

NEW HOPE BOROUGH COUNCIL
BUCKS COUNTY, PENNSYLVANIA

APRIL COUNCIL MEETING

NEW HOPE BOROUGH COMMUNITY ROOM
123 NEW STREET
NEW HOPE, PENNSYLVANIA 18938

TUESDAY, APRIL 19, 2022

COMMENCING AT 7:00 P.M.

BOARD MEMBERS PRESENT:

CONNIE GERING - PRESIDENT
LAURIE MCHUGH - VICE-PRESIDENT
LOUISE RETTIG - PRESIDENT PRO TEM
LOUISE FEDER
PETER MEYER
KEN MAISEL

ALSO PRESENT:

LAURENCE KELLER - BOROUGH MAYOR
PETER GRAY - BOROUGH MANAGER
MARK C. LABRUM, ESQ. - BOROUGH COUNCIL SOLICITOR
MARY STOVER - ZONING OFFICER
MICHAEL CUMMINGS - CHIEF OF POLICE

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PRESIDENT GERING: I would like to call the meeting to order. If you could stand for the Pledge of Allegiance.

If you can please take your seats. Thank you.

Pete, if you can take roll.

MR. GRAY: Certainly. Ms. McHugh?

MS. MCHUGH: Here.

MR. GRAY: Ms. Rettig?

MS. RETTIG: Here.

MR. GRAY: Ms. Feder?

MS. FEDER: Here.

MR. GRAY: Mr. Maisel?

MR. MAISEL: Here.

MR. GRAY: Mr. Meyer?

MR. MEYER: Here.

MR. GRAY: Mr. Dougherty?

Mayor Keller?

MAYOR KELLER: Here.

MR. GRAY: Ms. Gering?

PRESIDENT GERING: Here. Thank you so much.

Can we have the Mayor's report?

MAYOR KELLER: Certainly. For those of

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that didn't notice last week, we had a situation, a practice situation at the school lasted all week. Initially chief Cummings had approached Dr. Lentz at the school since the school was closed for a week, Chief made a very impressive decision to utilize the fact that in our PBA contract we have three days where we can utilize the entire police department together for training.

And Chief has a good relationship with the Sergeant MaCouch from Perkasie Police Department and he is a trained tactical officer for what we call active shooter. So it wasn't just a school, there are other circumstances we can have at a business in town or in some one's home.

So initially we thought we were going to have about ten people, ten officers from New Hope's Police Department and maybe another eight or ten from Solebury so this idea -- wonderful idea grew and when the other chiefs found out about it from Central Bucks, they all got on board so we had I think about 18 police departments throughout the week last week at the school.

And it was just a wonderful experience and I think that kind of training is something that is necessary for all of the departments in Central Bucks, if not all of Bucks County and the state. So basically

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1 because it grew we had two other training tactical
2 officers, one from I think Plumstead and the other was
3 from Quakertown, Chief? So we had the sergeant and two
4 other helpers because there were just bodies going in and
5 out every day.

6 So I was fortunate enough that I was
7 invited in one afternoon and saw the whole process and it
8 is really interesting, you -- each officer -- they create
9 different situations within the school and the officer has
10 to go in with -- I think they call them simunitions which
11 basically you get a pop pop, not like Mr. Baldwin, but
12 just pop pop.

13 And so I watched a couple of them and it
14 was really great to see and then they would analyze and
15 tell the officer what they might have done differently.
16 And most active shooters, the thing lasts about ten
17 minutes by the time -- if you look at a lot of the
18 situations around, the first ten minutes are the most
19 critical. So that is what we did last week.

20 And then some of you may have heard a
21 helicopter chop, chop, chop. Well Chief hief called me, I
22 said they probably figure it is part of their training.
23 There happened to be a bad motorcycle accident on 202 and
24 because the fact of the firehouse had a lot of cars parked
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1 consider a more targeted approach by seeking a variance to
2 permit this particular property be used for a "in use"
3 which would be no increase in footprint, just convert the
4 rooms to two guest rooms for the River House and also have
5 the opportunity outside to have a survey.

6 After a survey was done earlier this year
7 we did formally submit the Zoning Hearing Board
8 application which is what is in front of you this evening,
9 and we are here just to make you more aware of it. And
10 two, see whether or not the Borough intends to take any
11 type of position as of when we appear before the Zoning
12 Hearing Board hopefully sometime in May.

13 Happy to answer any questions and talk
14 about it further but that is the history where its been
15 over the last six months.

16 PRESIDENT GERING: Questions from Council?

17 MS. FEDER: I do have to say I am just
18 curious about how this may alter the feel of that stretch
19 of the towpath. I do understand that the building itself
20 is not being expanded but I am a little bit concerned
21 about providing exceptions to use in the RB District and
22 it is letting the creep -- the River House extend outward.
23 That is already a really big parcel.

24 I did walk down there today to -- just to
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1 they decided that -- the chief of the fire company decided
2 to move them out and they landed at the school. So that
3 is what that was about. So I am sure everybody just
4 turned their head and thought that has to do with the
5 training so it wasn't.

6 So it was a really, really good event and
7 Chief, I thank you. It was just good thought and good
8 foresight on your part. So I am pleased to know that all
9 of our officers had a good experience in going through
10 this. That is it. Thank you.

11 PRESIDENT GERING: Thank you very much.
12 First is a Zoning Hearing Board application
13 for 230 Towpath. Mr. Murphy.

14 MR. MURPHY: This is a matter that has been
15 in process for a number of months. It started in a
16 different format, we had made an application last Fall to
17 the Borough to have the Borough consider changing the
18 zoning of this particular parcel which happens to be
19 immediately adjacent to the River House parking lot.

20 As Peter knows, because he was the liaison
21 from the Planning Commission, we appeared at the Planning
22 Commission last November and were discouraged from
23 proceeding further with that and rather the suggestion was
24 instead of seeking to change the zoning, you might want to
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1 check on the feel of it and with the flow of the towpath
2 back there I am a little bit concerned about having the
3 River House on both sides of it, sort of muddying the
4 waters between a residential part of the towpath and what
5 is a very large commercial venture. So that is a point.

6 MR. MURPHY: And those were the same issues
7 that Peter knows that were discussed at the Planning
8 Commission meeting. We talked about making sure everyone
9 was sensitive to those issues that were raised so low
10 level -- low profile lighting along the towpath because
11 assess will be by foot from the River House, it is not
12 through the dry land.

13 So folks that would be staying there would
14 be their via foot and all of those types of issues,
15 aesthetics and otherwise need to be considered and will be
16 considered if and when we get the approval to do so.

17 So everybody is aware of that. The
18 neighbors are aware from -- Claire and Michelle know about
19 that and we believe everyone is more comfortable as Peter
20 suggested, maybe with this approach as opposed to the
21 optics of the "creep" of the campus if you will, and
22 changing the zoning. So it would stay RB, it would just
23 be a variance to permit the building to be used for two
24 guest rooms and staging. That is it.
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1 MS. FEDER: I am sure and I can understand
2 that the River House -- I am sure -- I don't anticipate
3 them them trying to put billboards or anything gaudy up
4 there but --

5 MR. MURPHY: It is in the floodplain so
6 there is no -- everybody knows what is there is what is
7 staying there and the historic character of the building
8 is not going to change.

9 MS. FEDER: Understood. I think it is
10 sort of a total shift for that area even with lower
11 lighting and you know even with a sensitive approach to
12 it, I am concerned about the expand of the footprint of
13 the River House into a residential community.

14 So for me I am opposed to it for those
15 reasons.

16 MR. MURPHY: Okay.

17 PRESIDENT GERING: The other problem we are
18 having, the adjoining property was in front of Council on
19 zoning a few months back asking to be converted into a B&B
20 and it went to Council --

21 MR. MURPHY: To the north?

22 PRESIDENT GERING: Yes. Which is only a
23 couple doors down and this is the one that you also
24 mentioned in your application here that you have 14
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1 guests.

2 MR. MURPHY: That is what it says on there.

3 PRESIDENT GERING: And it does. So Council
4 opposed it and zoning turned them down. So because where
5 it is on the towpath the towpath is very limited to
6 traffic, it is DCNR property.

7 So I personally also oppose your
8 application but again I am one voice to seven here. I
9 don't know how every one else feels. I think to allow you
10 to do this we are going to have issues with the other
11 property that also wants to be a B&B rather than an
12 Airbnb. That is what they had come to us.

13 So any other Council comments?

14 MR. MAISEL: I just would want to consult
15 with our attorney.

16 Is there a precedences set by allowing the
17 River House consideration? Does that affect what is
18 happening to the north, which we know is problematic for a
19 variety of reasons. And is there a precedence set that we
20 should be aware of?

21 MR. LABRUM: I think the properties have
22 to be viewed independently of one another based upon the
23 present use is versus what the intended use is. And there
24 are certainly considerations, valid considerations being
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1 raised but they can't necessarily be viewed together but
2 rather need to be evaluated separately. And I think with
3 the prior review being done that it is prudent to do
4 similar to that to the property under consideration today.

5 MR. MAISEL: Thank you.

6 MS. FEDER: May I ask since we are talking
7 about the essential nature of part of this district and
8 this particular stretch is so unique in town, right? It
9 is one of the only walkable stretches of the towpath that
10 is also filled with residences.

11 So if we start changing the zoning for some
12 of these houses and switching them over from a house to --
13 even if they are beautifully, tastefully done to two
14 rooms, however many rooms, I think it will be harder to
15 argue in the future that this is a residential part of
16 town if we keep allowing, you know a handful of rooms here
17 and there.

18 Right now we have this opportunity that
19 this part of the towpath is still pretty well intact. You
20 can still walk down there, it is still very quiet in the
21 middle of the day. It is a few houses and then you walk
22 around to the River House as I did this morning, and you
23 can reach the towpath /TAEUTSZ it a the signage, the new
24 signage is down really nice and real helpful once you
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1 start muddying the waters with a couple of other houses
2 that are also part of the hotel, it then later becomes
3 harder to make a case that this is a residential part of
4 town. It --

5 MR. MEYER: Let's clarify if I may, the use
6 of any of the property outside of the building itself.
7 Can you clarify how any of the grounds might be used or
8 what might be done with the grounds by the River House?

9 MR. MURPHY: The intention was to enable
10 brides for example to take pictures there or stage the
11 actual wedding ceremony outside but no other -- there
12 won't be dinners or events other than a staging ceremony
13 location. That is it.

14 MR. MEYER: I guess because that is the
15 presence of two units that are occupied versus a single
16 family residence is not a particularly big change to the
17 property but the fact that the outside is being used for
18 what could be significantly sizeable gatherings is a
19 significant difference.

20 That is what I wanted to clarify. That is
21 what I thought was the issue in terms of what you were
22 thinking, what the River House wanted to attain. I thank
23 you for the information.

24 MR. MAISEL: I think Peter brings up a
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1 really good point. It is extremely narrow down there in
 2 terms of -- I don't even think it is safe walking in night
 3 from the South Main Street entrances onto the -- I am
 4 familiar with it and I trip and fall for a variety of
 5 reasons but I think to have that be occupied with
 6 gatherings of some sort where there could be 10 or 12
 7 picture taking from a distance and everything, people
 8 coming by conceivably with bicycles, it is heavily
 9 trafficked, of course I think that is a -- that is an
 10 issue that I would have.
 11 I am glad that Peter brought it up. I
 12 didn't really contemplate that because it was so narrow
 13 and didn't even seem possible that you contemplate those
 14 kinds of activities. That to me is a main issue.
 15 MR. MURPHY: Okay.
 16 MS. McHUGH: I disagree. River House is
 17 there. I don't consider the creek back there ^ it
 18 is ^ it's ^ its ^ it going to than an extension there
 19 /AFPBTSDZ ^ it is ^ it's ^ its ^ it. And /HRAOPLing. I
 20 think it is such a beautiful building, even if you're
 21 staying there, all your pictures will want to get done
 22 with the main room.
 23 I would like to hear what neighbors have to
 24 say though. So is there any public comments from
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1 the night sort of thing.
 2 And this gentleman did say that it is
 3 intended to be daytime functions, picture taking, little
 4 wedding gathering, that sort of thing. But there is a
 5 temptation for people that are staying to invite people
 6 later, have an after hours gathering, that sort of thing.
 7 And that is our only concern. So we just want to be
 8 assured that that sort of thing just doesn't -- will not
 9 happen and if it does, that it will be dealt with
 10 accordingly.
 11 But I think that is -- for the most part
 12 that is our concern. Anything else that you think that I
 13 haven't mentioned?
 14 MS. BECCI: Michelle Becci, B-E-C-C-I. I
 15 also reside at 186 South Main Street. And just a similar
 16 concern, as you all know we are living the nightmare of
 17 what is going on just to the south of us and we are
 18 concerned about the precedent that sets if this gets
 19 approved.
 20 But we have assurances because that house
 21 is landlocked, parking is a challenge for Claire and
 22 Michelle so we are well aware. This is a good option for
 23 everyone but we are concerned given what is going on at
 24 218 Towpath and the amount of challenges we face there.
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1 neighbors? Can we move onto --
 2 PRESIDENT GERING: Yes, please. Go ahead,
 3 Michelle.
 4 MR. FREEO: Jay Freeo, 186 South Main
 5 Street. Michelle and I reside two properties to the north
 6 of this property at 230 Towpath and we understand that
 7 this property certainly has it's challenges in terms of
 8 the way it is landlocked and the -- where it is situated
 9 geographically. It has its limitations in terms of what
 10 you can do with this property.
 11 So on the one hand the River House
 12 utilizing this property makes a lot of sense because in
 13 part I think what distinguishes them from lets say 218
 14 Towpath is they will not utilize the towpath with any
 15 vehicular traffic to my understanding at all. Everything
 16 will be at the River House and there won't be -- it will
 17 be foot traffic. That is one factor.
 18 But the other concern would be the noise
 19 factor which Peter referenced potential noise factor. And
 20 we wanted to just be certain that the utilization of this
 21 property in terms of social gatherings, social events, in
 22 particular the outdoor functions will be clearly defined
 23 which we have already had experiences with the neighboring
 24 property where these kind of get out of hand, all hours of
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1 MR. MEYER: Can I clarify your comments in
 2 terms of what you might be requesting the Council -- the
 3 Council is in a position to either approve -- to either
 4 stay neutral or object to this application to the Zoning
 5 Hearing Board.
 6 Could you clarify for us what it is that
 7 you would like to have as constraints which may be
 8 something which the River House might be willing to agree
 9 to, et cetera, et cetera, so that we can clarify that.
 10 And I guess also that helps establish something vis-a-vis
 11 the -- whatever precedence may be relevant to the property
 12 between this one and yours which we know to be a problem.
 13 MR. FREEO: Yeah. I am trying to frame
 14 this in a workable way that you know can accommodate
 15 everyone. And I think that the primary issue is is what
 16 the outdoor functions will be. And then the other is --
 17 wedding ceremonies for the most part are a quiet ceremony,
 18 a little clapping and everything but I would anticipate
 19 that would be a typical sort of ceremony.
 20 But more importantly I think it would be
 21 the hours of operation of the functions.
 22 MS. BECCI: And number of guests i think
 23 also because as you know, the property just to the south
 24 allows 14 guests overnight stay, right? So this I think
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 2 is different. We have heard really good things about the
 3 property to the south that it is well-managed. And so I
 4 think if there are some assurances that we are not going
 5 to have 14, 16 people staying cars everywhere. And the
 6 amount of noise that we have now at 218 Towpath somehow I
 7 don't think -- we don't know what we don't know.
 8 Whatever assurances could be put in place
 9 we would hope that --
 10 MR. FREEO: I think we heard two suites and
 11 how many people are you getting into those suites? I
 12 don't think it would be a crowd but I mean that is
 13 Michelle's point.
 14 So I think the after hours potential noise
 15 factor is probably the biggest thing for us. We are a
 16 quarter of a mile away from the River House and on
 17 occasion we hear their events down there. Now this is
 18 about half the distance so therefore after hours and I am
 19 an early to bed early to rise and I don't like to be
 20 disturbed.
 21 So if we can get some sort of comfort level
 22 in terms of what the events will be and the hours of
 23 operation, I think we would be fine with it.
 24 MR. MEYER: I was about to ask you if you
 25 can respond.

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 2 hard thing to watch closely and over time and who knows,
 3 people moving and you know the hands at the River House
 4 changing.
 5 Just with time all I am saying is those
 6 assurances can be hard to enforce and make sure that they
 7 are being handled as we all are hoping to handle them
 8 right now. And I think it goes back to the point that I
 9 think some of us have brought up, that even though
 10 everyone is going into this with the very best of
 11 intentions, kept small, the same footprint.
 12 It speaks to the adherent problem -- not
 13 problem, just issue that we are wrestling with of a large
 14 commercial operation sort of bleeding over into a
 15 residential property even when everyone goes into it
 16 feeling really good about making some kind of compromise
 17 and concession. It is a hard thing over 15, 20, however
 18 long the River House will be there and using this property
 19 that everyone is using it in a way that maintains the
 20 essential character of that part of town.
 21 MR. MURPHY: One other thing that I think
 22 we are all presuming which is true and I want to
 23 emphasize, much as we have when we acquired Union Mills
 24 and 306, 308; no event or no people that would stay at 230
 25 Towpath would be -- they need to be affiliated with the

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 2 MR. MURPHY: Everything that I just heard
 3 was imminently reasonable. And I am happy as would the
 4 River House folks, happy to sit down in advance and meet
 5 and go over and hopefully agree upon a list of issues or
 6 controls suggested by them that makes everybody more
 7 comfortable with us.
 8 MR. MEYER: Would that be a modification of
 9 your petition to the Zoning Hearing Board? I am not a
 10 lawyer, I don't know how that works.
 11 MR. MURPHY: What I would think it would be
 12 would be as the zoning hearing would be scheduled that we
 13 would come collectively and say if the Zoning Hearing
 14 Board would see fit to approve it, we would all
 15 collectively agree to the following list of conditions
 16 that would be attached to the grant of any relief. And we
 17 would share it with Borough Council and your Solicitor.
 18 I am happy between now and whenever that is
 19 scheduled to help work that out and provide that list.
 20 MS. FEDER: I will say -- and I thank you
 21 for that. That is wonderful to hear and it is so helpful
 22 to hear from the neighbors what they want in terms of
 23 assurances.
 24 My concern is, I know everyone is going
 25 into this with the best of intentions but those can be a

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 2 River House and an event happening at the River House. So
 3 it will not be an independent operation where we just
 4 couldn't rent to you or anybody here if you didn't have an
 5 event or participating at some type of event at River
 6 House.
 7 And that was a condition of the earlier
 8 zoning relief for the -- all of those same conditions
 9 would carry forward to this one. So it is all an
 10 integrated campus if you will.
 11 MS. RETTIG: For myself what I would be
 12 interested in seeing with all of this to agree that it
 13 would have to be legally set out and would have to be
 14 transferable so any ownership after the current owners,
 15 should they choose to sell it, it must be grandfathered
 16 in. It absolutely would have to be.
 17 MR. MURPHY: Understood.
 18 MR. MEYER: So we are talking about some
 19 sort of easement or limitation or something like that that
 20 can be codified is what I am hearing from my colleagues.
 21 MR. MURPHY: Yeah. A recorded declaration
 22 of restrictions.
 23 MR. MEYER: Thank you.
 24 MS. McHUGH: Yes.
 25 PRESIDENT GERING: Any other questions from

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1 Council?
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 3 All right. Council, do you want to stay
 4 neutral? I'm sorry, any more public comments? I'm sorry.
 5 Okay. Council stay neutral?
 6 MS. McHUGH: I am neutral.
 7 MS. FEDER: I am opposed.
 8 PRESIDENT GERING: I am also opposed.
 9 MR. MEYER: Unless I actually see that
 10 document I have to be probably opposed.
 11 PRESIDENT GERING: All right. So
 12 Mr. Mayor, you have to break the tie. It is three and
 13 three.
 14 MAYOR KELLER: Neutral.
 15 PRESIDENT GERING: Okay. Stay neutral.
 16 MR. MURPHY: We will work with the
 17 neighbors. We will still -- everything I said five
 18 minutes ago will still -- we will share with you the list
 19 of conditions and restrictions that we will come up with.
 20 PRESIDENT GERING: All right. Good luck.
 21 Next is a Certificate of Appropriateness
 22 for 94 New Street to install replacement fencing.
 23 Mr. Stephan, how are you?
 24 MR. STEPHAN: I am good. I am glad --
 25 PRESIDENT GERING: Can I have a motion for

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1 fence.
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 3 So not to change the HARB approval or
 4 anything like that, the fence is just better. And I know
 5 last month when I wasn't here that it got tabled to now so
 6 I just -- I don't know if I should add any more
 7 information or just shut my mouth.
 8 PRESIDENT GERING: I will -- well I will
 9 need guidance from Pete and our attorney here. Does this
 10 have to go to HARB because what we have, what we are
 11 approving is not what Mr. Stephan has here?
 12 MR. STEPHAN: I am happy to go back just to
 13 present the right thing.
 14 MR. LABRUM: I think that based upon the
 15 change in materials it recommends that --
 16 MR. STEPHAN: It could be an agent review,
 17 I will drop this off and let them decide how they want to
 18 do it.
 19 PRESIDENT GERING: Yeah. No problem.
 20 MS. McHUGH: Then he has to come back here
 21 again?
 22 PRESIDENT GERING: Yes.
 23 MR. MEYER: Stop. Is it possible for us to
 24 proceed and to facilitate things a little bit, if I am to
 25 believe Mr. Stephan, he's saying that all -- the quality

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1 approval?
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 3 MS. McHUGH: I will make that motion.
 4 MR. MEYER: Second.
 5 PRESIDENT GERING: Go ahead, Mr. Stephan.
 6 MR. STEPHAN: I have some misinformation
 7 that was presented the first time just because it was
 8 presented to me the wrong way. The -- 94 New Street is a
 9 fence to the right of the property which is part of the
 10 condo complex that is owned and was approved for this
 11 white vinyl fence back in the day.
 12 Initially we were just trying to duplicate
 13 that on the other side with a more wood tone fence but the
 14 fence is actually a steel stamped fence. I want to just
 15 give you a picture of this fence.
 16 PRESIDENT GERING: Hold on. I will stop
 17 you a second.
 18 What did HARB approve?
 19 MR. STEPHAN: HARB approved it.
 20 PRESIDENT GERING: So that is what HARB
 21 approved. What is in our packet is inaccurate?
 22 MR. STEPHAN: HARB approved the vinyl
 23 presentation of the fence, not anybody realizing that the
 24 fence specs were actually a steel stamped fence which is a
 25 much more decorative and structural fence than the vinyl

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1 of the material is superior to what was previously
 2 approved by HARB.
 3
 4 Should HARB in fact approve this upgraded
 5 material, does he need to come back before Borough Council
 6 for approval of that recommendation for Certificate of
 7 Appropriateness?
 8 MS. RETTIG: One second. On the COA here
 9 it says fence replacement to match already existing on the
 10 property.
 11 So which fencing is already existing on the
 12 property?
 13 MR. STEPHAN: It was presented that the --
 14 it was matching the existing right side fencing that was
 15 on the right side of the property, it is not on the
 16 property but it is a vinyl white fence.
 17 MS. RETTIG: So what is currently there is
 18 a white vinyl?
 19 MR. STEPHAN: There is no fence on the left
 20 side of the property. The fencing that is there is
 21 actually owned by the neighbor.
 22 MS. RETTIG: Right. But what I am saying
 23 is because this -- we are talking about fencing and it
 24 says fence replacement to match already existing fencing
 25 on property.

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2 So on the other neighbor's property, what
3 is there currently?
4 MR. STEPHAN: A white vinyl fence.
5 MS. RETTIG: White vinyl fence. Okay. And
6 what you are trying to say is that you are not going to be
7 putting in a white vinyl fence, it will be -- okay. That
8 is -- just wanted to clarify.
9 MS. McHUGH: It is going to be a white
10 steel fence?
11 MR. STEPHAN: No. It was always presented
12 as a cedar colony. Can I bring this up there just for you
13 to see?
14 MS. FEDER: I am seeing it.
15 MR. STEPHAN: It is made by CertainTeed and
16 it is again a metal stamped which is becoming more and
17 more prevalent in these applications just because it is a
18 more durable -- doesn't sag, it is a more realistic
19 looking and it is not vinyl which I know is a taboo word
20 in this town.
21 MS. RETTIG: So on this application it also
22 said color to be light brown but you're looking at this
23 picture --
24 MR. STEPHAN: No, the light brown -- the
25 big fence there, that is the color. It is called red

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1 cedar.
2 MS. RETTIG: That is the color you will
3 use, not this color?
4 MR. STEPHAN: Correct.
5 MS. McHUGH: So it is not going to match at
6 all?
7 MS. RETTIG: All --
8 MS. McHUGH: The other fence is white.
9 PRESIDENT GERING: To avoid future
10 confusion, please go back to HARB.
11 MR. STEPHAN: Yeah, I got no problem with
12 that.
13 MR. MEYER: It's lovely, man.
14 PRESIDENT GERING: It is.
15 MR. STEPHAN: I will let them handle that.
16 I am fine with that.
17 PRESIDENT GERING: Do you want your copies
18 back?
19 MR. STEPHAN: Sure.
20 PRESIDENT GERING: Thank you.
21 Next on the agenda is 181 West Bridge
22 Street for Certificate of Appropriateness for demolition.
23 Don't even waste bringing them up here. I
24 will stop you right now because they are not packets that
25

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1 Council received a week prior to the meeting and we will
2 not be looking at them.
3 MR. VanLUVANEE: Well I will submit them.
4 I have a right to present my case and that is what I am
5 here to do. And the reason I am presenting the case is
6 because your HARB did not render a written recommendation
7 --
8 PRESIDENT GERING: Can you speak a little
9 clearer in there, you were breaking up.
10 MR. VanLUVANEE: My name is John
11 VanLuvanee, Eastburn & Gray in Doylestown.
12 And I intend to present my case tonight.
13 Your Code Section 10-10 provides that the Applicant has a
14 right to present his case.
15 We presented a full complete case to the
16 Planning Commission -- or to the HARB. This is a complete
17 record of the proceedings up to and through the HARB
18 application. That is all this is. I have submitted it to
19 Mr. Labrum and to Mr. Gray this afternoon. I don't know
20 what you have seen and that is part of the problem.
21 PRESIDENT GERING: The problem is you have
22 got a very thick packet just as we were given. We have
23 everything here that you have submitted.
24 MR. VanLUVANEE: We have no idea what you
25

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1 have.
2 PRESIDENT GERING: Well I don't know what
3 you submitted. I will not argue with you. Hold on. The
4 thing is there is no way Council can sit here tonight and
5 review this and make an intelligent resolution on it.
6 So that is why -- and I understand Mr. Gray
7 told you don't waste your time because we haven't had a
8 chance to review it. So if you would like to continue
9 with this we can or otherwise we can table it and you can
10 give those packets for next month.
11 MR. VanLUVANEE: We are going to continue.
12 This packet will become part of the record. I have a
13 right to put it in the record.
14 PRESIDENT GERING: You can go ahead and do
15 that.
16 MR. VanLUVANEE: That is all I -- you don't
17 have to look at it. You probably have it and that is part
18 of the problem that I have. The application -- your rules
19 say that HARB will make a written recommendation to
20 Council. HARB to my knowledge has not made a written
21 recommendation to Council.
22 On March 31st I received an e-mail from
23 Mr. Gray attached to which was a memorandum written to him
24 by JoAnn Connell which purports to restate a
25

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1 recommendation made by HARB. There is like six points.
 2 It indicates that included 104 pages of materials which I
 3 haven't seen.
 4 It also included a four page memorandum
 5 from the zoning officer, a copy of which I requested. I
 6 was advised by your Solicitor that it was an internal
 7 memorandum which we had no right to receive.
 8 Frankly that makes no sense to me. The
 9 rules say that the Applicant will receive a copy of the
 10 written recommendation of HARB. We never received
 11 anything.
 12 PRESIDENT GERING: I will stop you one
 13 second there and I will ask from our Borough Manager and
 14 attorney what you were given so we can move forward. I
 15 don't know.
 16 MR. VanLUVANEE: It is in the book. I will
 17 show you.
 18 PRESIDENT GERING: I will not argue with
 19 you.
 20 MS. McHUGH: I am very confused. I thought
 21 you didn't get it. You are saying you did not get the
 22 information.
 23 MR. VanLUVANEE: I did not get a written
 24 recommendation from HARB with findings of fact which is
 25

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1 There are no findings of fact that were
 2 contained in the recommendation that you forwarded to me.
 3 Because we have no way of knowing what was sent to
 4 Council, what Council has seen, it seems to me that I have
 5 every right to put into the record for example, the
 6 transcripts of the discussions on February 1st and
 7 March 1st regarding this application.
 8 MR. GRAY: Which are public record and on
 9 our website at this time.
 10 MR. VanLUVANEE: I understand that. I
 11 don't know what Council was given.
 12 MR. GRAY: Okay.
 13 MR. VanLUVANEE: What you said is they were
 14 given 104 pages of material. That was not sent to me.
 15 MR. GRAY: I think Mr. Fenningham
 16 responded to that e-mail and indicated that the only
 17 requirement that we did have was the recommendation that
 18 we did provide to you in that e-mail that you are
 19 referencing.
 20 MR. VanLUVANEE: Well if you read your own
 21 code, Section 10-10B6 -- section B1 or 2 it is, I'm sorry,
 22 it says that a written recommendation shall contain
 23 findings of fact.
 24 If there were findings of fact we probably
 25

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1 what an Applicant is entitled to.
 2 PRESIDENT GERING: I will stop you right
 3 there.
 4 Pete, can you please explain what they
 5 received and talk into the microphone.
 6 MR. GARY: Certainly. In that e-mail,
 7 Mr. VanLuvanee, that I believe you're referring to I did
 8 forward you the recommendations that were provided by HARB
 9 at their meeting in early March. They did have the
 10 conditions A through H. They were from Ms. Connell who is
 11 the liaison for the HARB Board and that was what was
 12 submitted.
 13 MR. VanLUVANEE: Let me say I was present
 14 at the meeting on March 1st.
 15 MR. GRAY: Yes.
 16 MR. VanLUVANEE: There was a recommendation
 17 made that took about 10 to 12 pages of dialogue because it
 18 was done piecemeal as a result of discussion, one point
 19 will be discussed then the motion would be amended. We
 20 didn't have the transcript obviously that night.
 21 I then attended your HARB Meeting on April
 22 5th which would have been the next meeting of HARB. There
 23 was no recommendation before HARB for them to vote on as
 24 it relates to our application.
 25

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1 wouldn't have to make the presentation that we have to
 2 make tonight because we do not have the findings. We
 3 don't know what exactly HARB based its recommendation on.
 4 We don't have a disagreement with HARB's
 5 conditions but the factual predicate to that
 6 recommendation is to our knowledge at least not in front
 7 of Council.
 8 The other thing I will say is we have every
 9 right and we intend to present our case tonight.
 10 Mr. Hillier is here to testify, Mr. Naccarato is here to
 11 testify. Ultimately HARB makes a recommendation to you.
 12 You're the fact finders, you have to make a decision based
 13 on the evidence before you.
 14 Obviously if you were to tell me that you
 15 accept the recommendations of HARB, then we might not have
 16 to put our case on.
 17 PRESIDENT GERING: I will stop you there
 18 for a second. Okay. I read what was in this packet and
 19 it is a very extensive packet. You went to HARB twice and
 20 made recommendations and of course there is numerous
 21 things but the one thing that you neglected to include in
 22 your packet, which really confused me, was you were in
 23 front of Council July 6th, 2021 and did a massive
 24 presentation at our workshop regarding this project. And
 25

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2 numerous members of Council made recommendations of what
3 we thought we would like to see before we would consider
4 you doing demolition, which you have totally neglected to
5 address.

6 So I think from that standpoint you don't
7 have all -- you didn't give up all that. I am not sure
8 that even went to HARB. It is not in this packet for
9 Council to reconsider.

10 The recommendations from Council were where
11 we would like to see how you can preserve that building,
12 reinforce it and what you can do and none of that was ever
13 addressed. You jumped the gun and went to HARB to ask for
14 demolition.

15 MR. VanLUVANEE: Actually you're wrong.

16 PRESIDENT GERING: No, I am not wrong. I
17 have the minutes right here.

18 MR. VanLUVANEE: I was not here
19 representing Mr. Hillier then. But we did consider your
20 comments, Mr. Hillier went out and retained a second
21 structural -- two structural engineers to do the
22 evaluation that you asked him to do.

23 He came to the conclusion we -- once those
24 conclusions were reached, we submitted the application for
25 Certificate of Appropriateness for demolition because

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2 MR. VanLUVANEE: We will take our time and
3 do what we have to.

4 PRESIDENT GERING: No, we have a hard stop
5 at nine o'clock so I would highly recommend --

6 MR. VanLUVANEE: I think we can make it by
7 nine o'clock.

8 PRESIDENT GERING: There are other
9 applicants too.

10 MR. VanLUVANEE: That is not my fault. I
11 didn't schedule seven applications on this agenda tonight.
12 We are not going to take a shortcut. You didn't listen to
13 Mr. Hillier the last time.

14 PRESIDENT GERING: I --

15 MR. VanLUVANEE: You --

16 MR. MEYER: On what basis are you claiming
17 that we did not listen to Mr. Hillier? I want to know
18 what evidence you have to demonstrate to us, sir, that we
19 did not listen to Mr. Hillier.

20 Please give me the evidence before you make
21 statements like that.

22 MR. VanLUVANEE: I didn't make any
23 statements. I will tell you that is what our evidence
24 will show you happened and --

25 MR. MEYER: Excuse me. You just said for

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2 preservation is not an option. And that is what we are
3 here -- that is what we explained to HARB and as you saw
4 the recommendation, HARB unanimously made a recommendation
5 to support that application.

6 We are here tonight, you haven't seen our
7 witnesses, you may have read a record but you haven't seen
8 the witnesses. You haven't listened to Mr. Hillier. You
9 haven't listened to Mr. Naccarato, both of whom are among
10 the leading experts in their field.

11 PRESIDENT GERING: I will stop you here.
12 Mr. Hillier did an extensive presentation, very
13 impressive. So this is the same Council he made that
14 presentation to. I don't really think -- unless Council
15 wants to hear a rerun of his expertise, that I think we
16 can skip that.

17 MR. VanLUVANEE: With all due respect, you
18 don't have a right to tell me how I will present my case.
19 I am going to present the case.

20 PRESIDENT GERING: Well get moving.

21 MR. VanLUVANEE: Unless you tell us not to.
22 I am going to tell you we have a right to do it and we
23 will go ahead and proceed.

24 PRESIDENT GERING: You better hurry up and
25 start.

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2 the record, that we did not listen to Mr. Hillier. Now
3 prove it.

4 MR. VanLUVANEE: I didn't say you didn't
5 listen, I said you --

6 MR. MEYER: You said --

7 MR. VanLUVANEE: I said you stopped him
8 short of making his presentation.

9 MR. MEYER: You said we did not listen.

10 PRESIDENT GERING: We are going -- this is
11 going to be unpleasant. I went through all of the minutes
12 from July 6th. You're telling me you did not represent
13 Mr. Hillier, I will take your word for it. Mr. Hillier
14 did an extensive presentation with all of his expertise.

15 So go ahead and get started. We have a
16 hard stop at nine o'clock so if he is not done, we will
17 continue you next month.

18 MR. VanLUVANEE: It will be finished by
19 nine. I promise you that.

20 I would like to introduce Mr. Hillier
21 again. There are a number of people in the audience who
22 probably did not see Mr. Hillier. I am not going to do
23 question and answer, I will let him talk in narrative
24 form. Going to let him introduce himself, his -- do you
25 have his complete resume among the materials that were

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presented to you by Mr. Gray?

PRESIDENT GERING: Yes.

MR. VanLUVANEE: The only thing I am asking, Mr. Solicitor, is you to add this to the record of matters that relate to this application. Offering this for the record today and I would like a copy of it made a part of the record. I don't have to hand it to these folks here, a part of it will be made part of the record.

For the record it is a booklet of exhibits. It consists of 14 exhibits. First is an application for demolition permit. The second is a letter from Mr. Lupnetti, River Road Associates, Rebecca River Road dated November 8th, 2021.

The third is the application for Certificate of Appropriateness filed July 10th, 2022. The fourth is Bucks County Planning Commission memorandum dated January 27th of 2022 reviewing the application.

Next is the transcript of the February 1, 2022 HARB Meeting, only a partial transcript relating solely to the application of Rebecca River Road. The sixth is a copy of the slide show presentation that was given to HARB on February 1.

Seventh is the resume of Mr. Hillier. Eighth is the resume of Anthony Naccarato who will be here

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MR. LABRUM: Mr. VanLuvanee, are you making a representation to Council that each of the documents that you have just identified with the exception of the minutes, have been previously presented to HARB in conjunction with your application?

MR. VanLUVANEE: Obviously not the demolition permit, the Lupinetti letter that predated the application to HARB but there are conditions preceded filing the application. That is why I believe that they are relevant.

Then we started with a Certificate of Appropriateness being all the way through the transcript and the only two exhibits following the transcript are my e-mail to Mr. Gray essentially asking for a recommendation and his e-mail to me for the recommendation. That is it. There is nothing beyond that. No evidentiary matters, it is all matters of record. I have a hard copy for you.

MR. LABRUM: Are you making a motion to present it or are you stating that you are making it part of the record?

MR. VanLUVANEE: I am stating that I am --
PRESIDENT GERING: Can you speak into the microphone please.

MR. VanLUVANEE: What?

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tonight. Ninth is the resume of Peter Primavera our historical archaeological consultant who is also present in case there are questions that were -- require his expertise.

Tenth is an e-mail from Ms. Connell to me sent February 22, 2022 and the Bucks County Planning Commission memorandum dated March 1, 2022 that she sent to me. Eleventh is my letter to HARB dated February 25, 2022. Twelfth is the transcript of the HARB Meeting March 1st, 2022. Again a partial transcript related to our portion of that meeting.

Thirteen is the letter from me to Mr. Gray dated March 15th, 2022. And fourteen is a copy of the e-mail from Mr. Gray to me on March 31, 2022 forwarding a memo from JoAnn Connell and Mr. Gray dated April 15, 2022 which I believe has been referred to as the recommendation.

And all of those matters are -- I think are part of this application. I am only offering and making them part of the record. If you don't want your copies, that is fine. You may have them already. That is entirely possible.

MR. MAISEL: Are they going to be made part of the record?

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MR. LABRUM: Are you making a request that these documents be admitted into the record or are you stating that you are making them part of the record?

MR. VanLUVANEE: I am offering into the record, I am asking to make it a part of the record.

MR. LABRUM: It is the decision of Council as to whether they would choose to accept the documentation as presented by Mr. VanLuvanee.

PRESIDENT GERING: So this is additional documentation that was not supplied to us prior to this, the packets with we got. Is that the understanding?

MR. LABRUM: That is my understanding.

MR. VanLUVANEE: I don't know what you have, how can I answer that?

PRESIDENT GERING: The question is, Mr. VanLuvanee, you were told to submit everything a week prior to and you neglected to do that so now you're adding additional things and you want us to make a ruling on it tonight because you decided to change things.

MR. VanLUVANEE: I didn't decide to change anything. When was I asked to submit anything?

PRESIDENT GERING: Hold on.

Mr. Gray, can you tell him -- I am sure he has been informed what the guidelines are to be on the

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1 Council agenda and where everything has to be submitted.
 2
 3 MR. GARY: All of the documents that would
 4 be presented to Council would be the items that were
 5 presented to the HARB at their meeting prior and that is
 6 what was in the Council packet and any additional
 7 documentation would be privy to Council.

8 PRESIDENT GERING: Could you remind him
 9 what the deadline is for that so they can be on the
 10 agenda?

11 MR. GARY: Well that would have to be --
 12 whatever is presented to HARB at their March 1st meeting
 13 would be submitted in late February.

14 PRESIDENT GERING: That is what we have in
 15 our packets?

16 MR. GRAY: Yes.

17 PRESIDENT GERING: You have decided that
 18 you have additional materials.

19 MR. VanLUVANEE: I decided nothing other
 20 than the fact that I read your reviews. Your Code says
 21 Applicant may present his case. We are here to present
 22 our case.

23 There were issues that were raised,
 24 discussion points raised at HARB. We are here to present
 25 our case on -- we are going to re-present some of the

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1 Sorry.

2 MR. HILLIER: There is a statement when you
 3 make a presentation --

4 PRESIDENT GERING: Can you speak into the
 5 microphone and identify yourself?

6 MR. HILLIER: My name is Robert Hillier. I
 7 live at 2846 River Road, New Hope, 18938.

8 And in a presentation you like to say I am
 9 glad I am here and I am glad I am here, but I'm sorry that
 10 we are off to such a rocky start.

11 We did take your recommendation and we --
 12 the first engineer that we had presented here, there were
 13 accusations from the audience that he was a hired gun and
 14 he was paid to basically do what we were paying him to
 15 say. He took offense to that and so we weren't happy that
 16 he took offense at it but we decided that we did want to
 17 try to save at least the front five walls of the mansion.

18 And so we went out and hired Anthony
 19 Naccarato and Anthony Naccarato is known nationwide for
 20 his work in preservation of historic buildings. And we
 21 asked him to come with his architect or engineers --
 22 sorry, engineer Benjamin Bruening and Benjamin did most of
 23 the work. And the conclusion was that the building really
 24 is a hazard and that the building cannot be saved.
 25

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1 information, the primary case tonight is a representation
 2 of information that was submitted to HARB.

3 PRESIDENT GERING: Mr. VanLuvanee, you can
 4 present your case but what I want you to know and I
 5 am sure Council agrees with me, you have decided to change
 6 what was submitted. So if you have anything in there that
 7 we did not have a week ago so we can review it, that will
 8 not be considered.

9 MR. VanLUVANEE: All right.

10 PRESIDENT GERING: So get started. I don't
 11 want to sit here and argue with you all night.

12 MR. VanLUVANEE: The fact of the matter is
 13 Council -- the Borough has not followed -- HARB did not
 14 follow its guidelines. We expected to see information, we
 15 didn't receive it.

16 PRESIDENT GERING: Can I stop you right
 17 there? Are you here to make a case or are you here to
 18 tell us everything that was done wrong?

19 MR. VanLUVANEE: I am here to do both.

20 PRESIDENT GERING: Can you please proceed.

21 MR. VanLUVANEE: What was done wrong is the
 22 reason we are here to present a case to you.

23 PRESIDENT GERING: Can you proceed?

24 MR. VanLUVANEE: Mr. Hillier, wrong side.
 25

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1 And so with that information we went to
 2 HARB and at HARB we described exactly what the situation
 3 was and they approved the demolition but with conditions.
 4 We haven't seen a formal listing of those conditions but
 5 what I am here tonight to do is to tell you what we would
 6 like to do.

7 The mansion is basically unstable and it is
 8 an unsafe structure. Our intent is to completely --
 9 completely reconstruct it and completely conform with the
 10 National Park Service regulations and I will tell you what
 11 those regulations are.

12 The National Park Service is responsible
 13 for all national historic registered buildings and the
 14 park service has four classifications of buildings,
 15 historic buildings.

16 First classification is preservation. That
 17 is what we would like to do. Second is rehabilitation.
 18 The third standard is restoration. And the fourth
 19 restoration -- the fourth standard, sorry, is
 20 reconstruction.

21 The standards for reconstruction should be
 22 applied when taking into consideration the economic and
 23 technical feasibility of each project. Number one;
 24 reconstruction will be used to depict vanished or
 25

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1
2 non-surviving portions of a property when documentary and
3 physical evidence is available to permit accurate
4 reconstruction with minimal conjecture and such
5 reconstruction is essential to the public understanding of
6 the property.

7 I want to make one thing clear, what is
8 registered on the National Registry for New Hope is the
9 property upon which Cintra sits, not the mansion
10 specifically. But our intention is to rebuild the mansion
11 in complete conformity with what it was when it was
12 originally built. And that is important because over the
13 years a lot of what was great about the mansion has been
14 torn off of it and torn down or has failed.

15 Now the reconstruction -- number two; the
16 reconstruction of the landscape, building, structure or
17 object in its historic location will be preceded by a
18 thorough archaeological investigation to identify and
19 evaluate those features and artifacts that are essential
20 to an accurate reconstruction.

21 Number three; reconstruction will include
22 measures to preserve any remaining historic materials,
23 features or spacial relationships. The spacial
24 relationship is going to remain because we are going to
25 build on exactly the same footprint the original building

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1
2 Now your question is why do we have to do
3 this? The big difference between tonight and when I met
4 with you the first time is argillite. We never mentioned
5 argillite when we were here. That may have been a failure
6 of the engineer at the time but when we brought on Tony
7 Naccarato, argillite was the issue. And when we met with
8 HARB at the last meeting, argillite was the issue.

9 Argillite is a sedimentary sandstone that
10 absorbs water and when it gets wet it loses its strength,
11 it deteriorates. And we will show you later how that
12 happens. It absorbs water and after a century of doing
13 that at Cintra it disintegrated into a stone that you can
14 crumble in your hands and we will show you a video of
15 that.

16 Not only that, Cintra was built with
17 pockets in the stone walls into which the beams that hold
18 up the floors and hold -- and brace the building walls,
19 those beams are sitting in there and over the decades they
20 have taken on water that has been leaking in the stone and
21 they have dry rotted.

22 Decades of dry rot to the extent that you
23 can take a knife and stick it into the beam all the way up
24 to the handle and we have a picture that shows that. One
25 can take -- argillite was in ample supply in Bucks County

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1
2 stood on. The materials and features that are -- can be
3 preserved are going to be preserved. There is a set of
4 interesting brick corners which we -- our intention is to
5 take down those brick corners brick by brick and reuse
6 them in the reconstruction of the building.

7 Number four; reconstruction will be based
8 on the accurate duplication of historic materials,
9 features and elements substantiated by documents or
10 physical evidence rather than on conjectural designs or
11 the availability of different features from other historic
12 properties.

13 The property is there, it is perfectly
14 possible for us to have an accurate duplication of the
15 shutters, of the windows, of the doors, of the dormers, of
16 the roof. A reconstructed property will recreate the
17 appearance of the non-surviving historical property in
18 materials, design, color and texture. And that is our
19 intention.

20 Number five; a reconstruction will be
21 clearly identified as contemporary recreation. And our
22 intention -- I will tell you later our intention and how
23 we intend to do that. We intend to completely comply with
24 this set of standards and I will cover that later on how
25 we will do it.

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1
2 and it was the cheapest, lowest cost material available.
3 Stucco was meant to protect the stone. As water got
4 behind the stucco -- and this is very interesting, through
5 cracks in the stucco, everybody knows stucco cracks, and
6 pebbles in the structure -- this was a pebble dash finish
7 where the pebbles are pressed into the stucco and some of
8 them got pressed too far into the stucco. And so from the
9 very beginning water was seeping into this argillite stone
10 and it was absorbing that water.

11 Through the freeze/thaw cycle large pieces
12 of stucco would fall off the building. The exposed rock
13 was then covered up with cement patches, not necessarily
14 stucco as evidenced in pictures which we are going to show
15 you, pictures from 1917 when the house was 94 years old.
16 Today the building is 199 years old. So its been
17 suffering, we have proof since 1917 that it was suffering
18 with the leak problems. Excuse me. Over the years the
19 patching continued and the stucco kept falling off.

20 And when I bought the building there were
21 large areas of stone exposed. In our meeting with HARB
22 some eight years ago there was a debate right here, a
23 debate on HARB about should we leave the stones which we
24 could have sprayed silicone on them to make them
25 waterproof or should we cover the whole thing with stucco.

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1
2 And the decision that came down from HARB at that time was
3 let's re-stucco the whole building with new stucco and we
4 agreed to that.

5 Our intent has always been to renovate the
6 mansion so it looks not as it did but as it looked in its
7 early years with porches, balconies and spectacular
8 lattice work that we have also discovered. In fact we
9 were well along on the construction documents when we got
10 an offer from a local developer who then got his own
11 approval for an architecture that was not at all in
12 keeping with the elegance, the scale or the materiality of
13 the mansion.

14 It wasn't how I had visualized the project
15 either. Fortunately I think, maybe not so, he lost his
16 investor and departed. So we decided to pick up the
17 project anew. And during the time of the other developer,
18 one of the rear stone walls had collapsed in a windstorm
19 and a rainstorm like we just had last night.

20 We repaired that damage and then about a
21 year later another stone wall in the rear collapsed.
22 Peter Edwardson is here, he was the one who did the
23 repairs and he can vouch for what the collapse was like.
24 It also brought down -- the second collapse brought down
25 the porch that had been altered in 1985 with the

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1 plus we took him around and showed him the other repairs
2 we had done on the back of the building and we bought two
3 permits belatedly for that work.

4 With such serious failures to come about we
5 decided to bring in an engineer that was an expert in
6 preservations. That is when Naccarato arrived and he
7 determined that the building should come down and he is
8 going to speak later and tell you why.

9 He was -- Tony has a nationwide reputation
10 for this kind of a project and he is with us tonight and
11 will be presenting.

12 In preparation for that let me show you
13 some slides that we would -- of what we would like to do
14 and why. This is our original approval and it shows the
15 mansion and you will see on the back there is a kind of a
16 triangular shape piece and that was an elevator tower and
17 a stair tower and that was going to be built as a
18 fireproof stair.

19 And then you see the barn over on the lower
20 right corner and the kitchen building and the ice house.
21 The kitchen and the ice house, all of those buildings we
22 are going to completely restore. They are in reasonable
23 shape that we can restore them, especially the barn.

24 The other three clusters of buildings that
25

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1 installation of the sunken garden at the back of the
2 house.
3

4 At this point we brought in Naccarato to
5 help us with our drawings for the restoration and it was
6 then that we got the bad news that the building was in
7 jeopardy. Actually it was not Naccarato, that was another
8 structural engineer that had been part of this.

9 We found out that the building had no
10 cornerstones. When a barn was built in Bucks County they
11 built the corners first and then they had laborers fill in
12 the wall between the corners with rubble rock. That is
13 the way they were built and the master masons were on the
14 corners and they were called cornermen of all things.

15 Today when we find out at Cintra there were
16 no corners, no stone corners built in Cintra and instead
17 we have these delicate decorative brick edges at the
18 corners. There is a crack at the center southwest corner
19 of the building which we noticed was growing. It was
20 growing because the foundations were giving way because
21 the stone was crumbling under its own weight.

22 Because we hoped that we could save the
23 building we put wood buttresses up there. That activity
24 got the attention of the building inspector because we did
25 not have a zoning permit for it so we bought that permit,

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1 you see were there and if we go to the next slide, this is
2 a site, an acre and a half site that we are donating to
3 the library. And that donation is still alive and well
4 and they have ten years to raise the money to build a new
5 library. We also presented a preliminary scheme which we
6 have worked with the library in developing it for that
7 building.

8 Now let's go to the next slide. This is
9 the timeline of what we have been doing and it took us
10 basically six years as you can see, to get approval with
11 the conditions of approval to get the bonding and the
12 owner docs and at the same time we were paying down the
13 debt on what we had borrowed to build the buildings.

14 At that point Realliance came in to us and
15 they -- we negotiated with them and they went to HARB and
16 then they came to the Council and got an approval for a
17 scheme which was not built out of stucco but all of the
18 buildings were just built out of inexpensive plywood
19 siding.

20 And at that point you see the line that
21 says west wall failure and prepare, that was -- at that
22 point right after that, one month after or six months
23 after that they abandoned the project so we picked it up.

24 And a year later from the first failure was
25

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1
 2 the second failure and since then we have been trying to
 3 repair and brace the building and hold it up and it was
 4 given an unsafe building posting about a year ago.
 5 And I want to point out that we have been
 6 trying to save this building. We have spent over \$150,000
 7 trying to hold this building together, only to find out
 8 that argillite was the problem. We never knew that
 9 argillite was the problem.
 10 And when I was here in front of HARB, they
 11 asked me -- one of the members said if you knew what you
 12 knew today would you have bought the building? My answer
 13 was no. And my answer today is no, we wouldn't have
 14 bought it but we are here. We have the problem and we
 15 want to preserve the building.
 16 Now I would like to just take you through
 17 more slides.
 18 MS. FEDER: Mr. Hillier, I am so sorry but
 19 just for clarity in the minutes can --
 20 MR. HILLIER: I am sorry.
 21 MS. FEDER: Realliance is the funder,
 22 correct, who is part of the project?
 23 MR. HILLIER: I am sorry.
 24 MS. FEDER: The name Realliance, that is
 25 the only spot where we have that in the packet, just for

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1
 2 Next slide.
 3 MR. MAISEL: Can you go back to the
 4 timeline again? Okay. Thank you.
 5 MR. HILLIER: This is what the house looks
 6 like today. And you can see how the stucco has fallen off
 7 in a lot of places. You can also see the two buttresses
 8 which the building inspector saw as he was driving by and
 9 asked what we were doing. We thought we were repairing
 10 and didn't need a permit but we did so those buttresses
 11 were put there to keep that corner from collapsing.
 12 Next slide. This is a picture taken in --
 13 somewhere in the 1870s of the house and you can see here
 14 the beautiful formation of the porch that was on the front
 15 of it and the balcony that was above it.
 16 Next slide. This is moving forward to --
 17 this is 1917 and at this point you can see the porch is
 18 still there but if you look over on the left and then on
 19 the right, you can see the patches of stucco that were
 20 applied over the pebble dash stucco.
 21 Next slide. This is that corner that is
 22 buttressed and there is a crack there and that crack has
 23 over the time that we have owned it, that crack has
 24 continued to expand.
 25 Next slide. And you can see here that it

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1
 2 clarity in the minutes can you tell us who Realliance was?
 3 MR. HILLIER: Realliance was a developer
 4 who came to us and made an offer. At the time I was --
 5 PRESIDENT GERING: Speak into the
 6 microphone, please.
 7 MR. HILLIER: At the time I was so busy
 8 that -- with my own architectural practice that I said
 9 okay, I will take your offer. And they went ahead and
 10 went off and did their thing and then they abandoned it.
 11 What you see here is -- over on the left is
 12 where the project was when it was approved for Realliance
 13 and then what you see on the right is our new project.
 14 They were putting carports and this is one of the things I
 15 disagreed with. They were putting carports in front of
 16 the building and we want to keep it as an open parking lot
 17 because carports become places to store all of your junk
 18 including kayaks and everything else and so we wanted to
 19 have it just be a parking lot.
 20 But you can see in -- very interesting
 21 thing, look at the back of the plan on the right and you
 22 see that that triangular stair tower is gone because we
 23 were now working with a plan that we could in fact have
 24 internal stairs that would work in terms of the way we
 25 were subdividing the building.

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1
 2 is now two inches wide and that is why we were trying to
 3 save the building.
 4 Next slide. This shows settlement and it
 5 is one of the windows. And you can see how the window has
 6 fallen and there is a crack so it is completely out of
 7 line as the foundation at this part of the building, this
 8 is on the west side, has started to fail because of the
 9 crumbling stone.
 10 Next slide. And this is the east side of
 11 the building and the attic where you can see plaster
 12 cracking and you can also see -- that is that stack of
 13 bricks that are on every corner, very decorative detail.
 14 And what our intention is to take those down brick by
 15 brick and reuse them in the rebuilding of the building.
 16 Next slide. This is the rear of the
 17 building and look at the lattice work up above on the
 18 arch. That is what we intend to repeat. The sunken
 19 garden that the previous owners had put in is not here yet
 20 at this point.
 21 Next slide. And that is the porch in the
 22 -- somewhere between the 30s and the 50s, we couldn't
 23 really get a date on this picture.
 24 Next slide. And that is in 1983 when they
 25 were doing the sunken garden and at this point you can see

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- 1
2 the back porch and if you see up on top of the porch there
3 was a bathroom addition that was done some time prior to
4 this. And we think that this is part of where the
5 beginning of the failures on the back walls started to
6 happen.
- 7 Next slide. This is the first failure.
- 8 You see the porch and you can see how the wall was just
9 collapsed and this is after Peter had gotten there and put
10 in some temporary shoring to hold the roof up.
- 11 Next slide. This is the other side of the
12 building when it collapsed about a year later and you can
13 see here how its fallen apart and the stone is just
14 failing.
- 15 Next slide. And this is a close-up of the
16 stone which may to you look like just another pretty stone
17 wall.
- 18 Next slide. And this is a beam, one of the
19 floor beams, and that is a penknife stuck into it to show
20 you the damage to the dry rot. The beams are so dry
21 rotted that they can literally collapse out of the wall at
22 this point.
- 23 Next slide. This is another view of one of
24 the dry rotted beams.
- 25 Next slide. This is what I wanted you to

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- 1
2 building which that is what the real porches on the back
3 of the building used to look like rather than -- we have
4 the porch back and we have a balcony on top of it instead
5 of a bathroom.
- 6 And the dormer on top is a copper-clad
7 dormer which is for the second bedrooms of the units on
8 the first, second and third floor and that is allowed by
9 the historic commission because it is not visible from the
10 public right of way. In other words, from Bridge Street
11 you would not be able to see that dormer.
- 12 So if you go back up, David. One more.
13 This is what you will see from the road and you can't see
14 -- you can see a peak of that dormer but that from our own
15 experience in restoring that building, that would be okay.
- 16 Next slide. Or go down to the final slide.
17 Is that it? Back. Okay. I'm sorry. So that is what I
18 have to say and I hope -- I have one last thing I did want
19 to say. Forgive me.
- 20 I am very upset about this evening. I want
21 to talk about how we are going to do this. I want to wrap
22 up by telling you what we would like to do in -- that is
23 completely in line with the National Park Service
24 standards toward reconstruction.
- 25 We will do it -- now these are conditions

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- 1
2 see. That is the structural stone. This is how easy it
3 is now to just pick it apart by your hand, bare hands.
4 That is Jim Banks' (sic) hands. He is here in the
5 audience tonight.
- 6 Now I will show you -- once this wraps up
7 because this thing seems to kill the computer. I hope it
8 doesn't kill the presentation. I will show you what we
9 are going to try to do if you will allow us.
- 10 And that is how we are going to rebuild the
11 -- next slide, David. Can you do it? There you go.
12 Okay.
- 13 This is a rendering of what the rebuilt
14 reconstructed Cintra Mansion will look like. And the
15 right colors with the pebble dash stucco properly applied
16 with modern technology and proper waterproofing. And you
17 can see the porches and the balcony.
- 18 Next slide. This is again what we are
19 doing versus what was originally planned.
- 20 Next slide. This is the front elevation.
21 That is a specific technically drawn elevation based on
22 measured drawings that we have of the building which we
23 have done in the intention of restoring it and this is a
24 rendition of what it would look like in the rebuilt state.
- 25 Next slide. This is the back of the

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- 1
2 that we are -- were discussed with HARB. We will
3 diligently photograph every aspect of the existing
4 building. We will do complete historic architectural
5 drawings of the house. The drawings and photos will be
6 readied for exhibition on boards and they will also be
7 gathered in a book that will be kept at the town offices
8 and a copy at the library.
- 9 We will erect in front of the building on
10 the sidewalk we are building a tombstone -- a headstone,
11 and on it will be a plaque describing in detail the
12 history of the building. And we will take that history to
13 HARB and if you would like to also review it, we are happy
14 to do that. But this will be a plaque, and we have done
15 this on a couple of buildings that we have restored and
16 its been a great deal to the public to see the public come
17 and actually read the history of the building.
- 18 We will contribute \$1,000 to the New Hope
19 Historic Society for educational purposes. And once the
20 the new Cintra is built and before it is occupied, we will
21 have a celebration of it with tours of the unfurnished
22 building as a fundraiser for the New Hope Historical
23 Society.
- 24 And through all of this history, the
25 history of Cintra will be preserved and it will stay on

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1
2 the historic register. There has been some comments that
3 it is going to be removed from the historic register. It
4 is not because the land is what is on the historic
5 register.

6 Now I know this is not a perfect solution
7 for a historic building that means so much to so many
8 people in this town but when it is all said and done, the
9 true and accurate Cintra will live on.

10 In closing I should point out that Colonial
11 Williamsburg was built in 1934 and in Colonial
12 Williamsburg there is not one single used or historic
13 brick. It was built from scratch in 1934 with Rockefeller
14 money, yet today that represents a historic part of this
15 country from its time.

16 Let me tell you I hope that you will allow
17 me to have the reconstructed Cintra do the same in telling
18 the story of New Hope. Thank you very much.

19 MR. VanLUVANEE: Just to be clear, each of
20 the slides was shown to HARB. That is not new, you
21 probably have copies of them. We haven't introduced
22 anything new here.

23 I would like to introduce Tony Naccarato
24 also.

25 MS. RETTIG: We don't have any of these

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1
2 MR. VanLUVANEE: I know the one is whether
3 the building can be saved. Mr. Naccarato is the expert.
4 I wanted to make sure you have time to hear from him.

5 PRESIDENT GERING: Mr. Hillier.

6 MR. MAISEL: Good evening. The -- you had
7 previously brought in a couple of engineers and I think it
8 was during -- it might have been during a HARB meeting or
9 earlier in the month --

10 PRESIDENT GERING: Our workshop.

11 MR. MAISEL: Our workshop. I am not sure
12 what. You brought him in and he seemed somewhat saying
13 about being able to save the building. That was my
14 recollection and you were party to that. Then
15 subsequently at I guess a HARB meeting or at a Council
16 meeting you had said in -- my recollection is, I don't
17 have the minutes in front of me, that we brought in a good
18 engineer this time and he evidenced that and that is
19 Mr. Naccarato, that this thing was basically hopeless.

20 But your reference was in fact that we
21 brought in a good engineer at this point. So in my mind
22 what that meant was -- I don't know if you necessarily
23 meant it because it was in compliant with what it is that
24 you had hoped to do or what you found to be necessary, but
25 it really begs the question as to whether or not you

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1
2 new renderings in our packet.

3 MR. VanLUVANEE: These are -- were all part
4 of the HARB presentation. That is why I said I don't know
5 what you had. We had graphic representations, I left
6 copies in the materials that I was handing up because they
7 were presented to HARB. It is the same slide show.

8 MS. McHUGH: That application is just for
9 the demolition, the renderings are not relevant.

10 MR. VanLUVANEE: They were relevant to HARB
11 because they are part of the recommendations.

12 MR. MAISEL: Okay.

13 MR. VanLUVANEE: We showed them this. We
14 did say yes it is an application for demolition. They
15 wanted to see what is going on beyond that, we said you
16 can't plan too far ahead until you know you can demolish.

17 Then what we talked about later is the
18 necessity to come back to HARB with the plans for this
19 building which we acknowledge but -- and you're right, but
20 they wanted to see what was proposed and that is why we
21 had this information available today.

22 MR. MAISEL: Can we have questions of
23 Mr. Hillier first?

24 PRESIDENT GERING: Yes. You want to ask
25 him questions? Let's ask questions for Mr. Hillier.

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1
2 should be the final arbiter as to what engineer comes in
3 here and says that this thing is not salvageable. As a
4 lay person it looks hopeless to me, you know.

5 So the physical evidence is pretty damning
6 in terms of whether it is but there was somebody, and you
7 brought him in yourself, who suggested that this thing
8 could be salvaged. You know, we don't have any idea what
9 the costs attached to it are and whether it could be saved
10 at what cost you know and that is definitely a factor that
11 has to be considered.

12 Then we have a subsequent engineer who says
13 it is really not salvageable.

14 MR. HILLIER: That is the one, the second
15 engineer was the one -- the first one with the audience
16 picked him apart because he had been "a hired gun by us".
17 The first engineer was an engineer who really wasn't a
18 preservation engineer. So we have been through at this
19 point four engineers.

20 And you do raise a good point, which we
21 talked to HARB about which is -- I thought was going to be
22 in the recommendations to you all, which is we said we now
23 have two engineers who say the building can't be saved.
24 One of them came to the first hearing and was kind of
25 booed by the audience and then that is when we went to get

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1 Tony Naccarato.

2 But what we agreed to with HARB is that if
3 you want to have a third engineer, which you can pick and
4 we wanted to agree to him just to make sure he had the
5 same historic preservation credentials that we now have
6 with Tony, but we would agree to pay for it if you wanted
7 to do that.

8 And basically I think HARB was leaving it
9 to you all to decide whether or not you wanted to hire a
10 third preservation engineer.

11 MR. MAISEL: I think that is something we
12 might avail ourselves of.

13 MR. HILLIER: Yes. And that was part of
14 our presentation was tonight so I am glad you raised the
15 point.

16 MR. MAISEL: Thank you.

17 PRESIDENT GERING: Anyone else?

18 MR. MEYER: Yes, if I may.

19 Mr. Hillier, you showed us a timeline which
20 showed your acquisition of the property something along
21 the order of a decade ago.

22 MR. HILLIER: Yes, it is about ten years
23 ago.

24 MR. MEYER: Today we have a statement that
25

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1 reference to the fact that it may have been occurring over
2 the past 150 years but I do not understand is that the one
3 of the reasons that we ended up declaring the building as
4 an unsafe building was it was open, it was wide open.
5 There was no barrier on the door. It was obviously no
6 effort to keep people out or more importantly keeping the
7 weather out.

8 MR. HILLIER: That is not true, it was
9 locked. It was locked.

10 MR. MEYER: According to our building
11 inspector it was open. I have no idea what the basis for
12 that is. I was not there. I cannot talk to that but I do
13 find it interesting that you can talk about trying to
14 preserve, I don't know what that means or over that decade
15 period but it seems to me that keeping the building from
16 falling down during that decade does not constitute trying
17 to avoid further deterioration during that decade and I am
18 kind of bothered by that.

19 MS. McHUGH: Yeah, I want to second that.
20 That is where the disconnect is. You came before us years
21 ago, six years, and you presented a beautiful plan, all of
22 Council was behind it. You showed us these pictures, you
23 were going to restore it and we were all really excited
24 about it.
25

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1 this property is not salvageable. I understand that this
2 deterioration kind of occurred over a century and a half
3 or more as the case may be but I still have a problem,
4 which is would this building have been salvageable had you
5 initiated the effort to save it when you first took title
6 to it?

7 Because there is no sign in anything that
8 you have shown us so far that would suggest that you
9 attempted to save it at that point. We have provisions in
10 our ordinance which make noises about demolition by
11 neglect.

12 MR. HILLIER: I --

13 MR. MEYER: And I guess I am sitting here
14 saying I understand the presentation, I appreciate the
15 aesthetics of what I am looking at here but I am still
16 bothered by the situation that we seem to be in and I
17 guess help me --

18 MR. HILLIER: The -- we have maintained the
19 building over the years. Its been broken into a couple of
20 times and we -- the deterioration is not something that
21 has happened in the last decade. It was a sleeping dog
22 from the very beginning.

23 MR. MEYER: I did not say that I expected
24 that the deterioration occurred in the last decade, I made
25

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1 At no point then did you say anything about
2 it not being able to be salvaged. There was no indication
3 that there was problems going back to 1917. And then it
4 just sat and sat and then you come in front of us, there
5 is nothing we can do because it is deteriorated so bad.
6 And that is where the disconnect is and we don't see the
7 effort being made. And from our standpoint it looks like
8 you were doing this for some purpose.

9 MR. HILLIER: We are not doing that on
10 purpose, that is why we were holding the building up
11 because we want to fix it. So we were not.

12 In terms of the neglect, we did not know
13 that the stone was this -- had this problem. We did not
14 know that and it was not until Tony came on board and said
15 argillite that we realized that this was where our problem
16 was.

17 We did our best to keep the building
18 protected, to keep it locked and while we were working on
19 trying to save it and fix it up and frankly preserve it.
20 We were wrong in doing that because of the stone and
21 frankly professionally that is my error.

22 Our intention was never to just neglect it
23 so that we can tear it down. I think we --

24 MS. McHUGH: That is --
25

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2 MR. HILLIER: We can show you in time
3 records in the office there were people working on this
4 building all of that time during that timeline.

5 PRESIDENT GERING: Mr. Hillier, the other
6 reason this Council is so cautious, the River House at
7 Odette's, we spent a number of years with the same issues
8 you're having where they were going to demolish the
9 building, the bricks would have been repurposed and
10 whatever.

11 Then it turned out the building was saved.
12 It was moved down to South Main Street. So if you're
13 listening to our reluctance in questioning you, we have
14 been through this before and that is part of the reason
15 this Council is so cautious. And I am not saying that
16 maybe the stones or the bricks are not working but we
17 heard this same story before and then it turned out the
18 property could be saved.

19 MR. HILLIER: Yes, but Odette's is not
20 built with argillite. That is the problem. It is built
21 with Bucks -- real Bucks County river stone. That is a
22 big difference.

23 PRESIDENT GERING: While we have
24 Mr. Hillier, to kind of speed things up, we are all on the
25 same page, we would like to have an engineer that we

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2 MR. VanLUVANEE: You do have Tony's resume
3 among the materials.

4 PRESIDENT GERING: Yes, we do.

5 MR. VanLUVANEE: Tony, would you please --

6 MR. HILLIER: Thank you.

7 If you have more questions -- let Tony go
8 because I am worried about your dead stop.

9 MS. FEDER: Before we go on, Frank in the
10 front row, I think the flashlight on your Ipad is on. It
11 is just the flashlight. If you can turn that off.

12 MR. LABRUM: Excuse me. Madame President,
13 if I can be heard on a comment that Mr. VanLuvanee made
14 about -- that the agreement was subject to the engineer
15 being mutually agreeable to both the Applicant and to the
16 Council. We differ in that opinion.

17 PRESIDENT GERING: Yeah, I will have to
18 agree with you. I read the HARB minutes and if I read
19 them correctly, it would have been an engineering company
20 choice of the Borough and would not have to be agreed
21 upon.

22 MR. VanLUVANEE: I think Mr. Hillier's
23 statement was very specific, he said he will pay for it
24 provided we were in agreement with the -- that we believe
25 that the engineer was qualified.

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2 choose come in and reevaluate the project. Is every one
3 on Council -- yes.

4 So that would be one of the stipulations
5 that the Borough will pick an engineering company that we
6 feel is qualified to give us their opinion whether it can
7 be saved or not at Mr. Hillier's expense.

8 MR. VanLUVANEE: With respect to that, I
9 guess our only question was when we had -- HARB was in
10 agreement that the engineer would have to be satisfactory
11 to both Mr. Hillier and to the Borough. Obviously our
12 people have some expertise here too. And Mr. Hillier
13 volunteered to pay for it.

14 We made some suggestions and I submitted
15 them to John Fenningham, I don't know if you have seen
16 those recommendations or not but the focus have --
17 certainly have qualifications. But we have no problem
18 with that, Bob volunteered that in front of HARB. The
19 only thing we would ask, we would like you to hear from
20 Mr. Naccarato because he has a very busy schedule. He is
21 here and he will answer Mr. Meyer's question, I hope Ms.
22 McHugh's questions and all of your concerns in a
23 satisfactory manner. We have asked him to address those
24 questions specifically.

25 PRESIDENT GERING: That is fine.

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2 And if you read the whole transcript, there
3 were two or three pages of dialogue back and forth and
4 everybody was in agreement that somebody could go out and
5 find an expert to say something, that is why we thought
6 the preferred expert should be somebody that is mutually
7 agreeable and HARB did agree to that. There is no
8 question on the record.

9 PRESIDENT GERING: We will stick with what
10 HARB agreed with Mr. Hillier, we will pick the engineering
11 company and we will notify you afterward.

12 If you can identify yourself, please.

13 MR. NACCARATO: Good evening. My name is
14 Anthony Naccarato, N-A-C-C-A-R-A-T-O. Thank you.

15 I am the president of O'Donnell &
16 Naccarato. We are a structural engineering firm, 40 year
17 old firm, headquartered in Philadelphia. We have offices
18 in New Jersey, New York and in Indianapolis as well.

19 And we are experts in structural
20 engineering both in the design of new buildings as well as
21 in the restoration -- renovation/restoration and
22 preservation of existing buildings such as the John
23 Wanamaker building in Philadelphia, the Lit's building
24 where our office is located. And also most recently the
25 Philadelphia Inquirer building which is now housing the

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1
2 Philadelphia Police Department.
3 Preserving buildings has always been part
4 of our practice and an important part of our practice that
5 we not only put into place and put into practice
6 professionally but as a member of the Board of the
7 Preservation Alliance of Greater Philadelphia. Its always
8 our belief that we want to save our treasures, our
9 buildings that represent our places, right? That create
10 our sense of place.

11 I happen to live in a building in historic
12 Tacony that was built in 1890 and it was home of the
13 builder of the statue of William Penn that sits on top of
14 City Hall and I am a member of the Tacony Historical
15 Society as well.

16 So I want you to all know and believe, I am
17 not here as a hired gun to say anything that I don't
18 believe in. I have been in practice for more than
19 30 years. I have a relationship with Bob and his firm and
20 we have done a lot of great work together.

21 And I was asked to participate and I will
22 tell you exactly what I believe based on the work that we
23 have done and the analysis that we have done, myself and
24 Ben Bruening, who is here.

25 We were asked to visit the property, which

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1
2 structures like this. In my 30 plus years of work I have
3 never come across a building like this utilizing this
4 material.

5 And the unfortunate part about this
6 material because it is not hardened, it is not
7 metamorphosed into a hardened rock. It is not fired like
8 brick. Brick is a clay material that is mixed with water
9 and it is fired and that is where it gains its compressive
10 strength.

11 This material is unfortunately not able to
12 withstand any water infiltration because as it -- water
13 intrudes into the material, it degrades and it degrades
14 over a long period of time.

15 This building has been degrading for
16 decades, if not over a hundred years. I am not saying
17 that it wouldn't have fallen down a hundred years ago or
18 90 years or 80 years. This takes time. It is
19 irreparable. The stone degrades, it becomes powder for
20 all intents and purposes as you saw, and it literally has
21 lost its ability to reliably be considered a structural
22 element, a load-bearing element that would meet the code
23 requirements for a building today.

24 And these are not just gravity loads, they
25 are what we call lateral loads, wind loads and size loads.

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1
2 we did. We were asked to walk through it, to evaluate its
3 condition and to make recommendations specific relative to
4 its potential for salvage.

5 As Mr. Hillier discussed, this is a
6 load-bearing masonry building with wood frame floors and
7 roofs and this building has shown extensive and does show
8 as you have seen, extensive damage and deterioration from
9 water infiltration.

10 In our work with Bob and also with
11 Mr. Primavera, who is here as well, who is an
12 archaeologist and a resident expert in materials, we
13 discovered that this building was constructed using a form
14 of masonry known as argillite.

15 And argillite is a fancy word for mud
16 stone. And mud stone or argillite is actually very, very
17 common and quite available in this region, sometimes I
18 think it is referred to as lopatcong argillite. It is a
19 material that is not intended for structural use.

20 And if you -- anyone were to look it up and
21 research it, you will find that its use in this form where
22 -- it has been used for many barns and rudimentary
23 structures, frankly structures that farmers build and if
24 they fall down or if they fail a little bit, they rebuild
25 them. But they are never, to my knowledge, used in

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1
2 The failures that were discussed were failures that were
3 caused due to wind loads, high winds hitting portions of
4 this building that are so weak that -- there are so little
5 bond between the weak stones that sections of the wall
6 were literally blown out.

7 The information provided related to the
8 condition of the joists which pocket into the walls is
9 absolutely accurate. Many, many, many years of water
10 infiltration into this wall has in fact reached the joists
11 that pocket into the walls and those joist ends are
12 severely deteriorated to the point where failure of those
13 elements can happen with very little load on the floor.
14 And the failure would be sudden and it would be disastrous
15 in terms of loss of property and life.

16 This is an extremely dangerous structure,
17 one that we would not see any way of salvaging in the
18 truest sense of the word because for all intents and
19 purposes we believe its structural frame, its structural
20 components which are also the exterior components of the
21 building, the exterior walls, are in irreparable condition
22 and that any attempts would -- to repair or salvage would
23 cause additional damage, cause additional replacement.

24 And we would literally be in a position
25 where we would be replacing almost a hundred percent of

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2 the floor framing and probably a hundred percent of the
3 masonry because it is just not sufficient from our
4 perspective to remain a structural element, load-bearing
5 element for this building.

6 MR. VanLUVANEE: What about Mr. Meyer's
7 question about Mr. Hillier's --

8 MR. NACCARATO: The question about ten
9 years, would we have -- would Mr. Hillier have having
10 covered up some of the cracking and/or replacing some,
11 would it have stopped water infiltration from that period
12 or reduced it? Yes, it would have. But honestly, sir,
13 this water has been intruding into this property for again
14 decades, if not even more than a hundred years.

15 Stucco is not a waterproof material in the
16 truest sense of the word and it certainly is not
17 waterproof with the cracks. There are imperfections at
18 windows, there were not caulks and sealants the way we
19 have them today. So there are imperfections not only in
20 the structure but in the way in which these sorts of
21 buildings were put together.

22 Why are there -- why do we use brick on the
23 outside of buildings? Because brick can become wet and
24 it can become dry. It can also be used as a load-bearing
25 material because of its very, very high compressive

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2 inspections of the property? How long were they?

3 MR. NACCARATO: They were nearly full days.

4 Ben?

5 MR. BRUENING: Probably six hours each
6 time.

7 MR. NACCARATO: Six hours.

8 MR. MAISEL: And you were there for six of
9 those hours? You were there --

10 MR. NACCARATO: We were there all morning.
11 I was there until at least noon that day, the first day.

12 MR. MAISEL: The joists, I mean finding one
13 that you know like this on a building like this that might
14 have been exposed and everything is probably a dime a
15 dozen. Are there a lot like this? I mean to me this
16 seems like the --

17 MR. NACCARATO: Almost every joist in the
18 building looks like this. I would say every lintel in the
19 building looks like this.

20 You're talking about a hundred years of
21 water going into unprotected wood, not being allowed to
22 dry and rotting to the core.

23 PRESIDENT GERING: I have -- so I have a
24 question.

25 Twelve years ago or so when Mr. Hillier

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2 strength.

3 It is unfortunate but this building was not
4 built to last from a structural perspective. And it is
5 absolutely our recommendation for safety purposes and
6 safety reasons in particular to putting -- trying to put
7 men on this thing to hold wood in the air and remove
8 masonry and sister and could it be done? I am sure it
9 could, but at the end of the day it wouldn't -- the
10 structural elements of the building would be completely
11 new, completely different.

12 And you would be applying stucco and
13 replacing windows and doing all of the things that people
14 see, I think could be absolutely as Mr. Hillier stated,
15 absolutely be brought back and from all -- for all intents
16 and purposes make the building look better probably than
17 its looked in over a hundred years.

18 PRESIDENT GERING: Questions from Council?

19 MR. MAISEL: I have a question. The --
20 you were at the site on both of those days that you did
21 the inspection of the property?

22 MR. NACCARATO: I was on site day one and
23 Mr. Bruening from my office was available there on both
24 day one and day two.

25 MR. MAISEL: Okay. And were these full day

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2 bought this building, I know they did a big event there
3 for about a hundred people as a fundraiser and the
4 building was really safe.

5 It was allowed to deteriorate over the
6 years. So in your professional opinion, if they had taken
7 care of it and did proper maintenance, would we have been
8 able to avoid some of this?

9 MR. NACCARATO: Well it is very hard for me
10 to comment on the condition of the building 12 years ago.

11 PRESIDENT GERING: Well twelve years ago it
12 was safe.

13 MR. NACCARATO: Just because people were in
14 it doesn't mean it is safe. A lot of people enter unsafe
15 buildings. I don't know if the code officials surveyed
16 the building. It is very hard for me to comment on that.

17 What I can comment on is that the amount of
18 damage that occurred in 12 years is small in comparison to
19 the amount of damage that occurred over decades. And
20 eventually structures reach tipping points. They do.

21 And eventually the compressive strength in
22 certain areas was not enough to withstand the weight of
23 multiple floors and roofs and snow load and those sorts of
24 things. And clearly in wind events, the shear what we
25 call -- and I don't want to get too technical, but the

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2 shear strength, the horizontal strength of the wall is not
3 sufficient to handle even you know moderate wind loads,
4 let alone a hurricane wind load in my opinion.

5 And even an earthquake event, which we have
6 all felt a couple of those in the last few years, right?

7 There are actually earthquakes in this area. A sizeable
8 earthquakes I think would be devastating to this building.
9 It would fall to the ground completely.

10 PRESIDENT GERING: Questions?

11 MR. MEYER: I think I have one. I am
12 perfectly willing to grant -- I have no reason to
13 challenge or no basis for challenging your judgments as to
14 the current condition. We see some pretty disastrous
15 current conditions.

16 I am still bothered by the question when --
17 if you're looking at the process of deterioration of a
18 building or you're looking at the process of deterioration
19 of let us say the end of a joist. The way you described
20 it; the argillite gets waterlogged, presumably that seeps
21 through from the outside to the inside. Eventually when
22 it gets far enough on the inside it then begins to damage
23 the wood.

24 MR. NACCARATO: The wood is pocketed into
25 the wall.

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2 MR. MEYER: Unless we had a --

3 MR. NACCARATO: It is not water that came
4 from the inside. It was not because of a roof leak. That
5 type of deterioration generally occurs -- it is very
6 localized, it is where the water drips over and over
7 again. This was pervasive, we found this in many
8 locations. We found this in almost every location where
9 wood was contained or pocketed within the exterior wall.

10 MR. MEYER: Thank you.

11 MS. RETTIG: I just have one quick question
12 for you, sir.

13 So in your professional opinion this cannot
14 be saved, no matter the amount of money?

15 MR. NACCARATO: When we say saved, do you
16 mean keeping the stone that is there and the wood framing
17 that is there?

18 My answer is no because it is so
19 deteriorated that relying on that material, those
20 materials for structural integrity to be able to support
21 safely loads that are present today, maybe not loads that
22 were considered when it was built, but loads that are
23 present today and a structural engineer like myself is
24 required to ensure from a public safety standpoint that
25 those loads can be safely satisfied.

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2 MR. MEYER: I am well aware of -- I own
3 something that predates the Revolutionary War. Okay.

4 My question I guess is -- and this is
5 really a reflection on intent, it is not a reflection on
6 current conditions.

7 Is it possible -- and that is the only way
8 I can phrase it I guess -- that the damage to the joists
9 might not have existed 15 years ago, 20 years ago and it
10 exists now because of the continuation of that process
11 from the argillite that you have already described to us?

12 MR. NACCARATO: Again plausible and when
13 did the tipping point of how much the water --

14 MR. MEYER: That is the question.

15 MR. NACCARATO: Was it 15 years ago, was it
16 20 years ago, was it 30 years ago? It is very, very hard
17 to know that. We only --

18 MR. MEYER: That is part of the process of
19 -- am I correct in my understanding that the process of
20 deterioration as coming in from the outside?

21 MR. NACCARATO: It comes in from the
22 outside.

23 MR. MEYER: We are not talking about that
24 rotting that was caused from the inside of the building.

25 MR. NACCARATO: No.

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2 I would say absolutely that the structural
3 elements of this building are beyond saving and beyond
4 restoring.

5 MR. MAISEL: Just to phrase it a different
6 way, I mean you could and would put reinforcements in a
7 building like this that was salvageable that would be able
8 to handle loads.

9 MR. NACCARATO: If the masonry was not this
10 material you could sister every joist on the floor and
11 have some reasonable sense that --

12 MR. MAISEL: I --

13 MR. NACCARATO: This masonry in my opinion
14 is completely deteriorated. It is not a reversible
15 situation where we can go and pump something into it to
16 make it good. It is beyond repair.

17 And the most prudent and safest way in my
18 opinion to move forward would be to demolish the building,
19 rebuild it with modern structural materials meeting modern
20 code requirements and then repair or return the outside of
21 the building to what it looked like and it will be here
22 for another hundred years at least.

23 PRESIDENT GERING: Any other questions?
24 Thank you.

25 MR. NACCARATO: Thank you all. Good

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1 evening.
 2
 3 MR. VanLUVANEE: Again that was essentially
 4 a recapitulation of the testimony that we gave to HARB.
 5 Without knowing what you have in front of you, we felt it
 6 prudent to replay it. That is the end of the
 7 presentation.
 8 Like to think tonight was going to add to
 9 it, it was some structures --
 10 PRESIDENT GERING: Please speak into the
 11 microphone.
 12 MR. VanLUVANEE: Sorry about that.
 13 PRESIDENT GERING: My hearing is going.
 14 MR. VanLUVANEE: Mine is too. Sorry about
 15 that.
 16 There was some discussion if you read the
 17 transcript, there was some folks in the audience that
 18 questioned whether or not if this building were demolished
 19 and reconstructed whether that would create an issue that
 20 might cause this property to be delisted from the National
 21 Registry. You probably read that debate.
 22 I am just going to say -- recommend to you
 23 that Title 36 of Code of Federal Regulations Part 60.15
 24 addresses the issue. You don't need to be an expert to
 25 read it. And what you will see is that it would not be

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1 PRESIDENT GERING: The reason we don't do
 2 this is because we can find ourselves in meetings with
 3 developers coming in and giving us information at the last
 4 minute and trying to make decisions so that is why we did
 5 not but yes.
 6 MR. VanLUVANEE: You will find there is no
 7 new information on it as I represent it.
 8 MS. McHUGH: If it is part of the record
 9 --
 10 MR. VanLUVANEE: I have copies for every
 11 one of you to take home if you like.
 12 MS. McHUGH: And I hate papers. I am not
 13 happy about this.
 14 MR. VanLUVANEE: That is why I -- there is
 15 an electronic copy that your Manager has.
 16 MS. McHUGH: I think we have this.
 17 PRESIDENT GERING: So we can move along
 18 here. So the agreement is -- I will summarize it again,
 19 that this is going to be tabled until the Borough chooses
 20 an outside engineering company and Mr. Hillier has agreed
 21 to pay for it.
 22 Mr. VanLuvanee, did you hear me?
 23 MR. VanLUVANEE: I heard you.
 24 PRESIDENT GERING: Thank you very much.
 25

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1 delisted unless somebody specifically asked to have it
 2 delisted.
 3 The fact that the building is -- would be
 4 demolished and reconstructed does not create a delisting
 5 situation. It is not something that is a risk but you
 6 don't have to accept me and my expertise on that just --
 7 but I am giving you the citation. It is there, you can
 8 each read it. It is not at risk. That concludes our
 9 presentation.
 10 PRESIDENT GERING: Thank you. So Council,
 11 this will have to be continued until we get an engineer
 12 that the Borough chooses and Mr. Hillier will be paying
 13 for that.
 14 Is that what we all agree on? All right.
 15 So --
 16 MS. McHUGH: Can I see what is in that?
 17 Are we accepting what he has in that packet right there as
 18 part of the record? If so, I would like to see it.
 19 MR. MEYER: If so, I would like a copy.
 20 MR. MAISEL: If it is part of the record
 21 we should take it, right? Are we accepting that?
 22 MR. VanLUVANEE: I have offered to give
 23 each one of you a copy.
 24 MS. McHUGH: I would like see it.
 25

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1 MS. McHUGH: Pete, do we have some e-mails
 2 that you wanted to read?
 3 MR. GRAY: Yes, we do.
 4 MR. VanLUVANEE: The only question -- and I
 5 will ask Bob whether he is agreeable to that because we do
 6 not -- I read the transcript and I understand it sounds
 7 ambiguous but we never said we would pay for one that you
 8 didn't accept but that is up to you.
 9 MR. HILLIER: The HARB --
 10 PRESIDENT GERING: Microphone, please.
 11 MR. HILLIER: Their recommendation was that
 12 it would be a mutually acceptable engineer. We have no
 13 problem if you go and find an engineer, but we would like
 14 to have the right to say yes he is fine or she is fine.
 15 MS. RETTIG: I think that is fair.
 16 MR. VanLUVANEE: That was our
 17 understanding.
 18 MR. HILLIER: That was our understanding
 19 from the HARB meeting.
 20 MR. VanLUVANEE: I agree that is not what
 21 the recommendation says. I do agree with that.
 22 PRESIDENT GERING: Mark, we will rely on
 23 your advice here.
 24 MR. LABRUM: My reading of the transcript
 25

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1 of the HARB minutes --

2 PRESIDENT GERING: Microphone please.

3 MR. LABRUM: My reading of the HARB minutes

4 indicates that Mr. Hillier agreed to pay for the

5 engagement of a third engineer by the Borough which he

6 specifically states on the record if you want to get a

7 third engineer we will pay for it and we will see what it

8 is.

9 So that is a clear indication meaning

10 Mr. Hillier had agreed to it. There is a further colloquy

11 between Mr. O'Brien of the HARB and Mr. VanLuvanee

12 regarding the engagement of a qualified engineer.

13 Mr. VanLuvanee responds that is fine.

14 Taken together it is the Solicitor's

15 opinion that Mr. Hillier agreed to allow the township to

16 engage a third party engineer at its choosing by which he

17 would pay for.

18 PRESIDENT GERING: All right. We will go

19 with that.

20 MR. VanLUVANEE: Page 96, pages 3 to 5 I

21 stated Mr. Hillier says it is okay with him as long as the

22 report is by someone mutually acceptable. And then next

23 thing it said it is a registered professional engineer and

24 I said yes, that is fine.

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1 Hope with a 12-year tenure on the New Hope Zoning Hearing

2 Board, I am deeply concerned about retaining the charm,

3 character and historic characteristics of the town.

4 Additionally as a result of my 30-year

5 career in the commercial design and construction industry,

6 I am well aware of the stature and integrity of J. Robert

7 Hillier, therefore I have no reason to doubt the veracity

8 of the engineer study performed at his behest.

9 Of equal importance to me, I believe New

10 Hope can ill afford the expense of an independent study

11 when an acclaimed architect has done due diligence to the

12 project.

13 Respectfully Fran Ferrone.

14 The second one; as a resident of New Hope

15 Borough, 29 Chestnut Street, I do not want this beautiful

16 historic building demolished. It would be a shame if New

17 Hope Borough loses its historical roots with all of the

18 new glitzy buildings.

19 At least get a third party to investigate

20 the situation at Cintra. My name is on the petition to

21 save Cintra.

22 Also I have been away and may have missed

23 the opportunity to state my approval of the R-1 and R-2

24 residential section of New Hope. I have a small bungalow

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1 MS. RETTIG: I don't think any of us have

2 an issue, I think we can agree -- right now it is just me

3 speaking my opinion, that I am fine with a mutual --

4 MR. MAISEL: We select somebody, you

5 agree.

6 MR. HILLIER: Yes. You can select him, we

7 just want to pass on him but we are willing to pay.

8 PRESIDENT GERING: Okay. All right.

9 MS. McHUGH: I think it is fair, you should

10 have a say in it. If it is somebody that you have a

11 problem --

12 MS. RETTIG: If that person is not a

13 preservation expert, that person is not --

14 MS. McHUGH: Within reason. Can we add

15 that, within reason?

16 PRESIDENT GERING: All right. We have to

17 move along here.

18 Thank you, Mr. Hillier.

19 Pete, can you read the public comment in

20 reference to this?

21 MR. GRAY: Certainly. Over the weekend the

22 Borough received three public comments. I would like to

23 read into the record.

24 First one; as a 22-year resident of New

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1 on Chestnut Street and approve the segregated zoning

2 ordinance.

3 I came before the Council about three years

4 ago when I renovated an upstairs office space. I

5 appreciate the thoughtful attention all of you on Council

6 gave me in that project at that time.

7 Thank you for listening to and considering

8 the interest of the residents of New Hope. It should

9 remain a nice place to live, not just a tourist

10 destination.

11 That is from Betty Benton.

12 And finally, one resident's view on the

13 future of this property, fully supportive of Hillier's

14 plan for the property and urge the Borough decision makers

15 to approve speedily. Too much time already wasted.

16 With regards Harold Handel.

17 That is all I have.

18 PRESIDENT GERING: Thank you.

19 Any public comments in reference --

20 Mr. Duffy.

21 MR. DUFFY: I think it is going to be good.

22 PRESIDENT GERING: Please identify

23 yourself.

24 MR. DUFFY: I am Ed Duffy, New Hope. It is

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2 going to be a great project once you guys approve it. I
3 was at the HARB meeting that they decided to do a third
4 party to be fair -- not fair but to be even.
5 And part of that was that Mr. Hillier would
6 be -- would also agree to whoever was chosen as the third
7 party. You came to that conclusion eventually but that
8 was decided at that meeting.
9 And what bothered me about that meeting,
10 you guys are so concerned about this thing and none of you
11 were at that meeting. I don't know if anybody was on
12 Zoom. So I don't know, you know why you weren't at that
13 meeting, any of you?
14 PRESIDENT GERING: Ed, thank you for your
15 comment. We don't need to be criticized. We have a long
16 agenda yet. Thank you.
17 MR. DUFFY: You're welcome.
18 PRESIDENT GERING: The young lady in the
19 back.
20 Full name and address.
21 MS. MILLER: Yes, I am aware.
22 Good evening. My name is Amy Miller, 12
23 Riverstone Circle.
24 A couple of things from this presentation
25 that I thought were very interesting. It was emphasized

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2 like he said, it will be all modern materials. It will
3 probably be better products for heating and cooling and
4 energy and that kind of thing. I think that is something
5 that should be taken into consideration also.
6 And you know I think again it is important
7 that this is a historical building and it is very clear
8 from the presentation that it is in pretty bad shape so it
9 sounds like it will take more time to go through another
10 engineer and that kind of thing.
11 The other thing I just wanted to just
12 present to you all, I have been on an elected board
13 myself, six years on a school board in New Jersey. And I
14 just -- I was a little disturbed by the back and forth in
15 the beginning of this presentation and the arguing and
16 pointing fingers and that kind of thing.
17 And I know that you all put a lot of time
18 in before you come and sit down here and there is a lot of
19 work and you have other things going on, but I was also a
20 little disappointed to see the accusations made at
21 Mr. Hillier that he purposely did something.
22 When you have someone here who is a
23 professional coming to you and doing a presentation, I
24 think you really should think twice about accusing them of
25 doing something you have absolutely no proof that they

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2 that the property is historical, not the building. So I
3 think that is something that is very important.
4 One of the issues I have is I am hearing
5 over and over safety, safety and safety. I have walked by
6 that building many, many times and I have seen the prop up
7 of the wood and the big cinder blocks. There is no fence
8 around this property and it is right across the street
9 from a school. I think there needs to be a fence because
10 it sounds like it is in very poor condition. And if you
11 have got students goofing around, running across the
12 street and going to that property you know it could be a
13 safety issue.
14 So I was just wondering if that has been on
15 anyone's thought about the safety of the building.
16 PRESIDENT GERING: Our Borough Manager -- I
17 think maybe you should have a look at that.
18 MR. GRAY: We can talk to our folks
19 internally, our code enforcement officer and see if we can
20 get something established.
21 MS. MILLER: The other thing I think is
22 something to consider is we are all very interested in the
23 environment and green energy and that kind of thing. And
24 I think that is something you have to take into
25 consideration that if you completely redo this structure

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2 have done.
3 So I am asking for some decorum and
4 professionalism and we will show respect and respect
5 should be given. Thank you.
6 PRESIDENT GERING: Thank you. Any other
7 public comments?
8 Yes, Mr. Balderston.
9 MR. BALDERSTON: Joe Balderston is the
10 name.
11 PRESIDENT GERING: It is a long night.
12 MR. BALDERSTON: No longer than last night.
13 Joe Balderston.
14 MS. MCHUGH: Microphone please.
15 MR. BALDERSTON: I would like to give you
16 my opinion on this project. I think we are throwing more
17 money away and wasting valuable time bringing another
18 engineering firm in to hopefully agree with what has been
19 said here.
20 But this is not the only building in New
21 Hope that you have deteriorating. You have buildings -- I
22 am involved in one right now that is built back in the
23 1800s and the mud sills are slowly deteriorating on that
24 building which when they are all gone the building is
25 actually slowly coming down.

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1
2 And the same process is happening in the
3 stone walls on that building where they have taken -- the
4 floor joists have taken moisture and they begin to
5 actually rot and deteriorate from the inside out because
6 they cannot dry out.
7 So I am encouraging Council to rescind the
8 option of bringing in another engineer and moving forward
9 and having that beautiful building recreated as you saw on
10 these two screens tonight before we have nothing but a
11 large pile of rubble there, which could happen.
12 And it also could happen at that point that
13 Mr. Hillier might say I am done, I am walking away from
14 it. Then what have we got? So I think you should
15 reconsider that. Thank you.
16 PRESIDENT GERING: Mr. Edwardson.
17 MR. EDWARDSON: Peter Edwardson. I am a
18 local builder and I have done a lot of repairs on this old
19 building.
20 I have tried to save it. We have tried to
21 put band-aids on it. We tried to doctor it. There is no
22 way to save the building. The foundation is -- I see the
23 argillite crushing at the foundation and it is exploding
24 so the bottom of the foundation is pairing out which let's
25 the rock that is above it slip down. It is full of

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1 building down. There are no footings, consequently the
2 rock is crushed. So the only way to repair it --
3 Mr. Hillier -- he would say sure I can do it, I have to
4 take it down to nothing and rebuild it. That is what he
5 is asking for. That is my comment.
6 PRESIDENT GERING: All right. Thank you.
7 All right. We are going to move along.
8 Next on the agenda is 24 West Bridge
9 Street. Certificate of Appropriateness to replace the
10 roof and shutters and to be painted with the paint color
11 that has been approved by HARB.
12 Can I have a motion for approval?
13 MR. MEYER: So moved.
14 PRESIDENT GERING: Second?
15 MS. FEDER: Second.
16 PRESIDENT GERING: All in favor?
17 MS. FEDER: Aye.
18 MR. MEYER: Aye.
19 MS. McHUGH: Aye.
20 MS. RETTIG: Aye.
21 MR. MAISEL: Aye.
22 PRESIDENT GERING: Aye.
23 Next is a Certificate of Appropriateness
24 for 27 West Mechanic Street to add windows, Juliet
25

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1 moisture.
2 Every -- above every window in the building
3 is -- was built with just a piece of wood. All of the
4 stone is rotted. They are all collapsing. The -- it is
5 like a deck of cards. There is no masonry, there is no
6 water in the building. You just push it, you just push it
7 with your fingers.
8 My guys were over there and they are like
9 when do we stop, boss. We were trying to do a repair, we
10 started out with a ten-foot hole in the back of the
11 building. It wound up being 18 feet. Mr. Hillier said
12 whoo, whoo, let me reevaluate what is going on with this.
13 So with this -- the problem with this
14 building is just time. And as much as we would like to
15 save it -- you know I love New Hope and I love the old
16 stuff just like everybody else.
17 Look at the cornerstones on the Odette's
18 building that they moved. Okay. They are huge. Some of
19 them are three and four feet long. Go try and look at
20 four cornerstones on Cintra, there are none. There is no
21 way that this building could be picked up, repaired.
22 The foundation is gone. It is basically a
23 basement that comes out of the ground, two stories. In
24 order to repair the building you have to take the entire
25

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1 balconies and replace fence.
2 Can I have a motion for approval?
3 MS. RETTIG: I will make that motion.
4 MS. McHUGH: Second.
5 PRESIDENT GERING: Any questions? All in
6 favor?
7 MS. FEDER: Aye.
8 MR. MEYER: Aye.
9 MS. McHUGH: Aye.
10 MS. RETTIG: Aye.
11 MR. MAISEL: Aye.
12 PRESIDENT GERING: Aye. Thank you.
13 76 North Main Street has been taken off the
14 agenda by request of the attorney and it will be on the
15 May agenda.
16 Next is Certificate of Appropriateness for
17 95 South Main Street for sign installation.
18 Do we have a motion for approval?
19 MR. MEYER: So moved.
20 MS. RETTIG: I will second.
21 PRESIDENT GERING: Any questions? All in
22 favor?
23 MS. FEDER: Aye.
24 MR. MEYER: Aye.
25

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2 MS. McHUGH: Aye.
3 MS. RETTIG: Aye.
4 MR. MAISEL: Aye.
5 PRESIDENT GERING: Aye. Good luck, guys.
6 Thank you for staying.
7 Next is a Certificate of Appropriateness
8 for 122/124 South Main Street for a sign installation.
9 Have a motion for approval?
10 MS. McHUGH: I will make that motion.
11 MR. MEYER: Second.
12 PRESIDENT GERING: Any questions? All in
13 favor?
14 MS. FEDER: Aye.
15 MR. MEYER: Aye.
16 MS. McHUGH: Aye.
17 MS. RETTIG: Aye.
18 MR. MAISEL: Aye.
19 PRESIDENT GERING: Aye.
20 Next is consideration to advertise for the
21 2022 Road Program. This is where our Public Works and our
22 Zoning Officer identified certain roads that need to be
23 repaired for this year.
24 Can I have a motion to advertise?
25 MS. RETTIG: I can make that motion.

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2 MS. McHUGH: I will second.
3 PRESIDENT GERING: Thank you. Any
4 questions?
5 All in favor?
6 MS. FEDER: Aye.
7 MR. MEYER: Aye.
8 MS. McHUGH: Aye.
9 MS. RETTIG: Aye.
10 MR. MAISEL: Aye.
11 PRESIDENT GERING: Aye. Thank you.
12 Next is to appoint Stephanie Nagy to the
13 Parks and Recreation Board.
14 Can I have a motion?
15 MS. FEDER: I will.
16 MS. McHUGH: I wanted to make that motion.
17 MS. FEDER: I will second it.
18 PRESIDENT GERING: Thank you. All in
19 favor?
20 MS. FEDER: Aye.
21 MR. MEYER: Aye.
22 MS. McHUGH: Aye.
23 MS. RETTIG: Aye.
24 MR. MAISEL: Aye.
25 PRESIDENT GERING: Aye.

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2 Next is the -- consider release of escrow
3 for River Walk, 157 and 169 North Main Street.
4 Can I have a motion for approval?
5 MR. MEYER: Release 1, correct?
6 PRESIDENT GERING: Yes.
7 MR. MEYER: I so move.
8 MS. McHUGH: I will second.
9 PRESIDENT GERING: Thank you. Any
10 questions?
11 All in favor?
12 MS. FEDER: Aye.
13 MR. MEYER: Aye.
14 MS. McHUGH: Aye.
15 MS. RETTIG: Aye.
16 MR. MAISEL: Aye.
17 PRESIDENT GERING: Aye. Thank you.
18 Can I have a motion for approval of the
19 March 7th Council workshop meeting and the March 15th
20 Council meeting?
21 MS. RETTIG: I can make that motion.
22 MS. McHUGH: I will second.
23 PRESIDENT GERING: All in favor?
24 MS. FEDER: Aye.
25 MR. MEYER: Aye.

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2 MS. McHUGH: Aye.
3 MS. RETTIG: Aye.
4 MR. MAISEL: Aye.
5 PRESIDENT GERING: Aye.
6 Can I have a motion to approve the accounts
7 payable for April in the amount of \$273,796.50 and the
8 March 25th and April 8th payroll in the amounts of
9 \$88,359.12 and \$78,174.67?
10 MS. McHUGH: I can make that motion.
11 MR. MEYER: Second.
12 PRESIDENT GERING: All in favor?
13 MS. FEDER: Aye.
14 MR. MEYER: Aye.
15 MS. McHUGH: Aye.
16 MS. RETTIG: Aye.
17 MR. MAISEL: Aye.
18 PRESIDENT GERING: Aye.
19 Okay. All right. Reports. Park and Rec?
20 MS. FEDER: No report.
21 PRESIDENT GERING: Thank you.
22 Shade tree?
23 MS. McHUGH: So we have Arbor Day coming
24 on Friday. I would love to see everybody there. We are
25 partnering with the New Hope Historical Society, we are

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1 going to be planting four new trees on the grounds of the
2 Parry Mansion.

3 The event is April 22nd, which is Friday.
4 It is from one to three. It is going to be amazing. We
5 will have a botanical lecture, face painting, food,
6 drinks. It is free to the public and it is very kid
7 friendly.

8 So it is supposed to be a gorgeous day and
9 a fabulous event so I expect to see you all there.

10 PRESIDENT GERING: Thank you.

11 Parking Facility Committee?

12 MR. MEYER: I don't have anything for that.

13 PRESIDENT GERING: Thank you.

14 Finance committee, Ken?

15 MR. MAISEL: We had a finance meeting in
16 March and we will again at the end of April and we will
17 give a first quarter report at the May meeting.

18 And we are tracking as well as you can
19 visualize the first quarter looking from the standpoint of
20 things not falling into a regular basis, so the first
21 quarter will be able to give you a good idea of what
22 things look like after the first quarter in next month's
23 meeting.

24 PRESIDENT GERING: Thank you.

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1 involving preservation of historic buildings that are
2 outside of the historic zone.

3 So those things will eventually be coming
4 before Council but they need further work.

5 MS. FEDER: Just to chime in, his last
6 name is Halsey.

7 MR. MAISEL: There you go.

8 PRESIDENT GERING: Manager's report?

9 MR. GRAY: Just one item tonight. I just
10 wanted to announce the Pennsylvania Primary is scheduled
11 to be held on Tuesday, May 17th. Therefore the regularly
12 scheduled meeting for Council will be held the next day on
13 Wednesday, May 18th.

14 PRESIDENT GERING: Thank you.

15 Do we have any Solicitor report?

16 MR. LABRUM: No Solicitor report at the
17 time.

18 PRESIDENT GERING: Thank you so much.

19 Do we have public comment? Yes.

20 MR. STEPHAN: My name is Glen Stephan. I
21 am on the Board of New Hope Arts. After I moved up river
22 to the country out of the City here, so I don't get to the
23 meetings as much but I do want to say my time on New Hope
24 Arts is going to be coming to you with a presentation of
25

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1 HARB report?

2 MR. MAISEL: And we were fortunate enough
3 to have an addition on the HARB and he is an architect, a
4 local architect, and he's a wonderful addition to the HARB
5 and we are excited about that.

6 MR. BALDERSTON: What is his name?

7 MR. MAISEL: Justin --

8 MR. BALDERSTON: Last name?

9 MR. MAISEL: Do you have his last name? It
10 was presented at the last meeting actually and --

11 MAYOR KELLER: Lucas?

12 MR. MAISEL: No. You know what, I might be
13 getting his first name wrong.

14 Is that you, Mr. Balderston? Before the
15 end of the meeting we will have the name.

16 PRESIDENT GERING: Thank you. There is no
17 report for Zoning. We haven't had a meeting.

18 Mr. Meyer for Planning Commission?

19 MR. MEYER: Planning Commission met last
20 night. I have to admit I wasn't at the meeting. Mary
21 over here told me basically we continue the work that has
22 been going on.

23 On the one hand an ordinance involving the
24 commercial district and on the other hand an ordinance
25

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1 some of the improvements we want to do there including an
2 ADA complaint gallery which gets an elevator to that
3 gallery as long as with some exterior entrance ways. I
4 hope you support all of that.

5 We have one of the last -- one of the last
6 pieces of New Hope Arts that still represents what New
7 Hope is about with the arts so I am a big fan of being on
8 this Board.

9 We have developed a lot of good
10 relationships over the last couple years to get us to the
11 point where we can actually do this project including a
12 grant from the state and from a New Hope resident that has
13 offered a \$250,000 matching grant.

14 So we do have people that want to see this
15 thing continue to improve and I hope you support our HARB
16 and our continued zoning things we need for this property.
17 Thank you.

18 PRESIDENT GERING: Thank you.

19 Any other public comments? Well the only
20 -- Mr. Balderston, I was so disappointed.

21 MR. BALDERSTON: Definitely didn't want to
22 disappoint you.

23 Joe Balderston. I am -- I guess it is kind
24 of a question. Might be a comment. I will do it as a
25

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1
 2 comment.
 3 There is people in the Borough, myself
 4 included, that have concerns about how long it takes to
 5 get something through the process of a permit once you
 6 submit a drawing and then the time it takes for the
 7 reviews and the comments back.
 8 And the discussion -- one of the
 9 discussions I had with -- excuse me, with Rick who has
 10 been very helpful. I am sure he is very helpful to
 11 everybody, that he is inundated with work and he is one
 12 man and he does it all; meaning the inspections, the
 13 review, the issuing, this and that.
 14 Could we consider -- am I right that the
 15 zoning officer is -- works from a firm that is hired
 16 outside of the Borough like the law firm that there is
 17 more than one person. Could you ever go to them and say
 18 look can we bring in another expert in to help review
 19 plans to speed this along so -- you know it costs us money
 20 the longer this takes. And when you are trying to run a
 21 small business in this town or any town, time is money.
 22 And I am throwing this out for
 23 consideration that this be looked into and I thank you for
 24 listening to me.
 25 PRESIDENT GERING: Thank you.

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1
 2 that address and all Council members will receive it in
 3 turn.
 4 MS. McHUGH: In real time. And that is it.
 5 PRESIDENT GERING: Thank you.
 6 Can I have a motion to adjourn?
 7 MR. MEYER: So moved.
 8 MR. MAISEL: Second.
 9 PRESIDENT GERING: Thank you.
 10 All in favor?
 11 MS. FEDER: Aye.
 12 MR. MEYER: Aye.
 13 MS. McHUGH: Aye.
 14 MS. RETTIG: Aye.
 15 MR. MAISEL: Aye.
 16 PRESIDENT GERING: Aye.
 17 Thank you. Have a good evening.
 18 - - -
 19 (The proceedings were concluded.)
 20 - - -
 21
 22
 23
 24
 25

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1
 2 MS. McHUGH: I think we should be more
 3 efficient.
 4 PRESIDENT GERING: Any other comments? Any
 5 other public comments?
 6 MAYOR KELLER: Just me. I just want to say
 7 that -- I own a house at 66 West Ferry and the same guy
 8 that built Cintra built my federal house. I hope the hell
 9 he ran out of argillite.
 10 PRESIDENT GERING: With that can I have a
 11 motion to --
 12 MS. McHUGH: So we came up with a new
 13 e-mail address for public comments.
 14 Pete, can you --
 15 MR. GRAY: Yes.
 16 MS. McHUGH: So what it is is instead of an
 17 e-mail to Pete we came up with a dedicated e-mail address
 18 that will automatically go to every Council member. So
 19 when you e-mail to them it gets forwarded to all of the
 20 Council members in real time and it is public comment --
 21 MR. GRAY: It is
 22 publiccomment@NewHopeBorough.org.
 23 MS. McHUGH: It is going to be in the news
 24 letter and Facebook post and it will be on the website.
 25 MR. GRAY: You will be able to send it to

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C E R T I F I C A T E

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

Karen W. Browndorf, RPR
 Official Court Reporter

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