

New Hope Borough

April 6, 2021

Workshop

Via Zoom

Council President Gering called the meeting to order at 4:02 PM.

Present: Council Members, Connie Gering, Dan Dougherty, Tina Rettig, Laurie McHugh, Louise Feder, Peter Meyer. Also present were Chief Cummings, Zoning Officer Tracy Tackett, Michele Fountain, Borough Engineer, Borough Manager Peter Gray.

Absent: Ken Maisel, Mayor Keller

Ms. Gering – Thank you. Before we get started, for those on-line that are listening to the meeting, this is a workshop Council session. This is not a voting session for us. So it's just primarily for us to have a discussion on items that are on our agenda. So, we will not be voting on anything until our April 20th meeting and this is just for information.

Ms. Gering – The first thing on the agenda is for a Certificate of Appropriateness for the Mansion Inn. This is a continuation from 2019 when we first heard this and this was when Council was acting as the HARB Board. So, they're back today to give us more information and see whatever changes they have. Is anyone here for their presentation, Pete? Mr. Gray – Yes. I believe we have Paul Cohen and Jennifer Sofia. I believe that's it, so far. Mr. Cohen – Hello! Ms. Gering – Hi Paul! Mr. Cohen – I'm not going to be much use to you, if I'm the only one here. Mr. Gray – Ralph Fey is here, as well. Mr. Cohen – Thank Goodness. How is everybody? Ms. Gering – Good. Who is going to be.....Hi Ralph! Mr. Cohen – So, I am going step back and let Ralph handle the process, as far as presenting for the Certificate of Appropriateness. Frank Cretella and Jennifer Sophia are also present and can add information, as needed. I saw on the agenda there's also a piece just on the update of the application process. I'll address that after we're through with this portion of the presentation. Ms. Gering – Thanks, Paul. Ralph, you're on, if you could start with your presentation, please. Mr. Dougherty – Connie, I hate to do this, but I think for the purposes of our attendees and maybe for everybody else, I think it might be helpful if Tracy gave us some stage setting as to what we're doing here, she did such a good job, there's a memo here. I think it's Tracy, Tracy's looking at me like, ok it is yours. I thought so. But did a really good job as to why we're here today, fifteen months from the last time we talked about this. That way, we know what sort of questions and depths of questions and what the goals are, as opposed to, what do you think, Connie? Ms. Gering – I think that's perfect. Thank you for bringing that up. Tracy? Ms. Tackett – Hello everyone. As I summarized in my memo to you, this was, it's definitely going to be a confusing one. This project was before Borough Council in December of 2019 when you served as HARB. Rather than sending these folks to the new HARB, and having them recreate the wheel, we thought it might be better just to bring them back you, since you were the ones who last reviewed this, as the HARB, and kind of give an update, give them a chance to give an update and discuss what their plans are and kind of where they're at. At this point, the reason that it stopped, the HARB review process stopped in December of 2019, was that they were just at that time beginning the Land Development process and the concern was, if Borough Council/HARB issued a Certificate of Appropriateness at the beginning of that process, but the Land Development process ended up requiring changes to the plans, then they'd have to go back through the Certificate of Appropriateness process again. The thought was, let's get these to kind of more together and timing once they've gone through the Land Development process with the Planning Commission and gotten a recommendation from them and then bring it forward to you together. So that you're looking at a Land Development plan that, hopefully, pretty close to finalized, together with that Certificate of Appropriateness request, and that way you see the whole picture together. So, the idea with putting this on your agenda tonight is to kind of refresh your memory to where this left off and kind of what's been happening this past almost year and a half and then, hopefully, you can ask your questions and then you'll be more comfortable with it coming to your regular agenda

in the near future. Ms. Gering – Thanks, Tracy. Nice job. Thank you. So, Mr. Fey, I guess you're next on with this. Mr. Fey – Thanks you. I have a team member who is standing by with some visuals and that is Megan Brody. So, whoever is allowing people in, is it possible to allow Megan Brody to also join us? I see here. Megan, there you are. Thank you. So, I'm going to also give a little recap. Some of the areas that we were asked to look into in more detail were specifically the front fence and gates and the reconditioning of them. We have done some extensive research in that area, including have some language from a metal restorer, as to how they would take them down, put them back up, how they would restore them, the entire process. I don't know if Tracy, you were sent that letter? I can certainly read excerpts from it or we can just send it. Megan, was that letter sent? Ms. Brody – Yes, it was. Mr. Fey – When was it sent? Ms. Brody – Earlier this afternoon, probably about an hour ago. Mr. Fey – Ok. And the second area that we were to follow up on was the reconstruction of the wall that holds the fence. We included some additional details of the brick, of the cap, of the steps, to show in more detail what that might look like and why we are restoring it. Of course, the bigger picture of restoring the entire building and putting on the right-hand side conservatory, is from the streetscape and then, of course, we have an addition behind in the cottage. So, I'm going to ask the Board back, did you want us to do the more detailed parts of the fence, the gate and the wall in front or back it up to a more generalized start? Ms. Gering – Ralph, why don't you start from the beginning, so everybody can have their memory refreshed? Mr. Fey – And how much time do I have, just so I can pace it? Because, you know, I can get wordy. Ms. Gering – Well, can you kind of speed it up and not get wordy? Mr. Fey – Ok. Megan, why don't you just bring up the HARB presentation, starting with the first page is the site. And we'll go through quickly and you'll slow us down if we move too quickly. Our Mansion Inn from the street. This is the existing condition elevation and the existing condition plan and, just to annotate on the existing condition, I'm going to put a circle around the existing building and I'm also going to put a circle around the cottage in the back and the parking lot in the middle is where our addition will be. There is also...it's kind of an L-shaped property and the pool, which is shown there, will no longer be on the site. So, what you're looking at now...I'll erase my lines, is an overlay of the plan. Unfortunately, we used gray for the parking lot and we used gray for the building, so I will just kind of annotate the parking lot is here and it connects directly through from the Logan Inn parking lot via a link and that's been further developed in Land Development. The other side access, at this point, which is currently coming in off of Bridge Street, comes through an alleyway and enters the property at this point, right here, that's how you currently enter the parking lot of the Mansion. That will be gated off and be for emergency vehicles only and the only ingress / egress from the property will be through the parking lot that I am putting a P on right now. And, of course, as it's comingled with the Logan Inn parking lot and owned by the Logan Inn and Landmark Development, those lots will be managed by the valet parking, as all part of the Land Development. The buildings are the existing, let's call it, barn cottage in the back, the existing building in the front, and off of that, a reconstruction of piece to the side, the right side from the street, which will be a conservatory and then construction of guest rooms behind. Next. So, what we're looking at here is an image from the Marsha Brown side, looking at the front. From this image, literally, nothing will change. You're seeing the brick walkway in the front and beginning to see a little bit of deterioration of the brick that holds up the low brick wall that holds up the fence and the reason that we feel it's important to restore that, so that we can secure the life of the fence long term. Thank you. From the right side, Love's Saves the Day side, again, a little closer detail of the fence. It is a modular fence. These fence pieces are on a horizontal bar. And that horizontal bar they literally slide back and forth on that bar. And then there's a spacing, whether there's a support and we would propose taking the fence out. And when I show you some more detail, you'll see it's really broken and the fence is leaning. Justin Long, who is a metal worker / preserver would remove the fence, take it to his shop, clean it, restore it, put it back and then we're going talk about the one more opening that we want to put in the fence on the right side. Thank you. This is a close-up of the fence and the step as you enter. You can see, we took this shot, it's actually worse now. It was better then, but the fencing on this shot, you can see it's been restored in concrete and is breaking up and when we get to the other side, you'll see it's in much worse shape. But the fence, itself, is in good shape. This is the left-side image of the deterioration of the low wall. You can see it is a concrete wall that is clad in brick with a bluestone cap, but the points at which the fence is bolted in have deteriorated and they're kind of leaning in and it is our feeling that rebuilding the wall and redoing the brick and putting a new slate cap on it and reusing the stone and setting the fence in it and give us an opportunity to make sure the fence is 100% good. And then refinished, so it won't rust, because it is cast iron will help maintain the long term life of this fence. Next. So, these are our details. I'm not going to go into a lot of details on the details, but it does show the reconstruction of the wall, the use of brick, the cap and the fences. We're also going to reuse the stone steps, where they are stone and

where they are concrete, we are proposing to put stone steps in. So, if Megan goes one step back, one photo back, you can see this is actually a stone step and this is another stone step, so we're going to be reusing all those stone steps. Some of them there's been replacement with concrete, we would propose that they are the stone steps that are consistent, like as it would have been. Next. Next. This is a drawing and I don't know how large your monitor is, that was done to help people understand the goal. This drawing has been revised to be respectful and responsive, in some part, to the Land Development. For example, the Land Development required us to have seating in the front, no closer than ten-feet from the side yard. So, where I've drawn those two red lines, we have taken the seating out of the side yard.. the ten-foot side yard setback on each side. There was some existing seating here, you might recall, that's been relocated closer to the building. So, other than that, this drawing does show the reconstruction of the wall and the fence and it also shows, more importantly, the one additional opening. We'd like to have the three openings to come to each of the outdoor areas. The one in the center takes you up to the deck and then, to get to the side areas, you would have to go up to the deck and back down. The lower opening that I'm circling now exists. The middle opening exists and it was out proposal to put one more opening in and that is all dependent on acquiring or matching the post. So either we would acquire the post, because these were manufactured and they may be available. We haven't started the search, yet, but Justin Long or metal worker feels that we'd probably be able to find one. But, if not, he can take and cast one from one of the ones that are existing. It is currently asymmetrical. It is a very symmetrical property, but the openings are asymmetrical, there's one in the center and there's one to the left and our preference is to put it back to symmetrical. With respect to the front building, the conservatory is where I'm drawing a square now. That will replace a building that we will come back and look at, which is a very unattractive, inappropriate addition. And one of the interesting pieces about that addition, when we show you is, that window bay was half in and half out of the addition. Our proposal was to restore that window bay and move it to the front window and in doing so, reuse the window that is currently in the wall in our restored window. So, I'm going to ask Megan to go back to the photograph of the right side to show the addition that's currently there. And we can very quickly, farther back image from the street. That one. So, unfortunately, this is not the best shot of it, but there is a one-story addition here and when I get into more detail, you will see that addition kind of bisects the bay window. I'm also going to point out another restoration. The right side has been changed to a person door instead of the original French doors that are on the left-side of the porch. And we are proposing restoring the right-side back to the original French doors that are on the left. Very little other things were changed on it. We were quite fortunate that it hasn't been changed from the front. Ok, Megan, go back to where we were. So, when we look at the addition to the rear, we are talking about a building that is nestled in behind the existing building. There's only a small corner of it, right here. It actually projects past the existing building. It is lower and meant to be very subservient and tucked in behind and that will have three floors of guest rooms and the requisite additional elevator. One of our charges on this project is the current facility is all walk-up and there is no access to any of the upper rooms, so we're adding rooms with an elevator and there will also be rooms that are on grade on the first floor. There currently aren't rooms on grade on the first floor. So, we'll have a lot more accessibility from the rear of the property where the parking is. To walk through, we have an accessible walkway into the lobby and, of course, we are taking out what is an awkward addition to our conservatory. In the back of the property is the current barn, which houses some apartments and that will be converted into guest rooms in the same footprint as it currently exists as a barn. Get to some elevations. This is just a blowup. I think we can come back to this. It's our phase one blowup. So, front elevation is in the upper right hand corner, here. And, I just want to point out the conservatory is on the right side. And that the bay window that we talked about that is partially in the current addition, has been moved forward and restored. On its backside, it is completely independent of it. As we look at the next drawing down, the existing Mansion has been bubbled. You can see the streetscape, the fence, the stepping of the site up to the Mansion Inn. And then, the building behind, the three-story guest room building is done, not in a mansard roof, not to confuse people, but in a very kind of classical roofline. So, it's clearly a building that's an addition, but it is meant to have the rather patinaed look of a hand washed brick, in white, and it is very classic and symmetrical, as the Mansion Inn is classic and symmetrical, but in a slightly different style. As I mentioned, there is a new entrance, that will be handicap accessible without any steps to get there. That will bring you to the elevator, the front restaurant and the first floor. As you enter the rear of the site, the reconstruction of the barn, in its existing footprint, still has a very barn / cottagey barn feel to it. And it was designed to be subservient, to basically be a little building in the back yard. The space between the cottage and the additional is meant to be green and landscaped. There's a fountain in there, meant to continue that kind of green landscaped feel. And the

one other thing that I wanted to point out on this drawing on the upper right in this drawing you can see the three openings in the gates, symmetrical, the center one exists and the one to the left exists and we were looking to balance that with the one on the right. And we would propose that the gate that's in this one exists, the gate in the middle would be moved here and the one in the center would be ungated, just posted. Ok. So, I think it goes without saying that in all of these, this was before we were going to change the French doors, but you see here, the original drawing still had the person door and our documents had been changed to be the French door. So the French door will be rebuilt, from scratch by Landmark Development's construction team to absolutely match the French doors on the left side. Alright, next. The next thing we did, in anticipation of the dialog of what will it look like when you're standing in the street and what will it look like when you're on the bridge, Megan has taken, we've taken photos of being in the street and on the bridge behind and I wanted to show you what you would see from these locations. I'm sorry. These are the finishes. Probably should do a quick run through of the finishes. There's the white-washed brick and the limestone and the metal doors. Next. The siding is for the building in the back, not the front building. Windows are mostly glass. They are, I don't see whose window they are. Megan, do you remember whose window they are? Ms. Brody – I don't remember, no. Mr. Fey – I apologize, it's not on here. Keep going. These are our doors in the back. Mr. Dougherty – Excuse me, Ralph. I've got a hard copy and I was following along pretty well, but then you mentioned that there's photographs of the vistas? Mr. Fey – Yeah, I don't think you have that. We're going to bring it up, I have that now. Mr. Dougherty – No, I think in order, frankly, rather than just throw it at us during a meeting, it's got to be here before it's thrown at us in the meeting. So, I think for this purpose, you know what we need and I think, in advance of the next real meeting, we can take a look at those, but throwing up on the screen right now is not what we've asked for many times. So, let's just move on. Mr. Fey – Megan, did we not forward these to... I thought we forwarded these. Ms. Brody – I'm not sure. Mr. Fey – Ok. You don't want to see them; you don't want to see them. Mr. Meyer – That's not the point. The point is we don't want to only see them now. We want to be able to see them in advance, Ralph. So, let's see them now and then maybe we can look at them again, now that we'll have time before the meeting, in which case we vote, later in the month. Mr. Fey – Ok. Megan? So, maybe you want to zoom in a little bit on the building. This is the context, standing on the bridge. You can see the Mansion Inn, when we took this photo, was under construction. These renderings were done about six months ago and have been distributed numerous times, apparently not to this group. You're looking at the addition in the back. The barn addition and the existing barn building are completely obscured by the trees that are there. Next. This is a shot which we changed our angle to give you as much visibility as we can, so we're more in the center of the bridge and, again, you can't see the barn building. It's behind the trees. You can see a little more of the rear building that's being proposed. There are some stairs in the back to bring you up to the second floor and for basically loading out of the parking lot, currently that will be transitioned to the garden space. This is from Main Street, looking at the Mansion from slightly to the right side. The conservatory has been drawn in. The conservatory did change from its original drawing, based on feedback from the HARB Board to simplify it. And you can also now see, in this drawing, the reconstituted window bay that was partially hidden by the previous addition and you can see the photoshopped in French door to match the left side French door. Above the conservatory, Mr. Dougherty – Can I ask you a question? These are very helpful. It would be great to get this stuff. I think, is Mark on the project anymore? Mr. Fey – Mark is no longer with our firm. Mr. Dougherty – Oh. Ok. Because Mark got a very, very descriptive email from us describing this in gory detail, we hoped that that would have made it to you, so that you, as owner of the firm, would know that that's the requirement now. Maybe it didn't, but we'll be glad to send it on to you, Mr. Fey – I know everything about it. We were initially asked to provide the previous hard submission and we took it upon ourselves to forward this, which was not part of the hard submission, it was the Borough Council submission. Mr. Dougherty – Well, where I was going with this is, I like this picture, but is it possible, when you do appear in front of Council, at a regular Council meeting, to get that same picture to show that addition, the conservatory and how it relates to the building next door. Because I can't see the building next door. It's right at the edge of the paper. I'd be interested in knowing how close that is and how the scale of that conservatory relates to the building next door. That's the purpose of having it, how it looks next to the building is one thing, but how it relates to the surrounding buildings is also important to us. Mr. Fey – Sure, we can photograph to the side and add that in. Absolutely, Dan. Understood. Perfectly clear. Mr. Dougherty – Thank you, very much. Mr. Fey – Megan, the next image from the left side, looking into the gap. So, there's, Megan has zoomed out. Dan, Megan has zoomed out. Mr. Dougherty – I see that. That's good. Mr. Fey – do we all have that gray thing on the right side or is it just on my screen that has the thing on the right side? Ms. Rettig – I have it. Mr. Fey – Ok, Megan, can you get rid of the thing on the right

side? Ms. Brody – do you mean the telephone pole? Mr. Fey – No. I mean there's a 2" X 6" strip in front of the Love Saves the Day building. Ms. Brody – I don't know that I see what you're talking about, I don't have it on my screen. Mr. Fey – Ok. We will make sure that when you receive it isn't. Dan, I think this is what you're looking for is the distance and the scale of the adjoining building. Mr. Dougherty – Tracy. This is a question for Tracy. In your memos summarizing today's events, it mentions that the conservatory is 30' X 30', I believe. Tracy is that, and it says that it is 15% larger than the existing building. The existing bump-out or whatever you want to call it. It's the part that it's replacing. Ralph, does that make sense, though. Mr. Fey – Yes. We have our drawing, I believe, where the existing building is dotted in. Megan, I'm going to ask you if you can, in this long line of things, if you know where that drawing is, to show Dan where the existing relates to the proposed. Ms. Tackett – Dan, those numbers were taken from what they submitted, just so you know. I pulled those from what they provided. Mr. Dougherty – I kind of figured that, because 900 sq., I think I've been in that bump-out before and, unless there's another dimension in there, it didn't seem like it was 900 square feet in that room, what became a little sort of lounge area. But, it would be interesting, also I'd like to understand the height difference, Ralph. The current building, how high from the ground to the top of the building vs, it looks like it might have a copula on it, if that's the right word, I don't know. Mr. Fey – Yes, it has a copula. Mr. Dougherty – So the difference in the height would be good. Now, if you don't have these answers right now, I don't expect you to have them. I think at the next, these are things that, rather than spring them on you at the next Council, official Council Meeting, it's just things that we'd like to know is how big, relative to the existing building is that building. Square footage. As far as the façade goes that faces Main Street, how many square feet of façade do you see today vs how many square feet of façade, roof and copula do you see in the new building and I think that's it. I think that, basically, we're trying to get a hand on the impact, the visual impact of the space. If you know what I mean. Thank you. Mr. Fey – I believe Megan has a before and after of each of these images. This is the way we present them, with and without the addition. Ms. Brody – I don't believe we have a before and after in this packet. Mr. Fey – Ok. So, I guess we'll come back to that and we're going to need to give you before and after plans and before and after elevation. Left side. A full street impact. Zoom out. As I mentioned. Now, stay zoomed out, please. Context. Is that the full zoom out, Megan? Ms. Brody – It is, yes. Mr. Fey – So, this is the building beyond. You're catching the corner of the building behind. Next. Mr. Meyer - Now, what we have here, if I can raise the question, is three windows that look extremely different from what we have on the Mansion in itself and we also have a different color. And I'm assuming that the color is an accurate description of what it's going to be in the back and the windows are what, in fact, what you intend to put in. They are both wider and a totally different style than we have in the Mansion Inn. Is there anything that we can do with those windows to make them less distinctly different? Just those three that I'm looking at, there. Mr. Fey – Ok. So, I'm going to answer that two ways. The answer is, of course. We can take the exact window that's in the Mansion and place it in the addition. But I would caution that, because following the intention of the guidelines, as we understand them, is to make a clear differentiation between the 160-year old historic building and the new building. Hence, the reason that we didn't choose to do or design or propose a design that emulated and extended it, that might make someone walking by feel that "Oh, this building was always that size." So, this is really meant more to say there is a building in the front.... this is the building in the back. They are different. There's still a stylistic difference. Just like the church next door or Love Saves the Day is a different style. If it is the Board's preference to have windows that are more like the Mansion, there's no issue with them. Those are similar in size and scale, they're just a different style. Mr. Meyer – It's extremely obvious that it's a different building. Not the least of it would be. I mean, when you look at it and you look at the side of the Mansion, you got a two story with a dormer above it and here you have a three stories that don't go up quite as high as the mansion roof. So, that's less of a concern. There's just, I don't know how to put it, there's a starkness of the difference that I'm finding disturbing just looking at it. And, I acknowledge the need for it to look different from the building in front, for the reasons that you mentioned, there's still something that's bugging me about it and may actually be that the edge of the roof goes into that top window. Mr. Fey – So maybe it's important, Mr. Meyer – I wouldn't want to replicate the windows completely. No intent there, but we've gone from something that's a combination of, it's got some curves as distinct from being completely rectilinear to something that is completely rectilinear and I'm finding that a stark difference. Mr. Fey – Ok. So, I totally understand. Mr. Meyer – It could be disturbing to others walking by. The other question I guess I have for you is, is there going to be anything along that, when I looked at the overheads, it appeared to be, not just tables, but other things in front of that bottom window. And there was another one, where we didn't have a photograph, but we had an illustration where what we had was a tree. So, I'm a little bit confused about what's going on in there,

in terms of landscaping. Whether we even see that bottom window. Help me understand what's going to go on there. Mr. Fey – Sure. There will be landscaping in there. We were very sensitive, in the past, to putting our landscaping in that it would hide the architecture. So, we are not showing the landscaping on this drawing. I think if Megan can show the side elevation, where the arched windows are, perhaps we can bring the arches and turn the corner with them. On the drawing. Yes, that's the drawing. So, as you can see here, there's a pretty significant gap between the front building of the Mansion, which you see this corner, that I'm drawing a red line, and the beginning. And that gap has an entry door. A kind of classical entry door with railing above. And there are arched windows on this first floor and one of the first things that we could start to do is we could turn the corner with those arched windows and maybe sort of soften the windows that face the street. That's going to be the windows that are on this side that you can't see the front. So, I totally get what you're saying and I think that that's very reasonable for us to take a look at how to soften those windows and make them more aesthetic from the front building. Mr. Meyer – I may be the only one that sees that as a problem. Ms. Feder – No, I agree with you, Peter. Mr. Meyer – So, it's certainly appropriate to, Ms. Feder – Just to jump on to what Peter was saying. I completely understand what you're saying, Ralph, about them needing to look like two different buildings, because what it says in the design guidelines, but looking at the photos that you showed of it...and I agree with Peter, it certainly looks like a different building, but I think, because the façade of the Mansion is so iconic to town, anything that you can see on the street, like that, needs to be considered in the same way we would the historic frontage of the Mansion. And, so certainly it looks like a different building, but I think, just in the image that you presented and I know things change, it looks like another building entirely is encroaching upon the historic frontage of the Mansion. So, softening it is a great way to think about it, but I just, even though I know it's only three windows, I think what we're going to see of the building in the back needs to be given the same kind of weight that we would give the conservatory to the right and the frontage of the Mansion. Mr. Fey – I appreciate what you're saying, Louise, and I absolutely feel we can come back to you when we meet the large group with some options for how those windows might be more in line with the front building. Absolutely. Ms. Gering – Ralph, I have a question in the rear building, M1 and M3. What is the height of those buildings to compare to the Mansion itself? According to...the way I'm looking at your pictures, they look like they're a little higher than what Mansion is. Mr. Fey – Right. So, this is the drawing that was submitted to HARB. This is not the drawing that has been evolved to today, where we have lowered that building. So, you are correct. On this drawing, that was submitted to HARB back in 2019, the peak of this building was slightly taller than the flat spot. So, since then...I'm going to ask Megan to bring up an actual architectural drawing, now. This building has been lowered by two feet. But, again, we were asked to show the HARB presentation and we don't like to deviate from what we were asked to do. Ms. Gering – Well, Ralph, with utmost respect, it was this Council that was reviewing your HARB application. So, if we're going to work on this, to work it out so we can approve it at Council, would it not be beneficial to show us the actual pictures that we will be voting or are you going to start from scratch again on the 20th? Mr. Fey – It was my understanding that that was sent as part of the package. Ms. Gering – You kind of lost me. Mr. Fey – Yes, we're putting the redrawn lower building. It was my understanding that we sent it. Ms. Gering – Alright, because we didn't see it. Mr. Meyer – It's there somewhere further in. Mr. Fey – Tracy? Or Megan, can we bring up the drawing that is the newer, Ms. Brody – I'm looking for it right now. Mr. Fey – I believe it was in an email. Ms. Tackett – I did put everything that was sent to me in Council's packet. Mr. Fey – There were three packages. So, I don't think you should search the emails. Ok, fine. This is not a problem. We can. Ms. Rettig – I have it. It's in here. I see it. Mr. Fey – Thank you. I appreciate that, Tina. Ms. Feder – Which part are we looking at? Mr. Dougherty – Ralph. Ms. Feder – Is it in our packet, Pete Gray. Ms. Rettig – It's in our packet. Page 62. Mr. Meyer – It's much further down. Mr. Gray – We can bring up our packet that we provided to Council. Ms. Rettig – It looks like it's page 52 and it says Front Overall, I'm sorry, existing eight units. It's the side elevation and there's a line that's partially dotted and it says new roof greater than one foot, lower than existing and it shows the new building, the existing building and there's a line and you can clearly see that the peak is lower than the mansard roof. Mr. Dougherty – I think if the cutting of the two-feet off of that addition in the back, if it's been reduced somewhere, does that change the questions about the fact that it appears to be a new building kind of screwed on to the back of an incredibly ornate Victorian building. The two-feet, I think it's good that it's now below that line, but I don't know if it changes the perspective. Ralph, do you have a copy of the November 25, 2019 letter from Robert Wise, by any chance? Mr. Fey – I think it's also in this packet. Mr. Gray – I have that. Mr. Meyer – It's in the packet. Mr. Dougherty – Because in that package, I don't know if I should talk now or not. I don't want to change the subject. Ms. Gering – We were talking about the roofline. I've heard two different things. It was dropped one-foot and

then Ralph said it was dropped two-feet. Mr. Fey – No, it was dropped two-feet, so it would be one-foot below the existing roof. Ms. Gering - Right. My concern is we don't want a new addition in the back looming over the historic building. And that's what my concern was. Mr. Dougherty – and the other thing is, the existing building has the mansard roof, which, as you know, curves up, which reduces the mass of the building at its top. So, it's not a square. You could be at the same height or a foot below a mansard roof and you'll still look bigger. Because the mansard roof has less mass up there. It curves in. I think that's the name of that type of roof, Ralph. But, it may be that it's just too big for that space, there, between the two buildings. That's what I'm kind of hearing, here. But the reason why I mention the November 25, 2019 memo...it's a letter, actually...it's addressed to E.J. Lee. This has Robert Wise's comments on the addition on the side. And there's numerous comments and, I guess, have they been reflected in this new iteration that you're going to present in the future to us, Ralph? Mr. Fey – It is my understanding that everything that Robert has requested was addressed in our presentation, yes. Mr. Dougherty – In the presentation that...in the second chunk of paper, not in what we, Mr. Fey – No, in the drawing that you just looked at. Mr. Dougherty – So, he specifically says reduce the height and minimize the features of the addition and the copula is really not in keeping with, "eliminate the cupola and finial to help subordinate the addition to the Mansion." That's one of the very specific recommendations. Mr. Fey – Yes, that drawing that you reviewed, that showed you the visual perspective of, is the revised drawing that went back to them and was approved. Mr. Dougherty – Who approved? I'm sorry and was approved? I'm sorry. Mr. Fey – So, the response to Mr. Wise's drawing... comments, went back and we resubmitted the conservatory and the copula, which is why I said this is a sparer version than the last version, where we took the point off the top of the copula, suppressed it, made it smaller and took some of the detail off the greenhouse. The greenhouse or the conservatory had a lot more scrolling cornice, columned detail than the first presentation. What you saw in that visual was the revised one that was represented back to HARB and was reviewed. Ms. Gering - Ralph, I have to chime in, here. When you say it was presented to HARB, it was actually presented to this Council. We were acting as HARB. So, I think there's some confusion, there, about who gave you the recommendations. It would have been this Council that was hearing as a HARB Board, at the time. Mr. Fey – I don't want to get caught in the quagmire of the dates, but when we presented to Robert Wise, we were asked to make the conservatory less detailed, less trim work, less curves and a smaller cupola. And I certainly, the next time, when we get together can show you the former cupola and the one that's now on the drawing, in the less detail. Sounds like that history is important and we can certainly do that. This drawing that you see here is a response to Robert's comments and the lowering of the roof and some other simplifications. Mr. Dougherty – When was the last time Council looked at this, I mean, he had, obviously these things are moving, so I think. I don't know, Ralph, I think we may be wasting a lot of people's time and money. I think until, it seems like I can't figure out which of what Wise has said ok to. I hope you can understand. We're not just trying to be difficult. This is, there's a lot of things that are moving behind the scenes, since the last time we saw it, right? When was the last time HARB, Mr. Meyer – this Council saw it. Ms. Tackett – This is Tracy. Can I answer that? So, just to build on this; so, the last time Council / HARB saw this was the same December of 2019. So, at that meeting, Bob Wise had provided the review letter that was just shown on the screen and was just referred to. And, at that meeting of December of 2019, the architect, Ralph Fey, presented some of these revisions that we're seeing now, to HARB / Borough Council. And there was a discussion at that meeting and Bob Wise seemed to feel that, generally, the changes that were presented at that meeting were acceptable, in response to his previous review letter. So, nothing has happened since then. So, what I did last month, is I asked Bob Wise to give us an updated review letter based on what had been presented at that December 2019 meeting. And so, in the packet, should have been Bob Wise's March 17th letter and that's how Bob Wise was trying to express his review of what was presented at the December 2019 meeting, so it all sort of coordinated together. But I hear you that it's confusing and it was, Mr. Dougherty – Well, I got to say, my concern there is that the stuff was presented in December of 2019 to Borough Council – the elected officials that was acting as the HARB Board. Ms. Tackett – Right. Mr. Dougherty – Those concerns were raised by the elective officials / HARB Board and a consultant of ours. From that point on, it sounds like, unbeknownst to Council, in other words, I'm just trying to express to Ralph is, that this is a consultant's prospective, but it doesn't carry any more water than just a consultant's, we haven't seen it since December. So this is just Robert Wise's perspective on the changes that, I hope you don't feel like we're trying to change gears on you, but Robert Wise, he's not on HARB and he's not HARB and he has absolutely no ability to say, Yes, if you do these five things, I think you'll get a Certificate of Appropriateness. If you see what I mean. Does that make sense, Ralph? It's been 16 months since we looked at this stuff. And there's stuff flying back and forth between, I don't even know, at this point. Today's

meeting, I think, has been helpful to get us back up to speed, but it hasn't helped us to go back to the one that was before Robert Wise's thing, though. If you know what I'm trying to say, so it is what it is as this point. Ms. Rettig – I think, Dan, if I can try to simplify things. I see the changes and I see what Robert Wise was saying. I think what we need to see is a before and after picture side by side and that would clarify everything. Does that make sense to everybody? Ms. Gering – I'd like to add on to it. I still have concerns of the height of the additions in the back and how it's going to loom over the existing historic building from the side view or whatever else we can see. It's one thing to see it on here and you're telling me you're dropping it two feet. Well, I'm not sure that two feet is going to make that big of a difference when you see this when it's constructed. So that's where my concern is. So, if I'm hearing Council correctly, Ralph, you're going to have to go back to the drawing board and make all these changes and then you guys are scheduled to be on the April 20th agenda and see where we go. Mr. Fey – Alright. Can I ask what changes? I mean, just to be clear, the giant red letters here are actually tied into Robert's comments. So can you just give us some real clear ... I heard about the windows facing the street, and clarifying the cupola and the conservatory and the concern of the height. Is there anything else that I missed? Mr. Dougherty – Well, when we last saw this, Ralph, was the fence going to be cut and chopped and a separate entrance be on Main Street when we saw it in December? Mr. Fey – Yes, Sir. That was the drawing that we presented. The same drawing we showed then. Yes. Mr. Dougherty – We'll get the minutes, but I could swear we said the fence was not going to get touched, in any way, shape or form. And we'll get the minutes and figure that out, but I thought that that's what the agreement was, that there would not be a third entrance onto Main Street. Just, the sidewalk's four feet wide at that point. It's ridiculous. Now there'll be, just multiple entrances, which of course blocks...it blocks the driveway now, when people stop...staircase. It blocks the thing now, when people stop to look at the menus and stuff like that. So, I don't remember the third entrance, myself, but I thought the fence was – But, I'll take your word for it. Mr. Cretella – Hey Dan? It's Frank Cretella. The fence was always something that was critical that we open up the center, I think the third entrance was really just for the aesthetic. It would really be a staircase to nowhere. You know, an entrance to nowhere. We're not looking, like you said, to have three entrances in to a business, it just becomes hard to manage, so if it makes a difference, those minor gates, left and right will not really, they'll be there but they will not. I think it was just for symmetry. Mr. Meyer – I think, then what we may need, then Frank, is to have in the Development Agreement, the fact that those are, I mean they may be openable gates. But I think to Dan's point, that we're not posting menus by those gates that adds to the number of locations, at which people may be standing on the sidewalk. Mr. Cretella – I agree, Peter. We could add that. Mr. Meyer – Thank you. Ms. Gering – Any other comments from Council before we move on or questions? Ms. McHugh – Yes. I just want to say to Ralph that, again, really what we want we want to see is before and what it's going to look like afterwards. I know we keep asking this and I know you sent us a bunch of drawings, but we need one concise drawing that shows us what exactly it's going to look like in comparison with the rest of the building. Ms. Gering – Thanks, Laurie. Anyone else? Mr. Meyer – Let me ask one more. This goes to Ralph again. It has to do with height. With regard to the four unit building in the back, whatever, the five unit building in the back, the version that I saw had, there's something sticking up out of that one that's actually taller than anything on the original Mansion Inn itself. Is that thingy sticking up, I don't know what to call it, absolutely necessary, because, again, that just goes to Connie's point having to do with things, admittedly, that's way back from the street. Mr. Fey – No, Peter, not absolutely necessary. We're here to get feedback and if the feedback is that that's not an appropriate, we certainly can remove that. Absolutely. Mr. Meyer – I wasn't sure which drawing I was looking at. But in this particular one, it's very clearly, it's actually taller even than that little piece in the front of the Inn, itself. Mr. Fey – Yes. Ms. Gering – Thank you. Louise, you had asked to speak. Ms. Feder – Yes. So, I think it was interesting looking through the updated pieces and thank you for that. The ones on page 52 were very helpful. But I did see some of the layouts where the seating outside, in front of the conservatory and on the side closest to Marsha Brown's and I completely understand that it's hard to exactly depict what that's going to look like, but I wonder if we could have a, when you're doing the renderings, can we see how many tables are going to be out in front of the conservatory? Are they all with umbrellas? Just so we can have a sense of what it's going to look like, in use. And the reason I'm asking that is I think that feeds into a little bit when we're talking about the third entrance in the fence, where the conservatory is sort of the restaurant with all of the seating. I understand it's a path to nowhere, but if it looks like there's a restaurant there and there's a gate there and a path there that leads to outdoor seating, it may just be helpful to see what the impact of having all the people sitting out in front of the Mansion on a beautiful busy Saturday in downtown New Hope would look like. And again, I know you can't do that with 100% accuracy, but just what it would look like, because we've had it in the plans where we've had

the tables marked out, just what it would look like in use. Mr. Cretella – One thing I'd like to say is that, in front of the Mansion, other than on the porch, there is no seating. That was something that was part of HARB, early on, was that nothing obstructs the front of the Mansion. Ms. Feder – Did you not, though Frank? I thought I saw that in one of the updated letters, that there were eight on the porch and there may be some in front of the conservatory. Mr. Cretella – Just on the porch and in front of the conservatory, with nothing in front of the Mansion. Ms. Feder – But there's a path there that leads to those tables? Mr. Cretella – It's on a different elevation, Ms. Feder – I think if a path is going to outdoor seating, that's going to be used as a restaurant, then likely, I mean, people will, we've seen how crowded the streets get in New Hope on a beautiful Summer Saturday and if they see tables and a gate, they'll certainly use the gate to get to them, no matter how beautifully obvious you've made the grand entrance in front. I'm curious if we'll be able to see the Chef's table or whatever on the left side, so it's just...the overall front elevation was beautiful, it would just be nice to be able to see what it may look like in use. That's just me. Ms. Rettig - Frank, as long as you're there, the cuts in the gate, the fence, rather. The two side gates. You say you're not planning on, so are you actually planning on making them accessible or are they just there to be like they look like they're gates and you put a nice sign or something that says, entrance there or please use main entrance or whatever. Are you actually planning on using those side gates? Or you want just want the other cut for symmetry and plan on keeping them closed? Mr. Cretella – You know, seeing it from an operations point of view, you want to have people enter, there's a hostess standing just within those gates, so you really want to have the people enter one way. Even if you go to the Logan, and we have two entrances off of Main Street, that was done, just like these gates are, basically on HARB's request, because they wanted it to show that there's two separate buildings. But we don't intend on using that first set of stairs by Marsha Brown's, because operationally, you're just going to have people walking in the dining room with nobody to guide them. So, those gates are really there because, I think, HARB wants to make sure those gates still remain on the property. I can lock them. I don't need them. Ms. Rettig – But that's my question. You intend for everybody to use the center staircase to get to the hostess area, correct? Mr. Cretella – Correct. Ms. Rettig – Thank you. Ms. Feder – Well, if that's the case, then why are we cutting through the historic, I mean, I understand it's better, it seem if it's a gate that is not going to be used, and it comes at cutting through a historic fence, I'm a little confused as why that's a, I understand it's something a previous iteration of what HARB set, but it seem like, if we're adding a gate that's not going to be used, and cutting through a gate that's been this way, Mr. Cretella – I understand. I'm just trying to make everybody happy. Ms. Gering – Ok, so we can move on, does anyone else have any questions? Mr. Dougherty – I just have one question. And it's for Tracy. It's in her most recent letter to, I don't know who it's to. It's from Robert Wise to Tracy. Maybe you might not be able to answer this, but it sounds like Robert Wise has in his letter, he says "Note-due to the now phased aspect of the improvements, items 2, 3, 5 and 6 are to be considered at the April 20, 2021 Borough Council meeting." Now, how he knew that or March 17th is a mystery to me, because I was pretty sure that Connie is the one that sets the agendas for the, but be that as it may, it sounds like, correct me if I'm wrong, Ralph and/or Frank, that items 1 and 4, which are the addition and the cottage in the back, will not be discussed at our April Council meeting. Mr. Cretella – that's totally wrong. So, and I apologize if I'm very confused. I had talked to Tracy and Tracy had recommended we send a letter to Council, which we did, requesting that where, I'm not looking to separate approvals. All I'm looking to do is to be able build a building permit on the historic structure and the seating and it's purely for the reason, Dan, I want to try to open up a restaurant once, this summer, and not have to close it again while we're under construction. No other reason, to give some permanency to staff, which is a big issue. So, instead of me opening up the Mansion Inn, now, and then closing again for the renovation, I'd like to do it now. Open, stay open, I'm not looking to separate approvals or anything like that. Just the building permit. Mr. Dougherty – I appreciate that, Frank, and it makes total sense to me. What didn't make sense was what was on this piece of paper. Because, frankly, I think it's better for you to get, to show us everything and for us to approve it collectively, so you don't get cupola good one day, cupola bad the next day. So, the point is, so we are all in agreement, now, that in April it is your intent to present on everything. Is that true Ralph and Frank? Mr. Cretella – Absolutely true. Absolutely true. I never thought so otherwise, the bifurcation is only for the building permit. Tracy's right, there are issues, but site work gets done but it could be everything from the back end of the Mansion forward to the street. Site work could do that. I wouldn't even bother with the whole project now. I'm purely looking to give some permanence to my company and my team that we're not going to close. Mr. Dougherty – so, is the concerns that were raised December of 2019 about asking for a COA, when the Land Development had not been approved yet. So we said, well wait on that, have it done at the same time. Are those concerns, Tracy, are those concerns now gone? Is that why we're

going to see the COA request in April? Ms. Tackett – Right. So, they have received a recommendation from the Planning Commission, on their Land Development and so, they're ready to bring that forward to you for your review. So, the idea was, bring it with their Certificate of Appropriateness request. Now, the reason that I asked Bob Wise to comment on this idea of doing the front part of the site, first, is, as Frank mentioned, they're hoping to put a restaurant in there in the next few months. While the reality of how things work, is that, let's assume that they should get Land Development approval from Borough Council in two weeks. Well, that doesn't mean that they start work in two weeks. That means that, then they finalize their plans and agreements get made. I mean this is a multi-month process. And normally, we would not let them do any work exterior, associated with a Land Development plan, until everything is done and recorded. So, the idea of asking Bob his opinion, as to whether or not it's appropriate for them to start possibly earlier, on that front part, is to make sure there were no issues that he might have, relative to historic context and that sort of thing. So, we were trying to sort of anticipate that. And so, in our attempt to try to guess the best approach for this project, given that it's been practically a year and a half since he's seen it, our attempt was to try to pull Bob Wise back in and get his opinion as to what the latest submittal, how it looks relative to what was last presented to you. Mr. Dougherty – So, in the April meeting, am I correct to say that this will be presented to us as a Planning Commission recommendation that we have to sign off on, as well. Tracy? Or we're going to be asked to sign off on, as well? Ms. Tackett – They will be asking. So, we don't have the engineer's review letter yet. So, we're hoping that it's a pretty clean letter and, if it is a clean letter, then yes, they're going to be asking you for an approval of Land Development, combined with a Certificate of Appropriateness. That's assuming you're ok with it. If not, then you won't approve it. But, if you do approve it, if you're comfortable with what is presented to you at your next meeting, then Staff would need guidance as to whether or not Council's ok with them moving forward with that front part, while all the rest of it is getting worked out. Plans recorded and agreements prepared. Mr. Dougherty – So what has Council, it seems to me that the planning stuff is the elephant in the living room, here, but it seems, when was the last time Council has seen the outcome of the Planning Commission's recommendations? Ms. Tackett – This is the first. Mr. Dougherty – So, we've not seen anything from the Planning Commission that could be two pages, it could be thirty pages of stuff, right? Ms. Tackett – It's in your packet, but, it's in the memo, their discussion and their recommendation is in my memo to you. But, you're right. This is the first time it's coming from Planning Commission to you. Now, Planning Commission made a recommendation of approval on this project, I believe in December, but recommended that, because there were still several engineering comments that needed to be cleaned up, Planning Commission recommended that the applicant clean up the plans, before it comes to Council. And so, that's what they've done. It's gone back to the engineer for review and, we may have just gotten the review letter, but the engineering review letter has not yet been provided to you. Mr. Dougherty – And there's no Zoning variances being requested? Ms. Tackett – They received those several years ago. Mr. Dougherty – To build the side building along the left-hand side and the conservatory closer to the other building? They have variances to build closer? Ms. Tackett – Yes. Ms. Gering – Just so we don't have confusion, I think we went from discussion of Certificate of Appropriateness to the Planning Commission updates, which is next on our list. Mr. Dougherty – Sorry about that. Ms. Gering – I think that's what we did. We're jumping from one topic to the other, so let's go back to the Certificate of Appropriateness. Does anyone have any more questions before we move on to the Land Development? Mr. Fey – Can I just answer Dan's question? Ms. Gering – Yes Mr. Fey – Dan, the conservatory is a compliant structure. It falls within the setbacks defined by the existing building and the property lines. Mr. Dougherty – Thank you. Mr. Fey – There were no variances sought for the conservatory. Ms. Gering – Thank you. Alright, so then, if we have no more questions, we're going to move into the Zoning updates and recommendations by the Planning Commission. Ms. Feder – Couple more on the COA. I'm sorry, really fast. Ms. Gering – Go ahead, Louise. Ms. Feder – Before we move on, I just had a couple, for Ralph. I know what he had asked what he would like us to sort of summarize what we would like to see on the plans in two weeks at the Council meeting and I think just for me, it would nice to see in the front overall elevation, I know that we had that was in color, it was really helpful, but I know it would be the earlier HARB version. It would great to see that updated, but in that, I'm wondering if we could see the bump out on the left, that had the three windows, if we could see that more clearly and what the plan is there to make that a little bit less imposing. So that's one. I'm wondering if we could see the trees a little bit more clearly. I know that it's hard, it's a tree, it can't be exact, but I'm wondering, you talked about greenery in front of that. If we could see that a little bit more clearly and I'm wondering if we could see the seating mapped out a little bit more in front. I understand, if there's none, then great, that's super easy, but it would be nice if there's plans for some seating that would be visible from the

street, it would be nice to see what that looks like. And, if we could see the fence, I'm not sure we're beating a dead horse there, but if we could see it without the one on the right and just see the fence, as is, with the restored brick wall vs what it would be like to add the third gate. Mr. Fey – Yes. Ms. Feder – Sorry, Connie. Ms. Gering – No problem, that's fine. Thank you, Louise. So, now we're moving on to the Zoning update recommendations by the Planning Commission and we're still on the Mansion project. Who is doing the presentation on that? Mr. Cohen – Sorry, what is it that you're looking for a presentation on? Ms. Gering – Well, you have the Zoning updates and recommendations by the Planning Commission. Mr. Dougherty – The third item says update on the Mansion Inn Land Development. Did we cover that? Ms. Gering – I'm sorry. That's what we're on right now. Mr. Dougherty – Ok. Mr. Cohen – my understanding is that was just to discuss basically the discussion we've had already is just updating where we are in the process. So, basically to reiterate what Tracy said, is we have been to the Planning Commission who recommended approval. We have submitted revised plans, which I believe we just got a review letter from Michele on the engineering. We haven't had a chance to review that together, but we are scheduled to appear at your meeting on the 20th to make a full presentation on that final plan approval and to reiterate and confirm, we are seeking final approval for the entire plan and not bifurcated from that perspective. Ms. Tackett – So, if you want, I'll just touch on that. So, with the memo that I prepared for Borough Council, I tried to include a summary of the Planning Commission's discussion and their recommendation. Also included in there was a list of the Zoning Hearing Board decision and conditions and then a status of those. And I believe that I noted that when that memo was prepared, that we did not have the engineering review at that time. I understand that has been issued, since, and we'll make that available to you in your next packet. Mr. Dougherty – No offence, Tracy, but, so it's not ready...it might be in the office someplace, this stuff came out last Thursday. Do we have deadlines for these meetings? It's this thing where we don't have everything and then we'll get it later type of stuff, you must have heard us talk about before that we don't like. Why has this got to be on our April Council meeting. That's the crux of it. Why does it suddenly go from zero miles per hour to sixty miles per hour? That's what I need to know. Ms. Tackett – Well, I guess that I'm not sure that it is going from zero to sixty. We only have it on your agenda tonight, because it's been a year and a half since you've looked at it. When you looked at your concept for your Certificate of Appropriateness. Ms. Fountain – And that may be partly my fault, because the review letter went to the Borough on Thursday afternoon. I know there was a deadline to get it to Council Friday, but it was a holiday, I believe where Borough Council. So, maybe it just cut it too close and I need to get it to you or Borough earlier than that time. But it was in to the Borough last Thursday afternoon and the applicant at the same time. Mr. Dougherty – I understand. But that is, I haven't talked about this subject for months and months. It just seems it's gone from zero to sixty, to me. But I'm just slow on the uptake, I guess. Ms. Tackett – No, no. I think that what we were hoping to do, by putting it in front of you tonight, just sort of for a general discussion, is so that it's not thrown to you on April 20th. In your April 20th packet, you will have everything. But, our hope was to sort of reintroduce it to you tonight, recognizing that we didn't have the engineer's letter, but we can still look at the concept and there's a lot of information, right? We've got the Planning Commission, there's the Zoning Hearing Board decision, and so, we were trying to not go from zero to sixty. But maybe go from zero to thirty tonight and then thirty, you know, so you were more comfortable on the 20th, so you didn't think it was just being thrown at you then. Now, if that was a bad choice on our part, we certainly apologize. We just thought that this would be helpful, since you were looking at the historic aspect of it, we thought having the Land Development piece, kind of together, for you to start reacquainting yourself with it. I apologize if that wasn't a good approach. We thought that would be helpful. Mr. Dougherty – It's very rational. It's not, so, when did the Planning Commission issue a written opinion as to what it, maybe this is a Peter Meyer question. Ms. Tackett – It was December of 2020. Mr. Dougherty – December of 2020. Ms. Tackett – Correct. Mr. Dougherty – And then. Ok. Ms. Tackett – But, part of the recommendation from the Planning Commission was don't take this to Council until you clean up the engineering comments, because they didn't want you, as Council, to go through the nine or ten-page review letter that the Planning Commission went through back in December. They wanted cleaner version, so that you guys weren't having to wade through all of that. Mr. Dougherty – So, am I missing something? Why wouldn't it just go back to Planning for their actual review and say yes, now it's all blessed, as opposed to, now the Planning Commission is an engineer's letter ... is the Planning Commission reviewing the engineer's letter and going to send us a separate opinion saying, yes, we looked at it and it addresses our concerns or it seems like it, Ms. Tackett – No. Because they thought all of the engineering comments in December were very minor and there was really no point. They weren't planning related. They were all technical comments, basically. And so, they didn't feel the need to re-review it, but they thought it would be

appropriate for the applicant to clean up the plans, before they came before Borough Council. Mr. Dougherty – Peter Meyer, does that tie in to your understanding of everything? Mr. Meyer – that fully conforms to what I thought was going on, yes. Mr. Dougherty – Thank you, everyone. I think I'm up to a point where I can figure out what is in front of us now. Ms. Gering – Great. Any other questions or discussions from Council? Alright, Peter is there anyone there from the Public that has a comment, there? I kind of forgot ask them if they had their hand raised. Mr. Gray – There are no hands raised at this time. Ms. Gering – Great. Alright.

Ms. Gering – So, with all that, then, we're going to move on folks. We're going to go to the Zoning updates recommended by the Planning Commission. First on the list is formula restaurants and, Tracy, you did a great job on the video that you sent us. Do you want to summarize it for us, for Council before we move on? Ms. Tackett – Sure. I believe we also have Matt Walters from Bucks County Planning Commission available, as well. He's the key person preparing these and working with the Planning Commission. I'm just trying to get us down to the memo, here. So, basically, there's two proposed ordinances updates in front of you. One has to do with medical marijuana. Ms. Gering – Can we start with the formula restaurants? Let's do that one first and then we'll move on. Ms. Tackett – Absolutely. The formula restaurant is an update that started when Jersey Mike's came through and it was realized that, in order for them to be allowed to go into the shopping center district, they would have to go through a special exception process and go to the Zoning Hearing Board for approval. And, the thought was that seemed a bit onerous in the shopping center where there were previously formula restaurants and so, the suggestion was that we should update the zoning code to allow that in shopping centers by right. While the Planning Commission was looking at the zoning code, to make that change, it was thought that it made sense to also move restaurants with drive through facilities from special exception to conditional use, so that the decision maker for those is Borough Council, rather than the Zoning Hearing Board. In my video to Borough Council, I did make a note that restaurants in the shopping center district and the highway commercial district, I think are also required to go through special exception, with the Zoning Hearing Board and Borough Council may want to consider making that a conditional use process, as well, so that Council is the decision maker. So, the suggestion was that that could be a discussion item, if you would like. Ms. Gering – I have a question, Tracy. The language that was used, what was given to us for the ordinance, was that written by the Bucks County Planning Commission? Because, even though I knew what we were trying to do, it was really like reading Latin to me. I don't know how everyone else felt. Or will that be something that has to go to our solicitors to rewrite the language? Ms. Tackett – That was prepared by Matt at Bucks County Planning Commission. It will go to the solicitor to put together the final ordinance and the solicitor will review it and make sure that it looks good, but that's kind of how that language is written, so he maintains consistency with how the code is currently written. And, I think he could speak, if you would like him to speak. Mr. Dougherty – Tracy? This applies to highway commercial district, right. Ms. Tackett – Right. It started with the shopping center district and it appeared that to be consistent, both of those districts should probably be consistent in their language. Mr. Dougherty – Ok. So, this would then say this would be a use by right for formula restaurants now in the, not in the shopping center district, but in the highway commercial district? Is that true? Ms. Tackett – So, it is proposed. This is the highway commercial on your screen, right now. So, as proposed, we are proposing that formula restaurants be permitted by conditional use in the highway commercial. Mr. Dougherty – It would then be Council's prerogative to approve them. Ms. Tackett – That's correct. Mr. Dougherty – So, the highway commercial, I would imagine includes the offices like the Wawa, the post office, there's a building there that used to be an insurance office. Then there's Melson's Garage and then there's a bank. I would imagine those are the highway commercial district. Is that a true statement? Ms. Tackett – I believe so. I don't have my zoning map with me. I believe so. Mr. Dougherty – My concern is then Council is going to be put in the position, someday, of fighting with a formula restaurant, when any or all of those in that strip, which is a block long, wants to, for lack of a better term, to a formula restaurant, as opposed, I think where this started was, if it's in the shopping center, it's over in the shopping center behind a gigantic parking lot. I need to understand better why it went from allowing formula restaurants being the prerogative of Council, in the shopping center, to having it be that whole super structure, there, all the way out to the Raven or the ex-Raven and strip mall and the Lukoil and all of that. Ms. Tackett – Well, we're not... it's not suggesting that formula restaurants be by right in that area. Just in the shopping center. The recommendation, here, is that in the highway commercial district, formula restaurants are proposed to be relocated from the special exception section to the conditional use. So there will still be an approval process and a notification process, it's just that, based on past conversations, it seemed as if Borough Council preferred that they be the

decision makers, rather than the Zoning Hearing Board. Mr. Dougherty – Peter Meyer, do you have ... Do I have a concern and is it valid in any way? If you say, Dan, it's fine, I'll stop. But just how broad of a brush is this? Mr. Meyer – What we will have, there, is Borough Council will have 100% of the power to say no. They are not deferring, we are not deferring, no future Council will, unless they change the ordinance, be deferring to the Zoning Hearing Board. Now, if you were worried about a future Borough Council saying, what the heck, let's let formula restaurants in, wherever they might possibly want to go in town, yeah, you might want to worry about it a little bit. I don't think that is something much to worry about. But that's my own sense. Ms. Gering – I personally, the conversation only started with changing the shopping center to simplify people's lives and not make them jump through hoops, like we did with Jersey Mike's. I personally think you're opening up a Pandora's Box. When you're going down Bridge Street and saying, well, Council can choose this. We don't know what Council is going to be sitting here in five or six years. They might decide that having a TGI Fridays or another major restaurant on that road would work. So, I personally, am not in favor of that. I would like it to stay in the shopping center. Ms. Tackett – Connie, so you're suggesting that you would also prefer that the Zoning Hearing Board would be the decider for formula restaurants in the highway commercial? Ms. Gering – Well, right now, we do not allow formula restaurants in the business district and I didn't think that was allowed on the commercial end, either. Ms. Tackett – Well, that's the CC district downtown. You're right. They are not permitted down there and that's not changing. That all stays the same. We're talking about the highway commercial, which is up around the Lukoil and along that upper part, I'm looking at a zoning map, now. So, the shopping center district is literally just the shopping center and McDonald's. That's the only place where this is proposing formula restaurants by right, which is consistent with what Planning Commission was directed. Now, the highway commercial is that area from where there had been discussions about possibly putting Wawa up near 202, down along Sukan, and that upper part of Bridge, down to the bank. So, that area is zoned highway commercial. So, currently, if a formula restaurant wants to go in in that district, they have to go to the Zoning Hearing Board for approval. What this change is proposing, is that rather than getting a special exception issued by the Zoning Hearing Board, to be able to go, this is making it so that they have to get a conditional use, which has been decided by you, Borough Council. So, it's a similar process. It's just that the decision maker becomes Borough Council rather than that of the Zoning Hearing Board. If you'd rather it stay Zoning Hearing Board, that's fine. We'll just, Mr. Dougherty – But if you were TGI Friday's, Tracy, and you wanted to put a TGI Friday's in the highway commercial, which would you rather have to do? You'd rather, if you went to zoning, in order to do it today, they'd have to get through Zoning and then Council could go a sue the Zoning Hearing Board, right? Ms. Tackett – Yes. Mr. Dougherty – Under this approach, they'd just have to get through Council, right? Ms. Tackett – That's right. Mr. Dougherty – And, if we said no, they'd have to sue us. Ms. Tackett – Right. Mr. Dougherty – I like, I think, it's better, I don't know which I think is better. I don't know. I mean, Ms. Rettig – It concerns me a little bit, in that we don't know what's going to happen three days from now, forget about three years or thirty- three years. I mean I can see a scenario where somebody's going to come in and buy that whole shopping center where Pierre's Chocolates is, right behind the Lukoil, knock it down and put up a Bennigan's or a Houlihan's or, you know, some other and I don't, our streets can't handle it, our parking can't handle it. Ms. Tackett – Well, but that's the reason, Mr. Meyer – Tina, right now, if they wanted to try and do that, they'd have to get a use change permit from the Planning Commission. Ms. Tackett – Zoning Hearing Board. Mr. Meyer – Pardon me? Ms. Tackett – From the Zoning Hearing Board. Mr. Meyer – Correct. Now, the question is simply, this is basically what is before Council, do you trust your fellow members of Council more or less than you trust the Zoning Hearing Board? One of which is elected. The other of which is appointed. The Planning Commission thought that it would be better if this decision to have to be made by Council. This is now up to Council to decide whether or not Council agrees. Have I said that correctly, Tracy? Ms. Tackett – Yes. Mr. Dougherty – Peter, the only thing I have of concern is that, it's sort of like, I think this began because of Jersey Mike's in the shopping center. Somehow the Planning Commission was tasked to take a look at it and, now, oh, by the way, we want to do it this other way, too. And I don't think that was changed just for changes sake. In other words, if we asked for that and we get back marijuana things, riparian rights, and the waterways and everything else, here. I think the thing was Jersey Mike's in the shopping center. Mr. Meyer – It was Jersey Mike's in the shopping center and, when we looked at that, we discovered that Council had no power, short of going to court, to keep a formula restaurant from going in with a petition to the Zoning Hearing Board. And we at Council, we at Planning Commission, knowing the conflict that has existed, between this Council and this Zoning Hearing Board, thought that it would be better to put that power in the hands of Council. Let me clarify, one more time, we are not providing any permissions in that highway commercial zone that do not, now,

exist. Tina's worry about a Bennigan's or something going in where she suggests that there would be one, is totally possible today, on action by the Zoning Hearing Board. We are not changing the zoning for that highway commercial, we are changing who makes the decision as to whether or not a waiver on the use limitations, which keep our formula restaurants, whether that decision is in the hands of the Zoning Hearing Board or in the hands of the Borough Council. So, Tina's worry is, and I think it's an accurate description of the threat, Tina. And I don't disagree with you, there, but that special exception or conditional use is a currently possible under the Zoning that we have. Ms. Rettig – I understand and I get it. My fear is that the seven of us are not always going to be the people sitting on Council. Ms. Feder – We won't and I'm with you, Tina, and I worry about it, too, but I think the reason why I'm in favor of doing it this way, is that if it comes to a Council meeting and I know anybody can go to a Zoning Hearing meeting, but I think the likelihood of someone just casually following those and voicing public opinion at those is a little bit lower than at a town finding out that, like you said, like there's going to be a Houlihan's where Pierre's was. And I think, even though we don't know who Council will be in fifteen, twenty years, we know that people will still live in town and have opinions on the development of town and so I like the idea of having the decision being made by people that the people who live here elected, instead of people who are appointed and that there would be more of a chance for public engagement on those types of decisions. Ms. Gering – Well, I got to tell you, I have a problem with it and I'm going to tell you why. So, you only need four votes on Council to pass a resolution, so let's say you have a divided Council and they pass a formula restaurant in that district. Who is going to sue Council in order to stop it? Now, at least, if it goes to Zoning and Council's not happy with it, we can sue Council and make a change. If you give all the power to Council, your hands are tied. It's a done deal. That's where my concern lies. Mr. Dougherty – That's what I was trying to get at. I think there's a double hurdle for someone to jump over. They have to go through Zoning and say all sorts of things that are documented and a court recorder takes down and all sorts of commitments and promises that they can't fib about later. Then, sometimes Zoning might do something that, perhaps, we don't agree with, we still have the ability to then, if that happened, then there's second hurdle, is that Council has to, Council can, frankly, they usually come to Council before. So, they come to us, then they go to Zoning, then they come back to us. And those meetings are very valuable, because it teases out a lot of information from these applicants. I think, if they just come to us and then we're probably, I just like the second, I think it's the back and forth slows it down and I think it's healthier. Ms. Gering – Yes. It gives me serious concern. I, personally, am not in favor. The goal was just to do it in the shopping center and I really can't support it going down our Bridge Street and whatever the other sections are. I think we're opening up ourselves to future problems in this town. Any other discussion from Council, until you get to vote for it on the 20th? Ms. Tackett – If Council wants us to just shrink it down to the shopping center and the formula restaurants, that's no problem. If you'd like us to bring that to you, instead, on the 20th, that's not a problem. Ms. Gering – And that's what you guys were asked for originally. I mean it's great that you looked at all this other stuff, but I think we're opening up Pandora's Box and setting ourselves up for some problems in the future by letting just Council making the decision. Anyone else have anything else to add to this? Is there any questions from the Public, Pete? Mr. Gray – No hands raised. Ms. Gering – Ok. Thank you.

Ms. Gering – Alright, the next one on there is the consideration for the medical marijuana and, again Tracy, you did a great job with your video to educate us. Ms. Rettig – Yes, I must say, Tracy, it was very good. Thank you. Mr. Dougherty – Excellent! Ms. Tackett – Thank you. I think the Zoom format is pretty helpful for being able to do that. On this one, I would say, if Matt is on the call, that really he should probably speak to this, because it's one of those situations where we just realized that we didn't have any regulations in place relating to these uses and, so, it seemed like a good opportunity to get some regulations in place and I think Matt used model ordinance language from the State to prepare this and talk about some challenges, as far as the fact that we have school district property and there has to be a spacing between these facilities and school districts. So, it was very limited as to the places where these uses could go. So, Pete, is Matt on the call? Ms. Gering – Tracy I have a question. Can I just ask you a quick question? Did you take into consideration the Children's Museum that's in Union Square and, of course, the Library that has children coming to it? Ms. Tackett – Well, so, I think the recommendation from the Planning Commission is to put these uses up in shopping center and highway commercial, so yes, those were adequately separated. Ms. Gering – Well, hold on. Is Union Square considered commercial, because, the shopping center there. I'm not sure what they're assigned. Ms. Gering – I think they're industrial, but irregardless, because they're within a thousand feet of a school property, they wouldn't be eligible for these uses. Ms. Gering – Ok. Thank you. Mr. Dougherty – But, Tracy, I believe the shopping center, a thousand feet is roughly a fifth of a mile.

And, if I'm standing in that shopping center's parking lot, I can throw a small stone and hit the church that's sitting there. Ms. Tackett – Right. Right. Mr. Dougherty – It doesn't say church. It says public, private or parochial school. Ms. Tackett – Right. The Planning Commission discussed the fact that had been a school behind the church, there, but it's currently not there. So, if it reactivates, then that further limits the options for these uses. Mr. Dougherty – So, a thousand feet anywhere, to Connie's point in Union Square, is a thousand feet from, is less than a thousand feet from the Children's Museum. Ms. Tackett – I'm sorry. To the shopping center district? Mr. Dougherty – No, the Union Square shopping center. There's stores back there and everything. Ms. Tackett – But that's not where it's allowed. When we talk shopping center, we're talking about the shopping center district, which is the area where Jersey Mike's and McCaffery's is. So, that's the shopping center zoning district that is referred to for this purpose. Ms. Rettig – So, Union Square is not a shopping center. Ms. Tackett – No. Correct. It is not zoned shopping center. Mr. Dougherty – So, the only place, according to what this is, the only place one of these things can be is in that shopping center, correct? Ms. Tackett – In the shopping center or in the highway commercial next to it. Up in that area. So, it's a toss-up between Bennigan's and a medical marijuana. Ms. Gering – Tracy, I have a question. You said Union Square is zoned commercial. Ms. Tackett – No, it's zoned industrial, actually. Light industrial – LI. Ms. Gering – So what does that do with this law? Would they be able to have one of those facilities there? I mean, they've got large spaces. Ms. Tackett – No. No. So, the way that the code is written, or the proposed ordinance is written, these uses would only be allowed in the shopping center district or the highway commercial district, all the way up, near Sungan / 202, up in that area. And so, if anybody wanted to come in with one of these uses, once it was adopted, then they would have to prove that they are not within the thousand feet, I think, of these excluded uses. Now, currently, until we adopt something like this, my understanding is, medical marijuana dispensaries have to be treated as retail and go anywhere retail is allowed, as long as is isn't within that thousand feet. And I think Matt could speak further to that. Mr. Walters – Yes. If I could share my screen, I can show you the different buffers of those categories. Can everyone see this map, here? Here is the thousand-foot buffer for the school, the New Hope Solebury School district properties. So, again, that's coming right against that shopping center. Here's the shopping center district, here, and the highway commercial district, here. So, it's coming right against that. We also buffered the Library. I'll add that. So, again, that prevents and of those medical marijuana uses within that area. And the museum buffer kind of prevents you from kind of a downtown area of New Hope. Then the Saint Martin of Tours buffer, this covers the shopping center district and then most of the highway commercial district. So there's all those buffers of those particular uses that prohibit the medical marijuana uses. Mr. Dougherty – Ok. So, where would it go, Matthew? I'm trying to see what's left, here. Mr. Walters – Yes. so, Ms. Rettig – I'm sorry. Saint Martin's would only be if, if they reactivate their school. As long as they don't reactivate their school, that buffer gets taken away. Correct? Mr. Walters – Correct. Right. So, we should take that away. But, we have the shopping center district and the HC district. Mr. Dougherty – It states within a thousand feet of a parcel, Matthew. And, I think, once it pierces the parcel, the whole parcel is violated and the shopping center is a parcel. So, I think, once it gets into the parking lot, which it appears to, then doesn't that, that's a parcel, right? This is what it says here. Am I reading it wrong? Mr. Walters – Let me pull that up. Yes, I think you're, Mr. Dougherty – But I think you're doing it, I have to look at this, Matthew, but I think you have it's a little backwards, because I have think about this, but basically the thousand feet runs from the spot where the thing is located to where the other thing is. It may work out to the same thing, but the way this reads is---Shall not be operated on a parcel that is within one thousand feet of a parcel that contains one of those things. So, what that means is you take the perimeter of the school district's parcel and you go a thousand feet in all directions from the perimeter of school district's parcel. That's not what you've done, here. Do you see what I'm Mr. Walters – Yes. Mr. Meyer – That's not, what he's suggesting is that the buffer, if I may, from a GIS point of view, what he's suggesting is that the buffer should be measured, not from the centroid of the school district lot, but from the boundary of the lot. Mr. Dougherty – Exactly. Mr. Walters – Right, and that's what we've done. Mr. Meyer – That is not based on centroids? I thought it was. Mr. Walters – No, it should not be. Let me do a quick. Mr. Meyer – Ok. Because I thought that might be the issue. Mr. Dougherty – Now that I'm looking at it, Peter, that does look like what they did, because if you look at the school, at the back corner, the upper left hand corner of the school property, there's a circle to the left of that that goes, it looks like it goes a thousand feet. So, it is ok, Matthew. I apologize. Mr. Walters – No problem. I thought that's what we did. Yes, we do run into a problem with the shopping center district. Mr. Dougherty – It can't go in the shopping. The way this is written, the only place it could go is in the Wawa or one of those parcels. Ms. Rettig – The highway district. If the Cub Room sold or whatever. Again, like Pierre's. All of a sudden that shopping center. I shouldn't say shopping center,

that little strip where Hair Me is and New Hope Photo and Pierre's, it looks like that would be the only place that it would really be allowed or along the western edge of Sugan Road. Mr. Meyer – You could put it in Odette's, where it's currently located, at the foot of Riverwoods. Ms. Gering – I'm sorry. You could put it where? Mr. Meyer – The old Odette's building. Ms. Gering – Oh, well that's not going to happen, so, Ms. Rettig – That's a historic property. Mr. Meyer – That doesn't matter. Doesn't say what's going on inside. Mr. Dougherty – The text here, Matthew, it sounds like is somewhat boilerplate. In other words, it came from another source. This is sort of like the thousand feet was an arbitrary and capricious type figure someone thought was a good idea. A lot of people are following this, right? We could say we want it to be two thousand or five hundred. Could we say, I guess we're not allowed to unzone specific things, but then, if this was passed, Matthew or Tracy, could someone who wanted to put the medical marijuana dispensary inside the CVS, which is in that parcel, which is within a thousand feet of the school, how would they go about it? Would they ask for a zoning variance? Is that what that would mean? Ms. Tackett – Matt, is the thousand feet a State requirement? Mr. Walters – Right. That's from the State Medical Marijuana Act. Ms. Tackett – So we're required to apply the thousand feet. Mr. Walters – Right. Mr. Dougherty – So, once it's applied and adopted this way and somebody suppose they want to put it in the CVS or a new store, there, can they ask for a variance of this? Is that how it would work? Or just absolutely not allowed? Ms. Tackett – I don't believe so. Would they have to go to the State, Matt, to ask for relief from this? Mr. Walters – Right. I believe that's where they would end up with an issue. Even if the Borough granted a variance, they'd still have to get their State permits and, if they can't meet State requirements, I think they would be stopped there. Mr. Dougherty – So, right now, if we adopted this, what are the, is there any place on South Main, North Main, that is or on West Bridge, where, exactly could one of these things be? Could it be in the assisted living home up off of Sugan or could it be in the fire house? Could it be in the little houses on the other side of Sugan that the fire company just bought? Where could it be? Ms. Tackett – Matt, could you show the parcels that are eligible in the district where it's proposed? Mr. Walters – Yes. So, there is one, I believe this is the McDonald's here. This is a separate parcel that is in the shopping center district. Here's the highway commercial district. It's available there. That's the only highway commercial district, right Tracy? Ms. Tackett – Yes, that's it. Mr. Walters – And the only shopping center district. Ms. Tackett – Yes, that's it. Mr. Dougherty – Is that it, thought? They would not be able to locate on South Main or not? Ms. Tackett – Correct. Mr. Walters – Correct. Right. Ms. Rettig – South Main is what, limited commercial? Ms. Tackett – It would only be allowed in the highway commercial and the shopping center. Ms. Gering – Any other questions from Council? Mr. Meyer – Can I just point out the fact that if you don't pass this, there is no restraint other than the thousand feet and it can end up in that section on South Main Street. Ms. Tackett – That's correct. Ms. Gering – Understood. Mr. Meyer – Just to be clear. Ms. Gering – Pete, are there any questions from the public? Mr. Gray – No hands are raised. Ms. Gering – Ok. Thank you. Alright, so no more questions on the marijuana, I think we're in good shape. Tracy, Matt, I think you did a great job explaining this.

Ms. Gering - Do we have any public comment? Mr. Gray – There is one hand raised. Mr. Bill Clapper. Ms. Gering – Bill, if you could unmute yourself. Mr. Clapper – Yes I did. Good evening everybody. I'm here, again, to talk about my favorite subject, the financial reporting of the Borough. I assume you're not going to talk about that tonight. It was my understanding that there would be a presentation about the budget vs performance. Is that correct? Ms. Gering – Bill, it wasn't on the agenda. Mr. Clapper – I saw that. I thought it was going to be discussed at the workshop. So, since I've been working on this since last December, you still haven't made any progress to see any results, whatsoever. So, we still don't know, as of the public, as of the residents of New Hope, just how we're doing, budget vs performance. Mr. Dougherty – Bill, I think, when I mentioned that we would try to get it on the workshop, I requested it. We've been on for two hours, now. But I requested it, and there just wasn't space on this agenda tonight. Mr. Clapper – I understand and I appreciate that. Mr. Dougherty – But we did request it, but we do have something to present and, if time permits, if we don't spend three hours on the Planning Commission and the Logan and Mansion and the COA of the Mansion on our Council meeting, we will cover it in our... I'll work with Connie to see if we can get it on our next, in our April regular council meeting. Something to get something to you. I'm sorry to be so flustered, but that's the answer, Bill. We did, we have worked something up and we'll be sharing it. We're ready to give you something, ok? Mr. Clapper – It doesn't give me a lot of confidence. No reflection on you. It's confidence that I've been working on this, requesting from Council and Peter, back through December and we've gotten nowhere. I'm concerned about how the Borough is doing about its budget. I'm concerned about our balance sheet as we go forth with some of the major

expenditures that we're talking about, as a town. We still have no knowledge of the short term or the long term liabilities of the Borough. I would also share with you, that we've had the opportunity to make a pretty in depth analysis through a professional accounting process of how the 2019 financials were put together. And, frankly, we have some great concerns, which unfortunately, doesn't relieve our concern about what's happening now and what's going forward, in terms of the accounting process. I'm concerned that I keep getting put off and we may have to, now, and probably will, go ahead and resort to outside process to get this information revealed. I think it's fundamentally important to the town. I have many people calling me asking me about this. They understand my concern and are supporting what I'm asking to do. I think it is totally reasonable. I think the Council has not addressed this appropriately. I want you to know that. So we'll be working probably through the Department of Commerce and Economic Development, who is the overseer of the budgets at the Borough and Municipality level to see if we can move this process along. I don't want to make this confrontational, but I'm getting nervous and many of my neighbors are. So, thank you very much. Ms. Gering – Bill, I need to chime in. This is Connie. This is a Borough who has been financially solid. We've kept our taxes down. We're in financial good shape. We get audited yearly. We have a Treasurer that does an outstanding job. And you keep saying that you're not getting the information you requested. Have you emailed us a list of what you're looking for? Please let me finish. Are you looking to do an audit of our books? Is that what you're looking to do? I'm kind of confused. Mr. Clapper – No, not an audit. The fact is, you folks haven't done an audit, either. You have done an opinion, which is an entirely different thing than a certified audit. Ms. Gering – Oh, I beg your pardon. Three years ago for months, here, when we found money was being embezzled. So, I beg your pardon, yes, we've been audited. Mr. Clapper – No, I'm talking about the last three years. Not since that incident of the theft. I appreciate that. I'm talking about an ongoing process following GAAP accounting method. So, where there is, Ms. Gering – Bill, excuse me. I'm not a finance person, so I'm going to ask you, and don't know what your background is, what kind of audit method are you looking for? Mr. Clapper – Well, most financial entities, today, use the GAAP accounting method. That's simply a general process that is accepted within the financial community. Which requires some in depth certification of transactions that actually happen. Did this money actually come in, did this expenditure actually happen. But, Connie, don't get lost in what I said there. That's not my main concern. My first concern is the reporting process. It doesn't exist to the public. We don't see income statements that shows performance against budget. We don't see balance sheets, so we know the health of the Borough. And we're concerned about the future of this Borough has a lot of money to spend in the coming years, we all know that, to build the infrastructure of this town. As this town grows, we're going to have to do something about the size of the police force. It's probably going to double. Where's our taxes going to come from. I think all these issues are first and foremost as we proceed forward. And it's not, we're not questioning people. We're not questioning process, at this point. We are questioning where is there information. It is unacceptable to me, as a professional, to have someone say don't worry about it. The Borough's in good shape. That's unacceptable to me and I'm sure to most people in the Borough. I don't see why transparency is such a factor. Ms. Gering – Bill, are you following the school district model of reporting? That's what it sounds like you're looking for. Am I correct on that? Mr. Clapper – I'm aware of the school district model, but that's not what we're looking about. We're talking about a four-million-dollar budget, here. So, we're not talking about a forty-million-dollar entity like the school budget. I'm looking at very simple accounting reports. Ms. Gering – Bill, can I interrupt you, again, with utmost respect. You sound like you're really knowledgeable and what you do, there. Have you checked to see what other towns are doing for reporting. Does it measure up to what you're requesting or is this going to be a model that New Hope will be the first ones doing it? Mr. Clapper – No, we'll be one of the last ones doing it, actually. Ms. Gering – Can you give me an example of what other towns are doing this, so we can check into it? Mr. Clapper – Well, I think I have already done that. Ms. Gering – I haven't seen it. I beg your.... I'm sorry, there. Mr. Clapper – Ok. I'm going to describe... you know what a balance sheet is. Ms. Gering – I certainly do. I ran a business for twenty years. Mr. Clapper – Well, that's an advantage, right there. Then you know how important a balance sheet is. I think we need to see the balance sheet, which will reveal the general health of the Borough. You look at that and you can say, Oh, this company has reserves, this enterprise has reserves to handle any issues that are coming up for long term.... Ms. Gering – Bill, you are absolutely correct. Can you tell me which towns are using this model for reporting, so we can kind of check with them and see how it's done? Mr. Clapper – I can get that information to you. Ms. Gering – Could you do that, please? And we'll work really hard to get you what you're looking for. Mr. Clapper – Well, I don't know... is there anybody there that doesn't understand what I'm saying? Ms. Gering – Well, no. I had to get educated. I know you've had a request. We have one treasurer and it might become

necessary, if the whole town wants all this extra addition work done, to hire someone else. And then, if we have to hire someone else to do this, to please the residents of New Hope, there looking for, then we might even have to raise taxes because it's a time consuming job and someone's going to have to do it. Mr. Clapper – What is the financial software that the town is using? Ms. Gering – Quickbooks. Mr. Clapper – Quickbooks. You don't realize that, within Quickbooks, there are a process of simply making selections and they will produce these reports for you? Ms. Gering – Listen, I used Quickbooks for twenty years. I am very familiar with the software. Mr. Clapper – Well that's great. Then how come we're having trouble communicating, here. Ms. Gering – Well, then, you know what, why don't you send it in writing to Pete and then we'll have a discussion with Dan, as Chair of the oversight finance committee and we'll see what we can get you. Mr. Clapper – But I've done that. Peter has my request. I started in December with that. We're just doing the same thing over and over. I mean, I'm getting put off here, Connie. Mr. Clapper – Bill, I'll tell you right now, at the next meeting we will have something for you. If you're looking for a balance sheet from Quickbooks, the report. We can do that for you. Mr. Clapper – Ok. And an income statement with performance against budget? Ms. Gering – Don't get too carried away, there, Bill. Mr. Dougherty – Connie, we will definitely have that. We will definitely have that. Mr. Clapper – You cannot do your balance sheet without that report, Connie. Ms. Gering – I'm sorry? Mr. Clapper – You cannot do your balance sheet without your financial report. Ms. Gering – Listen. There's nothing to hide, here. It's just the time matter of who has the time to produce all this. Mr. Dougherty – Ok, so Bill, we will provide, at the regular April Council session the budget vs actual for you, by line item, all the different ledgers and all that. And then, what we cannot do, as a Council, is go and delve in to, oh, this one looks, there's two hundred ledger items and say, what can't happen, it can't become a debate society as to whether or not we're spending too much money on bottled water. Mr. Clapper – I don't think that's the issue, at all, Dan. Mr. Dougherty – Ok, then we're on the same page. You want information, we can get you the information. There's no doubt about it and then we'll be in good shape. I think you'll be very happy with what you see in April. I'm sorry it didn't happen tonight. Mr. Clapper – Alright. Anybody have any doubts about what I am asking for? Ms. Gering – No. You're very clear. Mr. Clapper – Ok. I wanted to make sure that everyone understands and, if that happens, that would be just great. Ms. Gering – And, Bill, out of curiosity, since you seem to be so knowledgeable, what other towns are posting. I'd love to know what towns are doing this model that you're looking for. Mr. Clapper – I can get that information. I'm not working with any other towns. I'm a resident of New Hope. Ms. Gering – You indicated that this is what other towns are doing. I'd curious to see, you know, we like to stay on top of things. So, if you could give that information, I would really appreciate it. Mr. Clapper – I can sure do that. Mr. Meyer – Can I say, for the record, that I heard Bill say, specifically, that we were one of the last to do this? Mr. Clapper – My background is a business owner. I've owned a large business for a number of years and I worked with a large accounting company that I'm still doing a lot of personal work with. And that company does a lot of towns in this general area. Bucks County all the way up to Allentown. I think they work for the City of Allentown and that's where I got my information about what other people were doing. Ms. Gering – Well, Bill, that is great and listen, we're always open for new information improving our system. So, if you can get us the list of towns, we can kind of check and see what others are doing and I think we can follow a model. Mr. Clapper – I would be glad to do that, but I don't see that that is material to this discussion. Ms. Gering – Listen, thank you so much, Bill. Any other hands up? Mr. Gray – No hands are raised, sorry. Ms. Gering – Alright guys, if there's no more comments. Motion to adjourn. Everyone stay safe out there and enjoy the beautiful weather. Take care.

Adjourn at 6:14pm.