

**NEW HOPE BOROUGH COUNCIL  
182 WEST BRIDGE STREET  
REGULAR MEETING  
JANUARY 13, 2010, 7:30 P.M.  
MINUTES**

**PRESENT:** Sharyn Keiser, Claire Shaw, Ed Duffy, Geri Delevich, Rey Velasco, Bill Scandone, Mayor Larry Keller, Borough Manager John Burke, Borough Solicitor T. J. Walsh, and Chief of Police Mike Cummings. Richard Hirschfield arrived at 7:55 P.M.

**MAYOR'S REPORT**

**Mayor Keller** administered the oath of office to the members of the Eagle Fire Company fire police for 2010.

[Mayor Keller left the meeting at 7:40 P.M. due to illness.]

**COUNCIL PRESIDENT'S REPORT**

**Sharyn Keiser** announced that there was no Executive Session before tonight's meeting.

**Sharyn Keiser** was pleased to announce that the change orders for the New Street Project have amounted to only \$11,271.70 dollars to date. Council can thank Tom Carroll and his staff for this low amount. There is change order, dated December 2009 for \$5,409, which is included in the \$11,271.70 for drainage of the green roof and changes in the meeting room lighting plan.

**Sharyn Keiser** announced that the parking study would be completed by the end of February and be presented to the Planning Commission for a final review.

**Sharyn Keiser** asked Ms. Cathy Gauthier, Community Planner for the Bucks County Planning Commission, to come forward to discuss the working draft Comprehensive Plan.

**Cathy Gauthier** stated that the final draft would go before the Planning Commission in the spring. Ms. Gauthier stated that the following sections have been completed to date in draft form.

- Existing conditions and trends
- Land use characteristics and development trends
- Energy and sustainability
- Stormwater management
- Transportation systems and parking facilities.
- Finances & management
- Protection of historic and cultural resources
- Community services and facilities
- Natural resources and watersheds

Water resources  
Solid waste management  
Planning areas

**Ms. Gauthier** stated that the following topics would be addressed in the near future.

Economy and business  
Housing  
Park, recreation and open space plan  
Resource protection areas  
Community services district  
Low, medium and high density residential areas  
Neighborhood commercial area  
Downtown commercial area  
Overlay districts, such as a canal enhancement area, Delaware River area, historic district, and transportation improvement district.  
Plan implementation

**Ms. Gauthier** stated that the Planning Commission would review the final plan in April. The procedure for adoption would involve a public meeting by the Planning Commission, formal reviews by the Bucks County Planning Commission, the New Hope Solebury School District, and Solebury Township, then final adoption by Council.

**John Burke** announced that the draft chapters are available on the Borough web site. Public comment is welcome in the form of emails or letters.

**John Burke** announced that the Borough web site has been updated by Marilyn Bullock and is now more user friendly.

**Geri Delevich** thanked Cathy Gauthier and added that the draft Comprehensive Plan is really interesting to read.

**Geri Delevich** also asked if there would be any priority recommendations made.

**Cathy Gauthier** answered, yes, in the implementation section.

**Bill Scandone** asked how priorities are assessed?

**Cathy Gauthier** answered that priorities are based on funding opportunities, business and residential surveys, and Planning Commission input. A good example would be for New Hope to use the Bucks County open space grant first since there are deadlines for this grant program.

**T. J. Walsh** asked if there are any proposed changes to the zoning map.

**Cathy Gauthier** stated that the Comprehensive Plan planning areas do not coincide the current zoning districts and that implementation would require map changes

**Sharyn Keiser** clarified the following items on the Consent Agenda.

*Item 4 D. Consideration of approving a one-year agreement with PrintMasters of Bensalem, PA for publication of the Borough Newsletter.* **Ms. Keiser** stated that the newsletter is prepared, published and distributed free of charge, relying on paid advertisements to cover the cost.

*Item 4 E. Consideration of authorizing the Borough Manager to hire a part-time recording secretary for the Planning Commission at a rate of \$15.00/hour.* **Ms. Keiser** stated that this person would replace a Court Stenographer whose rates were \$400.00 to \$600.000 per meeting. The selection of a part-time recording secretary should cut this cost by about 50%.

*Item 4F Consideration of adopting **Resolution No. 2010-04R**, establishing a uniform mileage reimbursement rate for 2010.* **Ms. Keiser** stated that the proposed reimbursement rate is the rate set by the IRS for business tax deductions.

**Sharyn Keiser** asked for a motion to approve the Consent agenda, as follows.

- A. Consideration of approving payment of accounts payable for January 13, 2010, in the amount of \$169,594.21, of payroll for December 16, 2009, in the amount of \$61,300.20, and of payroll for December 30, 2009 in the amount of \$61,178.52.
- B. Consideration of approving the minutes of the December 9, 2009 and January 4, 2010 public meetings of Council.
- C. Consideration of adopting the Landmark Towns of Bucks County Strategic Wayfinding Plan, dated September 2009.
- D. Consideration of approving a one-year agreement with PrintMasters of Bensalem, PA for publication of the Borough Newsletter.
- E. Consideration of authorizing the Borough Manager to hire a part-time recording secretary for the Planning Commission at a rate of \$15.00/hour.
- F. Consideration of adopting **Resolution No. 2010-04R**, establishing a uniform mileage reimbursement rate for 2010.
- G. Consideration of approving issuance of a Certificate of Appropriateness, as recommended by HARB, for:
  - (1) 7 East Bridge Street, by Peter Howey, for installation of a sign and exterior painting;
  - (2) 10 South Main Street, by Sal Savioni, for installation of a new window;
  - (3) 102 New Street, by Justin Lucas, for replacement of roof; and
  - (4) 30 West Bridge Street, by Yaralov Gallery, for installation of two signs.

**Claire Shaw** moved to approve the Consent Agenda, and **Ed Duffy** seconded.

**Sharyn Keiser** asked for comment by Council and the public.

**The motion was approved unanimously.**

## **COUNCIL VICE PRESIDENT'S REPORT**

**Claire Shaw** offered a motion to award Lance Landscaping the 2010 Landscape Maintenance Program contract, with Lance submitting the lowest responsible bid of \$9,499.00. **Bill Scandone** seconded.

**Claire Shaw** asked for comment by Council and the public.

**The motion was approved unanimously.**

**Claire Shaw** reminded the public of the upcoming Winter Festival.

## **RECREATION BOARD AND REVITALIZATION COMMITTEE REPORTS**

**Bill Scandone** announced that the Winterfest is coming up beginning January 27 and ending January 31, 2010 and that this is the thirteenth year of the festival.

**Beth Hasher**, a member of the Park & recreation Board, stated that there are 5-ticketed events, which include the famous Chilly Cook Off, the Cabaret, Beef and Brew, and there are not that many tickets left.

**Mr. Scandone** urged the audience to come out and enjoy the events.

**Earl Bierman** urged all to attend the Winter Festival parade and stated that Beth Hasner is the Chairperson of the Cabaret event that will be held at the Nevermore.

## **MANAGER'S AND SOLICITOR'S REPORTS**

**T. J. Walsh** stated that the next item on the agenda is consideration of selecting Prudential Fox & Roach, Realtors, 4 Gazebo Place, New Hope, PA to represent the Borough in the proposed sale of 41 North Main Street and authorization for the solicitation of sealed bids for the sale of 41 North Main Street.

**T. J. Walsh** stated that what is proposed is to sell the current Borough building by public bid. A schedule has been created to avoid putting the Borough in a position with nowhere to go. Bids can come back and be awarded when the New Street project is in move-in condition. In conjunction with Council authorizing sealed bids and preparation of a bid package, one of the considerations before Council tonight is to select a realtor. There is a proposal in the Council packets from Prudential Fox and Roach, Realtors to be considered.

**Andy Kowalski** was present to represent the Fred Williamson Team from Prudential Fox and Roach, Realtors and commented that everything is ready to go if Council approves their proposal.

**Geri Delevich** asked what he is doing to sell the Borough property and will you, for example, take out an ad in the Wall Street Journal?

**Andy Kowalski** answered that Prudential is number one in commercial sales and is very familiar with the sealed bid process. They will be contacting all realtors and their marketing plan is focused mainly on the Internet, where they have spent \$20,000 up to this point for exposure. **Mr. Kowalski** believes that this property can be sold locally. Social networking will be used, and a special bid package will be on the web site, available to qualified buyers.

**Ms. Delevich** stated that she had not seen a marketing plan until this evening.

**Claire Shaw** asked if they are ready to go if Council approves the proposal.

**Andy Kowalski** answered yes.

**Bill Scandone** asked if the web sites are national.

**Andy Kowalski** answered, yes, they are commercial and national web sites.

**T. J. Walsh** stated that the bid process has a time line, and there will be a bid cut off date. Assuming Council authorizes the sealed bids and approves the realtors tonight, he will create the legal ad that will run a minimum of 10 days before the bids are opened and accepted. The advertisement would run next week in the January 20 publication of *The Intelligencer*. There will then be an open house. At that time those that are interested can come and see the property. There will be a 60-day period for the finance contingency etc. February and March is the time frame where anyone can inspect the property. Friday, April 2, 2010, is the last day to submit a bid. The bid opening will be Monday April 5, 2010, and the property could be awarded to the highest most responsible bidder at Council's April meeting. The bidder would have two months to get the financing lined up. Any bid can be rejected by law if it is less than the fair market value of this property.

**Richard Hirschfield** asked what type of deposit is required?

**T. J. Walsh** answered that a deposit of \$1,000.00 is required with the bid. The awarding of the bid would require a \$50,000 deposit within five days of the award.

**Richard Hirschfield** asked if the bid could be rejected for any reason, especially the financing.

**T. J. Walsh** answered yes.

**Sharon Keiser** asked for a motion to authorize the solicitation of sealed bids for the sale of 41 North Main Street.

**Geri Delevich** asked if there was a contract with the proposal.

**T. J. Walsh** answered, yes that there is a standard listing agreement that reflects a 5% reduced commission and a 6-month term.

**Richard Hirschfield moved to hire Prudential Fox and Roach and to authorize the solicitation of sealed bids for the sale of 41 North Main Street, and Claire Shaw seconded.**

**Sharyn Keiser** asked for comment by Council and the public.

**The motion was approved unanimously.**

## **LAND USE AND HISTORIC PRESERVATION REPORTS**

**Sharyn Keiser** asked if Barry Ziff was present for his presentation on the DVRPC Alternative Energies Ordinance Group. Barry was not present, and the presentation was tabled to the February meeting.

**Ed Duffy** announced a review and discussion of Zoning Hearing Board appeal no. 339, by Bryan Montgomery, for 82 S. Main Street. This property is currently zoned for an office and an apartment on the second floor and a retail space on the first floor.

**Bryan Montgomery**, the owner of the building, stated that he really needs a 2<sup>nd</sup> apartment to support his mortgage.

**Council** decided to take no position on this application, and wished Bryan Montgomery good luck at the Zoning Hearing Board.

**Ed Duffy** asked for consideration of approving a preliminary/final plan of minor subdivision, submitted by Robert J. Cwener, for T.M.P. No. 27-10-13, -14, and -15-3, located on the west side of New Street, approximately 500 ft. north of Riverwoods Drive, in the Urban Residential (RB) zoning district.

**Mike Carr**, representing the Cwenars, stated that his clients accept the proposed terms and conditions of the manager's draft approval letter. **Mr. Carr** stated that the plan shows the consolidation of 3 lots to 2 lots, and that the property features a 190-year-old house, which will be preserved. A new house would be built on lot 2, and the old garage would be demolished.

**Ed Duffy moved to approve the preliminary/final plan, subject to the recommended conditions of approval stated in the manager's draft letter.**

**Sharyn Keiser** added that the applicants do have to go before the Shade Tree Commission for approval of the partial waiver they are seeking from street tree requirements. **Ms. Keiser** also stated that the motion should not include Borough acceptance of the future right-of-way.

**Mike Carr** agreed and stated that his client would abide by what the Shade Tree Commission decides.

**Mr. Duffy** accepted Ms. Keiser's amendments to his motion.

**Rey Velasco** seconded the motion as amended.

**Sharyn Keiser** asked for comment by Council and the public.

**The motion was approved by a unanimous vote.**

## **COMMUNITY AFFAIRS REPORT**

**Rey Velasco** announced the Visitors' Center Monthly Report for December 2009.

<b>Visitors</b>	<b>1074</b>
<b>Calls</b>	<b>298</b>
<b>Brochures</b>	<b>6</b>
<b>Sales</b>	<b>\$696.55</b>
<b>Donations</b>	<b>\$236.05</b>

**Rey Velasco** announced that Dancing with the Stars is next Monday at the Eagle Fire House beginning at 6:30 pm.

**Geri Delevich** asked if the Visitors' Center summary would continue to be provided at each Council meeting.

**John Burke** stated the he has asked the Bucks County Conference and Visitors Bureau to provide this report, but no response has been received to date.

## **OTHER BUSINESS**

**Bill Scandone** stated that he is the liaison to the Public Works Department and has asked for a monthly report of what the Public Works Department does on a daily basis. This will include plowing, parking, meter accuracy, repairs to the police cars, as well as work on the new building, which has saved the Borough a lot of money. **Mr. Scandone** stated that Tom Carroll is an invaluable person and that the Borough is lucky to have him as an employee.

## **PUBLIC COMMENT**

**Bryon Long**, newly elected President of the Delaware Valley Fire Museum, stated that this organization is interested in purchasing the Borough building for use as a fire museum, contingent on its ability to raise funds.

**ADJOURNMENT AT 8:50 P.M.**