

BEFORE

THE NEW HOPE BOROUGH PLANNING COMMISSION

- - - -

In Re: Regular Meeting

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MONDAY, OCTOBER 7, 2019

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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

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1 PLANNING COMMISSION:
 2 Keith Voss, Chairman
 3 John Apuzzio
 4 Paul Atkinson
 5 Peter Meyer

6 ALSO PRESENT:
 7 Tracy Tackett, Borough Zoning Officer
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1 MR. VOSS: So let's begin. I would
 2 like to have a motion to approve the minutes for
 3 the August 5th meeting.
 4 MR. ATKINSON: I'll make that motion.
 5 MR. APUZZIO: I'll second.
 6 MR. VOSS: I guess we need approval of
 7 two people that are present.
 8 MR. APUZZIO: Aye.
 9 MR. ATKINSON: I will as well.
 10 MR. VOSS: Why thank you. And could we
 11 also have a motion to approve the minutes of the
 12 September 9th meeting?
 13 MR. MEYER: So moved.
 14 MR. ATKINSON: Second.
 15 MR. VOSS: All those in approval?
 16 BOARD MEMBERS: Aye.
 17 MR. VOSS: Sounds like those were
 18 approved.
 19 Now, we have the opportunity to meet
 20 with two representatives from the Bucks County
 21 Planning Commission.
 22 Is that both of you? Evan and Matt.
 23 And I will open the floor to you to share what
 24 you like to.
 25 MATTHEW WALTERS: So we've -- I guess

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1 I N D E X
 2
 3 PAGE
 4 1. Call to Order 4
 5 2. Approval of the minutes for
 6 Monday, August 5, 2019 and
 7 September 9, 2019 4
 8 3. Discussion of zoning ordinance amendment
 9 with Bucks County Planning Commission 4-43
 10 4. Other Items
 11 a. November meeting is day before
 12 Election Day (meeting room not
 13 available) 34,40
 14 b. New Business 43-59
 15 5. Adjournment 59
 16 ---
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1 we'll go back to the beginning. We've, I guess
 2 it was December of 2017, I think we met with you
 3 all, I believe so, and we talked about some
 4 issues with nonconformities. Out of that --
 5 well, I guess prior to that, we -- we had a
 6 contract to -- to do an amendment to the zoning
 7 ordinance. As part of that, we did a little side
 8 project to looking at nonconformities. We got a
 9 call from EJ and Peter not too long ago and the
 10 issue of building height and build mass was
 11 brought up, something that you're -- an issue
 12 that you're seeing, you know, a problem in the
 13 borough with some -- some new construction that's
 14 just out of scale.
 15 So we've been talking about and forth
 16 with EJ and Peter and we've come up with some
 17 ideas on how to kind of address that issue. You
 18 know, that would be part of our overall in our
 19 comprehensive look at the zoning ordinance. So I
 20 guess we could take a look at what we have now.
 21 Does everyone have kind of this -- it's
 22 a two-page kind of summary of the issue and --
 23 MR. MEYER: We had gotten it on paper,
 24 he's got it on his screen up here.
 25 MATTHEW WALTER: Okay. Very good. I

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1 have extra copies if anyone needs those too.
2 EVAN STONE: And I would also just add
3 what Matt said prior to my coming on board, going
4 back several years now, the planning commission
5 starting an exercise of going through your SALDO
6 and revising the SALDO. I believe revisions had
7 been offered, presented to the borough and
8 nothing ever really came of that. So that was
9 wrapped in the contract that we currently have
10 with the borough was to revisit that, find out
11 what, if anything, had been changed or not
12 changed in the SALDO and then carry that forward
13 in addition to working on the zoning ordinance.
14 And then we presented, I guess, it was
15 last spring when we presented it to the council,
16 this exercise on nonconformities. We had done a
17 bunch of different analysis points, so
18 fast-forward, nothing kind of happened, it kind
19 of sat and then a month ago, you know, I reached
20 out and found out that Jim Ennis was no longer
21 employed with the borough, spoke to EJ and said,
22 you know, where are we headed? What can we do?
23 You know, just looking to do something and that
24 brings us here tonight.
25 We met with Peter and EJ, as Matt

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1 outlined, it was initially an issue of building
2 height. We also learned there were some, I'll
3 say, issues relative to the architectural review
4 board -- Historical Architectural Review Board
5 and things relative to just building mass and the
6 look of buildings and things like that. So there
7 was a bunch of things in the pot.
8 But one of the first and immediate
9 things that we were tasked with was building
10 height. And what could be done relatively
11 quickly, if you will, to amend building height
12 and that's what brought us to this.
13 MR. VOSS: So since you mentioned HARB,
14 are there restrictions that HARB can do
15 separately from the height restrictions, height
16 and mass?
17 EVAN STONE: Yeah. And I'm not trying
18 to speak ill, but my understanding was that
19 they're perhaps -- I guess the best way to say it
20 is, there might have been some lapse in the
21 enforcement or how things were taken through that
22 process. There might not have been as enough
23 members, whatever -- there were some -- there
24 were some issue with process, okay? And
25 certainly to the extent that you have design

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1 guidelines in place and have the mechanism in
2 place for HARB and you should be able to enforce
3 certain things within those guidelines and as a
4 result of HARB review and ultimately council's
5 review.
6 Is that fair, Peter?
7 MR. MEYER: I think that's very fair.
8 I think that the main issue before us now, as I
9 understand it, is -- and materials that you've
10 shared with us so far really have to do with what
11 can be done outside of the restrictions, which
12 are much stricter within the HARB review --
13 within the HARB area for the rest of the borough.
14 Okay? Which deals with height, which deals with
15 how we measure height and everything that goes
16 from there.
17 If I remember -- and I don't know
18 whether you're planning on covering the question
19 where height starts, our ordinance versus what's
20 normal. And all of that is I think is the kind
21 of thing we would -- that EJ and I have been
22 working with the planning commission about the
23 county commission. So let's -- I think that's
24 basically the background and let's proceed from
25 there.

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1 MICHAEL ROEDIG: I am Mike Roedig.
2 Sorry I got a little lost looking for the
3 community room.
4 EVAN STONE: So relative to height,
5 Matt, you can correct me if I misspeak.
6 So we looked at your existing
7 definition and part of the challenge was that the
8 height is measured at the street. And so what
9 happened is you could have a three-story building
10 at the street, but you could wind up with a four
11 and a half story building in the back if it was a
12 down slope and, you know, that became somewhat of
13 an issue. Okay?
14 And so we started to look at, and one
15 of the things that I had offered was East
16 Coventry, I think it was, the definition that
17 they use basically takes an average height around
18 the entire perimeter of the building every 10
19 feet. And that would account for any differences
20 in topography and then I believe they further
21 differentiate by you can't be anymore than four
22 feet above the existing topography split. If you
23 had a site that had excessive fill, okay, you
24 were always geared to that four feet above the
25 existing -- the existing topography.

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1 So we threw out a couple of different
 2 potential examples, which are here of possible
 3 proposed definitions for you guys to consider and
 4 mull over based on that premise. And then some
 5 municipalities further differentiate by having a
 6 definition for height that's based on a sloped
 7 site. And so we kind of broke it down if you
 8 wanted to do it that way instead of doing the
 9 average every 10 feet around the perimeter of the
 10 building, you could have something on the site
 11 that was less than five percent slope, so that
 12 way it didn't matter whether it was from the
 13 street and down or from the street and up or --
 14 and then you could have a definition for sites
 15 that were sloped in excess of five percent.

16 And there was nothing magic about the
 17 five percent other than if you took an average
 18 hundred foot depth lot and, you know, that five
 19 to four foot difference in grade on the gradient,
 20 we came up with the five percent, but that would
 21 be adjusted. It was just a starting point. But
 22 I think -- and certainly open to discussion is,
 23 if you were to simply stick with taking the
 24 average height around the perimeter of the
 25 building, that would cover it. Because then that

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1 putting dormer on that it becomes much more
 2 usable space with a 10 foot peak, 'cause I think
 3 the example you got here, so -- so this -- yeah,
 4 you did send that to us.

5 EVAN STONE: Certainly with a flat --
 6 flat top -- flat roof, okay, you could have three
 7 stories and still be 35 feet.

8 MR. VOSS: So are you saying that we
 9 could have, and this is one case, four stories
 10 and 35 feet if they evolve the attic space with
 11 dormers and just gate in the future.

12 EVAN STONE: Yeah. And I think the
 13 question is, if you're looking at this example,
 14 so this could be three stories, it's 35 feet to
 15 the mean definition or mean of the -- midpoint
 16 between the eave, okay, from the eave the
 17 midpoint of the peak as I understand the current
 18 definition. That's 35 feet and can still be
 19 three stories.

20 MR. MEYER: But then somebody could
 21 come with a variance or --

22 EVAN STONE: Yeah. And the question
 23 really is, is this -- do you consider this four
 24 stories because this piece is considered a story?
 25

 MR. MEYER: Is the current language

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1 way if the site does slope, you're still taking
 2 that average.

3 MR. MEYER: And we got a lot of very --
 4 we got a variety of places where we've got fairly
 5 severe slopes and some very deep lots, not all of
 6 which are in, you know, the historic district
 7 where you got the slope coming down to Aquetong
 8 Creek and things like that. But most of that's
 9 covered by the historic district.

10 EVAN STONE: The other factor in that
 11 was not only should the ordinance have a height
 12 restriction, but it should also be 35 feet, in
 13 other words 35 feet or three stories.

14 MR. MEYER: Which is the current
 15 zoning, is the 35 feet, three stories.

16 EVAN STONE: Right. And I sent, I
 17 think, an example of Doylestown Borough. You
 18 have it in there. I guess for me one of the
 19 questions I had was, if you were to look at this
 20 illustration, does this count as a story from the
 21 top of the floor to the peak to be considering
 22 that a story? And I believe it may be based on
 23 your definition of story, but I wasn't a hundred
 24 percent.

25 MR. MEYER: Because when you start

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1 ambiguous? I mean, you're asking us what we
 2 want. I think part of the question is what we
 3 have.

4 MATTHEW WALTERS: So here's the current
 5 definition is, a story is: That portion of a
 6 building included between the upper surface of a
 7 floor and the upper surface of the floor or roof
 8 next above. So the upper surface of the floor
 9 which would be that -- which would be here.

10 EVAN STONE: So this clearly is a
 11 story.

12 MATTHEW WALTERS: Yeah. And then the
 13 upper surface of the floor or roof next above.

14 MR. MEYER: So by that definition that
 15 illustration is four stories?

16 EVAN STONE: Correct.

17 MATTHEW WALTERS: Right.

18 MR. MEYER: Which perhaps is -- hmm, I
 19 think -- I'm trying to reflect a little bit for
 20 all of you what I've been hearing from council
 21 and I think that what's coming from council is,
 22 we want to stick with that three story. The
 23 concern seemed to be a large purely rectangular
 24 building taking up every square inch of
 25 available, you know, space that is available

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1 given setback requirements and permeable --
2 maximum nonpermeability requirements on the site.
3 So if in fact we want to -- I guess, I'll ask the
4 question: If in fact we say that a flat roof is
5 no longer permissible or can we do something like
6 that would then get us that down?

7 MR. APUZZIO: Yeah, I was going to say
8 could we make it more roof specific, right,
9 whether it's flat or whether it's gabled,
10 whatever it might be and just get a little bit
11 more granular and take out some of that ambiguity
12 to put a cap on it, so you don't hit that four
13 where somebody could just make a four-story
14 building taking as much air space as possible.

15 MS. TACKETT: Did you guys have a
16 chance to look at the design standards for the
17 HARB District? Is there some requirements as far
18 as massing --

19 EVAN STONE: I haven't done an in depth
20 on it yet, it's kind of next on the agenda to dig
21 into that. But see, that's where I think we were
22 trying -- we were headed with this illustration
23 is that for a flat roof, it could be 35 feet and
24 still be three stories.

25 MR. MEYER: Because that's cutting in

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1 MR. MEYER: But that would accommodate
2 -- you saw the lines he was just drawing. That
3 would accommodate two stories that are
4 significantly more than eight feet that could
5 easily meet that 10 feet. That seems to be
6 design -- desire of modern architects and
7 builders.

8 MR. VOSS: I'm sorry, if you do what?

9 MR. MEYER: If you cut it so that it's
10 two stories plus the slanted roof, then you could
11 make these instead of being eight or nine feet,
12 they could easily be ten or twelve, or you could
13 go to fifteen -- fifteen for the retail and a
14 ten, or, you know, if it's a retail with
15 something above it, or it could be two, ten foot
16 stories or whatever to even twelves if it's a
17 residential.

18 MR. VOSS: And so that would allow sort
19 of preplanned that the space under the roof could
20 be used as a third floor.

21 MR. MEYER: It could be used as a third
22 floor if it had dormers and that's what they
23 wanted to do, I guess.

24 MS. TACKETT: I mean, if you're saying
25 that the borough wants to keep it at three

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1 at -- that's just giving more --

2 MR. APUZZIO: Yeah.

3 MR. MEYER: -- head room each story.

4 EVAN STONE: And kind of what I was
5 envisioning was if this was first floor retail
6 which a much higher --

7 MR. MEYER: Fit the 15 foot.

8 EVAN STONE: -- with a 15 foot floor to
9 ceiling and then these could be 8 and a half
10 above. You know, an eight foot ceiling is not
11 unheard of in residential space, so --

12 MS. TACKETT: But I think the trends
13 are going for higher ceilings these days. I
14 mean, I'm seeing a lot of developers wanting like
15 10 feet per floor so that they can have that
16 feeling of openness inside. So there's that too
17 to take into account.

18 MR. MEYER: So --

19 EVAN STONE: So under your current
20 definition, this would be for stories, so if this
21 were going to be revised this would be the ground
22 plan, this line here. That would then be three
23 stories --

24 MR. MEYER: Right.

25 EVAN STONE: -- and less than 35 feet.

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1 stories and that's going to stay part of your
2 height definition, that protects you. And, you
3 know, with the proposed measuring to the midpoint
4 of the roof and then doing all the elevations, it
5 seems like that's kind of getting you where you
6 want to be and then when you start getting into
7 the specifics of like pitch of the roof, I mean,
8 then you're starting to get into your HARB.

9 MR. MEYER: Once we get outside the
10 HARB District, I think the question, certainly
11 that council was trying to put on the table is,
12 can we do something that requires a pitched roof
13 rather than a flat roof as a way of trying to get
14 --

15 EVAN STONE: Well, you can certainly do
16 it through design guidelines as a suggestion, but
17 I don't know that you can mandate it in zoning.
18 It's not really a land use issue.

19 MS. TACKETT: I don't know that you
20 want to necessarily. I mean, you know, what
21 about a house that maybe is pitched in the front
22 then has a flat roof in the back? And they want
23 a roof deck, I mean, is that a terrible thing? I
24 mean, would that be awful? I mean, I'd hate for
25 you to limit too much just to get the pitched

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1 roof when there may be situations where a flat
 2 roof actually can be nice with a little roof
 3 deck, if, you know, that's something that the
 4 borough is supportive of. That's my only --
 5 MR. MEYER: Look, I think that what we
 6 are, if I were to probably characterize council's
 7 concern -- which is what, you know, brought this
 8 upon the table all together. If you go up North
 9 Main, you go beyond the edge of the Historic
 10 District, you've got some very, very long lots,
 11 for example, going all the way back to the canal
 12 from Main Street, all right? Take one of those
 13 lots, put in a flat roofed, three story going
 14 back taking advantage of as much land as they can
 15 build on and you may be putting in four, five,
 16 six or more even condo units with a big huge
 17 square, you know, rectangular building that just
 18 don't fit the features of everything else that's
 19 on that street.
 20 That's the kind of the concern that was
 21 coming out of council. And the question is, how
 22 do we get there, you know? I'm just translating
 23 the concern and the question becomes, what can we
 24 do within zoning to be able to deal with that to
 25 put something in there right as soon as possible

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1 back and forth, there's no teeth to it, do they
 2 absolutely want to do what they want to do? They
 3 can just follow zoning and get whatever they
 4 want, given that council would approve it. You
 5 know, other municipalities have use design
 6 guidelines to get good development where there's
 7 no historic district at all.
 8 THE REPORTER: What's your name,
 9 please?
 10 MICHAEL ROEDIG: Michael Roedig. Why
 11 don't I give you my card?
 12 EVAN STONE: You know, Northampton
 13 would be a good example of that in their Village
 14 Overlay District, they don't have a Historic
 15 District, they have design guidelines.
 16 MR. MEYER: Well, maybe that's what
 17 needs --
 18 MS. TACKETT: Have you guys seen a
 19 situation maybe where there's been a requirement
 20 that within a certain distance of the street
 21 maybe there has to be some pitch to a roof, but
 22 then maybe further back not? I'm just trying to
 23 get to your point where you don't want be looking
 24 at a big square.
 25 MR. MEYER: Which is what I think I'm

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1 because bluntly, we've seen rumors and
 2 preliminary ideas that go that way, okay?
 3 There's also one that has got similar
 4 characteristics that's down closer to the river,
 5 but that one I think may be covered by the
 6 historic pres district, but that's the concern.
 7 MICHAEL ROEDIG: Is there any way you
 8 can apply your design guidelines, that you
 9 already have, to those other areas.
 10 MR. MEYER: I guess theoretically under
 11 some conditions we could presumably expand the
 12 historic district, but I'm not sure --
 13 MICHAEL ROEDIG: Well, you don't have
 14 to necessarily expand the Historic District to
 15 apply design guidelines.
 16 MR. MEYER: What kind of force do
 17 design guidelines --
 18 MICHAEL ROEDIG: The don't have any.
 19 It would be early in the process where you would
 20 introduce those guidelines to the applicant and
 21 say these are the guidelines we want to use, this
 22 is what we envision for New Hope Borough types of
 23 buildings, architecture. Give their architect
 24 the ball early in that process and, you know,
 25 it's more negotiating than anything. It's that

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1 hearing from council. Which is effectively what
 2 I heard from my fellow council members. I have
 3 to admit I am -- I'm reflecting something here,
 4 which I certainly did not start. So I'm trying
 5 to reflect what I'm hearing from others.
 6 EVAN STONE: And candidly we haven't
 7 done a deep dive on the design guidelines yet, so
 8 I'd want to get into those and see because there
 9 may, in fact, already be language in there that
 10 would be supportive of that.
 11 To your question, Tracy, what I have
 12 seen in the past is where there's language that
 13 doesn't necessarily dictate pitched roofs, but
 14 that the building architecture should be
 15 consistent with adjacent building, architecture
 16 and contextually appropriate.
 17 MR. MEYER: I think that's --
 18 EVAN STONE: So there's other ways to
 19 kind of encourage that, but -- and not to belabor
 20 the point, but again, I think that part of the
 21 issue was process here. And we just we want to
 22 make sure that that's reenforced because you are
 23 you already have the tools in the tool kit to do
 24 it.
 25 MR. MEYER: But process has been

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1 breaking down.
 2 EVAN STONE: Right.
 3 MS. TACKETT: But you're talking about
 4 in the HARB District.
 5 EVAN STONE: In the HARB, yes.
 6 MS. TACKETT: Peter's talking beyond
 7 that.
 8 EVAN STONE: But outside of that, I
 9 think probably to Michael's point, is that you
 10 may be needing or wanting to come up with a
 11 second set of design guidelines that can be
 12 applied as an overlay to that outer commercial
 13 area that would spell out the vision that you're
 14 looking for in terms of architecture, massing.
 15 MS. TACKETT: Are you thinking mostly
 16 along the river or are you just thinking
 17 throughout the borough?
 18 MR. MEYER: No, this --
 19 MS. TACKETT: Just throughout.
 20 MR. MEYER: This I think covers the
 21 entire --
 22 MS. TACKETT: Okay.
 23 MR. MEYER: Listening to members of
 24 council, this is something that covers the entire
 25 borough as a concern. Where we're going to have

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1 of tearing down the existing building, therefore,
 2 how the heck do we constrain that. So there we
 3 are --
 4 MS. TACKETT: It almost seems like I
 5 mean your guys, after this height issue, you guys
 6 are going to start looking at the entire code
 7 particularly relative to maybe more some form
 8 based type regulations. So what that is, is
 9 that's in context to what's going on now.
 10 MR. MEYER: My original thought about
 11 the whole thing was that what we needed was a
 12 form district this is something that's come up
 13 before.
 14 MS. TACKETT: Well, but I think that's
 15 actually what they are going to be working on so
 16 next so that actually might be capturing some of
 17 these issues.
 18 EVAN STONE: Yeah, and what we had
 19 talked about was kind of more of a HARB because
 20 the initial conversations were we didn't know a
 21 form-based code -- and Mike can certainly speak
 22 to this -- was ultimately where you needed to be
 23 as opposed to kind of more of hybrid approach
 24 that talked more about the mass in the form.
 25 MR. MEYER: I'm using the language that

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1 additional buildings is another question
 2 altogether. We're very close to being built out
 3 anyway, you know, there's that whole point also.
 4 There's not much more developable land, so what
 5 we're really looking at here, I think from the
 6 point of your council, the threat that an
 7 existing building that fits in its context is not
 8 making enough money and we want one that's going
 9 to make us more money and that's the grounds for
 10 tearing it down. And part of the concern here
 11 is, hey, you guys we don't want you to tear it
 12 down, we want to constrain that urge and that
 13 tendency.
 14 EVAN STONE: Yeah, Jersey Shore
 15 pressure where the ground becomes more valuable
 16 than the structure on it, so it pays a developer
 17 to knock down a single family home, to put up
 18 something that will take three -- could handle
 19 three or four condo units.
 20 MR. MEYER: If you look at what's
 21 happening to property values downtown and you
 22 know full well that's the situation that we're
 23 facing and that's what council is really
 24 concerned about. And the issue of volume and
 25 bulk was what council saw as being the objective

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1 came from council given what little I know and I
 2 do know some about form-based codes, that's what
 3 I was thinking about. I don't know whether you
 4 guys are in on form-based codes.
 5 I know you some about it because we
 6 heard about them to some degree in a class we
 7 took together.
 8 MR. VOSS: Just the vocabulary of --
 9 MR. MEYER: Yeah, right. So form-based
 10 codes, that's part of a longer term revision.
 11 The question is how fast can we get the design
 12 guidelines maybe as the interim step to provide
 13 for council and what can you help us do in that
 14 regard?
 15 EVAN STONE: We have model design
 16 guidelines as a template that sprung out of work
 17 we did in Northampton. And so it's a starting
 18 point to be used to be modified and amended to
 19 fit your context and your needs.
 20 MR. MEYER: So maybe that's the thing
 21 that we need to have shared with --
 22 EVAN STONE: And my guess is a certain
 23 component of what we have in those are probably
 24 already reflected in your design guidelines that
 25 you have for HARB District.

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1 MS. TACKETT: But these would be
 2 guides, so it's not absolute, it's not a
 3 requirement.
 4 MR. MEYER: No, it's -- it may be just
 5 for a while.
 6 MS. TACKETT: That's right.
 7 EVAN STONE: 'Cause what you don't want
 8 to do is create a situation where someone has to
 9 a variance because of some of the design
 10 requirement. You want it be more of a SALDO
 11 where it can be waived at council's discretion to
 12 have some flexibility. And usually it's a kit of
 13 parts where you kind of trade off maybe one thing
 14 for another and in that way, the applicant can
 15 waive they don't have to get a variance,
 16 streamlines the process a little bit; but it
 17 still gives you control.
 18 And what you're really trying to
 19 achieve as you get wind of land developments, EJ
 20 hears about someone coming in and saying, we want
 21 to do this, she can hand them something say,
 22 well, this is what it's supposed to look at.
 23 Make it look like that and you'll be okay.
 24 MR. MEYER: That would be absolutely
 25 ideal from council's point of view. How do we

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1 MS. TACKETT: When you say can be, you
 2 mean like how it looks or just like how many?
 3 MR. VOSS: Size, number of families
 4 that can be on a lot.
 5 MS. TACKETT: So it's going to depend
 6 on the zoning district and whether or not it
 7 allows multiple units, first of all and then what
 8 the density is. So they'll take the lot area
 9 typically, figure out how many are permitted in
 10 that zoning district and then see what they can
 11 fit into the lot essentially within the confines
 12 of this height limitation and then the setbacks
 13 so that would be required, so they kind of back
 14 themselves into the number.
 15 I don't know all the districts well
 16 enough yet to be able to say, you know, with
 17 precision, this district would allow so many
 18 units per acre and this one so many. I know you
 19 have some districts that don't allow, you know,
 20 condos or multifamily, but then you have others
 21 that do allow. Then I think you guys give
 22 variances sometimes, right, for units? It sounds
 23 like you guys are --
 24 MR. MEYER: Let's just say that the
 25 zoning hearing board meets much too often these

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1 proceed then if we're going to try and move in
 2 that direction as expeditiously as possible in
 3 terms of do you then share that with the planning
 4 commission, the planning submission then looks at
 5 it and provides the recommendation to council and
 6 Tracy and I convince council to go along with it?
 7 MS. TACKETT: Well, I would say
 8 probably tonight we're looking for your guys'
 9 buy-off on the height information that they've
 10 provided, 'cause we want to move that forward as
 11 quick as possible. And then maybe in the
 12 interim, you guys could get the model design
 13 standards to the borough and you guys --
 14 EVAN STONE: They're actually on our
 15 website so you can access them now or we can
 16 certainly send them you and I think we need to
 17 get into your design guidelines and see what's
 18 already kind of covered at least from the
 19 Historic District and then think about how that
 20 might grow from there to the other districts.
 21 MR. VOSS: How does our zoning right
 22 now handle multifamily condominium use in a
 23 residential district? Is there any restriction
 24 on what a condominium can be because it has
 25 multiple families in it?

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1 days.
 2 MS. TACKETT: So my impression is when
 3 a developer can't get what they want from the
 4 code, they'll take a try at your zoning hearing
 5 board to get what they want. So I think the goal
 6 here is to fix your code so that it really
 7 reflects what you want for density for intensity
 8 and then try to stick to it. Try to discourage
 9 people from pursuing those variances.
 10 MR. MEYER: So let's -- following up on
 11 Tracy's lead then, what is the specific
 12 recommendation to us as planning commission with
 13 regard to how to handle height at this point?
 14 EVAN STONE: Do you have my original
 15 version, not the second one with the slope site?
 16 Yeah, that's your existing and then my
 17 initial proposed, before I got into the whole
 18 slope/nonslope was simply to say this: The
 19 vertical distance measured from the average
 20 proposed finished grade elevation along the
 21 entire perimeter of the building from the top of
 22 the highest roof beams on a flat or shed roof to
 23 the deck level on a mansard roof and the average
 24 distance between the eaves and the ridge level
 25 for gable hip and gambrel roofs provided that

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1 this area is nonhabitable space. If the area
 2 behind the gable hip or gambrel roof is occupied
 3 habitable space, then the building height shall
 4 be measured to the top of the structure.
 5 That was a very important distinction I
 6 wanted to make in any rewrite of -- your
 7 definition was you say not occupied. There's a
 8 difference between not occupied versus habitable.
 9 MR. MEYER: Now, that would end up
 10 having -- that definition would then -- is that
 11 -- yeah, that incorporates the --
 12 EVAN STONE: So now I don't know
 13 whether, you know, following the example I sent,
 14 whether you want to further the define that as
 15 the average taken of the measurement of every 10
 16 feet along the entire perimeter just to really
 17 narrow it down. And then we could certainly add
 18 in, you know, the point about the no higher than
 19 four feet above existing topography, you know,
 20 which would take into account the site that
 21 slopes down to the river where they want to put
 22 up a huge retaining wall at the back of the site
 23 and raise the grade.
 24 MR. MEYER: Yeah.
 25 EVAN STONE: To make it level with the

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1 water, for example, and you don't want to build
 2 in that flood plain, then that very well is --
 3 EVAN STONE: Just by way of
 4 illustration, in my prior life, in the private
 5 sector, I worked on a project in that
 6 municipality where it was a building that was
 7 kind of cut into a sloped site, where the site
 8 sloped from the street to the back and it was a
 9 one-story building that they wanted to put an
 10 addition on and I had to measure every 10 feet
 11 around the building and so when you got to the
 12 back of the site, you know, it started to
 13 regulate how that height would become effective.
 14 MR. MEYER: So there's a definition to
 15 add to that the reference to the grade. Can we
 16 get that language -- I'm thinking if we can get
 17 that language before us I'm thinking about
 18 council's schedule and stuff like that, if we can
 19 get that before us for the November meeting.
 20 That we can then recommend that and we can get
 21 that, whatever necessary needs to happen.
 22 Is that a resolution is that an
 23 ordinance? We have to advertise an ordinance?
 24 MS. TACKETT: It's going to be an
 25 ordinance and you're going to need to send it

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1 street.
 2 MS. TACKETT: It does seem like you
 3 should have something about that original --
 4 MR. MEYER: Original grade.
 5 MS. TACKETT: Original grade in there.
 6 MR. MEYER: But this also -- that also
 7 what was concerned me there was -- okay. Then
 8 that would hand/le where we've got a steep slope
 9 down, what about that?
 10 EVAN STONE: Well, it would protect you
 11 there too because --
 12 MS. TACKETT: It's going to take that
 13 average.
 14 EVAN STONE: -- you know, it will --
 15 it's going to average out, so you can't be, you
 16 know, 35 feet here then 60, you know, higher at
 17 the front because it's going to be the average
 18 around the perimeter and then that will account
 19 for the change in grade.
 20 MR. MEYER: But it's the perimeter of
 21 the building itself, not the perimeter of the
 22 lot?
 23 EVAN STONE: Correct.
 24 MR. MEYER: So that if you got a lot
 25 that's very steep sloping all the way down to

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1 back to the planning commission and to the county
 2 planning commission. So I mean, if you guys are
 3 comfortable with maybe this definition
 4 incorporating language about existing grade, you
 5 could pass that on to council, you guys can, if
 6 you're comfortable with it, then you can start
 7 your time clock, so that then we start that
 8 official review time for Bucks County Planning
 9 Commission and your planning commission to review
 10 and then adopt it.
 11 Does that sound reasonable?
 12 MR. MEYER: If you look at the language
 13 that's on the bottom of that page with the
 14 addition of the language having to do with grade,
 15 can we approve that tonight for referral to
 16 council for next week? I'm trying to -- I mean,
 17 they want to move fast and I'm trying to figure
 18 out how to help.
 19 MS. TACKETT: Yes, but then what
 20 council will be doing is starting that clock to
 21 send it back to you guys for final review. So,
 22 yeah, they could give a recommendation, goes to
 23 guys, if you guys are good with it, then you
 24 authorize the process to start.
 25 MR. MEYER: Okay. Fine. Because what

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1 I'm thinking about is, if we can get that through
 2 council -- this is one of these weird weeks --
 3 excuse me, month where there isn't two weeks
 4 between when planning commission meets and
 5 borough council meets because planning commission
 6 meets first Monday, which happens -- this is
 7 first month, but tomorrow is second Tuesday, so
 8 third Tuesday is next Tuesday, which is when
 9 council meets. It's one of these months that
 10 squeezes us tremendously, that doesn't normally
 11 happen.

12 MR. VOSS: And what's the date for the
 13 November meeting for us?

14 MR. MEYER: Well, the November meeting
 15 for us is going to be the same that it normally
 16 would be, that first Monday. That happens to be
 17 -- this is another item on the agenda -- that
 18 happens to be the same night as they're setting
 19 up here for Election Day in this building, so
 20 we're going to meet in the conference room down
 21 in borough hall. We just figured the logistics
 22 of that out earlier in the council meeting -- in
 23 the council workshop this afternoon. Council's
 24 just going to move down to stealing chairs out of
 25 everybody's office into the conference room

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1 MR. VOSS: A variance.

2 EVAN STONE: There may have to be a
 3 variance, you know, because it's just technically
 4 -- it's Easttown Township. And the Easttown
 5 Township definition of building height reads as
 6 follows:

7 The vertical distance from the average
 8 grade, the average grade's taken at a 10 foot --
 9 at 10 foot intervals around the building
 10 perimeter. The top of the highest roof beams of
 11 a flat roof or the mean level of sloped roof,
 12 provided that chimneys and spires shall not be
 13 included in measuring the height. Elevator,
 14 stair and equipment penthouses, tanks, air
 15 conditioning towers should not be included. The
 16 height shall be measured from finished grade, but
 17 such measurements shall not be made from the
 18 point higher than four feet above the original
 19 grade.

20 So what we want to add to your
 21 definition is the first sentence about the 10
 22 foot intervals and that last sentence about the
 23 four foot grade because I still want to include
 24 the point about the occupied gambrel space, if
 25 you will, behind because I think that's important

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1 downstairs.

2 MS. TACKETT: I guess the question is,
 3 do you think you guys can incorporate some
 4 language into this quickly so they put it on
 5 their council meeting?

6 EVAN STONE: You mean like tomorrow?

7 MS. TACKETT: Something like that,
 8 maybe Wednesday.

9 MR. MEYER: Then --

10 MR. VOSS: Question. With the average
 11 use -- if we go with the average height, what's
 12 that do to someone, again, if you're building
 13 into an up slope from the street, does that mean
 14 that they could end up with a very short front?
 15 I guess, I'm just trying to -- I just want to
 16 make sure I do the right way. I don't want to
 17 have someone not be able to have a reasonable
 18 frontage if that's what we need. I guess if it's
 19 going up then that means it's going to be a lower
 20 value, so it'll average the front higher. And if
 21 it's going down, it would average the front
 22 lower. So as long as it's not falling too fast
 23 down from the street.

24 EVAN STONE: Yeah. And then again,
 25 you're going to have those unique situations --

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1 in your definition.

2 MR. MEYER: I move we accept that
 3 definition.

4 MR. VOSS: Then forward it on to
 5 borough council.

6 MR. MEYER: And then forward it on to
 7 borough council. If I make that motion, somebody
 8 needs to second.

9 MR. VOSS: Could we have a second?

10 MR. ATKINSON: Second.

11 MR. APUZZIO: Second.

12 MR. ATKINSON: I got it.

13 MR. VOSS: All those in favor?

14 BOARD MEMBERS: Aye.

15 MR. MEYER: Very complicated business
 16 here.

17 EVAN STONE: We can get that revised
 18 and get that right back out to you.

19 MR. MEYER: Okay. I don't know whether
 20 you got an e-mail that's got all of the members
 21 of the planning commission on your e-mail.

22 EVAN STONE: I don't believe so.

23 MR. MEYER: All right. Then why don't
 24 you e-mail it me, I will e-mail it -- I will make
 25 sure that -- e-mail it to EJ, she can forward it

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1 to all the members of the planning commission so
2 we have it ahead of time. And -- but we have
3 just said that we are going to forward it on to
4 the borough council. I'm just trying to make
5 sure that everybody on the planning commission
6 knows what's going on and that it's not just
7 going straight to the borough council and the
8 planning commission hasn't seen it yet, right?
9 I'm sorry. I'm still negotiating my roll in this
10 thing.

11 MR. VOSS: That's what I want to make
12 sure the timing for coming back to us is a good
13 one.

14 MR. MEYER: So we will have it, in case
15 anybody blows sky high, we will have it some time
16 before council actually meets on Tuesday. So
17 speaking as a member of council knowing that
18 we're going to want to then send it back to you,
19 if any of the three of you or me flip out over
20 what we get in the way of language, please,
21 please let EJ know so it doesn't end up on the
22 agenda on Monday -- on Tuesday, all right? I
23 think that will be our security since we don't
24 have the exact language in front of us. I don't
25 know whether that's legally plausible or

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1 as soon as authorizes that process, EJ will send
2 it to this planning commission and this planning
3 commission essentially at the same time. I'm
4 going to guess you guys are gonna get us a quick
5 review.

6 MATTHEW WALTERS: No, it will be about
7 that thick.

8 MR. MEYER: I suspect that they're not
9 going to have a big problem at the review, unless
10 council does something absolutely drastic to it.

11 EVAN STONE: You want your solicitor to
12 look at it too just to make sure -- to be
13 thorough.

14 MR. MEYER: Right. Fantastic.

15 What's on the agenda? You're the boss.

16 MR. VOSS: Well, you've explained the
17 November meeting date, so the date will not be
18 moving.

19 MR. MEYER: The date will not be moving

20 --

21 MR. VOSS: But the meeting room will.

22 MR. MEYER: The location will be
23 different. I don't know whether -- what else may
24 come up, as of that November meeting moving
25 forward in terms of getting some design guidance

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1 permissible, but let's try anyway.

2 MS. TACKETT: Yeah, no, I think it's
3 fine.

4 MR. VOSS: Well, we're just an advisory
5 board in this sense.

6 MR. MEYER: You are advisory anyway,
7 that is correct.

8 MR. VOSS: They can change it if
9 they --

10 MS. TACKETT: Yes, so this is all fine.

11 MR. MEYER: So I can advise my
12 colleagues on process, the ones that are going to
13 ask me tomorrow what we did tonight -- because I
14 know they will, two at a time, so it's never more
15 than three us talking. Thank you open records.
16 When it has to go back to planning commission,
17 which will then be on the, I think the election's
18 the 5th -- 6th, so we meet on the fifth, if I
19 remember my calendar correctly, does it go to
20 both -- can it go to both simultaneously or does
21 it --

22 MS. TACKETT: Oh, yeah.

23 MR. MEYER: It can go to both
24 simultaneously for review?

25 MS. TACKETT: Right. And so next week

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1 or something like that, is that something that
2 one of you can bring to us?

3 Mike, you can bring to us so that --
4 since you were the one talking about design
5 guidelines, that you can bring to us, Michael, at
6 our next meeting or --

7 MICHAEL ROEDIG: Yeah, I --

8 MR. MEYER: I feel embarrassed to
9 having to have three of you here all the time.

10 EVAN STONE: That's what we do.

11 MICHAEL ROEDIG: I think that's
12 something we can be ready to talk about.

13 EVAN STONE: Yeah, and I was going to
14 say I think what we should be, at the very least,
15 prepared to do is we should get our heads into
16 your existing design guidelines, see what they
17 cover, what they do cover. Whether there's
18 anything there that can be tightened up, at least
19 with the HARB, and then we can start to branch
20 out into where it may make sense to have more
21 universal design guidelines.

22 MR. MEYER: Planning commission, I had
23 the dates wrong just so that everybody knows.
24 November 2019, Monday is the 4th, that's the
25 first Monday and the Election Day is the 5th, so

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1 the 4th would work out and that's when our next
 2 meeting is, but it's going to be down the hill.
 3 MR. VOSS: And if we are reviewing
 4 council's, I guess, proposal at that point, does
 5 that have to be an announced meeting, so do we
 6 have to invite public specifically?
 7 MS. TACKETT: Aren't all your meetings
 8 announced?
 9 MR. VOSS: Well, they're all open in
 10 public, but I just mean -- I didn't know if we
 11 have to announce specifically if we're looking at
 12 something that we're potentially --
 13 MS. TACKETT: It'll be on your agenda
 14 and -- do you post your agenda's do you know?
 15 That's fine.
 16 MR. VOSS: I just want to make sure if
 17 there's anything --
 18 MS. TACKETT: That'll be out.
 19 MR. MEYER: It'll be posted. Like when
 20 we receive the agenda for tonight, that's posted
 21 on the web. So that's out there.
 22 MR. VOSS: That's what we need?
 23 MS. TACKETT: Yeah.
 24 MR. VOSS: Thank you for coming. Is
 25 there anything else you'd like to bring up to us?

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1 We have heard tell that an equivalent
 2 to Gateway to New Hope building is being planned
 3 for, at some future date, at the location which
 4 is now the defunct Raven, along with a large
 5 parking garage to accommodate both that facility
 6 and the parking that the Gateway to New Hope
 7 needs now. That is in our territory, that is in
 8 the borough.
 9 I mean, the borough lines when you're
 10 going out that away are very weird like across
 11 the street is not the borough, if I remember
 12 correctly, but that is the borough. And again, a
 13 couple of my colleagues have raised the questions
 14 of my goodness, how many rooms do we have? How
 15 many rooms do we need? Do we have overbuilding?
 16 There's the -- so that is going to be -- that was
 17 a concern that came up.
 18 On behalf of council, I asked Evan what
 19 we could do about it and the answer was, yes, you
 20 could conceivably put a cap on the number of
 21 rooms or something like that. I'm not sure
 22 exactly how and maybe it's not a cap, but it's
 23 something like it. But, you know, doing that,
 24 seems extremely arbitrary if you haven't done an
 25 economic study that shows that you've got enough

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1 MR. MEYER: Now, is there anything we
 2 need to do preparatory to see you again next
 3 month trying to set up this -- moving forward on
 4 the design guidelines?
 5 EVAN STONE: I don't think so on the
 6 design guidelines. I guess, the only thing to
 7 just touch about if you want is the economic
 8 study that you were talking about relative to the
 9 question of occupancy of rooms/inms.
 10 MR. MEYER: Yes. I don't know whether
 11 this on the agenda.
 12 What do we have left on the agenda?
 13 MR. VOSS: Nothing, new business.
 14 MS. TACKETT: You're done.
 15 MR. MEYER: New business, all right.
 16 Fine. If you will permit me on new business.
 17 As you all know, we are currently get a
 18 large number of additional rooms at the Logan.
 19 We have a large number of rooms constructed down
 20 at Gateway to New Hope or Odette or whatever,
 21 ex-Odette's or whatever they're calling that
 22 thing. I think it's called Gateway to New Hope.
 23 I know that's the name -- that's either the name
 24 of the development or the name of the company
 25 that's doing the development, I've lost track.

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1 rooms already. I left out the fact that we've
 2 now got a whole bunch of new rooms just now at
 3 the new facility across the way there from the
 4 Playhouse. What do we do about that?
 5 EVAN STONE: Well, I think it's
 6 economics and the land use that -- you know,
 7 'cause we talked about it internally and if --
 8 you can't necessarily put a cap on a number of
 9 rooms, but what you can do from a land use
 10 perspective is zone where that use is permitted.
 11 MR. MEYER: Okay.
 12 EVAN STONE: So you have to study
 13 where, you know -- you'd have to put your arms
 14 around where is it currently allowed and is there
 15 a need or desire to make a change in that, okay?
 16 And because you're going to affect zoning, then
 17 you got to go through the right process. And one
 18 of the things we suggested was an amendment to
 19 the comprehensive plan and then, you know, the
 20 whole process, you know, a map and then a text
 21 amendment to change the underlying zoning because
 22 you will be affecting the zoning parcels. Some
 23 could be up-zoned, some could be down-zoned
 24 depending on what the analysis was. But that's
 25 really the best way because you can't really

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1 dictate what the market's going to do.
 2 Warrington's of a similar situation
 3 they have, as far as they're concerned, they have
 4 enough Wawas, they don't want anymore, but you
 5 can't zone out Wawa, so all you could do is where
 6 you have gas convenience.
 7 MR. APUZZIO: So where Odette's is --
 8 or not Odette's, so where the Raven is, they want
 9 to build a comparable structure, as well as a
 10 parking garage?
 11 MR. MEYER: Some time in the future.
 12 MS. TACKETT: Parking garage first --
 13 MR. APUZZIO: Parking garage first.
 14 MS. TACKETT: -- to accommodate the
 15 hotel that they're proposing down at the river
 16 because right now they don't have parking for
 17 that. So that's going to be their parking.
 18 MR. MEYER: Stage 1 is tear down the
 19 Raven to have all the parking that they need.
 20 Then at some stage of the game after that --
 21 MS. TACKETT: Right. Because my
 22 understanding is they paid so much for that
 23 property, they've got to get a better return than
 24 just a parking lot.
 25 MR. APUZZIO: Sure.

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1 someplace outside of downtown. And this leads to
 2 whole set of questions having to do with traffic,
 3 which is bad enough as it is now. You're looking
 4 forward to everybody who parks down at the
 5 Gateway coming through town to then go out to
 6 park at the Raven and then going back other way.
 7 I mean, we're facing some traffic disasters in
 8 this town as well.
 9 MS. TACKETT: Well, I think with that,
 10 I mean, when that does come through, I think
 11 there's going to have to be some sort of
 12 requirement of a shuttle, not just having people
 13 drive downtown just to have that car driven back
 14 out of downtown. You know, and when I talked to
 15 the attorney for that project, he did indicate
 16 that they have some intent to do a shuttle, so
 17 they would actually -- so when people are coming
 18 from events, they would actually direct them to
 19 park initially so that they're not coming
 20 downtown and then shuttle them down to the --
 21 EVAN STONE: That's a heck of a valet.
 22 MR. MEYER: Well, see, at that stage of
 23 the game given that the borough has wanted to do
 24 something to encourage parking outside of the --
 25 immediately on Main Street only anyway, there's

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1 MS. TACKETT: So their thought is maybe
 2 do the garage and a hotel. I thought the hotel
 3 up there was more for -- more along the lines of
 4 like kind of for travelers, kind of like a Best
 5 Western sort of concept.
 6 MR. MEYER: I have no idea whatsoever.
 7 I picked this up from colleagues who picked it up
 8 from, I think you. I don't know where it -- I
 9 don't know where --
 10 MS. TACKETT: It's really blossomed.
 11 MR. MEYER: I literally, Tracy, I have
 12 no idea where this started, all right?
 13 Parenthetically it's going to come -- it's going
 14 to hit your plate as well because that lane in
 15 the woods is also talking about putting something
 16 up there.
 17 MS. TACKETT: That's right. And I've
 18 already heard something about that as well, so --
 19 MR. MEYER: So, you know --
 20 MS. TACKETT: At the certain point, you
 21 know it's almost going to be like who gets in the
 22 door first and, you know.
 23 MR. MEYER: I mean, the other side of
 24 all of this stuff is all of these buildings, all
 25 of this construction downtown is now parking

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1 been past talk about when the Playhouse started
 2 the shuttle that it has, there has been talk
 3 about possibly expanding that shuttle to have
 4 more routes or run times not just when the
 5 Playhouse got plays on because it's in the
 6 interest of the borough, at which point the way
 7 in which that shuttle may work may be something
 8 that the borough itself helps to underwrite in
 9 order to relieve some of the traffic.
 10 EVAN STONE: You guys need a parking
 11 (inaudible) for --
 12 MR. MEYER: Well, it's kind of -- we've
 13 got other issues also. We have a potential
 14 location for a parking garage in New Hope much
 15 closer to downtown, but that got its own little
 16 problems. We have to make sure that we can
 17 really use the land the way we want to.
 18 But let's go back to that question. I
 19 chatted early this afternoon with a colleague
 20 with whom I used to work who has done umpteen
 21 million market studies for everything from who is
 22 selling their single family homes to new
 23 industrial parks. And he is semiretired, this is
 24 bigger than he wants to chew on. He recommended
 25 me to -- he suggested I get in touch with

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1 somebody who was again, a mutual partner, that's
2 a consultant out of Philly. I'm assuming that
3 this scale of study and type of thing that the
4 Bucks County Planning Commission does not
5 normally do?

6 EVAN STONE: Correct.

7 MR. MEYER: All right. So we would not
8 be turning to you --

9 EVAN STONE: Not for the economic
10 portion.

11 MR. MEYER: -- for the economic
12 portion. All right. Because I mean, there's a
13 real question -- and with regard to the traffic
14 study, I will be bringing the traffic study as an
15 agenda item when we're talking to Wawa.

16 EVAN STONE: Is that going to be a
17 borough-wide traffic study?

18 MR. MEYER: Let's see what we can get
19 out of Wawa.

20 EVAN STONE: Because that was the other
21 point I was going to make is, it sounds to me
22 with where you're at, if you haven't done and
23 don't own a borough-wide traffic study, that
24 should be something else that you may want to be
25 considering in your future is, to do a

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1 I was on the public participation task
2 force for the DVRPC for four years or whatever,
3 so that's simply another little piece that I can
4 bring to the table in terms of contacts, but that
5 doesn't mean I know everything they're doing or
6 the limits of what they do, I guess. They tend
7 to post more about what they do -- what they do
8 than what they don't do. So that may be --

9 Both of those items, that economic
10 study and the traffic study, are things that will
11 be part of things that I am raising with council
12 vis-à-vis how we're budgeting for the coming
13 hear. Okay? That is not capital projects in the
14 sense of physical structures, but we have a
15 set-aside capital fund for one-off projects as
16 this thing from ongoing budget items. And we
17 have money in there that can cover some of that.

18 EVAN STONE: Particularly relative to
19 traffic because ultimately you want to have your
20 own independent understanding of what the issues
21 are and where the opportunities are, so that when
22 development comes in, you can negotiate from a
23 position of knowledge and not rely on them to
24 tell whether it is or isn't going on. Because I
25 don't know of a traffic study yet that say there

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1 borough-wide traffic study.

2 MR. MEYER: It's definitely been
3 something that's been on my agenda, it's
4 something which I will -- I guess, borough-wide
5 traffic study, do I talk to my friends at DVRPC?

6 EVAN STONE: No, because they really
7 can't direct you. You're going to have to
8 approach, you may have to do an RFP.

9 MR. MEYER: We'll figure that part out.
10 DVRPC, you know what that is or not?

11 MR. VOSS: No.

12 MR. MEYER: Delaware Valley Regional
13 Planning Commission is the MPO, the metropolitan
14 planning organization for the Philadelphia Metro.
15 That does not cover all planning, that is -- that
16 is transportation. In other words, under US DOT,
17 department of transportation, every metropolitan
18 area has to have an MPO. DVRPC is our MPO, they
19 do a heck of a lot more than just the limited
20 amount of things that you would do for DOT. I
21 mean, they've done they've done mapping, food
22 deserts and a whole variety of other kinds of
23 things, taking advantage of data they have to
24 provide other kinds of planning guidance, but I
25 didn't know whether or not they could do for us.

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1 isn't any traffic generated from the projects.

2 MR. MEYER: Right. And not having one
3 certainly has been a liability in discussions
4 having to do with off-site parking all along
5 because we haven't been able to deal with -- you
6 know, they have satisfied the minimum requirement
7 that they have to have X number of parking spaces
8 or access to, but that process has never
9 considered the traffic impact because we didn't
10 have an existing traffic study that would give us
11 the basis for having that kind of discussion with
12 the developer.

13 So that is something that would need --
14 that's well worth it. Now, you know, when we
15 start getting into those kinds of studies, that's
16 all feeding into the information of the planning
17 commission. So that was the new business and
18 we're moving -- I, at least have ballpark numbers
19 on what that might cost for the economic study
20 and some possibilities who might be able to do
21 that for us, but I need -- that's something I
22 need to move on to council.

23 MR. VOSS: So just as you're bringing
24 up these topics, what zoning do you require for a
25 parking garage? What zoning do you require for

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1 what would essentially be hotel space.
 2 MS. TACKETT: That is a good question
 3 that I don't have off the top of my head. So I
 4 can look into that.
 5 MR. MEYER: Yeah, Tracy, that would be
 6 extremely helpful to know what that zoning is for
 7 the Raven. It had a certain number of rooms, it
 8 had parking, but it certainly wasn't a full scale
 9 hotel and did not have muti-tier.
 10 MS. TACKETT: Right. For some reason I
 11 have the impression that they are allowed to do
 12 parking there from conversations I've had with
 13 the people who purchased it or the attorney for
 14 them, but I haven't -- I haven't looked at it, to
 15 be honest with you, so I can take a look at that.
 16 MR. MEYER: Well, a large portion of
 17 that land area is parking now anyway.
 18 TRACY TACKETT: That's true.
 19 MR. MEYER: So that's not going to
 20 change terribly much.
 21 MR. VOSS: Except I suppose there's a
 22 difference between parking for your use and what
 23 would essentially be paid parking?
 24 MR. MEYER: It's interesting that you
 25 raise that, Keith, because this has come up in

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1 look at the comprehensive plan map. The
 2 expectation is commercial for where the Raven
 3 currently is, I'm looking at limited commercial
 4 at the end of the Union Station where it's
 5 currently parking. I guess as I'm looking at
 6 planning or thinking about what other people are
 7 intending, I would wonder if there might be a way
 8 that if the Raven, for example, owners wanted to
 9 talk to the Union Station owners and talk about
 10 the far end of their parking lot, I'd rather see
 11 a parking structure go up there because we
 12 already have two-story buildings --
 13 MR. MEYER: The far end of their
 14 parking lot, my friend --
 15 MR. VOSS: Pardon me?
 16 MR. MEYER: The far end of their
 17 parking lot is owned by the borough. That is
 18 where we are looking to put up a parking garage.
 19 MS. TACKETT: Good plan.
 20 MR. MEYER: Great minds. Exactly.
 21 MR. VOSS: So you came into the future,
 22 heard this conversation.
 23 MR. MEYER: The problem is that we need
 24 to deal with a not fully thought through license
 25 agreement that George Michael with regard to his

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1 the position that the borough has taken vis-à-vis
 2 what Wawa wants and we have put language into the
 3 possible rezoning of that particular property,
 4 that particular set of parcels to specifically
 5 exclude -- preclude providing parking for
 6 off-site uses. So that is something which can be
 7 done. I don't know whether that's by agreement
 8 or, you know -- or how that language works out
 9 because I'm not sure how those contracts work.
 10 But I know that that's something which has
 11 already come up as an issue in the Wawa case.
 12 You were in the room when we did that,
 13 I think.
 14 MS. TACKETT: Um-hmm.
 15 MR. MEYER: I don't know what else
 16 we've got. I've given you what I have for new
 17 business.
 18 You got new business?
 19 MR. APUZZIO: I don't have new
 20 business. There's plenty of new business right
 21 here.
 22 MR. VOSS: Well, I suppose part of what
 23 I'm interested in is trying to keep track of
 24 potential projects like that and also, you know,
 25 as I think about what we've talked about here, I

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1 rights to that -- those parking spaces for Union
 2 Square and we need to deal with that and that is
 3 in process. I'll leave it at that.
 4 MR. VOSS: Well, that just leads into
 5 another --
 6 And I don't mean to keep you here.
 7 Just another thing I've -- a pet
 8 project of mine I've always been curious about
 9 is, if something like that could increase parking
 10 in Union Square -- Union Station. What's the
 11 right? Union Square. If we could then work out
 12 some kind of walking path or a path to get us
 13 across the canal earlier rather than walking all
 14 the way to Bridge Street, that would enhance the
 15 viability of shops all along North Main.
 16 And right now, so I guess part of the
 17 reason I'd like to keep that in mind and keep
 18 looking at it on here is, I don't want to have
 19 residential houses pushed farther into the
 20 business district there because then we will have
 21 people arguing that we can't build such a path
 22 because it would cause traffic to walk past their
 23 residences. So I guess that --
 24 MR. MEYER: It's a very good set of
 25 questions --

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1 MR. VOSS: -- trying to keep the
 2 numbers down, plan for future.
 3 MR. MEYER: It is absolutely -- just a
 4 reminder we've got series of streets that
 5 dead-end at the Tow Path, which the issue then
 6 becomes talking to DVRPC about -- I mean, not
 7 DVRPC, DCNR. The guys who run the park about
 8 another pedestrian bridge over the park.
 9 EVAN STONE: Sounds like it might be a
 10 great TCVI project or CMAC project for DVRPC.
 11 MR. MEYER: Yeah.
 12 MR. VOSS: You're just making up
 13 letters.
 14 MR. MEYER: First we need permission
 15 from parks to be able to do it and we're still in
 16 conversations with them right now about what's
 17 going to actually inhabit the --
 18 EVAN STONE: Well, no, I mean, I'm
 19 thinking to Keith's point, get the bridge built
 20 even if the garage doesn't even happen just get
 21 the bridge built.
 22 MR. MEYER: The bridge is a really nice
 23 -- I mean, just from the parking in anyway,
 24 that's an excellent idea. That's right because
 25 that we might be able to pursue faster and yes,

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 4 CERTIFICATE
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 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.
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1 DVRPC does have money for --
 2 EVAN STONE: And it still provides
 3 value.
 4 MR. MEYER: Yeah, that's a very, very
 5 interesting idea. See, that's what planning
 6 commission's are for is to plan what other people
 7 aren't thinking.
 8 MR. VOSS: You shot down one of my
 9 ideas by saying it's not new, but --
 10 MR. MEYER: The garage is not new, but
 11 the bridge is a brilliant idea. I'm going to
 12 bring that up as new business next week.
 13 MR. VOSS: Well, I think that's it then
 14 for new business, unless anyone else has
 15 anything.
 16 Do I have to make a motion for
 17 adjournment?
 18 MR. ATKINSON: I think so.
 19 Second.
 20 MR. VOSS: Thank you.
 21 MR. MEYER: We've now adjourned.
 22 (Meeting concluded at 8:08 p.m.)
 23
 24
 25

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