

**New Hope Borough Planning  
Commission Monday, July 6, 2020,  
7:00 PM  
Meeting Minutes**

1. **Members in Attendance:** Jason Apuzzio (JA), Peter Meyer (PM), Howard Savin (HS), Keith Voss (KV)
2. **Meeting Minutes:** The meeting minutes of Monday, June 1, 2020 were approved unanimously.
3. **Old Business:** River Walk Preliminary Subdivision and Land Development Plan (**Revised Concept Plan**)

**Address:** 157/169 North Main Street

**Requested Action:** Feedback on Revised Concept Plan

**Discussion:** The discussion began with the potential need for variances associated with the plan as presented; specifically woodland disturbance (10 trees/1/4 acre), separation of driveways (measured from center of driveways?), and spillover parking per Section 5.01.C as it relates to on-street parking. The Applicant noted disagreement that there are woodlands on site. Additional information relating to woodlands would be provided to staff for consideration.

Evan Sowers presented the revised plan layout to allow the Planning Commission an opportunity to provide feedback. It was noted the Applicant is looking to diversify the plan. The following points were addressed by the Applicant.

- The layout now offers two types of buildings, single-family detached and twin units.
- Garage doors for two of the units are turned sideways for façade variation.
- They are waiting to address stormwater management until feedback is received from the PC regarding the layout.
- The Applicant believes they can address engineering issues.
- Zoning Officer review letter discussion:
  - The Applicant asked if on-street parking could be counted for overflow parking. It appears acceptable if the Subdivision and Land Development standards allow it.
  - Woodland- The Applicant indicated the woodland area is 0.20 acres rather than 0.25 acres which establishes the minimum amount regulated. The Applicant noted it is difficult to preserve trees and develop. Calculation details would be provided to staff.
  - The Applicant asked about the driveway spacing requirement. Staff will look into whether the measurement is from the center of the driveways or edges.

### **Planning Commission Discussion:**

- HS likes the diversity
- The Applicant was asked how many parking spaces were lost on the street. The Applicant stated one space is lost with the current arrangement, noting the singles would have their own driveways, while each twin would have a shared driveway for each set of twins. The Applicant stated that all units will be part of an HOA for stormwater management and probably lawn maintenance.
- The Applicant was asked if it is possible to have more units on one lot. No, not in this district.
- It was noted that the plan is conceptual and does not get into landscaping.
- It was suggested that one of the twins could be flipped to meet spacing requirement.
- The Applicant stated that they will have a variety of building materials.
- PM noted the units are all exactly the same distance from the street. The Applicant stated the units could be staggered.
- KV noted that across the street they have courtyards. He prefers having all the twins share a driveway with a courtyard.
- JA is supportive of fewer driveways with more landscaping.
- KB asked if the bamboo at the rear of the property would be removed. The Applicant said that it would be removed.
- KV noted the impact from the development could be minimized by fewer entrances and increased landscaping. The PC agreed they would support a center driveway if the Applicant chose to pursue one.

### **Public Comment:**

- Gene Albert 186 N. Main- This is a far better plan than previously submitted, but still concerned.
- Bill Clapper- 170 N. Main- Stated he has lived in New Hope for 30 years and he moved to the towns for the beauty and the river. Each of the homes are unique and he does not want to see cookie-cutter homes. Additional comments:
  - Development has its own momentum.
  - It is the responsibility of the PC and Council to preserve character.
  - The neighbors should have been notified.
  - Two key nuisances affect the area- electricity and water. Electricity is often lost two times per month, there is already a tax on the existing system, which needs to be taken into account. The flood of 1955 was from the canal.
  - Wants to see new development maintain the character of the neighborhood. KB responded that these units will be unique.
  - The Applicant was asked about the anticipated price of these units. It is estimated \$1.3-\$1.5M for the twins and \$1.6M for the singles.
- Alice Ludovici- 194 N. Main- Don't want to see a "development" across the street. Asked the Applicant why they don't build two singles. Applicant stated the economics don't support it.
- Steve Eversoll- interested in the elevations. Does not think the illustrations reflect the character of Main Street.

- KV explained the review process for the public.
- Adolf Herst- 160 N. Main- suggested the Applicant build four singles. The Applicant stated he intends to build the twins, then singles. The estimated timeframe for construction is 2-3 years. Mr. Herst stated there is a big problem with water in the back due to the presence of a shallow spring and the canal leaks.
- Ed Duffy- Stated the neighbors are a bedrock of the Borough and the number of units should be reduced.
- Patty Herst- 160 N. Main Street- stated the Borough should change the ordinance and notify neighbors.

**Planning Commission Final Comments:**

- JA- okay with proposed scenario, but prefers three entrances.
- HS- if the Applicant decides to pursue a variance, he is supportive of three driveways. He is okay with all three.
- PM- Concerned about parking. Flip parking to avoid problems is easiest. Would not prefer the current plan if variance is needed.
- KV- supportive of current drawing and all three options.

**4. Meeting adjourned at 9:23 (HS/PM)**