

BEFORE

NEW HOPE BOROUGH COUNCIL

In Re: Regular Meeting

- - - -

TUESDAY, JUNE 18, 2019

- - - -

A public meeting was held at the Borough Municipal Building, 125 New Street, New Hope, Pennsylvania 18938, commencing at 7:00 p.m. on the day and date above set forth, before Tara Wilson, Professional Reporter and Notary Public in and for the Commonwealth of Pennsylvania.

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350 SOUTH MAIN STREET, SUITE 203
DOYLESTOWN, PENNSYLVANIA 18901
(215) 345-7966

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1 BOROUGH COUNCIL:

2 Mayor Laurence D. Keller

3 Connie Gering, President

4 Dan Dougherty, Vice-President

5 Tina Leifer Rettig, Pro Tem

6 Alison Kingsley

7 Laurie McHugh

8 Peter Meyer

9 Ken Maisel

10

11 EJ Lee, Borough Manager

12 T.J. Walsh, Esquire, Solicitor

13

14 ALSO PRESENT:

15

16 Chief Michael Cummings

17 New Hope Police Department

18 James Ennis, Zoning Officer

19

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3 ii. Approval of Accounts Payables:

4 May accounts payable in the amount of \$254,436.24,

5 May 22 and June 5 payroll in the amounts of

6 \$91,161.64 and \$61,697.87.....28

7 7. Council Member Reports on Committees:

8 . Parks and Recreation Board (T. Rettig)....28

9 . Shade Tree Commission (L. McHugh).....29

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11 . Finance Committee (C. Gering,

12 D. Dougherty, T. Rettig).....29

13 . Request from New Hope Manor for Zoning

14 Application Fee adjustment.....29-35

15 . Land Use and Historic Preservation (HARB -

16 K. Maisel; ZHB - C. Gering; PC - P. Meyer).....37

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18 . ZHB Application - McCaffrey's....54-62

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20 8. Manager and Solicitor Reports.....62-65

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18 . 6 Stockton Ave - New Signage.....21

19 . 36 W. Bridge Street: New Signage.21-22

20 . 10 W. Randolph: Repainting Exterior

21 and Roof Replacement.....22

22 . 15 N. Main - New Signage.....22

23 . 142 S. Main - New Fence.....22-23

24 . 93 W. Bridge St. - Replacement Roof.23

25 . 80 W. Bridge Street: New Signage.23-24

26 . 182 S. Main - Demolition and New

27 Construction.....24-28

28 6. Consent Agenda:

29 i. Meeting Minutes: Consideration to

30 approve the minutes from the May 22 regular

31 meeting and the June 3 workshop.....28

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1 MS. GERING: I'd like to call the

2 meeting to order.

3 (Pledge of allegiance was recited.)

4 MS. GERING: We have no announcements

5 tonight.

6 The next report is the Mayor's report.

7 MAYOR KELLER: I guess I'll start off

8 by congratulating Connie Gering for filling in

9 for me in the paddle boat race and New Hope being

10 victorious over Lambertville on Friday night.

11 (Audience applause.)

12 MAYOR KELLER: People would say, it

13 didn't look you, Larry.

14 No, it was Connie.

15 I guess we'll start off first with, in

16 April we had one of our police officers retire

17 and we'll need to, as per our PBA contract, we'll

18 need to replace police officers. So we'll start

19 off with, I need a motion from council to allow

20 the police department to start the civil service

21 process to begin to search for a replacement

22 officer for that position.

23 MS. RETTIG: I'll make that motion.

24 MS. McHUGH: I'll second.

25 MS. GERING: All in favor?

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1 COUNCIL MEMBERS: Aye.
2 MAYOR KELLER: Great. Thank you.
3 The other thing I want to mention is, I
4 don't know what's causing this, I guess maybe
5 it's the weather, but the last four to eight
6 weeks -- four to six weeks, we've been -- a lot
7 of folks are playing amplified music especially
8 shop owners. And just to let you know, that we
9 have cited -- the police department has cited a
10 few different establishments and we're going to
11 continue to monitor that. And chief sent out a
12 flyer to all the businesses to let them know what
13 they can and can't do. So amplified music off
14 the property is not acceptable and especially if
15 it's blasting. So many of them are now aware of
16 it. Everybody knows about it. So we'll continue
17 to do that. I just wanted to mention that if
18 anybody wasn't aware of what was going on.
19 And then lastly, generally I know when
20 it's contract time because the head of the
21 collective bargaining agreement, I get a phone
22 call by noon on July 1st. And so on July 1st
23 last year, I get my phone call and then, of
24 course, the representative met with me and that's
25 the official start of when negotiations begin for

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1 our contract and it takes time. And I'm thrilled
2 that we have made a lot of progress and we've got
3 to the point that we now have a four year
4 contract starting with January 1, 2019, so it'll
5 go to the end of '22. And the PBA has signed
6 off, or at least the officers have, and as soon
7 as we get it all memorialized and filled out
8 completely by our labor attorney, then I'm
9 hopeful that council will sign off on that for
10 council president and myself to sign the
11 contract, the four year collective bargaining
12 agreement.
13 So I would ask council to approve the
14 memorandum of agreement and authorize Connie and
15 I to sign that contract. It's a major thing and
16 it's always a tough bridge to cross. I see a
17 couple of ex-council members here and they know
18 what it's like when you're going through that.
19 So I would ask that someone make a motion and
20 approve myself and Connie signing that agreement.
21 MR. MEYER: So moved.
22 MR. DOUGHERTY: I'll second it.
23 MS. GERING: All in favor?
24 COUNCIL MEMBERS: Aye.
25 MS. GERING: Thank you.

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1 MAYOR KELLER: Wonderful. Thank you
2 very much, and that's it.
3 MS. GERING: Next we have a
4 presentation from Pine2Pink. If you can come up.
5 KEITH FENIMORE: Where do you want me
6 right here?
7 MS. GERING: This is great.
8 MS. LEE: I have your presentation that
9 I'm going to be showing on here. I'll do my best
10 to follow with you.
11 KEITH FENIMORE: Hi. I'm Keith
12 Fenimore. I say I grew up in the humble streets
13 of New Hope, Pennsylvania, it's where I got my
14 street smarts. I currently live in Doylestown
15 and last year I launched a nonprofit there and
16 I'm proposing that I bring it to New Hope this
17 year. So I want to take you through it and
18 explain a little bit about it.
19 So Pine2Pink Foundation is in
20 Doylestown, Peddler's Village and hopefully New
21 Hope. Our mission is we help local breast cancer
22 patients in treatment and recovery. And our
23 program runs the entire month of October.
24 Here's how we help the local patients.
25 After our successful first year in Doylestown, we

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1 were able to start of bunch of programs. One is
2 a cold cap program, which if a woman, during
3 chemotherapy, helps retain 90 percent of the hair
4 loss. So we started that program and we started
5 a treatment transportation program through the
6 Doylestown Cancer Institute where you get rides
7 to and from treatment.
8 Integrated services through Unite for
9 HER, we wrote a check for \$10,000 in April. We
10 were able to pay for 60 to 70 local breast cancer
11 patients to go get these integrated services for
12 free like Reiki massage, yoga and acupuncture.
13 And then out-of-pocket expenses, so if you can't
14 pay your mortgage or your car payment, your rent,
15 we would swoop in and help do that.
16 So how do we do it? We create a fun
17 interactive month long experience to engage and
18 stimulate the local community. First thing we do
19 is change the street sign from Pine to Pink. I'm
20 fully aware we don't have a Pine Street adjacent
21 to our downtown, which is not an issue because we
22 don't change it permanently. We can simply put a
23 ceremonial sign on Mechanic or Ferry or somewhere
24 else that is Pine Street and I will put a pink
25 sticker on it changing it to pink for the month

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1 of October. So the idea of creating this
 2 experience in part is a street sign, so that's
 3 the first part.
 4 The second part is, I turn the entire
 5 town pink. So what that meant was, the Michener,
 6 the Mercer, the County Theatre and about 150
 7 retailers turned their exterior illumination
 8 pink. Another part of experiencing the -- as
 9 opposed to just attending an event -- excuse me.
 10 So if you move on, you'll see I bought movie gels
 11 --
 12 Scroll. Yeah, right there.
 13 -- and we were able to gel the lamps
 14 and we changed 45 street lamps throughout the
 15 town. This year we're upping it to 90 very
 16 cheaply. It was manpower of one day and about
 17 \$200 to change all those lights. In the end it
 18 had a pretty powerful effect.
 19 So you can scroll through, again.
 20 There's the courthouse. And we'll move
 21 on to the scavenger hunt. So another part of the
 22 Mercer interactive situation with Pine2Pink what
 23 I think makes it different and stand out, is I
 24 launched an app that's free. You download the
 25 app and through the app, you can find 200 virtual

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1 year will be Pine2Pink. We hope to have 3 to 350
 2 people there and raise a lot of money for the
 3 foundation. I also am having a Yoga Fest outside
 4 of the Mercer. I'm having Ladies' night out,
 5 Peddler's Village and a movie night at the county
 6 theatre. So it's a good way to get people
 7 involved in the organization.
 8 The snapshot for last year was 21
 9 sponsors, 43 partners, 3 media sponsors, a
 10 digital partner and a video partner. And the
 11 fact that Pine2Pink is scaleable and the proof of
 12 that is there's 5,000 Pine Streets across the
 13 United States. So in the success which I'm
 14 having, my plan is to scale this across the
 15 country, but my pinnacle for Pine2Pink and for my
 16 foundation, is local for local. So the money
 17 raised stays to help the local patients.
 18 This you can scroll through quickly.
 19 But it's just to show a little bit of
 20 the press, which we got tons of, over about an
 21 eight-week period. Couple proclamations, we're
 22 in the parade.
 23 So what do I ask of New Hope is the
 24 last slide. I'd like you to help me identify a
 25 street that we can change the sign for the month

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1 ribbons that I planted all throughout town inside
 2 retailers and other points of interest. So I was
 3 able to get people to engage and disengage
 4 throughout this app scavenger app the entire
 5 month.
 6 What did it do? It brought footfall,
 7 it sparked commerce, we got people in the stores
 8 they normally would never be. So you hold your
 9 phone up, you see a pink ribbon, touch your phone
 10 and go to your counter. I had over a hundred
 11 prizes affiliated with the app. And like I said,
 12 I had 200 ribbons in Doylestown and parts of the
 13 Peddler's Village. This year, obviously, I'm
 14 hoping to include New Hope in that.
 15 The other thing we did was proceed
 16 splits. So we had about 25 throughout town and
 17 it was up to the individual store owner to do
 18 what they wanted if they wanted, but we would
 19 have a pink godzilla roll at 86 West for
 20 Pine2Pink and the proceeds from that or the
 21 Pine2Pink pizza from Jules, that sort of thing.
 22 And then we hosted a bunch of amazing
 23 events. So this year, I'm sure you're all aware
 24 it's in its 10th year, Couture For A Cure happens
 25 at Hotel Du Village; the beneficiary of that this

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1 of October from Pine to Pink. I'd like to change
 2 as many of the lights as possible and we can kind
 3 of collaborate on how to do that on municipal
 4 buildings, the borough and whatever lamps will
 5 make sense through town. Like I said, we had a
 6 big undertaking last year. It worked really well
 7 as the first year for Doylestown. I'd like to
 8 try to replicate as much of that as we can here.
 9 And then support the efforts working
 10 with the Chamber. So I don't know if all you are
 11 privy, but I met with Terry and the Chamber, they
 12 are on board with Pine2Pink and give the full
 13 support. So really with your guys okay, off we
 14 go and that's really everything for tonight.
 15 MS. GERING: Thank you.
 16 Does council have any questions?
 17 MAYOR KELLER: Yes. Does it have to be
 18 a primary street, is that your hope? In other
 19 words, the major roads are all state roads.
 20 KEITH FENIMORE: It doesn't have to be
 21 like -- is Mechanic Street, would that be
 22 considered a primary?
 23 MAYOR KELLER: No, that's secondary.
 24 KEITH FENIMORE: Yeah, that Ferry, any
 25 -- it can be a smaller road like that,

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1 absolutely.
 2 MAYOR KELLER: So Parry to Pink, I
 3 think sort of North Main, that's not where you
 4 want to do it?
 5 KEITH FENIMORE: Yeah, no.
 6 MAYOR KELLER: You can do Ferry or --
 7 you're thinking Ferry or Mechanic?
 8 KEITH FENIMORE: Maybe Ferry or
 9 Mechanic and I think I counted four posts. So it
 10 would just be putting a sign on those four posts,
 11 I guess, which would be the run of Mechanic in
 12 town.
 13 MS. GERING: Any other questions?
 14 Any questions from the public or
 15 comments?
 16 Can you come up here, please.
 17 Identify --
 18 JIM FREEO: I'm just curious how to
 19 generate.
 20 MS. GERING: Can you identify yourself
 21 please and your address?
 22 JIM FREEO: Yeah, I'm Jim Freeo and I
 23 live here in New Hope.
 24 MS. GERING: Address, Jim?
 25 JIM FREEO: 186 South Main.

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1 FRED WILLIAMSON: My name is Fred
 2 Williamson. I've known Keith since he was a
 3 child. I have seen a lot of worthwhile programs
 4 in my life, breast cancer touches everyone.
 5 Everyone knows someone or has someone in their
 6 family that have experienced this in our society.
 7 He does this for nothing. He spends hours and
 8 hours and hours of his own time taking that time
 9 away from his family and his friends because this
 10 cause is very near and dear to his heart.
 11 This is something Louise and I are very
 12 proud to sponsor the first year and we'll
 13 continue to sponsor. We're just so proud of
 14 Keith and anything we can do to help his cause
 15 and to help this event, we would certainly be
 16 behind it a hundred percent. Thank you very
 17 much.
 18 MS. GERING: Thank you.
 19 Any other questions or comments?
 20 BEN DUENSING: I'm Ben Duensing. I'm
 21 probably the newest --
 22 MS. GERING: Your address, please.
 23 BEN DUENSING: It's 15 North Main. I
 24 just opened the Sunbeam General Store. I love to
 25 support anything like that. Anything, you know,

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1 I was just curious how do you generate
 2 the donations, the revenue to support the effort?
 3 You mentioned the shops, but I didn't quite catch
 4 all that.
 5 KEITH FENIMORE: Okay. So the way we
 6 generate the funds and the money; personal
 7 donations of people that go on the website and
 8 they can donate that way, we donate a lot -- we
 9 generate a lot there. We have sponsors, the
 10 sponsors are paid sponsors tiering from 1,000,
 11 5,000 and 10,000 depending on the integration;
 12 got money there. People hold events for me like
 13 Couture For A Cure. This year, for example,
 14 Nights of Columbus in Doylestown through the Pink
 15 Gala, and we made \$10,000 in one night.
 16 So things tend to materialize and come
 17 from amazing places and we've been able to raise
 18 quite a bit in a short amount of time. It comes
 19 a little bit from the public, little bit from the
 20 businesses, little bit from events and that sort
 21 of thing that people want to get involved with
 22 and help raise.
 23 MS. GERING: Any other comments?
 24 Yes, can you please come identify
 25 yourself and your address please?

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1 that we kind of get together to kind of raise
 2 more money and a lot of times these things happen
 3 in such a way -- sounds pretty major and awesome
 4 too.
 5 KEITH FENIMORE: Appreciate it, wow.
 6 Thank you.
 7 MS. GERING: Thank you so much.
 8 The way we'll handle this is, you can
 9 work with the borough staff to see what's
 10 required for you to do and you can reach out to
 11 EJ. I'm sure she can give you good guidance.
 12 KEITH FENIMORE: Sounds good.
 13 MS. GERING: Look forward to seeing you
 14 in October with all the pink lights. Thank you.
 15 (Audience applause.)
 16 MS. GERING: Council had executive
 17 session tonight prior to this meeting to discuss
 18 litigation.
 19 Next on agenda is we are looking to
 20 engage into a contract with Dale Wilcox, is a
 21 communications consultant. And what he would be
 22 doing for us is, he would be doing a newsletter
 23 for the borough. He would also do news releases
 24 for us, update our website and do some guidance
 25 on our Facebook page.

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1 Any questions from council?
 2 MS. McHUGH: I think it's a great idea.
 3 MS. GERING: Any questions from the
 4 audience?
 5 Can I have a motion to approve hiring
 6 Dale Wilcox?
 7 MS. McHUGH: I'll make that motion.
 8 MS. GERING: Second?
 9 MS. RETTIG: I'll second it.
 10 MS. GERING: All in favor?
 11 COUNCIL MEMBERS: Aye.
 12 MS. GERING: Thank you.
 13 Next, we need a resolution to establish
 14 guidelines for travel for our employees. And
 15 what that is, up to now the borough hasn't had
 16 any. So what that would be is that they can't
 17 spend more than \$250 a day prior to having
 18 approval. If they -- for meals it's \$15 for
 19 breakfast, 20 for lunch and 25 for dinner. And
 20 they will also have to fill out a expense report
 21 that needs to be submitted for payment.
 22 Can I have a motion to pass this
 23 resolution?
 24 MR. DOUGHERTY: I'll make that motion.
 25 MR. MAISEL: Second.

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1 MS. LEE: Yeah, if we wanted to
 2 authorize for the other two as well pending that
 3 we receive the certificates.
 4 MS. McHUGH: I can't hear you.
 5 MS. KINGSLEY: There's no certificate
 6 of insurance.
 7 MS. LEE: Right. The request was that
 8 council also authorize the July and August
 9 fireworks pending that we receive the appropriate
 10 certificates of insurance.
 11 MS. GERING: Did we need to amend that
 12 motion?
 13 MR. WALSH: It can be a second motion.
 14 MS. GERING: Can we have a second
 15 motion here?
 16 MS. McHUGH: I'll make that motion.
 17 MR. MAISEL: I'll second it.
 18 MS. GERING: All right. All in favor?
 19 COUNCIL MEMBERS: Aye.
 20 MS. GERING: Thank you.
 21 MR. MAISEL: The fireworks were
 22 actually great, I think on Friday night. I don't
 23 know if everyone saw them.
 24 MS. McHUGH: I agree.
 25 MR. MAISEL: They were fantastic. And

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1 MS. GERING: All in favor?
 2 COUNCIL MEMBERS: Aye.
 3 MS. GERING: Thank you.
 4 We had fireworks already and in order
 5 to -- we gave them a verbal approval, but we need
 6 to do it formally here. I'd like to have a
 7 motion to approve the fireworks.
 8 MS. McHUGH: I'll make that motion.
 9 MS. GERING: Second?
 10 MR. MEYER: Second.
 11 MS. GERING: All in favor?
 12 MS. KINGSLEY: Question.
 13 MS. McHUGH: Aye.
 14 MR. MEYER: Aye.
 15 MS. RETTIG: Aye.
 16 MS. GERING: I'm sorry. Questions?
 17 MS. KINGSLEY: They had a certificate
 18 --
 19 MS. GERING: That was just for the
 20 first fireworks that they did.
 21 MS. KINGSLEY: I understand that.
 22 MS. GERING: They have to submit more
 23 certificates for the following.
 24 MS. KINGSLEY: That was my question, do
 25 we have any certificates --

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1 I don't think the noise -- I know they were sound
 2 -- they were considered noiseless or something --
 3 silent. I mean, they still had a great look and
 4 sound to them, so whatever they did, they did a
 5 great job.
 6 MS. GERING: That's great. Everybody
 7 loves fireworks.
 8 Okay. We have certificates of
 9 appropriate that need to be approved. One is 6
 10 Stockton Avenue for new signage.
 11 Can I have that motion?
 12 MR. DOUGHERTY: I'll make that motion.
 13 MS. GERING: Second?
 14 MS. RETTIG: I'll second it.
 15 MS. GERING: All in favor?
 16 COUNCIL MEMBERS: Aye.
 17 MS. GERING: Next is 36 West Bridge
 18 Street for new signage.
 19 These have all been approved by HARB by
 20 the way. Can I have a motion for approval?
 21 MS. McHUGH: I'll make that motion.
 22 MS. GERING: Second?
 23 MR. MEYER: Second.
 24 MR. DOUGHERTY: Just one thing, they
 25 weren't approved by HARB, they were recommended

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1 for COA by HARB.
 2 MS. GERING: Okay. Thank you.
 3 All in favor?
 4 COUNCIL MEMBERS: Aye.
 5 MS. GERING: 10 West Randolph for
 6 repainting exterior and roof replacement.
 7 Can we have a motion for approval?
 8 MR. MEYER: Move.
 9 MS. GERING: Second?
 10 MR. DOUGHERTY: Second.
 11 MS. GERING: All in favor?
 12 COUNCIL MEMBERS: Aye.
 13 MS. GERING: 15 North Main Street for
 14 new signage.
 15 Can we have a motion to approve?
 16 MS. McHUGH: I'll make that motion.
 17 MS. GERING: Second?
 18 MR. MEYER: Second.
 19 MS. GERING: All in favor?
 20 COUNCIL MEMBERS: Aye.
 21 MS. GERING: 142 South Main Street for
 22 new fence.
 23 Can we have a motion for approval?
 24 MS. McHUGH: I have to recuse myself
 25 from that.

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1 MS. GERING: All in favor?
 2 COUNCIL MEMBERS: Aye.
 3 MS. GERING: Next, we have 182 South
 4 Main Street. Come on up.
 5 BRUCE LOTIER: So we're here today to
 6 -- as a follow on to our last work -- the
 7 workshop meeting.
 8 MS. GERING: I'm sorry. Could you
 9 state your name for the record, please?
 10 BRUCE LOTIER: Oh, I'm sorry. Bruce
 11 Lotier, 182 South Main.
 12 MR. WALSH: All of you.
 13 MS. GERING: All three of you.
 14 CHRIS PROBERT: Chris Probert.
 15 RALPH FEY: Ralph Fey.
 16 MS. GERING: Thank you.
 17 BRUCE LOTIER: So we're here to -- as
 18 part of the follow on from the workshop meeting
 19 we had a few weeks ago where we were given some
 20 recommendations and some considerations to look
 21 into. So the agenda, as you see, we'll go
 22 through what we presented on the 22nd of May, the
 23 3rd of June, the 18th that we're prepared to go
 24 through now.
 25 Just to set the stage for -- I'm sure

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1 MS. GERING: All right.
 2 MS. KINGSLEY: I am also recused from
 3 that.
 4 MR. MAISEL: I'll make that motion.
 5 MS. GERING: Second?
 6 MR. MEYER: Second.
 7 MS. GERING: All in favor?
 8 MR. MAISEL: Aye.
 9 MR. DOUGHERTY: Aye.
 10 MS. GERING: Aye.
 11 MR. MEYER: Aye.
 12 MS. RETTIG: Aye.
 13 MS. GERING: 93 West Bridge Street for
 14 replacement of a roof.
 15 Can we have a motion for approval?
 16 MR. DOUGHERTY: I'll make that motion.
 17 MS. McHUGH: I'll second.
 18 MS. GERING: All in favor?
 19 COUNCIL MEMBERS: Aye.
 20 MS. GERING: Next is 80 West Bridge
 21 Street for new signage.
 22 Can we have a motion for approval?
 23 MS. RETTIG: I'll make that motion.
 24 MS. GERING: Second?
 25 MR. MEYER: Second.

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1 the council members remember the house, but for
 2 anyone here, we're talking about the replacement
 3 of 182 South Main, the blue house at the
 4 beginning of the south end of town.
 5 So based on the meeting that we had
 6 last time and the recommendations from that, and
 7 the advice that we took from Mr. Wise of things
 8 to consider, we started first with -- we'll talk
 9 to this one. We started first looking at the
 10 transom glass that was proposed to us or
 11 recommended that we look at removing the transom
 12 glass. When we did that -- and we did -- we said
 13 okay, we can do that. We looked at it and then
 14 from an architectural perspective, we looked at
 15 it and then said we had an opportunity at that
 16 point to reduce the height of the building. So
 17 as a consequence to that, we reduced the height
 18 down 12 inches lowering the front of that making
 19 it look a little more consistent and reducing
 20 some of the mass, I think some of the concerns
 21 were around.
 22 In addition to that, we were given some
 23 advice to try to look at the windows and put
 24 mullions around the windows. We looked at a
 25 wider mullion now that we found from a different

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1 type of window to be able to help that. And it
2 gives it somewhat of a sash window look, which is
3 one of the other recommendations that was -- that
4 came from Mr. Wise.

5 We equally reduced the size of the
6 stone front on that, keep that proportion with
7 the rest of the house as we lowered that. We
8 heard the advice and recommendations on softening
9 the colors, to make the colors more consistent
10 with the houses next door and the Odette's that
11 moved. Trying to keep more with the earth tones
12 versus the grays.

13 And last but not least, we looked at
14 the garage doors. We tried different types of
15 garage doors in trying to see how they would fit.
16 Came to the ones that you'll see here, reducing
17 the color, which also reduces the mass of the
18 color on the front, which I think there were some
19 concerns about, you know, the dark cedar and that
20 look.

21 So just going through, that was what we
22 originally presented on the 22nd. What we came
23 with on the 3rd of June. We moved the yellow car
24 off the sidewalk as well.

25 MS. GERING: I like that car.

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1 Can I have a motion for approval?

2 MS. McHUGH: I'll make that motion.

3 MS. KINGSLEY: Second.

4 MS. RETTIG: I'll second it.

5 MS. GERING: All in favor?

6 COUNCIL MEMBERS: Aye.

7 MS. GERING: Congratulations.

8 Next we have a consent agenda. I'd
9 like to have the minutes approved from the May
10 22nd meeting and our June 3rd workshop. And also
11 for accounts payable in the amount of 254,436.24
12 and that was for May 22nd; and then June 5th
13 payroll in the amount of 91,161.64; and
14 61,697.87.

15 Can I have a motion for approval?

16 MS. McHUGH: I'll make that motion.

17 MS. GERING: Second?

18 MR. DOUGHERTY: I'll second it.

19 MS. GERING: All in favor?

20 COUNCIL MEMBERS: Aye.

21 MS. GERING: Council reports.

22 Park and rec.

23 MS. RETTIG: There's a meeting this
24 coming Monday and other than that, nothing to
25 report.

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1 BRUCE LOTIER: We -- as you can see, we
2 removed the transom glass from the top that was
3 -- you know, you can't see it on there. So just
4 underneath, we added the mullions that go across
5 and the rest you can see with the trellis and so
6 forth that are going there to soften the whole
7 front effect.

8 The next one is just the same thing
9 with vegetation on it. So you're now starting to
10 see with the bushes and the fencing and so forth
11 on the front of the house. And then the next is
12 just with two cars instead of three cars. So you
13 kind of get that effect of what it's going to be
14 now and consistent with the houses on either
15 side. And then that's the closing.

16 Any questions?

17 MS. GERING: Well, I have to compliment
18 you, you've come a long way.

19 BRUCE LOTIER: Thank you.

20 MS. GERING: Any questions from council
21 or comments?

22 MS. McHUGH: I think it looks fabulous,
23 it looks great.

24 MS. GERING: Any comments from the
25 public?

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1 MS. GERING: Shade tree.

2 MS. McHUGH: We have our meeting
3 tomorrow and next month they're doing a
4 presentation of where we are year-to-date with
5 some photos of the trees we planted and our
6 porous paved pit foundations.

7 MS. GERING: Thank you.

8 Finance committee, Dan.

9 MR. DOUGHERTY: The finance committee
10 meets monthly. We are actually continuing to
11 nail down more and more reporting out to council.
12 We hope over the next few months you'll have some
13 budgetary projections between now and the end of
14 the year, as far as income and expenses so we can
15 project out. Everything appears very healthy at
16 this point.

17 On a secondary note, we actually had a
18 -- and this is sort of -- what we're trying to do
19 as a council is, things that have a monetary
20 impact, have them at least bounced past the
21 finance committee. While the finance committee
22 does not have authority to approve itself, to
23 approve exceptions such as the one I'm about to
24 describe, the finance committee looks at it in
25 advance in bringing to the broader council.

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1 So in this particular case, New Hope
 2 Manor, which is the -- it's sort of up on Sugan
 3 Road next to the fire company, New Hope Manor
 4 wants to put a new sign on their property out
 5 front and it's -- there's a permit charge for
 6 that and for multifamily or multiunit, the way
 7 our zoning -- I'm sorry, permit code is written,
 8 you have to pay a certain amount for each living
 9 -- each habitable unit in addition to the flat
 10 fee.

11 Well, it turns out for them to get this
 12 sign, the fee, the permit fee would be about
 13 \$14,000. So because there's 94 units and the way
 14 -- it's normally written this way, frankly if
 15 you're going to put a 15 unit apartment building
 16 in the town, the concept is, it's 15 units times
 17 this amount of money and that's sort of a permit
 18 fee. All towns do this. In this particular
 19 case, since it's non-for-profit type
 20 organization, it just clearly doesn't make a lot
 21 of sense to try to charge \$14,000.

22 That said, the finance committee
 23 doesn't have any kind of authority to waive that
 24 fee, but it is the recommendation of the finance
 25 committee to council that a fee adjustment be

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1 MR. MEYER: Second.
 2 MS. GERING: Any questions from
 3 council?

4 Any questions from the public?
 5 Yes, Joe. Would you please come up and
 6 identify yourself?

7 JOE BALDERSTON: I think by now
 8 everybody knows me, I've been in New Hope 77
 9 years. Hi, my name is Joe Balderston.

10 MS. GERING: Your address, please.

11 JOE BALDERSTON: Excuse me?

12 MS. GERING: Your address, please.

13 JOE BALDERSTON: 25 North Main Street,
 14 19 North Main Street, 21 North Main Street and I
 15 also own property on Railroad Avenue.

16 Interesting point you brought up about
 17 this fee charge. It got my mind to wondering
 18 with all the wonderful things that are happening
 19 in New Hope with these expansions where people
 20 will be staying overnight, that kind of becomes a
 21 one night residence or maybe a week residence.
 22 How do those places, let's say -- I don't want to
 23 mention any, but I know that there are some
 24 places being built with 34 rooms -- how will they
 25 apply for a sign permit now?

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1 made in this particular case. So I'll just
 2 propose that.

3 The proposal that the finance committee
 4 came up with is to reduce the fee to a more
 5 normative of a nonresidential use structure fee,
 6 which is another separate fee, which is about
 7 \$1500 and then just charge 500 for one unit. So
 8 instead of a \$14,000 fee, the finance committee
 9 is basically recommending that the fee for this
 10 particular sign not be 14,000 but instead be
 11 \$2,000, so I guess that's --

12 Tina, does that --

13 MS. RETTIG: Yes.

14 MR. DOUGHERTY: -- describe what we --

15 MS. RETTIG: Accurate representation of
 16 what we discussed.

17 MR. DOUGHERTY: So EJ or TJ could
 18 probably advise us, is this the type of thing
 19 that council would have to vote on to adjust the
 20 fee and we vote in a public meeting?

21 MR. WALSH: Yes. You need a motion.

22 MR. DOUGHERTY: So I would like to make
 23 a motion to adjust the fee for the Manor -- the
 24 New Hope Manor, the zoning application fee from
 25 \$2,000, a flat \$2,000.

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1 MS. GERING: Are you asking for --

2 JOE BALDERSTON: I'm asking council how
 3 will they apply.

4 MS. LEE: Jim, are they counted as --

5 MR. ENNIS: So this is not -- there was
 6 some. This is a zoning hearing board -- a
 7 potential zoning hearing board application fee.
 8 This is not a sign permit application fee. So
 9 the zoning hearing board application fee, the way
 10 that they charge multifamily use types is the per
 11 unit of -- I forget the actual fee off the top of
 12 my head, but it would've been astronomical for
 13 this particular property to have to pursue a sign
 14 variance.

15 MR. DOUGHERTY: So it's not actually
 16 for the si --

17 MR. WALSH: No.

18 MR. DOUGHERTY: It's the application
 19 fee for the sign. So I think I skipped a step in
 20 there, right, Jim? Basically this application
 21 fee --

22 MR. WALSH: The zoning hearing board.

23 MR. DOUGHERTY: -- to the zoning hear
 24 -- for the sign. Okay. I'm sorry.

25 MR. ENNIS: That's exactly it. So it's

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1 more about when this property actually has to go
 2 for a variance on the sign dimensions, we don't
 3 want to outrageously charge them unfairly for
 4 what normally our fee schedule would be for a
 5 multifamily use type, and so that's what this is
 6 about. So the sign permit application fee is an
 7 entirely different matter that really just gets
 8 charged per the dimensions of the sign for
 9 whatever the use is.
 10 JOE BALDERSTON: Okay. Thank you for
 11 that explanation.
 12 May I ask another question? When you
 13 were talking about the shade tree, I don't think
 14 you asked for any public.
 15 MS. GERING: You're correct.
 16 JOE BALDERSTON: May I address
 17 something?
 18 MS. GERING: Please, go ahead.
 19 MR. DOUGHERTY: Well, there's a motion.
 20 Isn't there a motion on the floor?
 21 MS. GERING: Let's finish this motion,
 22 then we'll let you ask your question.
 23 MR. DOUGHERTY: I think there's a
 24 motion on the floor, but I think just because we
 25 can't just discuss something totally different

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1 JOE BALDERSTON: That's all right. I
 2 understand.
 3 Ms. McHugh, is it?
 4 MS. McHUGH: Yes, it is. It's Laurie.
 5 JOE BALDERSTON: Laurie, thank you. I
 6 believe you said that you're looking at some
 7 locations to plant some trees?
 8 MS. McHUGH: No, we planted a tree in
 9 honor of Arbor Day.
 10 JOE BALDERSTON: Oh, okay. 'Cause I
 11 was curious of what location that was. I removed
 12 two trees on North Main Street several years back
 13 and I had to pay two different locations to
 14 install my own trees, which were approved by the
 15 Shade Tree Commission at that time, which is
 16 taken from that book that PECO recommends.
 17 MS. McHUGH: Yes, for under the wires?
 18 JOE BALDERSTON: Yes.
 19 MS. McHUGH: Yes.
 20 JOE BALDERSTON: So I'm wondering if
 21 somebody takes a tree down they have to pay to
 22 replace it.
 23 MS. McHUGH: Yes, yes. And they have
 24 to get it approved by the Shade Tree Commission.
 25 JOE BALDERSTON: Thank you.

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1 while this motion's on the floor.
 2 MS. GERING: Yeah, let's finish this
 3 one.
 4 MR. DOUGHERTY: We can come back to
 5 that.
 6 MR. WALSH: So just to clarify, the
 7 motion is to adjust the zoning hearing board
 8 application fee, not the sign permit fee.
 9 MR. ENNIS: That's correct.
 10 MR. DOUGHERTY: I'll make that motion.
 11 I'm sorry, I think I'm calling the motion is what
 12 --
 13 MS. GERING: You made the motion.
 14 Can we have a second?
 15 MR. MEYER: Second.
 16 MS. GERING: Any other discussion?
 17 All in favor?
 18 COUNCIL MEMBERS: Aye.
 19 MS. GERING: Opposed?
 20 Thank you, everybody.
 21 All right. Planning commission did you
 22 -- do you have a report?
 23 I'm sorry, Joe. Come on up and ask
 24 your question for the tree commission. I'm
 25 sorry.

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1 MS. McHUGH: You're welcome.
 2 MS. GERING: Any report from the
 3 planning commission?
 4 MR. MEYER: No.
 5 MR. WALSH: Have they met lately?
 6 MR. MEYER: We have not met lately.
 7 MS. GERING: Zoning met last month in
 8 reference to Mechanic Street property, the old
 9 Chateau Exotique and they got -- they did get
 10 approval to convert it to a residential property
 11 from commercial.
 12 HARB?
 13 MR. MAISEL: No report.
 14 MS. GERING: Okay. All right. We have
 15 two applicants. The first one is 308 South Main
 16 Street.
 17 MR. ED MURPHY: Good evening. I'm Ed
 18 Murphy. To my left is Rich Zavetta. We are here
 19 tonight on behalf of Gateway to talk about the
 20 pending zoning hearing board application
 21 involving the reconstruction of 306-308 South
 22 Main Street. I'll wait a second while the plans
 23 get circulated.
 24 I don't care if TJ or I provide some
 25 background, but this one unlike the next one, has

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1 a little bit of a history to it. Back in 2015, a
 2 nearly identical application was made by the
 3 applicant and relief was granted by your zoning
 4 hearing board. That decision was subsequently
 5 appealed for some technical reasons and the
 6 matter was remanded back to the borough. Nothing
 7 has happened in the interim until now when we
 8 have prepared and submitted an application, which
 9 as I said, is nearly identical to the one that
 10 was originally submitted. The building, unlike
 11 the first one is intended, which Rich will
 12 describe, to be constructed entirely on the
 13 existing foundation, there's no expansion on it
 14 at all.

15 UNIDENTIFIED SPEAKER: Microphone?

16 MR. ED MURPHY: Excuse me?

17 MS. GERING: Speak closer to the
 18 microphone.

19 MR. ED MURPHY: Better?

20 AUDIENCE: Yes.

21 MR. ED MURPHY: So what I thought we
 22 would do tonight is to have Rich sort of walk
 23 everyone through the components of what is
 24 proposed to happen as part of the reconstruction.
 25 Rich, as you know, has been involved in a number

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1 changing -- adding the pent -- correcting the
 2 pent roof on the end and we're now pulling apart
 3 dormers and commencing the restorative --
 4 painstaking restoration on existing windows.
 5 Unblocking the temporary block on the windows so
 6 we can start manufacturing the specialty windows
 7 that we previewed with the board earlier this
 8 year.

9 The hand split cedar shingles have now
 10 all been delivered and when our new covered rain
 11 forest environment ends, we'll be able to get the
 12 shingles rolling on very quickly there, sitting
 13 there waiting to be administered. So we're super
 14 excited to able to kick this off and are properly
 15 ready to administer staff to go. So that is off
 16 and running.

17 The other one as a brief update, the
 18 Union Mills that I visited with you on before, we
 19 now have all of our exterior stucco with
 20 painstaking reproduction of the art deco presence
 21 of its former self rekindled. And once again,
 22 we're ready to color coat and wrap up the
 23 exterior as soon as we can get a little bit of
 24 dry weather. So that equally will be wrapped up
 25 in short order. That's the brief update on what

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1 of the Gateway projects including, thankfully I
 2 know the chairwoman and others are pleased that
 3 there's now the exterior renovation actively
 4 ongoing at the relocated Odette's building, which
 5 is an issue that everyone is, I'm sure, pleased
 6 to see and which was the subject of a round table
 7 discussion in early June with DCNR, the Legion
 8 and representatives of the borough.

9 So if you'd like, Rich can give you a
 10 quick update on that progress and when we expect
 11 to see that completed and then he can move over
 12 to these plans for 306-308.

13 RICH ZAVETTA: Good evening. Brief
 14 update on the Odette's relocated building. We
 15 fortunately have been recently approved by
 16 Gateway and DCNR and have received the building
 17 permits as to administer the significant
 18 restoration process that we all spent many hours
 19 with HARB as we get, what I would call close to
 20 perfect as practical. So we are off and running.
 21 Travis has the site stabilized, we have
 22 legitimate (inaudible) erosion taking place. And
 23 we've now formally mobilized crews to start the
 24 restoration process.

25 That restoration process began by

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1 we're currently doing.

2 And to follow up with Mr. Murphy's
 3 introduction, the 306-308 structure.

4 Olivia, could you please bring up the
 5 first image.

6 This is a specific structure as it
 7 stands today. One of the big purposes for
 8 visiting with you this evening is to -- the
 9 reconstruction, as the existing structure, it's
 10 just a fraction over 65 feet above sea level and
 11 where we need to be is 72.60. So in essence, to
 12 get out of flood plain on that first floor, we
 13 have to go up 7.62 foot elevation literally to
 14 bring the building up. Our hopes are to seek
 15 your permission to reconstruct the building and
 16 in fact bring the foundation up to this
 17 appropriate specification.

18 The things that I learned very much so
 19 through my HARB time on the other buildings, I'm
 20 already putting to the new designs that I'm
 21 suggesting to you this evening. I don't want to
 22 over embellish and take too much time, so I'll
 23 just do a quick touch on how we came to the
 24 recommended design we have.

25 So, again, that is the current front.

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1 It's of my opinion that -- I don't know if the
2 laser will work on it -- but these appendages are
3 definitely not original and at some point were
4 additions and not an overly well thought out and
5 administered addition, but when we come back to
6 the main core of the house -- which we'll see in
7 the next image.

8 Olivia.

9 So this is what we're suggesting. The
10 image is a little hot with some color hues and so
11 forth in reproduction. But the core of the
12 building remains in the identical proportion to
13 the main width of the main box. And the other
14 thing that we've held and that you'll see
15 briefly, when we're doing an analysis side by
16 side, are the predominant cornices that are
17 somewhat unique that I do suspect are original on
18 the left and right flagged at the main structure.
19 So those are in fact maintained.

20 One of the challenges of this is, this
21 building equally has to have an ADA presence and
22 consequently ramping thereof. So one of
23 difficult parts is when it's climbing up in this
24 ramping effect because the building is in fact
25 elevated to meet the new flood plain elevation, I

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1 our street, again, at that seven and half foot
2 raise. We're actually significantly above the
3 street hence that presentation of the landscape
4 detail and the ramping coming up. These photos
5 are a little bit more correct, they've not gone
6 through digital reprocessing.

7 So as you can see, as I mentioned, in
8 our def -- in our opinion, most definitely
9 add-ons at some point in the history of the
10 building. This is taking the deck, we pulled
11 this exact level similar roof presence. And
12 moreover this cornice detail that you can see
13 coming across, which is I believe to be original
14 and of some significant architectural value,
15 we're replicating that. Where as we didn't mimic
16 the shed roof it's somewhat truncated on the
17 side. In this case we're simply bringing that
18 cornice down once again to suggest that it's a
19 shed dormer as opposed to a very corky oddly
20 pitched roof. So we're trying to respect the
21 architecture of the original.

22 Exterior materials, again, I'll be glad
23 to speak with HARB what our thought process is.
24 Currently on it is genuine asbestos siding. It
25 still has that horizontal or single flavor being

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1 didn't want to stripe the front up with excessive
2 railing. So I didn't want to have the rail
3 transgressing across that brick sideway. The
4 concrete sideway will be the public side, which
5 will equally continue right to the right onto the
6 connectivity. So we've been able to design some
7 landscaping detail so that we're meeting the
8 percentage grade requirements and then utilizing
9 a landscape terrace arrangement so that we meet
10 the safety and good practice for ADA, but also
11 it's complementary and pleasing. So it's very
12 tricky to adhere to the safety requirements and
13 still maintain the presentation that was
14 important to the Gateway group. We feel that
15 this in fact definitely addresses those issues.

16 All of our materials that we'll be
17 using will all fall under the HARB desired, such
18 as the simulated divided lights, appropriate
19 cornice wood, painted woods. I won't bore you
20 with all that detail, but I will certainly submit
21 that back to you as we get to that level.

22 Travis, could you just hold up those
23 two boards?

24 This is a side view on the screen and
25 this is showing you what's taking place. There's

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1 the asbestos siding. So are thoughts were that
2 we would actually use a sawn shingle application
3 and hence we're replicating some of the linear
4 coursing that we're seeing in the original; of
5 course, but in a much more attractive and
6 palatable material, but still offering the same
7 scale and flavor of what is currently there. The
8 shed dormer application would go back to
9 horizontal siding.

10 One more image, please.

11 So this, again, is showing the side by
12 side of what's taking place. As I mentioned
13 before, our -- we're emulating the existing
14 foundation plan, so we're not looking for
15 additional impervious we're following with what
16 is there. That's currently the rear of the
17 structure and it tends to appear that at some
18 point in the history of the world, there's been
19 some foundation adjustments at one point before,
20 whether it be from the 1955 flood events, but
21 there was some raising that has taken place
22 before. Again, you can see the road coming
23 across where that laser pointer would be and
24 we're several feet higher than the road in our
25 new application. So in essence, the better part

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1 of the first floor will be consumed by raising
2 the elevations.
3 The overall structure provides for
4 somewhat in the vicinity of 3,000 square feet.
5 In overall, we feel that the design exceptionally
6 responsible providing both the flood protection
7 while still respecting the architecture that's
8 there and possibly even cleaning up a few of the
9 add-ons that maybe perhaps more in keeping with
10 the original design.
11 MR. ED MURPHY: As Rich indicated, this
12 application in front of you is scheduled for the
13 zoning hearing board on July 11th. This is not
14 to supplant the submission of the application by
15 which to HARB. That's still to come and we'll
16 come here after that and then whatever
17 recommendation HARB makes will come to this body
18 again for a certificate of appropriateness. So
19 this is the first step for us to move ahead with
20 the reconstruction as Rich has described.
21 TJ, I don't think there's anything else
22 --
23 MR. WALSH: Do you run through the
24 variances because that was all historic district
25 stuff?

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1 MR. ED MURPHY: The only variance that
2 I --
3 MR. WALSH: There's six of them.
4 MR. ED MURPHY: Most of them are flood
5 plain related except the one that I think might
6 be of interest to council is what's the building
7 going to be used for. And it is intended to be
8 an integral part of the River House at Odette's.
9 It is not intended to be something separate and
10 apart from that. It can only be occupied by
11 folks that are staying or having an event at the
12 River House. So it's not to be an independent
13 operation beyond Odette's, so that's we've asked
14 for relief to have an in-use applied to that
15 particular property.
16 MR. WALSH: So an in-house, right, Jim,
17 is, not permitted in that district?
18 MR. ENNIS: That's correct.
19 MR. WALSH: So that's a use variance is
20 the one and the other five as Mr. Murphy
21 indicated, are more dimensional in nature having
22 to do with expansion in a flood plain, having to
23 do with a setback if I'm reading it right.
24 MR. ED MURPHY: Right.
25 MR. WALSH: And then expansion of a

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1 nonconforming structure.
2 MR. ED MURPHY: Right.
3 MR. WALSH: Just categorizing, not --
4 so that's the summary of relief.
5 MR. WALSH: Do you have a hearing date?
6 MR. ED MURPHY: Don't you listen to me?
7 MR. WALSH: No.
8 MR. ED MURPHY: I said July 11th.
9 MS. GERING: I have a question. I
10 think it's lovely your design, it kind of fits
11 there. Can you talk about the sidewalks? I
12 drive past that property all the time and you're
13 going to be linking into Gateway property. So I
14 guess there's two questions. Will the sidewalks
15 link to the major building that you're having?
16 That's my one question. And the second question,
17 how will the sidewalk incorporate for people who
18 want to walk into downtown New Hope? So that's
19 two questions.
20 MR. ED MURPHY: I can answer the first
21 one, maybe Rich can deal with the second one.
22 Yes, it is intended that the sidewalk
23 from Union Mills would be extended 306-308 and
24 then extend down within the right-of-way of the
25 River Road, but behind the guardrail to reach

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1 Odette's. That plan is pending, it requires
2 approval by DCNR because it is DCNR property and
3 it also requires the approval of PennDOT because
4 it's within the PennDOT right-of-way. We have
5 had --
6 And I think, Connie, we talked about it
7 briefly at the June 4th had round table, but DCNR
8 has endorsed that plan to extend the sidewalk
9 across its property. And PennDOT, we are
10 waiting, a final plan incorporating DCNR comments
11 with PennDOT has seen an informal version and
12 they've indicated they would approving it. So,
13 yes, there will be a sidewalk that extends from
14 Union Mills all the way down to the River House
15 at Odette's property.
16 MS. GERING: So now let's talk about
17 coming into downtown New Hope. Is there going to
18 be a sidewalk coming up this way? Because you
19 know people are going to want to walk into town.
20 MR. ED MURPHY: We had proposed a
21 sidewalk previously, but I think there was some
22 resistance from some of the adjacent property
23 owners getting closer to town for fear that the
24 sidewalk would be too close to their front door.
25 So as I sit here, I don't think there is approval

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1 to extend the sidewalk further north on the --
 2 within the right-of-way of River Road. So we are
 3 happy to explore it, we're happy to do it. If we
 4 need to secure -- or maybe have another meeting
 5 with people to try to revisit that issue, we can
 6 do it. We're certainly happy to do it.
 7 MS. GERING: Yeah, because that gives
 8 me pause there because you know people are going
 9 to walk into town, have a couple drinks and then
 10 they're going to be walking in the middle of the
 11 road, which is major --
 12 MR. ED MURPHY: The other route you
 13 will be walking around the back through the
 14 pedestrian --
 15 MS. GERING: Exactly. So that's why if
 16 maybe in some way that could be addressed.
 17 MR. ED MURPHY: Well, as you may
 18 recall, when we were at the June 4th meeting, we
 19 talked about the potential of converting that
 20 temporary pedestrian bridge to something more
 21 permanent that requires some additional level of
 22 approvals, which we're committed to investigate.
 23 And DCNR has happily has agreed to work with us
 24 to try to make that happen. So hopefully there
 25 will be some access from the River House to

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1 is a gross floor area, the word deck here, it
 2 says 370 square feet, that has the garage at 400
 3 feet dot, dot, so then it says deck, 370 square
 4 feet deck? Where is that?
 5 RICH ZAVETTA: The house itself --
 6 Can you go to the rear elevation just
 7 for a second?
 8 The house itself, measuring the home as
 9 I would typically measure based on exterior
 10 dimensions, not counting stairwells on the second
 11 floor, measures 2,960 feet of actual structure
 12 area.
 13 MR. DOUGHERTY: So that is 370 square
 14 feet there, new deck is going to be 225 it looks
 15 like, correct?
 16 RICH ZAVETTA: The new deck on the rear
 17 is a forthcoming design that we're still working
 18 on and that is a two tier deck on the back, so I
 19 -- I'm still working on concept for the deck at
 20 this point on the rear. I thought it
 21 inappropriate to, at a minimum, get you the
 22 primary front and public use end than use of the
 23 building on front and side.
 24 MR. DOUGHERTY: Thank you.
 25 MR. MEYER: This is not, I guess, a

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1 downtown, whether we can scoot it in along River
 2 Road, that's to be decided, but we're happy to
 3 participate in that.
 4 MS. RETTIG: Will there still be access
 5 from the canal path?
 6 MR. ED MURPHY: Yeah. With Odette's?
 7 Yes.
 8 MS. RETTIG: And what about from
 9 306-308 now, will they be able to access -- so
 10 what I'm understanding is, they'd be able to
 11 access Odette's and then -- or the River House, I
 12 should say --
 13 MR. ED MURPHY: Right.
 14 MS. RETTIG: -- and then walk in on the
 15 canal path?
 16 MR. MEYER: If there's no other
 17 alternative.
 18 MR. ED MURPHY: That's correct.
 19 MS. RETTIG: Okay.
 20 MR. ED MURPHY: If we can create a
 21 forward path along River Road, we would do that
 22 -- yes, at a minimum, we have that.
 23 MS. GERING: Any other questions from
 24 council?
 25 MR. DOUGHERTY: It mentions that there

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1 matter for council, but let me clarify a little
 2 bit because I think is a zoning hearing board
 3 issue. You're talking about -- I mean, I love
 4 the plan, but this is not intended to be, and you
 5 emphasized this, a standalone in-use, right?
 6 Because that's not -- you know, this is going to
 7 be part of the entire River House development.
 8 MR. ED MURPHY: That's correct.
 9 MR. MEYER: Would you be willing to
 10 accept as a condition in terms of when you're
 11 going before the zoning hearing board, some
 12 provision to the effect that this -- the fact
 13 that this is being used as an inn is conditional
 14 on the fact that this is still part of the River
 15 House property. I'm trying to keep it from
 16 becoming a separate entity if you where I'm
 17 going.
 18 MR. ED MURPHY: Yeah, we agree.
 19 MR. MEYER: All right. Because I think
 20 they may be something that would be useful -- I
 21 think that would be a useful condition for kind
 22 of protecting --
 23 MR. ED MURPHY: We fully understand --
 24 MR. MEYER: -- the potential
 25 multiplicity of things in that area down below

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1 the main section of downtown.
 2 MR. ED MURPHY: Right.
 3 MR. MEYER: Thank you.
 4 MS. GERING: Any other questions from
 5 council or comments?
 6 Any from the audience?
 7 Council, would you like to stay
 8 neutral?
 9 MR. WALSH: Well, I think the motion
 10 would be I just write a letter that that
 11 condition be considered and attached to any
 12 relief and that would be your position.
 13 MR. DOUGHERTY: I think that's fine.
 14 MR. ED MURPHY: We love your support.
 15 MR. WALSH: But you'll take a
 16 nonposition, right?
 17 MR. MEYER: Fine.
 18 MS. GERING: Thank you.
 19 Next we have 300 West Bridge Street.
 20 MR. ED MURPHY: While the McCaffreys
 21 are coming --
 22 This is another happy occasion. This
 23 is an application that's being presented by Jim
 24 McCaffrey III, and Jim McCaffrey IV for the use
 25 of the former Staples space on the upside of the

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1 their plans for the store, but that's essentially
 2 the nature of the application, which is also
 3 going to be heard July 11th. Got that?
 4 MR. WALSH: What a convenient night.
 5 JIM McCAFFREY III: Well, thank you
 6 very much for agreeing to hear us so quickly as
 7 we've put a self-imposed imposed deadline --
 8 MS. GERING: Excuse me, could you
 9 identify yourself for the record?
 10 JIM McCAFFREY III: I'm Jim McCaffrey
 11 III and next to me is my son Jim McCaffrey IV.
 12 There is a fifth, he's not involved in business
 13 yet, 'cause he's only six and a half. This will
 14 be McCaffrey's seventh store. We -- you know,
 15 are a local family-owned business, Jim and I are
 16 the owners. We pride ourselves on being an asset
 17 to the communities that we serve. I personally
 18 make a commitment to each of the communities that
 19 we've gone into, to not only do business with
 20 that community to be a real asset and an integral
 21 part of that community.
 22 We do that in so many different ways
 23 with supporting hundreds of organizations in each
 24 of the communities that we're located. And we --
 25 as I said, we pride ourselves on being an asset

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1 town. The application itself is a little bit
 2 unusual only because you have an odd definition
 3 of what a retail store is. And as you can see
 4 from the application, it requests certain
 5 variances for items such as the ability for the
 6 Jims to offer alcoholic beverages within the
 7 store, have places that you can eat within the
 8 store, have functions that -- within the store
 9 that need the approval of the Bucks County Health
 10 Department and the like. So as Jim and I talked
 11 about the application is fairly technical in
 12 terms of some of the items of relief that are
 13 being sought.
 14 From a more practical standpoint, the
 15 McCaffreys want to add a couple of coolers, boxes
 16 in the rear of the store to accommodate the
 17 change in use. Obviously, staples didn't need
 18 it. And in the course of reviewing the survey of
 19 the property, there was nonconformity that
 20 appears to have been created some years ago that
 21 we're seeking now to seek approval and correct it
 22 and to also seek some rear yard relief in order
 23 to install the coolers.
 24 So it might be helpful if either Jim
 25 III or Jim IV talk for a couple minutes about

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1 in high quality, high service.
 2 MR. ED MURPHY: What's the nature of
 3 the store? Is it more like some of your larger
 4 stores or might like is considered a specialty.
 5 MR. ENNIS: This store is in between
 6 our traditional stores. Typically our
 7 traditional stores are about 40,000 to 43,000
 8 square foot. Doylestown, if anybody's familiar
 9 with Simply Fresh there, is 13,000 square foot.
 10 So this store will be 24,600, so we're kind of in
 11 between the two concepts. It will be a full
 12 service store. We intend to have, you know,
 13 prepare food all the different selections of deli
 14 meat, seafood, gourmet cheese. We operate
 15 essential commissary in Langhorne, Pennsylvania
 16 where we prepare all of our food and send it
 17 every night so it's fresh the next morning to
 18 each of our stores. You know, groceries will
 19 probably be a little limited in the sense of the
 20 square footage, but you'll be able to buy
 21 everything you buy at a typical grocery store.
 22 So I'll be glad to answer any questions
 23 if anybody has --
 24 MR. ED MURPHY: When do you expect to
 25 be open?

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1 JIM McCAFFREY III: We're hoping to be
 2 open in the fall to capture the holiday season.
 3 MR. WALSH: And there's no sign relief
 4 requested, nothing of that nature?
 5 JIM McCAFFREY III: No.
 6 MS. GERING: Any questions from
 7 council?
 8 MS. McHUGH: How many employees will
 9 you have?
 10 JIM McCAFFREY IV: We're still working
 11 on a head count right now. If I had to guess
 12 right now somewhere about 120.
 13 MS. McHUGH: Okay. Great.
 14 MS. GERING: I guess one of the
 15 questions I'm going to ask, and that's a big
 16 thing in New Hope, where are they going to park?
 17 JIM McCAFFREY IV: So I guess the flip
 18 answer is if we can operate in Doylestown, we can
 19 operate here, much smaller there. We're aware of
 20 the parking pressure on that parking lot. We
 21 believe that the peak for the Cornerstone, the
 22 other user there, does not coincide with our peak
 23 time. They're much stronger -- much busier in
 24 the morning where we tend to start up a little
 25 bit later in the afternoon.

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1 MS. GERING: Any other questions?
 2 Jim, is there anything we should be
 3 aware of?
 4 MR. ENNIS: No, other than the zoning
 5 ordinance really just does not allow for what
 6 would be normally defined as a supermarket for
 7 whatever reason.
 8 MR. WALSH: That's what I thought when
 9 I read it. I'm like -- and I'm going through the
 10 thing and I'm like where's the supermarket and
 11 it's --
 12 MR. ENNIS: It's not -- yeah.
 13 MR. WALSH: It's patched work all over
 14 the place.
 15 MR. ENNIS: Exactly, yeah. And it's
 16 very baffling because the retail use does
 17 specifically say you can sell food items, but at
 18 the same time, the requirement that anything that
 19 requires Bucks County Health Department approval
 20 is not allowed. So you can't sell any food
 21 items, it's very counterintuitive to try an allow
 22 a supermarket within the town.
 23 MS. GERING: Any comments from the
 24 public or questions?
 25 Geri?

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1 MR. WALSH: You don't have 120 at one
 2 time?
 3 JIM McCAFFREY IV: No, certainly not.
 4 The staff will be at one time will be 25 to 30,
 5 120 covering part-timers and various shifts. So
 6 we're very mindful of the parking, we'll make
 7 sure that our associates park in the most distant
 8 spaces available including the side of the
 9 building. We believe that are probably some
 10 ancillary users in that parking lot right now
 11 that may or may not be approved by the shopping
 12 center. So we're going to have discussion with
 13 folks that are using the parking lot and see if
 14 we can't --
 15 MR. WALSH: Offhand do you know the
 16 size of what the Super Fresh store was?
 17 JIM McCAFFREY IV: It was 19,600 square
 18 feet.
 19 MR. WALSH: So slightly smaller. So
 20 it's close apples to apples comparison as far as
 21 the FTE and the parking.
 22 JIM McCAFFREY IV: Correct, correct.
 23 MR. MAISEL: What are your anticipated
 24 hours of operation?
 25 JIM McCAFFREY IV: 7 a.m. to 9 p.m.

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1 GERI DELEVICH: Geri Delevich, 17 Old
 2 Mill Road. I'd like to say welcome, we're very
 3 excited. It's great for people who live in town
 4 can walk, we lost that ability especially in the
 5 Hispanic community a lot of them like to walk
 6 there. And I love that you can walk there in a
 7 snowstorm and, you know, it looks exciting. It
 8 looks beautiful too.
 9 JIM McCAFFREY IV: Thank you very much.
 10 MS. GERING: Any other comments?
 11 Council, would you like to stay
 12 neutral?
 13 MR. DOUGHERTY: You know, I -- frankly
 14 on the neutral aspect of things, there was a
 15 supermarket two doors away, I felt -- this seems
 16 to me to be such a -- I don't see the reason to
 17 be neutral, that's what I'm trying to say. I see
 18 the reason to be --
 19 MS. GERING: In favor.
 20 MR. DOUGHERTY: -- in favor.
 21 MS. GERING: We're thrilled to death
 22 that you're coming.
 23 So should we say we're all in favor?
 24 MS. McHUGH: Yes.
 25 MR. MEYER: Yes.

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1 MS. RETTIG: Yes, absolutely.
 2 JIM McCAFFREY III: Thank you so much.
 3 MS. GERING: Congratulations. Good
 4 luck at zoning.
 5 JIM McCAFFREY: We entered a 20 year
 6 agreement with New Hope, so we're getting to be a
 7 part of the community.
 8 MS. GERING: Yeah. You'll be greeted
 9 with open arms, I want you to know.
 10 JIM McCAFFREY IV: Thank you.
 11 MS. GERING: Yes, thank you.
 12 All right. Next we have our manager
 13 and solicitor's report.
 14 EJ, do you have any report?
 15 MS. LEE: I have nothing to report.
 16 MS. GERING: TJ, I know you have a
 17 report.
 18 MR. WALSH: Yes, I do. It's not on the
 19 agenda, so I'm just going to bring this up. The
 20 council about a year ago was considering an
 21 application for certificate of appropriateness
 22 for the applicant that's trying to redevelop the
 23 18-20 West Mechanic Street and at the time --
 24 property, excuse me. And at the time, the
 25 application was denied as being insufficient and

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1 borough has the plans, council has reviewed them
 2 individually and now we're prepared to do it in a
 3 public meeting where I'm going to request that
 4 council authorize a tentative settlement and
 5 resolution of the appeal based upon the plans
 6 that have been presented. We would use those
 7 plans to prepare a stipulation with the
 8 applicant. The stipulation would be filed with
 9 the court for the judge's approval saying the
 10 appeal is determined and resolved based upon the
 11 stipulation, based on the plans that have been
 12 agreed upon. And then the matter would come back
 13 here for final COA approval.
 14 So the only action I would ask for
 15 tonight is tentative approval authorizing Connie
 16 to sign, as council president, the stipulation to
 17 submit it to court, once it's been worked out
 18 with the applicant's attorney and I'm satisfied
 19 with it and EJ is satisfied with it. There's a
 20 motion in there.
 21 MR. DOUGHERTY: You need a motion?
 22 MR. WALSH: Correct.
 23 MR. DOUGHERTY: I would make that
 24 motion.
 25 MS. RETTIG: I'll second it.

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1 not meeting the standards of the historic
 2 district ordinance. That decision was
 3 subsequently appealed to court back in May,
 4 April, somewhere of 2018.
 5 Since that time, the applicant has met
 6 with two individuals of council who are actively
 7 involved in the -- let me back up. Two members
 8 of council had recused themselves from the
 9 beginning, it was Peter and Alison had recused
 10 themselves because they had interest or they
 11 owned property that was near 18-20 West Mechanic.
 12 So the five other members that you see sitting
 13 here, exclusive of the Mayor, are the individuals
 14 I'm referring to who are going to be considering
 15 this and have been active in the appeal.
 16 So since that appeal was taken by the
 17 applicant back in April or May of last year, the
 18 applicant has been meeting and trying to get a
 19 plan that's more palatable and more appropriate,
 20 meets the historic district ordinance. And just
 21 recently they have finally, I'll say, crossed the
 22 goal line. They finally got it as close as I
 23 think they are going to get. So we have the
 24 frame work of a tentative approval to resolve the
 25 appeal to court. And I have the plans, the

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1 MS. GERING: And all in favor, the five
 2 that can vote?
 3 MR. MAISEL: Aye.
 4 MS. McHUGH: Aye.
 5 MR. DOUGHERTY: Aye.
 6 MS. RETTIG: Aye
 7 MS. GERING: Aye.
 8 Opposed?
 9 Okay. You got the motion.
 10 MR. WALSH: Okay. Thank you all very
 11 much. That's all I have.
 12 MS. GERING: All right. Public
 13 comment.
 14 Polly Wood, come on up.
 15 POLLY WOOD: I bet you know why I'm
 16 here.
 17 MS. GERING: If you could state your
 18 full name.
 19 POLLY WOOD: Polly Wood, 88 Old York
 20 Road. So I'm representing the library. And once
 21 again, we are doing our community spelling bee
 22 and we are hoping that borough council will once
 23 again have a team because I know there's interest
 24 from the police department. And I think
 25 Solebury's having a team, but anyway, this is our

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1 biggest fundraiser. Last year we raised close to
2 \$16,000, which is huge for us. And a lot of the
3 people afterwards expressed enthusiasm, they
4 wanted to do it again or they wanted to be there,
5 so we are doing it once again and I'm asking all
6 you to consider having a team.

7 MS. McHUGH: What's the date?

8 POLLY WOOD: It is Friday, October 4,
9 at seven o'clock. Get your friends and family to
10 support the team, get them to have teams.
11 Anybody here can have a team, it's a team of
12 three, so you're not spelling alone. You're
13 standing at the microphone, you hold it up on a
14 white board, really easy.

15 Any questions?

16 Alison can tell you how much fun it was
17 and Dan and EJ she loved it. They're silent.
18 Thank you I'm done.

19 MS. GERING: Thank you, Polly. Any
20 other public comment?

21 Mr. Duffy.

22 ED DUFFY: Good evening. Great
23 meeting, a lot of good things happening, wow.

24 Ed Duffy, 23 Arden Way, Village 2.
25 Just wanted to share with you, we did this

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1 ED DUFFY: We get the paint from the
2 canal people, so it's exactly the same paint,
3 they're ain't nothing different.

4 MS. LEE: We can just double-check.
5 We'll do some internal checking and I'll be in
6 touch with you. We'll check internally to make
7 sure everything is kosher and we'll be in touch.

8 ED DUFFY: Who's internally?

9 MS. LEE: Just with --

10 ED DUFFY: Everybody's here.

11 MS. LEE: No, with our staff to make
12 sure if there isn't anything else that you might
13 need.

14 MS. McHUGH: What did you do five years
15 ago? Did you get anything five years or did you
16 just go and paint?

17 ED DUFFY: When we did the project five
18 years ago, it was a real challenge because the
19 boards were rotten and it was in pretty bad
20 shape, but the parks commission supplied us with
21 every bit of material that we needed. There was
22 no, you know -- we had it if we needed type
23 thing. They were looking for bodies to do it.

24 MS. GERING: Well, Ed, why don't you
25 reach out to EJ next week and she'll keep in

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1 project, original project, about five years ago
2 on the bridge on Mechanic Street that crosses
3 over the canal, the red bridge. And we're
4 looking to fire up a group again to do that and I
5 talked to the parks people and they are going to
6 supply the paint and materials that we need. The
7 last time we had to do some reconstruction of,
8 you know, shore up the supports and stuff.

9 But this time it looks like it's only
10 going to be paint, but so it's myself, John
11 Dunaher who has the experience, maybe Joel
12 Roberts will make a come back, the lug man; and
13 other miscellaneous people that want to
14 volunteer.

15 I just want to share that with you
16 because I just want to make sure that I'm not
17 needing something so that we can do this based on
18 things that have been going on.

19 MS. GERING: Does he need a permit for
20 painting, Jim?

21 MR. ENNIS: I mean --

22 ED DUFFY: It's painting in-kind.

23 MS. GERING: This will have to go HARB
24 to figure out if the bridge can be the same
25 color? I mean, I'm honest I don't know.

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1 touch with you, you got her e-mail and phone
2 number.

3 ED DUFFY: Yeah, okay.

4 MS. LEE: Let me know when you're
5 planning and we'll work together.

6 ED DUFFY: I did share with park and
7 rec to see if they would conjure up some people
8 or whatever.

9 MS. LEE: I'm sure that'll come up at
10 Monday's meeting so we'll make sure that we
11 follow up on that.

12 ED DUFFY: Possibility. Okay.

13 MR. DOUGHERTY: Ed, I think it's a
14 great -- I think it's a great --

15 ED DUFFY: Oh, it's a fun day, you
16 know.

17 MR. DOUGHERTY: I think this council,
18 obviously, would be very supportive, we just have
19 to double-check.

20 ED DUFFY: Dan, you can put some gloves
21 on, you can come.

22 MR. DOUGHERTY: Maybe I'll come out and
23 help.

24 ED DUFFY: That would be a good thing.
25 Okay. That's all.

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1 MS. GERING: Thank you. It's a great
 2 project, Ed, thank you.
 3 Any other public comments?
 4 I'd like a motion to adjourn.
 5 MS. KINGSLEY: I have a question.
 6 MS. GERING: Second.
 7 Oh, I'm sorry, Alison.
 8 MS. KINGSLEY: What's the status of the
 9 SALDO and the zoning based on Bucks County
 10 Planning Commission's presentation in December?
 11 MS. GERING: EJ, you have that so it'll
 12 start in a couple months or something?
 13 MS. LEE: Yeah, that was -- we have the
 14 agreements for that, that was in our budget to
 15 be -- I don't think my mic is working.
 16 That was in our budget for this year,
 17 but, yeah, that is in the plans for incorporation
 18 in the third quarter possibly, but it is --
 19 MS. KINGSLEY: Possibly?
 20 MS. LEE: Well, no, it is -- it is in
 21 our time line of accomplishments for this year,
 22 so, yeah.
 23 MS. KINGSLEY: Thank you.
 24 MS. GERING: Anyone else?
 25 Can I have a motion to adjourn?

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 2
 3
 4 **CERTIFICATE**
 5
 6
 7
 8 I hereby certify that the proceedings
 9 and evidence are contained fully and accurately,
 10 to the best of my ability, in the notes taken by
 11 me at the meeting in the above matter; and that
 12 the foregoing is a true and correct transcript of
 13 the same.
 14
 15
 16
 17 **TARA WILSON, C.R.**
 18
 19
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1 MS. McHUGH: I'll make that motion.
 2 MS. GERING: Second.
 3 MS. RETTIG: Second.
 4 All in favor?
 5 COUNCIL MEMBERS: Aye.
 6 (Meeting concluded at 8:16 p.m.)
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