

BEFORE  
NEW HOPE BOROUGH COUNCIL

IN RE: WORK SESSION

- - -

Tuesday, September 3, 2019

- - -

A public meeting was held at the Borough Municipal Building, 125 New Street, New Hope, Pennsylvania 18938, commencing at 4:00 p.m. on the day and date above set forth, before Lisa DePascale, Court Reporter and Notary Public in and for the Commonwealths of Pennsylvania and Delaware.

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Doylestown, PA 18901

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1 APPEARANCES  
 2 BOROUGH COUNCIL:  
 3 Connie Gering, President  
 4 Dan Dougherty, Vice President  
 5 Tina Leifer-Rettig, President Pro Tem  
 6 E.J. Lee  
 7 Ken Maisel  
 8 Laurie McHugh  
 9 Peter Meyer  
 10  
 11 ALSO PRESENT:  
 12 Bob Wise, Preservationist  
 13 Rick Lupinetti, Building Inspector  
 14  
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1 MS. LEE: I will take roll.  
 2 Mr. Maisel?  
 3 MR. MAISEL: Here.  
 4 MS. LEE: Ms. McHugh?  
 5 MR. MCHUGH: Here.  
 6 MS. LEE: Ms. Rettig?  
 7 MS. RETTIG: Here.  
 8 MS. LEE: Mr. Meyer?  
 9 MR. MEYER: Here.  
 10 MS. LEE: Vice President Dougherty?  
 11 MR. DOUGHERTY: Here.  
 12 MS. LEE: For the record, not here is  
 13 Councilwoman Kingsley, Mayor Keller and Council  
 14 President Gering, who I believe is coming in a  
 15 little late.  
 16 Also here we have our Building  
 17 Inspector as well as our Preservation  
 18 Consultant and several members of the  
 19 community. We also have our Pension  
 20 Consultant, Jim Kennedy.  
 21 That is it for roll call.  
 22 Thank you.  
 23 First item on the agenda, start with  
 24 the HARB applications and the workshop.  
 25 MR. DOUGHERTY: We're going to move the

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1 agenda around a little bit today. And  
 2 basically we're going to start with the two  
 3 HARB applications, 29 Chestnut and 49 West  
 4 Mechanic, and we're going to skip to the  
 5 pension. And then we're going to come back to  
 6 the Logan Inn part of the application.  
 7 So if the folks from 29 Chestnut would  
 8 like to...  
 9 BETTY BENTON: Well, hello, everybody.  
 10 Most of you I've met. Hello, again. I'm Betty  
 11 Benton and I live at 29 Chestnut Street in the  
 12 Borough, a little dead-end street, private --  
 13 parking for private residents only. I'm a  
 14 retired school teacher and I want to renovate  
 15 an upstairs, very small alcove, that was an  
 16 office space, unusable, into a larger and  
 17 expand the gables upward to give me more room  
 18 for that office space.  
 19 So just to review, I did change my  
 20 design from a shed dormer to a gable dormer.  
 21 And last time I saw this Review Board on  
 22 August the 8th, everybody seemed to like that,  
 23 which was great.  
 24 On the 16th, which was a Friday, I  
 25 received from E.J. a message that the

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1 Preservationist thought the windows which were  
2 too -- a little bit taller in the center than  
3 the ones beside them, were too dominant and  
4 needed to be toned down. That one.  
5 (Indicating)  
6 So I agreed, actually I complied with  
7 that recommendation. Although from my  
8 perspective, as an owner, what I want in an  
9 office is light, views and solar pane. But I  
10 did reduce the two in the middle so that now I  
11 have four that are uniform and they mimic the  
12 ones below.  
13 I did scramble to get those new  
14 drawings done and have them to E.J. on the  
15 19th for Council meeting on the 20th, but I  
16 was told that you needed more time, and so  
17 that's why I'm here.  
18 Hopefully now you have had time to  
19 review these, this modified design, which is  
20 this slide, Slide 6. The facade, keep in mind  
21 that this is straight on, but that is not seen  
22 from the primary view. That is a secondary  
23 view. And actually a trespassed view from the  
24 back of my neighbor's yard, Stacey and J.P.  
25 Endris (ph). They are fine with this. In

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1 fact, they have written another letter saying  
2 that they approve of the four window option,  
3 four window design, which is the one you see  
4 in Slide 6.  
5 These windows, as I said, will not be  
6 seen directly from Chestnut Street. They will  
7 be seen at an angle, the secondary view. As I  
8 said, my house is the next to the last on this  
9 dead-end street. And I have no through  
10 passage -- through traffic. And so the  
11 parking is only for residents on this street.  
12 So I toned down the windows. They are  
13 now symmetrical. They're well-balanced. It's  
14 a repetition of the four windows below. So I  
15 think this is in keeping with the HARB  
16 guidelines because it relates to the existing  
17 structures in the house, which are those four  
18 original windows.  
19 My design maintains the historic  
20 architectural character of the house. It  
21 maintains the visual relationship between the  
22 old and the new. And they relate to the  
23 fenestration of facade, the upper to the  
24 lower. So I feel that this design abides by  
25 the guidelines and gives me the function in

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1 that renovation that I want, so I'm asking you  
2 to approve it and so I can proceed.  
3 MR. DOUGHERTY: A technical question  
4 for E.J.  
5 As far as voting at a work session, I  
6 don't know if we're permitted to...  
7 MS. LEE: This is just a review board,  
8 as it is discussed informal. The appropriate  
9 decision would be issued at the September 17th  
10 meeting. Today is primarily for feedback and a  
11 nod to say this is what would be before them  
12 for formal approval on the 17th.  
13 BETTY BENTON: Okay.  
14 MR. DOUGHERTY: So does anyone have any  
15 questions?  
16 MR. MEYER: I assume if you take less  
17 time even than this, it will be necessary on  
18 the 17th.  
19 BETTY BENTON: Oh, great.  
20 MR. DOUGHERTY: It's the same people  
21 voting.  
22 MR. MEYER: Remember that this is the  
23 majority of Council.  
24 BETTY BENTON: All right.  
25 MS. LEE: So I just want to make sure

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1 that the four window panel is what she has  
2 requested and what this group is nodding on?  
3 (All nodding.)  
4 Okay. So the same one will be before  
5 you for formal approval on the 17th.  
6 BETTY BENTON: On the 17th?  
7 MS. LEE: Yes.  
8 BETTY BENTON: Should I come to that  
9 meeting -- I guess it's a good idea that I come  
10 to that meeting?  
11 MS. LEE: You know, if it's more  
12 complicated, we usually very much recommend it.  
13 It always helps to make sure that if you want  
14 to make sure that it gets approved, just so  
15 that there is nothing last minute.  
16 MR. DOUGHERTY: The only thing that  
17 could come, if the constituent had a question  
18 about it and we didn't know the answer, but,  
19 you know, then...  
20 MS. RETTIG: As long as you show up for  
21 this stuff and as long as anybody --  
22 BETTY BENTON: I'll be glad to come. I  
23 just didn't know whether to expect a lot of  
24 debate.  
25 MR. MEYER: I think that's the only

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1 question is if somebody objects. But as you  
2 pointed out, you're the next to the last house  
3 and the rest of us have already said yes, so  
4 you know...

5 MR. WISE: I think your drawing was  
6 well done. Because I've seen a lot of these  
7 over the years. A lot of witnesses come in  
8 with chicken scratch on the front and a picture  
9 here or two. And I thought you really did a  
10 beautiful job putting this together.

11 I did have one question. When we had  
12 recommended the different windows, one of the  
13 windows I thought was that sort of square,  
14 plane windows on the Anderson's (ph) house  
15 that's directly across from this. It's not in  
16 this packet, it was in the packet before. And  
17 now the one that you presented was the rounded  
18 one on the front of your house.

19 (Showing slide.)  
20 Yes, that one. (Indicating)  
21 I was just wondering whether you had  
22 considered that sort of squared off one?  
23 BETTY BENTON: No.  
24 MR. WISE: No. Okay.  
25 BETTY BENTON: No. I don't like it and

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1 I don't think it provides the light and the  
2 views and gains that I want.

3 MR. MEYER: Okay. Were you suggesting  
4 that above the four windows?

5 MR. WISE: I had suggested that they  
6 look to the original four windows, the larger  
7 ones in the center. And one of the thoughts  
8 was to do something like the Anderson's, the  
9 one on the right, as a way of dealing with the  
10 gable and allowing light to come in.

11 And I wanted to make that sure you did  
12 consider that.

13 BETTY BENTON: I did. But to me it's  
14 such a stark contrast with the four underneath  
15 that it doesn't fit, it's not symmetrical, it's  
16 not balanced to me, being directly above the  
17 four below.

18 MR. WISE: Okay. And yeah, I think  
19 that would work. All -- the whole thing is not  
20 proportioned, but...

21 MR. DOUGHERTY: I think the key here  
22 is, is it viewable? I have to trespass to get  
23 to look at the side of your house or go like  
24 that (indicating) and stand in the street.  
25 MS. LEE: You have to look for it.

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1 BETTY BENTON: Right.

2 MR. DOUGHERTY: So I think personal  
3 preference in this case is more likely and it's  
4 very logical.

5 MR. WISE: I wanted to ask one other  
6 question. The side lights, which I think could  
7 go either way. I don't necessarily think you  
8 need the skylights to accomplish your mission  
9 of lights, especially since you have the  
10 skylights as well. But I also understand  
11 having a second floor very much like yours, how  
12 important light is to the interior of the  
13 building.

14 And my question is, are they basically  
15 the same height as the ones on the side? How  
16 do they --

17 BETTY BENTON: Yes.  
18 MR. WISE: I know they're different  
19 drawing.  
20 BETTY BENTON: I'm pretty sure they're  
21 the same height, but they're narrower.  
22 MR. WISE: Okay. They're narrower.  
23 And there is a little space between the corner  
24 upright piece and the (INAUDIBLE).  
25 MR. LUPINETTI: They're identical to

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13

1 the first floor.

2 MR. WISE: Identical?

3 MR. LUPINETTI: In spacing, in rhythm,  
4 in height and dimension?

5 BETTY BENTON: No. He's talking about  
6 the side windows.

7 MR. WISE: The side windows, yes.  
8 There is a little space between the corner  
9 piece.

10 MR. LUPINETTI: There is going to have  
11 to be. Yes, there is. There has to be.  
12 There's a header over top of that to carry the  
13 roof load.

14 MR. WISE: Great.

15 MR. DOUGHERTY: Thank you for your  
16 patience with the process and we do -- we  
17 appreciate you coming in today.

18 BETTY BENTON: Thank you for working  
19 with me.

20 MR. DOUGHERTY: And working to improve  
21 the property.

22 BETTY BENTON: Okay. Thank you.  
23 (Applicant excused.)  
24 MR. DOUGHERTY: Next will be the folks  
25 at 49 West Mechanic Street.

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1 MS. LEE: This is a complete alteration  
 2 of the dwelling where they're proposing a  
 3 raised second floor addition, new windows, new  
 4 siding, new roof on the structure of the  
 5 enclosed bump out in the front porch and  
 6 converted to open porch with columns and trims.  
 7 You have before you a more detailed  
 8 memo from our Historic Preservationist who has  
 9 reviewed the plan and has comments about the  
 10 material and the look, particularly about the  
 11 porch. So if you wanted to go through each of  
 12 those points.  
 13 Ed, you also got a copy of the memo, so  
 14 that we're all on the same page. Did you want  
 15 to -- I'll let you take it from there.  
 16 Let's -- well, first of all the  
 17 Preservationist mentioned that this house  
 18 should fit into the historic section,  
 19 specifically the section of the historic  
 20 district. Although, there doesn't appear to be  
 21 a major impact on the historic district itself.  
 22 The house itself will be impacted, but it was  
 23 also previously heavily altered in the past.  
 24 So really it is (INAUDIBLE) those changes.  
 25 So let's start with the windows.

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1 black sash, and everything that's in black  
 2 needs to be basically with the simulated  
 3 divided black. So that that would be the  
 4 preference if that was -- but either way, they  
 5 would be doing a clad casing. So just operable  
 6 parts of the two sashes is going to be clad  
 7 with a regular casing around the outside. So  
 8 that would be --  
 9 MR. DOUGHERTY: Would that be --  
 10 JOEL PETTY: That would be the  
 11 composite material.  
 12 MR. WISE: So the -- one of the  
 13 concerns that we had was that the simulated  
 14 divided lights may be in a divided class all to  
 15 itself, but had that effect on the setting on  
 16 the inside, but on the outside it would break  
 17 up that massive window, if you will. And  
 18 that's what was ...  
 19 JOEL PETTY: Yes.  
 20 MR. WISE: Okay. What are the  
 21 windows -- the windows now are all replacement?  
 22 JOEL PETTY: They're all vinyl.  
 23 MR. WISE: Vinyl. Okay.  
 24 MR. DOUGHERTY: I don't want to get  
 25 into a hypothetical discussion with this, but

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1 JOEL PETTY: Yes. The windows they  
 2 would like to see black. I think I show some  
 3 in the memo.  
 4 MS. LEE: Sir, could you say your name  
 5 for our stenographer.  
 6 JOEL PETTY: Joel Petty, P-E-T-T-Y.  
 7 So the windows at the bottom right, the  
 8 spacer dorms, the question really is the owner  
 9 would love to do clad sashes, but the option  
 10 we were considering was the clad sashes with  
 11 the composite casing. So not doing any kind  
 12 of clad casing, but in the sense of the rest  
 13 of the trim on the house, it would match  
 14 around the windows. But if the sashes  
 15 themselves could be clad, that would be  
 16 desired at the moment.  
 17 MR. DOUGHERTY: What part of the clad  
 18 aspect is that? Is that a metal cladding that  
 19 goes over a roof dormer?  
 20 JOEL PETTY: Wood, yes.  
 21 MR. DOUGHERTY: So the wood core with  
 22 metal cladding and then the cladding has some  
 23 sort of permanent type on that?  
 24 JOEL PETTY: Correct.  
 25 So they would like to do the bulk in

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1 this house is not historic to begin with. Did  
 2 we decide and determine when it was built? Is  
 3 it 1930s or something of that range?  
 4 MR. WISE: It looks in that range and I  
 5 probably have that list somewhere. It's  
 6 certainly not one of the older buildings. It's  
 7 probably 20th century.  
 8 MR. DOUGHERTY: Right. And where I'm  
 9 going with this is, and I'm not trying to stir  
 10 anything, believe me, is that the nuance in  
 11 this new -- this vast group of what's there  
 12 today. And if -- I was in this house about a  
 13 year and a half ago. I think about a year and  
 14 a half, to look when it was for sale. And if  
 15 it were to be let go for another couple of  
 16 years, you could come and get a demolition  
 17 permit for it, and you could go up 35 feet. So  
 18 we wouldn't be telling you to clad those  
 19 windows.  
 20 JOEL PETTY: Right.  
 21 MR. DOUGHERTY: So that's part of my  
 22 concern here is that it's not historic. It  
 23 happens to be in a historic district. The  
 24 house is not historic. And this is a beautiful  
 25 vast improvement over what is essentially an

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1 eyesore in the community in a pretty critical  
 2 section.  
 3 So that's my sort of take on it. If  
 4 we're allowed to prey, they can tear it down  
 5 and go 35 to the house.  
 6 I'm sorry to give you that idea.  
 7 MR. WISE: But in effect, you're saying  
 8 it's beneficial to the plan, it's beneficial to  
 9 the historic district far more than what is  
 10 there now?  
 11 MR. DOUGHERTY: Right. Exactly.  
 12 Because it is so, with the enclosed porch, such  
 13 an --  
 14 MS. RETTIG: When you're looking at it,  
 15 it looks like a lovely design and it represents  
 16 what's across the street from it.  
 17 MR. DOUGHERTY: Yes. It sort of works  
 18 with Canal Walk properties with their design of  
 19 the roof lines and everything about it.  
 20 MS. LEE: Was there anything -- well,  
 21 on this, the only real thing that I saw in our  
 22 Preservationist's first review was the  
 23 bracketed side porch. He had recommended the  
 24 design supported by the posts per the existing  
 25 porch.

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1 four by four posts.  
 2 MR. DOUGHERTY: And it's about, I  
 3 think, five feet deep now.  
 4 JOEL PETTY: Right. So we're proposing  
 5 like a three and a half extension. So you can  
 6 still park a car there now, it just feels  
 7 tight. So we're fine with the posts.  
 8 MR. WISE: My feeling as we review this  
 9 is that, and whoever was here last month to  
 10 review this, that the pent roof that's proposed  
 11 looked a little more colonial style. It didn't  
 12 quite fit with this particular design. That's  
 13 why we brought it to your attention.  
 14 I have a question: Will these posts  
 15 match with the proposed match, or are they  
 16 thicker or is it the same scale?  
 17 JOEL PETTY: The ones in the back that  
 18 had a raised deck on the upper patio, it would  
 19 be 7 inch and it would 10 inch on the front.  
 20 So it would be a little smaller on the back  
 21 ideally. So these would be the ones that are  
 22 on the front porch and the side porch would be  
 23 still same.  
 24 MR. DOUGHERTY: So they would be in  
 25 keeping in design. Right now it appears to be

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1 Was that something that you have  
 2 reviewed further or?  
 3 JOEL PETTY: Yes. And did an option  
 4 with that. The owners are not opposed to that  
 5 at all. More of the bracketed situation you  
 6 can see from the cars around it, it's hard to  
 7 park in front of that side porch. So the idea  
 8 was to get as much room as possible there, but  
 9 you're actually reducing this overhang a little  
 10 but from what's there. So they're fine with  
 11 the posts. They like the posts better.  
 12 MR. WISE: It's the side porch on the  
 13 left. Yes.  
 14 MR. DOUGHERTY: So what you're looking  
 15 at there, is facing out toward us here.  
 16 (Indicating)  
 17 MR. MEYER: Right. So what we have  
 18 then is a pillar where we didn't have one  
 19 before.  
 20 JOEL PETTY: Right. Instead of  
 21 brackets holding it back, it's being held up by  
 22 a pillar.  
 23 MR. WISE: Currently, though, it's  
 24 being held up by posts?  
 25 JOEL PETTY: Correct. Right now it's

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1 that these -- and it may just be your computer  
 2 design, but these front and back supports do  
 3 not match.  
 4 JOEL PETTY: Well, they wouldn't.  
 5 That's what I'm saying, the little deck in the  
 6 back would either be down or columns --  
 7 MR. DOUGHERTY: Well, the way I'm  
 8 looking at it is, the constitutions are so  
 9 narrow and the leaf that's in the center of  
 10 these (INAUDIBLE) --  
 11 JOEL PETTY: Correct.  
 12 MR. DOUGHERTY: -- is that what it is?  
 13 JOEL PETTY: No. The ones we were  
 14 saying, the posts in the back would actually be  
 15 smaller. The ones on the upper raised patio  
 16 there -- right.  
 17 MR. DOUGHERTY: These three will have a  
 18 relief in them, the front ones?  
 19 JOEL PETTY: The front ones do, the  
 20 back do not.  
 21 MR. DOUGHERTY: Because they're too  
 22 narrow to support.  
 23 JOEL PETTY: Yes.  
 24 MR. DOUGHERTY: And then the one on the  
 25 side would --

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1 JOEL PETTY: Would be the same model.  
 2 They actually match the side of the  
 3 front porch because that's now going to be the  
 4 new main entry. Like we talked about before.  
 5 The front is now not the main entry space in  
 6 the house, it's the side. So if we did the  
 7 side as we proposed, I would match the posts on  
 8 the front porch. It's just the rear deck of  
 9 this that would be narrower.  
 10 MR. DOUGHERTY: Design question: You  
 11 have a front porch, but there is no means of  
 12 egress from that porch.  
 13 JOEL PETTY: Correct. Because on that  
 14 property when you look at that front, right now  
 15 it has steps that come out of the side. So  
 16 we're trying to eliminate those to stop,  
 17 eventually, the front door, and the way you get  
 18 to the front door from Mechanic Street as it is  
 19 now. So they thought we were going to go  
 20 straight down from the front door...  
 21 So that's where the whole -- the side  
 22 door is theoretically becoming the front entry.  
 23 And so the main door is now just a destination  
 24 porch, it's not the front entry, but keeping  
 25 with the look of the front of the house.

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1 then the stain.  
 2 MR. WISE: One second. Until I get to  
 3 the...  
 4 JOEL PETTY: So the -- they would like  
 5 to do gray siding and black windows, white  
 6 trim, and stain the front door with stained  
 7 paint.  
 8 MS. GERING: We don't have that?  
 9 JOEL PETTY: No, it's in the packet.  
 10 In response to the...  
 11 MR. DOUGHERTY: Does anybody have any  
 12 further questions or concerns or...?  
 13 (Sotto voce conversation.)  
 14 I think to be fair we should -- like if  
 15 we have any questions, we should probably ask  
 16 them right now rather than -- this is the  
 17 second time, I think. I'm not saying we have  
 18 to have a nod today, but any questions we  
 19 should get them out now.  
 20 The Building Inspector?  
 21 I'm sorry. We just have to get you on  
 22 the record if you're going to ask a question to  
 23 the Applicant.  
 24 MR. LUPINETTI: Okay.  
 25 Rick Lupinetti, Building Inspector.

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1 MR. WISE: I like the narrower post,  
 2 what you describe as now the main entrance.  
 3 That makes sense.  
 4 And please correct me if I'm wrong,  
 5 this was a lighter porch -- longer porch than  
 6 what you originally proposed?  
 7 JOEL PETTY: That is the porch that's  
 8 there. It's not a longer porch, but we're not  
 9 proposing to change that renovation, just to  
 10 leave it with what's there now.  
 11 MR. WISE: So even though you can't  
 12 access it, it's still...  
 13 JOEL PETTY: Right. We have to take  
 14 off all the interior closure and make it a  
 15 front porch.  
 16 MR. WISE: I think -- I mean, that  
 17 was -- those were my issues. And then the only  
 18 other thing that we had recommended is that you  
 19 bring in and show the color swatches and  
 20 materials.  
 21 JOEL PETTY: So the third picture, I  
 22 think, the material and the color palette is  
 23 similar to this. This is the idea of what we'd  
 24 like to do is gray siding. They wanted to do  
 25 black windows. That was a big part of and it

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1 The door you're proposing for your --  
 2 may need a side hinge, correct?  
 3 JOEL PETTY: Yes.  
 4 MR. LUPINETTI: All right. Just so  
 5 it's clear. It's kind of hard to tell if they  
 6 were actually going to be a slider or not.  
 7 JOEL PETTY: The back patio ones will,  
 8 but this is -- that door and the one on the  
 9 front, out to the front porch, are both  
 10 36-inch.  
 11 MR. LUPINETTI: But the front porch is  
 12 enclosed, correct? So that means they can't go  
 13 out?  
 14 JOEL PETTY: Correct. So this door is  
 15 3-foot wide.  
 16 MR. DOUGHERTY: I have a question for  
 17 the Building Inspector. When there is a major  
 18 rehab, such as this with a tremendous amount  
 19 going on inside the building as well, does that  
 20 trigger stricter requirements for a substantial  
 21 change to the floor spacing around and walls  
 22 around or anything like that?  
 23 MR. LUPINETTI: Not to my knowledge.  
 24 MR. DOUGHERTY: Okay.  
 25 MS. GERING: I have a quick question

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1 for you.  
 2 When you started doing all the  
 3 construction, the properties adjacent to the  
 4 driveway coming out, how are you going to  
 5 handle all that?  
 6 JOEL PETTY: It looks like deliveries  
 7 and staging of material is all going on that  
 8 rear patio. Unfortunately it's an easy place  
 9 to off load the truck there and it's private  
 10 and accessible space. So that's the proposal,  
 11 or if the front lot area, to try keep the  
 12 materials away from Mechanic Street as much a  
 13 possible. So that rear patio is large enough  
 14 to stage on. And I think that's the proposal  
 15 right now, so. And the dumpster would fit  
 16 where the cars are now in the driveway off the  
 17 right of way.  
 18 MS. GERING: And your trucks?  
 19 JOEL PETTY: That we're going --  
 20 they're not my trucks. I'll have to find out  
 21 who is building. But I think from that it's  
 22 just, yeah, keeping it out of traffic as much  
 23 as possible. I don't know if there is some way  
 24 to say with you guys how to make that work or  
 25 what would be the best case scenario.

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1 you again. Jim Kennedy with Thomas Anderson  
 2 (ph).  
 3 I was asked to come in just ahead of  
 4 your adoption of the 2020 MMO for the Police  
 5 and Fire Uniform Plan. And just to basically  
 6 give a review of that quickly. And also the  
 7 1/1/19 actuarial reports and then discuss just  
 8 a couple of other items, if that's good for  
 9 everybody.  
 10 The good news is, as I always  
 11 recommend, the minimum MMO means minimum. And  
 12 with the choice you always want to pay the  
 13 higher of the two. So it's good that you've  
 14 been doing that.  
 15 Just as a refresher everybody, we have  
 16 Act 205 reports, which is done every two years  
 17 under State law. The most recent one was done  
 18 as of 1/1/19 based on the prior two years, '18  
 19 and '17. So across the board, if you all of  
 20 you remember, we had a market downturn at the  
 21 end of 2018, so that affected a lot of  
 22 Municipalities because with that ammunition of  
 23 the assets was down for that particular point  
 24 in time as of 12/31/18.  
 25 Well, it significantly bounced back.

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1 MR. DOUGHERTY: We're focused on the  
 2 HARB building today.  
 3 Does anybody have any questions about  
 4 the HARB stuff?  
 5 MR. MEYER: That's the critical issue  
 6 for right now.  
 7 MR. DOUGHERTY: They did have a  
 8 dumpster sitting there, a big one, and it  
 9 somehow was parked next to a clearing.  
 10 Any...?  
 11 (No response.)  
 12 Well, okay -- I'm going to -- I think  
 13 we should thank you for your coming before us.  
 14 We're going to turn the lead over to Connie  
 15 Gering.  
 16 MS. GERING: Do we have to do a motion  
 17 on this one?  
 18 MR. DOUGHERTY: No. He's going to come  
 19 back on the 17th. The next step is to vote for  
 20 the COA.  
 21 MS. LEE: Then we can start getting  
 22 your building permits.  
 23 JOEL PETTY: Thank you.  
 24 (Applicant excused.)  
 25 JIM KENNEDY: Hi, everyone, nice to see

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1 And most plans that I see, and I don't handle  
 2 these investments, as you all know, that's a  
 3 separate entity here. But I've seen plans,  
 4 even with the downturn to date, around 10,  
 5 11 percent a year to date return. So everybody  
 6 has kind of come back from that trial.  
 7 The good news is by continuing to make  
 8 the correct payments that you're funding,  
 9 unlike some others, your MMO basically is  
 10 increasing by about 12,000, from 188,000 and  
 11 change in '19 to about 200,000 and change for  
 12 2020.  
 13 I've seen some going up 20, 30 percent  
 14 where they've been paying the nonmarket value,  
 15 underpaying, et cetera. And that just  
 16 snowballs into a bigger issue.  
 17 The Non-Uniform Defined Contribution  
 18 Plan MMO is going to increase from about 19,000  
 19 and change up to about 22 and a half, so a  
 20 little over \$3,000.  
 21 Now, the good news is for 2019, you're  
 22 MMO will be due by the end of this year for  
 23 both plans, Police and Non-Uniform. The  
 24 State -- and that State aid won't be out the  
 25 unit values, et cetera, until usually about the

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1 middle to the end of September, so around  
2 October 1 this year. But because of the  
3 economy and some other factors the good news  
4 for this year is the State aid unit value  
5 looked like it's going to increase maybe five,  
6 six percent. And I can't say exactly. But the  
7 bottom line on that is for '19, it looks like  
8 the net out of pocket for the Municipality here  
9 is going to be a little lower than it was for  
10 2018, so.

11 And also just to make sure that those  
12 are on the agenda, E.J., for all to review for  
13 your September reading, the MMOs on an annual  
14 basis have to be approved before the last  
15 business day in September, which I know you're  
16 all familiar, gone through before.

17 Just to give you a snapshot in terms of  
18 some of the final numbers for the plan --

19 MR. DOUGHERTY: Just a minute, Jim.

20 I'm reading. On the increased State  
21 support level that might be 10,000 it sounds  
22 like, since our budget passed, the difference  
23 between a buck 88 and how much the State was  
24 going to give us was some number. Now the  
25 State might give us 10,000 more. We have to

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1 JIM KENNEDY: Correct. And I'm going  
2 to come to that point in just a minute with the  
3 funding.

4 So like we've discussed in the past, we  
5 utilized a technique called actual smoothing.  
6 But I always like to look at things on a market  
7 value basis. That's the reality. Market value  
8 assets versus a pension liability that are  
9 here.

10 So when we look at your reports  
11 collectively from a State standpoint, and it's  
12 a combination of both Police and the  
13 Non-Uniform, for the 1/1/19 valuations you're  
14 going to be at 83 percent funding. Very  
15 similar to the 1/1/17 where it was 85. Okay.  
16 You're all -- you're still level one distress  
17 and zero distress would have to be 90 and up.

18 But the reality is when you really  
19 look, the Non-Uniform Plan because it's defined  
20 contribution, it's always a hundred percent  
21 funded, which is a good thing. And that  
22 balances out the actuarial side on the Police  
23 Plan.

24 But when you look at the Police Plan,  
25 on a smooth basis, it's 82 percent. The

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1 put this in before the end of the year. We can  
2 still put in what we had budgeted?

3 JIM KENNEDY: Oh, absolutely.  
4 Absolutely.

5 MR. DOUGHERTY: And that's how it  
6 happens when these places get themselves in  
7 trouble. They see the State giving more so  
8 they cut back on what they're contributing.

9 JIM KENNEDY: Well, because what you  
10 have to do regardless of what the State gives,  
11 unless the State is excess above what you need  
12 to pay, basically your MMO is set on an annual  
13 basis. So you always have to deposit that.

14 The good news here is that you're  
15 chipping away, I forget if it's monthly or  
16 biweekly on the Non-Uniform plan. So basically  
17 the way to handle this, all the State aid just  
18 goes right into the Police Plan and then  
19 between now and year end you're going to pay  
20 the difference of that. So there is no issue  
21 at all with that increasing. All that it means  
22 is that you're going to be out of pocket a  
23 little bit less.

24 MR. DOUGHERTY: But we can still put  
25 the original budget in?

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1 reality of that plan, though, is that it's  
2 68 percent funded on a market value assets  
3 basis. And as of the 1/1/19 the unfunded  
4 amount is about \$1.1 million.

5 And one of things that Dan and I were  
6 talking about, he sent me some questions ahead  
7 of time, are two things: One -- and look  
8 markets up and down except for, you know, these  
9 really significant declines like 30 percent  
10 losses that we had back in '08, '09. And then  
11 over other periods. Which pensions are still  
12 digging out basically from those and if you  
13 kind of drag the Titanic along.

14 Investments help, but they don't erode  
15 a million one deficit on a pension plan. The  
16 only way to attack that is a steady as you go,  
17 or some people like to do a single infusion. I  
18 worry about that a little bit because of the  
19 volatility in the market. You can throw a  
20 million dollars into a plan and the next  
21 month -- and it's frequently timing is  
22 difficult and no one can predict. So the best  
23 approach, and you'll hear me, I'm a broken  
24 record on this. Steady as you go, have a good  
25 plan. Follow the plan on an annual basis and

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1 put the money in dollar cost average over time.  
 2 So one of the things that Dan asked,  
 3 what do we do to widdle down this million one?  
 4 And what I would say to you is, look, you're  
 5 gradually 200,000. If you want to look at this  
 6 from a budgeting standpoint over a five, ten  
 7 year, say, okay we have a million one out  
 8 there, just round numbers, a hundred thousand a  
 9 year, let's start to put in some extra above  
 10 the annual amount and plan for, as part of your  
 11 budgeting process, to knock this thing down.  
 12 If you want to do it in five years, you  
 13 accelerate. And, obviously, every two years  
 14 the pendulum changes what we revalue through  
 15 that actual process. But that is a very  
 16 commonsense practical way to move forward to  
 17 try to do a little bit of planning to knock  
 18 that million one down. Because I don't like to  
 19 see that the Police Plan in reality funded at  
 20 68 percent.  
 21 The good news about your plan, you've  
 22 got retirement age that's 55 and 25. So you  
 23 haven't lowered that. The three most expensive  
 24 benefits for officer's plans are retirement age  
 25 on Act 600 when you can drop it from 55 to 50,

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1 arrest or a physical problem that they run  
 2 into. And it's not infrequent. So that's  
 3 where we are on that.  
 4 And the only other topic I wanted to  
 5 talk about is the assumed interest rate of your  
 6 plan is at 8 percent. And it would be really  
 7 beneficial to try to begin lowering that over  
 8 time. Because as you all know investment  
 9 returns over the last few years, the investment  
 10 manager here, Farina (ph), is expecting returns  
 11 about six and a half percent over the long run.  
 12 So you can see the spread on that.  
 13 Now, every two years when we reset with  
 14 a new valuation the MMO increases accordingly  
 15 to pay for that. But it is better to be  
 16 proactive and have a more realistic rate  
 17 because then you're funding the plan at a  
 18 higher level annually. Because of the big  
 19 downturn in the market that happened, we didn't  
 20 want to perspective and also we just got the  
 21 police contract completed very recently in the  
 22 last couple weeks, so I rushed to get  
 23 everything done to make sure it was ready for  
 24 your meeting in September.  
 25 But one of the things that we talked

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1 you don't want to do that.  
 2 The second thing is disabilities, when  
 3 they go above 50 percent, they're highly  
 4 expensive. And that tends to sometimes lead to  
 5 an incentive to go out that way.  
 6 And the third thing that you don't have  
 7 is COL, it's Cost Of Living increases. And  
 8 those expand pensions basically 30 percent from  
 9 the original amount.  
 10 So you have a very good plan in terms  
 11 of dynamics. It's just one of trying to attack  
 12 the unfunded levels that have come in from  
 13 various things over time.  
 14 And I would recommend a meeting with  
 15 the Finance Committee or whoever you like to do  
 16 that with if possible to try to make a  
 17 staggered approach to widdle that down. I  
 18 don't want to see that. And it's easy to see  
 19 that funding that just you get a hit, all of a  
 20 sudden there's an accident with an officer in a  
 21 vehicle, they go out on a disability. I am  
 22 currently talking about that. Somebody early  
 23 in their career it could be a million, million  
 24 and a half dollar hit just like that from  
 25 somebody being disabled in an accident or an

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1 about was, and Dan asked me to ballpark some  
 2 numbers, and also to save you from potentially  
 3 running through a cost study is, if you lowered  
 4 the discount rate on the actual assumptions on  
 5 your next valuation, from 8 down to 7 percent,  
 6 it would ballpark at about 65,000 to your MMO.  
 7 So one way to do this is, you can  
 8 proactively put that amount into the plan  
 9 without lowering the rate, or you can do it in  
 10 the interim and depending on the circumstances  
 11 that happen in the next two years in '19 and  
 12 '20, we can evaluate that with you, we're doing  
 13 1/1/21 actual fiber (ph) board.  
 14 Some Municipalities have not touched  
 15 that. That's too high. It's unrealistic. And  
 16 I would tell you across the board, you don't  
 17 have to be at five. And ideal target based on  
 18 your returns would be around six and a half  
 19 percent if you got there, even six and  
 20 three quarters or seven is a heck of a lot  
 21 better than we are at eight.  
 22 But you could take a staggered  
 23 approach, too, from a budget standpoint and  
 24 bring that down a quarter point, set that  
 25 policy through your finance committee. Look

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1 every next valuation coming up, we're going to  
2 drop .25 to get that down. Or you could be a  
3 little bit more aggressive, if you can handle  
4 that, from a budget standpoint. But in the  
5 interim, you could put the extra money. And  
6 again, minimum, MMO, that's what it means  
7 minimum.

8 So those are really the two key things  
9 that I wanted to share with you. And they're  
10 more of a longer term, but the reason that  
11 you're not dealing with a 30 percent spike is  
12 that you continued paying the correct amounts  
13 to fund this plan correctly. But I would  
14 really like to you see a little more  
15 aggressively funding this to begin lowering  
16 that million one down.

17 Small plans, you get a hit in either  
18 the market. We all know what we're dealing  
19 with volatility-wise here or an accident that  
20 happens to one of the officers. And then all  
21 of a sudden, you now, it can really, the  
22 funding can change fairly significantly  
23 quickly. And I don't want to see -- none of us  
24 want to see that happen here.

25 MR. MAISEL: So the unfunded liability

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1 or go off basically over time periods. It  
2 literally looks like a depreciation schedule.  
3 So if you fund the plan fully, you're going to  
4 lose 91 percent of that amortization. That  
5 just disappears. So your MMO at 200, you're  
6 dropping by 91,000 off of that.

7 MR. DOUGHERTY: That's was the second  
8 thing in his PowerPoint. Let's suppose every  
9 guy would want to take out a savings, we're  
10 getting either 1.9 or 2.1 percent in savings,  
11 we assume the return in this plan is eight.  
12 Our investment next would generate based on  
13 what we would expect, based on our past would  
14 generate over the long term 6.75. So our money  
15 becomes more efficient, rather than having this  
16 amortization schedule out there and it's  
17 basically costing 91,000 to \$200,000 per year  
18 to pay towards this million dollar obligation.  
19 That would tend to go away and then you would  
20 probably basically improve the performance of  
21 this cash that's sitting around.

22 MR. MEYER: The only point at that  
23 stage of the game, what we're losing as a  
24 Municipality is liquidity.

25 JIM KENNEDY: Yes. Correct.

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1 at 1.1 million, if you take a snapshot of the  
2 world the way it is right now, a million one is  
3 put into that, would it be a hundred percent?

4 JIM KENNEDY: Yeah. Basically what at  
5 that point in time, at 1/1/19, basically what  
6 that says is the actuary basically, in looking  
7 at what the plan is going to pay out says, this  
8 is what the liability is. And that's basically  
9 the difference between the assets at that point  
10 in time and the actuarial liability.

11 MR. MAISEL: So what is it is cost  
12 attached, let's say, of a million dollars,  
13 which I'm not suggesting that it is, what would  
14 be the savings attached to it minus the loss of  
15 that money versus what could be gained?

16 JIM KENNEDY: Sure. Basically when you  
17 look at it from that standpoint, when you see  
18 an MMO sheet, what would happen is -- and the  
19 nice thing about your plan is, it's fairly low.  
20 The big percentage that drives this is what's  
21 called amortization. And if we all want to  
22 dive into it ever in more detail, there is a  
23 sheet, basically an evaluation. It looks like  
24 a depreciation schedule and it shows all of the  
25 past losses and gains. And they either come on

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1 And what you're doing then is, if you  
2 pay off that amortization amount, then  
3 annually -- and again, it's going to change  
4 every two years. But annually what you're  
5 doing is the way a pension plan works is you  
6 take an anticipated payroll times the normal  
7 cost, which is what the actuary is saying the  
8 future benefits of those participants are going  
9 to cost. And so you take the payroll times the  
10 normal cost. And basically that's where you  
11 are on an annual MMO, without dragging along  
12 the million one.

13 So one of the other things that we've  
14 talked about, too, in some Municipalities, is  
15 yours isn't as significant as some I deal with  
16 from a cash flow standpoint, but historically  
17 many Municipalities have waited until the State  
18 aid comes in in the fall and a lot of people  
19 really were beat up in '18. If you think about  
20 it, they put all their money in it, the fall,  
21 and guess what the market did, it went down at  
22 that point in time.

23 So just like you're doing on the  
24 non-UDC plan, one of the things that you can  
25 do, I recommend, and a lot of people have

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1 started doing this, so you don't have this big  
 2 clip at year end, they look and say, okay,  
 3 here's our anticipated State aid amount,  
 4 however much we have to come up with or want to  
 5 put in above the State aid, we're going to  
 6 start putting that in on a quarterly basis or  
 7 whatever makes sense when your revenues are  
 8 coming in. Because theoretically it's sitting  
 9 in your general fund earning, what, maybe  
 10 one percent less. So going into the Police  
 11 Plan this year it would have earned 11 percent  
 12 basically year to date.

13 So just one other thing to mention from  
 14 a cash flow standpoint. And A number of people  
 15 have done that and actually though there's been  
 16 downturns, they've put money in and ridden it  
 17 up or it's gone this way and they had to put it  
 18 all in at one point in time. That's worked out  
 19 fairly well for a lot of Municipalities. So  
 20 that's another aspect.

21 If you decide to put more in, it  
 22 doesn't have to be one chunk at one time. You  
 23 can balance it out.

24 MR. DOUGHERTY: So for the Council's  
 25 perspective, what we intend -- what the Finance

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1 lowest approach and then suddenly the 140  
 2 becomes 600.

3 MR. MAISEL: In that particular case,  
 4 whether it was a \$50,000 differential, that  
 5 would have made -- taken a snapshot at this  
 6 moment in time, the million one would have been  
 7 a million 150, right?

8 MR. DOUGHERTY: That's correct.  
 9 Exactly. That's exactly what I meant.

10 JIM KENNEDY: And so the nice thing,  
 11 too, is look, the beauty of that 205 and the  
 12 two-year valuation and the MMO process, it  
 13 always forces the Municipality to be paying in  
 14 at least the minimum. I've never been a fan of  
 15 smoothing, you all know that. I only like to  
 16 see things on a market value basis, but you  
 17 want to continue doing that and then look to  
 18 how do you want to chip away a little bit at  
 19 lowering the rate and putting more into this  
 20 plan if you want to accelerate this coming  
 21 down, which would be a good thing for the  
 22 Municipality.

23 MR. MEYER: Now, given the availability  
 24 of liquidity, we've got the cash. All right.  
 25 If we take this 200, a round number, and let's

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1 Committee intends to do, right now, we have an  
 2 investment policy for this plan that  
 3 reintroduces the (INAUDIBLE) as to the mix of  
 4 bonds, stocks and within the certain  
 5 parameters. It's a policy that this Council  
 6 adopted at one point.

7 This Finance Committee worked with  
 8 James here will develop what we hope to be a  
 9 funding policy. Most plans have a funding  
 10 policy that then says, it is the goal of the  
 11 organization to obtain a funding level of 80  
 12 percent or even some number over a period of  
 13 five years and to do monthly deposits, all  
 14 those particulars. Rather than have to have a  
 15 sort of a fire drill, everybody get up to speed  
 16 in September and try to figure it out.

17 Because this number 200,000, like you  
 18 said, could have actually been 300,000 had we  
 19 not over the last couple of years -- there is  
 20 two ways, the MMO A and MMO B, to lower MMO,  
 21 which is still perfectly legal, instead of the  
 22 last couple of years us putting a buck 90 in,  
 23 we could have put a buck 40 in. And we would  
 24 have been perfectly, and that's what a lot of  
 25 Cities and Municipalities do, they take the

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1 make it 40 for the sake of argument for the  
 2 moment, all right, not only do we not get a  
 3 return on average, no guarantees there --

4 JIM KENNEDY: Correct.

5 MR. MEYER: -- for the -- on a  
 6 thousand, but that also then reduces the  
 7 amortization that we're facing next year. So  
 8 then, in fact, we're doubling -- we're not, in  
 9 fact, doubling but we're getting more than the  
 10 6.75, whatever the number is, that we're  
 11 actually getting on the return on our money.

12 JIM KENNEDY: It always helps you to  
 13 put in extra. Because what happens, for  
 14 example, is some that have done that, and one  
 15 of them here in the County basically was doing  
 16 that for the same reason. They had a high  
 17 interest rate, they lowered it recently and  
 18 they wanted to evaluate that so they put in  
 19 extra money in the plan. Well, by having that  
 20 extra money, it buffered the downturn that they  
 21 have in the market. So that all helped in  
 22 terms of the outlay that they had to make.

23 And it's not dollar for dollar, it all  
 24 depends on what happens with the actuarial  
 25 suit. Every year, mark returns, disabilities,

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1 demographics, a few higher salaries, all that  
 2 goes into the plot. But putting in that little  
 3 extra and doing that in a smart way over a  
 4 number of years, it really will help. And it  
 5 will also help buffer some of the volatility  
 6 that is on us today.  
 7 As I said, the investments never bail  
 8 you out. You cannot -- you're not going to  
 9 earn enough, even if we go gangbusters four  
 10 years in a row to pay off the million one. It  
 11 won't happen. And that's why these people get  
 12 so focused on the investment side, the key is  
 13 the funding side, thinking about that in a very  
 14 consistent, having a good plan to fund that if  
 15 you want to widdle that down.  
 16 MS. GERING: Any other questions?  
 17 (No response.)  
 18 You did a great job. Thank you very  
 19 much.  
 20 JIM KENNEDY: Thank you very much.  
 21 Great to see all of you. Good luck with  
 22 everything.  
 23 (Mr. Kennedy excused.)  
 24 Next Applicant.  
 25 (Sotto voce conversation.)

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1 MS. LEE: I did provide all with a copy  
 2 of the memo that Council also has, that our  
 3 Preservationist, sitting next to you, put  
 4 together. Just basically whatever the  
 5 differences are.  
 6 And in summary, he did mention that  
 7 based on what's in the plan, that their affect  
 8 on the general historic and architectural  
 9 nature of this district is minimal. There is  
 10 no difference really between the two. There  
 11 are obviously physical differences, but the  
 12 impact on the historical district is minimal.  
 13 And so with that, though, because this  
 14 is part of the land development, we recommended  
 15 that you come in and get a modified (INAUDIBLE)  
 16 that would be an addendum to whatever the land  
 17 development would eventually be for you to meet  
 18 with this County in the future.  
 19 MARK BAKER: Sure.  
 20 MR. DOUGHERTY: A technical question:  
 21 Does the Certificate of Appropriates, the hard  
 22 Certificate of Appropriates has prejudice or do  
 23 anything relative to the LV (ph) process? In  
 24 other words, if our Applicant, and I get it  
 25 from this process I get a cert- -- I get a

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1 renewed COA, does that make my case stronger  
 2 towards the land development process or not?  
 3 MS. LEE: It should not, no. This is  
 4 directly --  
 5 MR. DOUGHERTY: So I want to be clear  
 6 about that, that we are not, on record here, we  
 7 are not opining or weighing in on the land  
 8 development in any way, shape or form here  
 9 today, correct?  
 10 MS. LEE: No, we are not. That is  
 11 correct. This is strictly for questions and  
 12 discussions.  
 13 MR. DOUGHERTY: Because I have seen  
 14 instances where Applicants have gone and said,  
 15 well, no one brought this to our attention at  
 16 HARB meeting. And those are invalid type of  
 17 the statements, correct?  
 18 MS. LEE: That is correct.  
 19 MR. DOUGHERTY: Thank you.  
 20 MS. LEE: So let me see. I mean, as I  
 21 said, you have in your memo the physical  
 22 differences between the two, but as our  
 23 Preservationist summarized in conclusion that  
 24 the affect on the historical district itself  
 25 was minimal, and that, yeah, that there -- he

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1 sees nothing between what was recently  
 2 submitted at the Planning Commission to what  
 3 was already approved to be of any significant  
 4 difference.  
 5 MR. DOUGHERTY: Jut for the sake -- it  
 6 says relocated tree, is that the existing tree  
 7 and it's relocated in this plan so it's in the  
 8 same spot it used to be or is it...?  
 9 MARK BAKER: My name is Mark Baker, by  
 10 the way, from Ralph Bay (ph) Architects.  
 11 We will call that the relocated tree,  
 12 and that is just the title it will get. And  
 13 not whether or not it is the tree that is there  
 14 today.  
 15 MR. DOUGHERTY: But is that the spot  
 16 the tree was in?  
 17 MARK BAKER: No.  
 18 MR. DOUGHERTY: Okay. Thank you.  
 19 MARK BAKER: It would be closer to  
 20 middle of the street.  
 21 MR. DOUGHERTY: Okay. It's going  
 22 toward the roadway?  
 23 MARK BAKER: Yeah.  
 24 MR. MCHUGH: But it's not a historical  
 25 tree?

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1 MS. LEE: No.  
 2 MR. MCHUGH: It's only been there about  
 3 60 or 70 years.  
 4 (Sotto voce conversation.)  
 5 MR. WISE: E.J., I just want to make  
 6 sure to followup up on what you said. That we  
 7 recognize this was improved by HARB in 2017, I  
 8 believe. And we reviewed this, and this is --  
 9 to quote the ordinance, "RJA found no  
 10 differences between the two plans in terms of  
 11 their effect on the general historical and  
 12 architectural nature of the historic district."  
 13 So I think that's the key. We didn't  
 14 look at this in terms of whether we think it's  
 15 appropriate or not. We looked at in terms of  
 16 does it present differences that could be  
 17 appropriate or not. And we really didn't find  
 18 any significant differences to make that --  
 19 MS. LEE: And I think that was the  
 20 agent that the Planning Commission was really  
 21 looking for is, is there a difference between  
 22 the two that would cause any kind of concern in  
 23 terms of the impact on the historic district?  
 24 MR. WISE: Yeah. And also that we felt  
 25 it was better from that point, but that's more

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1 I have already started the budget process as  
 2 early as the first week of August. We should  
 3 have a draft budget in the next couple of weeks  
 4 for Council to start reviewing.  
 5 MR. MCHUGH: Is it much easier this  
 6 year than last year?  
 7 MS. LEE: I don't know.  
 8 MR. DOUGHERTY: For you? It should be  
 9 because you're working off of a much better  
 10 foundation.  
 11 MS. LEE: It's a little bit different  
 12 because last year I was able to work off a  
 13 budget from January to July. This year we have  
 14 a whole year, so just because there is more  
 15 information doesn't necessarily mean it's  
 16 always good. But, yeah, it's a little bit more  
 17 of a full -- it's a better future.  
 18 MR. DOUGHERTY: And probably a lot more  
 19 accurate than the one she was working off of.  
 20 MS. GERING: Okay. Do we have any  
 21 public comments?  
 22 Mr. Duffy (ph), do you have a comment?  
 23 MEMBER OF THE PUBLIC: Is that the end  
 24 of it already?  
 25 MS. GERING: Yes.

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1 of an aesthetic finding and not from a historic  
 2 standpoint.  
 3 MS. GERING: Any questions?  
 4 (No response.)  
 5 All right. Thank you so much.  
 6 MS. LEE: All right. So this will be  
 7 on the agenda for September 17th for a modified  
 8 CFO.  
 9 (Mr. Baker excused.)  
 10 MS. GERING: All right. Next on the  
 11 schedule is our 2020 adoption schedule.  
 12 MS. LEE: So this is just in  
 13 preparation for the upcoming budget adoption  
 14 process. As we did last year, we usually work  
 15 backwards. As everyone knows the December 17th  
 16 meeting was this last to adopt the budget for  
 17 2020. We also have advertisers sometimes that  
 18 we have to follow, we have a budget workshop  
 19 that we have to conduct, so just working  
 20 backwards from where we started about a month  
 21 ago to December 17th, this is the outline of  
 22 what the budget process will be.  
 23 The first preliminary budget review  
 24 workshop will be October 7th workshop. That's  
 25 only a month away. You can see that fact that

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1 We're going to adjourn the meeting and  
 2 we're going into executive session.  
 3 (Meeting adjourned at 4:58 p.m.)  
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CERTIFICATION

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I, Lisa DePascale, Court Reporter, certify that the foregoing is a true and accurate transcript of the foregoing proceeding.

I further certify that I am neither attorney nor counsel for, not related to nor employed by any of the parties to the action in which this proceeding was taken; further, that I am not a relative or employee of any attorney or counsel employed in this case, nor am I financially interested in this action.

\_\_\_\_\_  
Lisa DePascale  
Court Reporter and Notary Public  
in The Commonwealth of Pennsylvania and Delaware

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