, we
21 have been before Council before. We are living next door
22 to a house that is being short term rental as a party
23 situation and we strongly encourage that this be approved
24 as soon as possible to help mitigate the situation. When
25 there is an owner who is not on site, is not on the

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1
2 place.
3 And if you want to see the volume of water,
4 just walk into that park and look to the right and you can
5 see how much water is coming from the back of those houses
6 and I always -- we are spending money pumping into places,
7 here is water going back to the river.
8 Is there any way to reroute it? I mean
9 there is elevation issues but that is what I had to say
10 about that.
11 PRESIDENT GERING: Thank you.
12 Any other public comments? All right. Can
13 I have a motion to adjourn?
14 MR. DOUGHERTY: I will make it.
15 MS. McHUGH: I can second.
16 PRESIDENT GERING: Meeting adjourned.
17 Thank you, everybody.
18 - - -
19 (The proceedings were concluded.)
20 - - -
21
22
23
24
25

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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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