

BEFORE

NEW HOPE BOROUGH COUNCIL

In Re: Regular Meeting

- - - -

TUESDAY, JUNE 15, 2021

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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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BLUM-MOORE REPORTING SERVICES, INC.
350 SOUTH MAIN STREET, SUITE 203
DOYLESTOWN, PENNSYLVANIA 18901

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1 BOROUGH COUNCIL:

2 Mayor Laurence D. Keller

3 Connie Gering, President

4 Dan Dougherty, Vice-President

5 Tina Leifer Rettig, President Pro Tem

6 Laurie McHugh

7 Ken Maisel

8 Peter Meyer

9 Louise Feder

10

11 Peter Gray, Borough Manager

12 David Truelove, Esquire, Solicitor

13 ALSO PRESENT:

14 Tracy Tackett, Borough Zoning Officer

15 Michelle Fountain, Borough Engineer

16

17 Chief Michael Cummings

18 New Hope Police Department

19

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

2 meeting to order. Please stand up for the pledge

3 of allegiance.

4 (Pledge of Allegiance was recited.)

5 MS. GERING: If we can have roll call,

6 please?

7 MR. GRAY: Mr. Dougherty?

8 MR. DOUGHERTY: Here.

9 MR. GRAY: Ms. Rettig?

10 MS. RETTIG: Here.

11 MR. GRAY: Ms. Feder?

12 MS. FEDER: Here.

13 MR. GRAY: Ms. McHugh?

14 MS. McHUGH: Here.

15 MR. GRAY: Mr. Maisel?

16 MR. MAISEL: Here.

17 MR. GRAY: Mr. Meyer?

18 MR. MEYER: Here.

19 MR. GRAY: Mayor Keller?

20 MAYOR KELLER: Here.

21 MR. GRAY: Ms. Gering?

22 MS. GERING: Here.

23 MR. GRAY: Also present tonight is Ms.

24 Tackett, zoning officer; Ms. Fountain, the

25 engineer; Mr. Truelove, solicitor; Chief Cummings

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1 and myself.

2 MS. GERING: Thank you.

3 Mayor's report.

4 MAYOR KELLER: Certainly. I'll start

5 off with probably six months ago, I was

6 discussing that we were awarded a partial grant

7 for the -- the cameras that the officers are

8 going to be wearing and we awarded the grant six

9 months, but it's been a lot of work. We had --

10 the chief had to develop protocol and they had to

11 approve that before we could move forward. And

12 we needed to go through a lot of hoops, we needed

13 a letter from our DA Matt Weintraub supporting

14 it.

15 The good news is, they finally released

16 the funds yesterday. So we are getting 11 to

17 \$22,000 purchase. We're getting 15 cameras and

18 with all -- if everything works well, by mid-July

19 our police officers will pretty much --

20 Is it safe to say, always have a camera

21 on, Chief?

22 Always be wearing a camera. So I know

23 some of you have been asking about it for months

24 and it's been a long process. It's real. It's

25 happening, Chief's going to go out and get them,

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1 so sometimes you wonder if this \$11,000 we're

2 saving by getting the grant, but had we known it

3 was going to six more months, seven more months,

4 it was painstaking; but it's done, so I'm very

5 happy to mention that.

6 Secondly, the -- if you notice on Ferry

7 Street, we've had numerous residents on Ferry

8 Street between the tracks and the library express

9 their concern about vehicular speed either going

10 up the hill. For me, it's kind of a pleasure if

11 they're speeding going up the hill because when

12 they hit the railroad tracks, they just bottom

13 out their car, they rip up their bumper and I

14 smile when I'm working in the garden. But they

15 still do fly at times and coming down the same

16 way. So chief's going to have to detail out and

17 take statistics on it for the next two weeks,

18 will be Thursday, Friday, Saturday, Sunday for

19 two consecutive weeks now that the COVID has

20 changed and we have now tourists coming into

21 town. We're just going to monitor it to

22 determine whether it justifies another speed

23 hump. I know we have one there now west of Mill

24 Road and just east of Bridge Street. So I wanted

25 to put that on everybody's radar screen.

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1 And then lastly, I -- we're in the

2 process -- we're going to be asking council to

3 consider hiring a part-time police officer. And

4 I thought about this, I was going to offer anyone

5 here a dinner on me on the rooftop, you'd be

6 stuck with me going with you, it means I have to

7 take someone with me on the rooftop of Odette's,

8 if you could pronounce this new officer's last

9 name.

10 And Brett's last name is spelled

11 G-U-A-G-L-I-O-N-O-N-A. So while you're thinking

12 about that, he's a resident of Abington Township,

13 he's here with his parents tonight. Went to

14 Pennsylvania State University. And so when I

15 first met Brett, I found out he played baseball

16 for Penn State, so I looked at him and I said,

17 probably second baseman.

18 And the Chief came back and he said,

19 no, he played center field.

20 So I said, nobody's going to get away

21 from this guy if you play center field at Penn

22 State, you got wheels, so you can fly. So wanted

23 to mention that. And he went to Montgomery

24 County Police Academy, he's got his 120, he's

25 already passed psychological, physical. We're

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1 all good to go.

2 So anybody want to raise their hand for

3 a guess? Go ahead

4 MR. TRUELOVE: Guaglianona.

5 MAYOR KELLER: What is it?

6 MR. TRUELOVE: Guaglianona.

7 MAYOR KELLER: Close, close.

8 MR. TRUELOVE: My wife was born in

9 Italy, so I have to be good by now.

10 MAYOR KELLER: Well, now I said it's

11 close, it's Guaglianona, Guaglianona.

12 It was close, though, Dave. I'd be

13 happy to take you.

14 So if I call up Mr. and Mrs.

15 Guaglianona -- or Mrs. Guaglianona's going to

16 hold the bible.

17 (Audience applause.)

18 (Brett Guaglianona was sworn in by

19 Mayor Keller.)

20 MS. GERING: Congratulations.

21 BRETT GUAGLIONANO: Thank you very

22 much. I appreciate your time.

23 MS. McHUGH: Welcome to New Hope.

24 MAYOR KELLER: All done with the

25 mayor's report.

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1 MS. GERING: First on the agenda is
 2 consideration for preliminary and final land
 3 development for the Mansion Inn. Can I have a
 4 motion for approval?
 5 MS. McHUGH: I'll make that motion.
 6 MS. GERING: Can I have a second?
 7 MS. RETTIG: I'll second it.
 8 MS. GERING: Thank you.
 9 Since this is an overwhelming packet
 10 for council to go through and you are asking for
 11 numerous waivers, so what we would like to do is,
 12 on each of your waivers, if you can describe what
 13 it is and then we're going to have our engineer
 14 or our --
 15 MS. McHUGH: Zoning.
 16 MS. GERING: -- zoning -- thank you --
 17 respond to it or necessarily our solicitor. So
 18 you might be approved on some and you might be
 19 denied on others and our solicitor will be taking
 20 notes and making comments.
 21 MR. TRUELOVE: And just for everybody's
 22 benefit, I did prepare a draft approval letter
 23 that was found and I worked on and I also shared
 24 it with Mr. Griffin. So at least we have some
 25 format to work from. It's not -- it's not a

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1 402D.1.J.
 2 ADAM CREWS: Good evening. The first
 3 waiver is being requested of the requirement to
 4 show a natural resource -- a natural features
 5 plan.
 6 MS. GERING: Can you speak into the
 7 microphone or see if the microphone is off?
 8 ADAM CREWS: I just don't talk very
 9 loud.
 10 The first waiver being requested is of
 11 402.D.1.J, the requirement for a natural resource
 12 plan. We're asking for this waiver because on
 13 Sheet 3 you'll see an aerial photograph, which
 14 generally represents the adjoining lands more
 15 readily interpreted than lines on a white sheet.
 16 MR. DOUGHERTY: Can I -- can I
 17 interrupt? We have at least two letters --
 18 you're from Crews, correct?
 19 ADAM CREWS: Yes, sir.
 20 MR. DOUGHERTY: We have at least two
 21 letters, which let -- are you on the May 12th
 22 letter, is that where you say the first item?
 23 'Cause we have four different letters with lists
 24 of things, we want -- I'm going to try to follow
 25 along.

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1 final, it was something that at least we have a
 2 structure, so we can work from that.
 3 MS. GERING: Perfect. Okay.
 4 Go ahead. Thank you.
 5 MR. GRIFFIN: Good evening, borough
 6 council. My name's Andrew Griffin. I'm here on
 7 behalf of the applicant and covering for Paul
 8 Cohen. I have the engineer --
 9 MS. GERING: You can take your mask off
 10 when you're talking. Yeah, thank you.
 11 MR. MEYER: It's easier for us to hear
 12 you.
 13 MR. GRIFFIN: I have the engineer on
 14 the project with me, Adam Crews. And he'll come
 15 up and address your concerns with regard to the
 16 waivers. I also have responses to the last
 17 review letter that was sent by the engineer on a
 18 flash drive. I don't know if there's somewhere I
 19 can plug it in.
 20 (Brief pause for technical setup.)
 21 MR. GRIFFIN: So you asked for an
 22 explanation for each of the waivers, I'll have
 23 Andrew Crews go through each of the waivers,
 24 which are listed at Item 7 on the response
 25 letter. It says, first waiver is in Section

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1 ADAM CREWS: Sure. So on June 9th,
 2 2021, we actually received a review letter from
 3 CKS Engineering. This letter here just has our
 4 responses to that letter inserted in in bold. I
 5 can give you a hard copy of this letter, if you
 6 prefer to follow along.
 7 MR. DOUGHERTY: I'm sorry. Could you
 8 start over? Go ahead. Say that again.
 9 ADAM CREWS: Certainly. The last CKS
 10 letter --
 11 MR. DOUGHERTY: Which is dated what?
 12 ADAM CREWS: I'm sorry?
 13 MR. DOUGHERTY: Which is dated what?
 14 ADAM CREWS: June 9th.
 15 MR. DOUGHERTY: Okay. That's the last
 16 one, okay. Page 11.
 17 ADAM CREWS: And we will be discussing
 18 the enumerations in that letter.
 19 MR. DOUGHERTY: And CKS -- you're CKS
 20 is that --
 21 MS. FOUNTAIN: No, I am CKS.
 22 MR. DOUGHERTY: Your engineering for
 23 Frank.
 24 ADAM CREWS: I'm engineering and Andrew
 25 is counsel.

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1 MR. GRIFFI: Correct.
2 MR. DOUGHERTY: A little bit better
3 now. So are we -- the order in which you're
4 going to go through these things, do they relate
5 to the June 9 letter you just described?
6 ADAM CREWS: Correct. Item 7, which
7 just summarizes the waivers.
8 MR. DOUGHERTY: I have a June 9th
9 letter here.
10 MS. FOUNTAIN: So if that is on page
11 11, I heard somebody say that's on page 11, go to
12 page 13 and then it starts at the bottom of page
13 13. Then is it page --
14 MR. DOUGHERTY: My -- my -- my pages
15 aren't numbered like that, so that's not going to
16 help. The June 9 letter is approximately five or
17 six pages long.
18 MS. FOUNTAIN: It is the third page.
19 MR. DOUGHERTY: Okay. So and it -- on
20 Item --
21 MS. FOUNTAIN: There are two, Roman
22 numeral II, No. 7.
23 MR. DOUGHERTY: Seven, so Roman numeral
24 VII, that's where you're starting?
25 MR. MEYER: Two, No. 7.

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1 MR. DOUGHERTY: Page 3, right?
2 MS. McHUGH: Section II, Roman numeral
3 II.
4 MR. DOUGHERTY: Roman numeral II.
5 MS. McHUGH: Then go down to seven.
6 MR. DOUGHERTY: Yeah, it wasn't at the
7 top, okay. So we're on page 3 of the letter,
8 which is page 13 on the computer, I guess.
9 MS. McHUGH: It is, yes.
10 MR. DOUGHERTY: Roman Numeral II, No. 7
11 and that's the one you're starting to talk about
12 right now.
13 ADAM CREWS: Correct.
14 MR. DOUGHERTY: Makes a lot of sense
15 that's where we would start, but all right.
16 Well, let's -- at least I know what you're
17 referring to. Thank you.
18 ADAM CREWS: So the first waiver in 7
19 is a 402.D.1.j, which is a waiver of the
20 requirement for providing a natural features
21 plan. And in lieu of the strict requirements of
22 that section, we're offering an aerial
23 photograph, which depicts the surrounding areas
24 in. We think easier to interpret detail than
25 surveying the adjoining hundred feet and showing

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1 you black lines all over the paper. That's we're
2 requesting that waiver. This next --
3 MS. GERING: Further discussion?
4 MS. FOUNTAIN: So your ordinance
5 requires that they show utility lines, they show
6 storm sewer, they show all natural features
7 within 150 feet of the site. In lieu of that,
8 they are asking for a partial waiver to show the
9 natural features on the site itself and then the
10 next sheet, Sheet 3 of the plan shows black and
11 white photograph of the surrounding area. It
12 does not show specific utilities, gas, water,
13 storm sewer all within a hundred feet of the site
14 as the ordinance states is required.
15 MR. DOUGHERTY: And what -- why -- the
16 usage of that, let's suppose then instead of this
17 waiver request you were to get this chunk of
18 paper instead, our engineer and our zoning
19 officer would review those, is that a fair
20 statement?
21 MS. FOUNTAIN: Yes. And it helps in
22 reviewing that just so that we could see where
23 the nearest stormwater collection system is,
24 where the nearest inlet is; but they have shown
25 the connection to those storm sewer system on the

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1 set of plans. I don't know if it's typical for
2 the engineer to say a recommendation if there is
3 one or not, but I have no objection to this
4 waiver request.
5 ADAM CREWS: And a little further
6 background, the planning commission, they
7 supported the waiver with the condition if they
8 requested additional information on specific
9 items, we would provide it. And we have pro --
10 we provided additional information in the access
11 easement that goes to West Bridge Street and as
12 Michelle alluded to, the connection that's across
13 Marsha Brown's in front of the Logan to the
14 drainage system. So that has all been added to
15 the plan.
16 MS. GERING: Any questions from
17 council?
18 Everyone in favor of granting this
19 waiver?
20 MR. DOUGHERTY: I'd like to hear
21 Tracy's perspective --
22 MS. GERING: Oh, I'm sorry.
23 MR. DOUGHERTY: -- on it, though,
24 Connie.
25 MS. GERIGN: That's okay. Go ahead.

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1 MR. DOUGHERTY: And that's all.
 2 MS. GERING: Go ahead.
 3 MS. TACKETT: So I'll just say that
 4 typically I don't look at these sorts of
 5 requirements, I leave those to the engineer.
 6 MR. DOUGHERTY: Okay. And the engineer
 7 feels that the information that they're going to
 8 receive, this with the waiver, this avenue, is
 9 sufficient to protect the borough's interest and
 10 its constituents' interests.
 11 ANDREW CREWS: Yes.
 12 MS. GERING: Thank you.
 13 MR. DOUGHERTY: Thank you.
 14 MS. GERING: Any other?
 15 All in favor?
 16 COUNCIL MEMBERS: Aye.
 17 MS. GERING: All right. That one
 18 passes. All right. Go down your next list.
 19 ADAM CREWS: Thank you. The next item
 20 is Section 4.00.D, the requirement --
 21 MR. GRIFFIN: The second waiver is just
 22 before you asking for preliminary as final
 23 approval. The reason that we're asking for
 24 preliminary as final approval today, is that the
 25 plans were already approved by the planning

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1 Section 4.04.C and D. The waiver is of the
 2 requirement to provide a minimum of 20 foot wide
 3 drainage easement and to permit site improvements
 4 to be constructed within the easement. In this
 5 particular case, what we are referring to and why
 6 we're requesting a waiver is, we are proposing a
 7 drainage easement between the Marsha Brown
 8 property and the south wall of the Mansion Inn.
 9 The drainage easement in that location is varying
 10 width and as a -- the easement extends to the
 11 rear of the Mansion Inn property, it turns to the
 12 right, which would be to the north to an inlet
 13 which provides drainage coming off of asphalt on
 14 the adjoining properties.
 15 So we need the easement, the question
 16 is, of the width and the ordinance requires it to
 17 be 20 feet. We are asking if it can be less than
 18 20 feet simply because of the amount of space of
 19 improvement on the property is not large. It
 20 wouldn't make sense to provide a drainage
 21 easement that is inside of a building basically.
 22 That is the root of our request for the waiver.
 23 MS. FOUNTAIN: The existing easement is
 24 20 feet currently and as stated by Mr. Crews,
 25 they are requesting it to be 10 feet in width.

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1 commission in December of 2020. They had no
 2 problem with the waivers. Their only comment was
 3 to possibly add appropriate trees on Ferry
 4 Street. Pursuant to the borough's request, we
 5 were asked after that approval to amend the plans
 6 and resubmit. We've done that twice in the
 7 review letters we're claiming at this time. So
 8 we don't believe it's necessary to bifurcate it
 9 and to do preliminary and then final.
 10 MS. FOUNTAIN: This might be a little
 11 early in the evening to weigh in on preliminary
 12 as final waiver. Council may want to wait until
 13 we go through the rest of the letter. As you
 14 probably are aware, council can approve this
 15 tonight as preliminary is final. They can
 16 approve it just as preliminary or, of course,
 17 they could deny if they see reason to do so.
 18 MR. TRUELOVE: I would agree with Ms.
 19 Fountain. It's probably a good time to go past
 20 this and come back after you hear everything
 21 this, 'cause it may be the easiest for you want
 22 to consider one or both.
 23 MS. GERING: Okay. Thank you.
 24 All right. Next one.
 25 The -- Item C in the same section is

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1 Part of that waiver request is also to only allow
 2 the easement to have a lawn or low-lying shrubs
 3 on the top of it. They are proposing sidewalk, a
 4 sidewalk with a roof over top of it, a parking
 5 area and a retaining wall in that easement. I
 6 have no objection to this waiver because they are
 7 going to own and maintain that stormwater
 8 collection system. So if anything has to get
 9 repaired or replaced with the stormwater
 10 collection system, it will be on them to remove
 11 any of the improvements that are within this
 12 easement.
 13 MR. DOUGHERTY: How does that part that
 14 you just described get codified?
 15 ANDREW CREWS: By a stormwater
 16 management agreement, which is done as part of
 17 the final approval.
 18 MR. DOUGHERTY: And who -- who -- who
 19 drafts -- I'm sorry.
 20 MS. RETTIG: I was just going to ask,
 21 who drafts that?
 22 MS. FOUNTAIN: Usually the solicitor,
 23 the borough solicitor --
 24 MR. TRUELOVE: Or I can have Mr.
 25 Griffin supply -- or his colleague, Mr. Cohen

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1 supply us a version of it. We'll certainly
2 confirm that. It's something that will be
3 recorded in Doylestown, so it's something that's
4 -- for everybody to know.

5 MS. RETTIG: And I just have a quick
6 question, what happens if they don't maintain it
7 properly and we start having a problem in the
8 borough?

9 MS. FOUNTAIN: That's a good question.
10 Part of that stormwater management agreement
11 allows the borough to go onto the property to fix
12 it and then to charge any of the costs associated
13 with that repair back to the property owner.

14 MR. DOUGHERTY: And is that in the
15 document that Mr. Truelove and Mr. Cohen sort of
16 work together to create?

17 MS. FOUNTAIN: Yes.

18 MR. DOUGHERTY: So those types of
19 things in the past -- nothing to do with this
20 applicant -- in the past, everything that we just
21 talked about is said and somehow we forget -- it
22 forgets to get into documents, okay. So -- so we
23 just need to be --

24 MS. FOUNTAIN: We won't forget.

25 MR. DOUGHERTY: Yeah, I know you won't

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1 MS. GERING: Any other questions from
2 council?

3 All in favor?

4 COUNCIL MEMBERS: Aye.

5 MS. GERING: Opposed?

6 All right. That one passes. Move on.

7 ANDREW CREWS: The next request is
8 having to do with grading within five feet of the
9 property line. This is Section 5.06.D.2. The
10 reason this is being requested is two-fold. One
11 for features of the property that are being
12 removed that are currently within five feet from
13 the property line. And two, the applicant had
14 received a variance in order to construct certain
15 things like walkways and walls within five feet
16 of the property line. So in order to do that,
17 this waiver would be required technically in
18 order to install and to provide positive drainage
19 around those features.

20 MS. FOUNTAIN: I agree with Mr. Crews.
21 And one thing we look for when a waiver such as
22 this is requested, is that they're not placing
23 fill next to the property line because we
24 wouldn't want to block off any runoff from the
25 adjacent property. And they are not doing that

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1 forget it, not after -- but you get my drift?

2 MS. FOUNTAIN: Yes.

3 MR. DOUGHERTY: And this is a very
4 common problem with prior councils, is that
5 there's agreements of plenty and then, oh, it
6 wasn't written down. So I want to make it very
7 clear to everyone here, Mr. --

8 Not to you, Frank, I know you --

9 -- Mr. Truelove and the engineer, that
10 these types of statements need to be -- our
11 minutes actually are going to need to be reviewed
12 by you folks and read to make sure that these
13 nuances and that we are saying okay, that's part
14 of our -- that's one of the reasons why we're
15 doing this, that that's in the documents, 'cause
16 we can't -- we're not -- we're not going to be
17 able to sit here and try to remember all this
18 stuff. That's what you guys' jobs are. Okay.
19 Thank you.

20 MR. GRIFFIN: If I can, what I -- what
21 I would say is, we've been proactive in this
22 regard and we have sent a draft document to
23 Solicitor Truelove. We would certainly comply
24 and revise that document in accordance with his
25 office or his wishes.

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1 in this case, so we have no objection to this
2 waiver either.

3 MR. DOUGHERTY: A technical question, I
4 guess for Tracy, I'm not sure who this goes to,
5 maybe Mr. Truelove. To the extent that some of
6 these waivers that -- the five -- the five feet
7 of a property line, my sense is this grading
8 refers to maybe Main Street side? I don't know,
9 but --

10 MS. FOUNTAIN: No, it's around --
11 excuse me. It's around the entire side property
12 lines and the rear property line.

13 MR. DOUGHERTY: Oh, okay. Okay. So to
14 the extent that these waivers impact the next
15 door neighbors, if you will -- because these
16 things are basically in there in many cases to
17 say, there's got to be 12 feet between them, 5
18 feet of this and all that, normally in a zoning
19 application, the other -- the neighboring
20 properties have to be notified and they get a
21 chance to come here and say, absolutely not, I
22 don't want that or I'm in favor of it or
23 whatever. In this case here, does that type of
24 thing happen?

25 MS. FOUNTAIN: Does the adjacent

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1 property owners get notified?
 2 MS. TACKETT: So they were notified
 3 when the variance application came through. In
 4 my memorandum I did include a list of -- sorry, I
 5 misplaced it -- a list of the decision, the
 6 variances and the special exception that was
 7 granted by the zoning hearing board. So all of
 8 the surrounding property owners were notified
 9 when that zoning hearing board application went
 10 through the process, so they had the opportunity
 11 to go to that hearing and to voice concerns.
 12 MR. DOUGHERTY: I understood that, but
 13 this really isn't the zoning request per se. So
 14 for example, the waiver request of grading within
 15 five feet of the property, are those people
 16 reformed or anything?
 17 MS. TACKETT: No, they're not, no. So
 18 I mean, if -- it's basically assumed that if a
 19 variance was given to allow something essentially
 20 within five feet of the property line by the
 21 zoning hearing board, there's going to have to be
 22 grading there to accommodate that improvement
 23 that was approved by the zoning hearing board.
 24 So in this example, the zoning hearing
 25 board approved a driveway closer to the property

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1 MR. DOUGHERTY: Okay. So these are
 2 more about our code, our building code type
 3 things, I guess, and trying to get the compliance
 4 with them; but the zoning variances have already
 5 been acquired, is that --
 6 MS. TACKETT: That's correct. And so
 7 this is sort of making everything else fit now
 8 with those variance that were approved. I think
 9 Michelle can speak to -- you know, they're still
 10 going to have to do erosion and sedimentation
 11 control. So they're still going to have to put
 12 something along that property line to protect the
 13 neighbor.
 14 MS. FOUNTAIN: Even if they receive the
 15 variance from the zoning hearing board, we still
 16 want to make sure and still do ensure that
 17 they're not going to create any problem for any
 18 adjacent neighbor. And so that's what we take a
 19 look at now and if some site conditions that was
 20 unforeseen on these plans happens, we will work
 21 with the developer to make sure to correct that
 22 during construction.
 23 MR. DOUGHERTY: Thank you very much.
 24 That's very, very helpful. Thank you.
 25 MS. GERING: Any other questions from

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1 line than normally is allowed and I think maybe a
 2 sidewalk, so that would have been the point where
 3 if someone had gone to that hearing, they could
 4 have said, well, I have concerns about, you know,
 5 the possible impact of the work associated with
 6 these improvements.
 7 MR. DOUGHERTY: So that -- that makes
 8 no sense, but the next one, it says, a waiver is
 9 requested to permit parking areas -- a couple
 10 ones down -- within 15 feet, right, but they want
 11 to be 6 feet. I know if I lived next door -- was
 12 that approved by zoning, if you will? That was
 13 one of ones that was already approved and they
 14 were all notified?
 15 MS. TACKETT: Correct. Right. So that
 16 would've been part of that whole package --
 17 MR. DOUGHERTY: Okay.
 18 MS. TACKETT: -- of variances. And,
 19 you know, part of the challenge with some of
 20 these waivers is, you know, when somebody goes
 21 through a variance application process, the
 22 subdivision and land development ordinance has to
 23 sort of play catch-up later. So some of these
 24 waivers that they are asking for are really to
 25 match up with the variances that they received.

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1 council?
 2 All in favor?
 3 COUNCIL MEMBERS: Aye.
 4 MS. GERING: Thank you.
 5 ANDREW CREWS: Thank you. The next
 6 request is a waiver from Section 5.10.G.2 and
 7 5.16.E. This waiver has to do with driveway
 8 widths. The minimum width required by the
 9 ordinance is 20 feet and through the course of
 10 planning this property, we gained to maximize
 11 on-site parking as this is -- I would say it's in
 12 the rarity of properties in New Hope that can
 13 provide any on-site parking, so we're trying to
 14 maximize that. As a way of doing that, we're
 15 requesting an 11 foot access to 9 spot parking
 16 lot.
 17 Now, this 11 foot access is obviously
 18 -- two cars can't be on it at the same time.
 19 This driveway is about 25 feet in length. And as
 20 part of our conversation with the planning
 21 commission, we have put up yield signs on the
 22 plans to be installed, and additionally, this is
 23 not for customer traffic, this is for staff only.
 24 So we have taken some paths to try and minimize
 25 the consequences of having a driveway less than

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1 20 feet wide. And additionally, Tracy requested
 2 that we extend this waiver to the stabilize the
 3 path we're proposing between the van loading spot
 4 and the alley off of West Bridge Street, and we
 5 are adding that as part of the waiver. It's the
 6 same waiver, but -- so there's two instances on
 7 the property that we're discussing.
 8 MS. GERING: All right. Which of you
 9 takes the answer here?
 10 MS. FOUNTAIN: I can. This has gone
 11 through the planning commission several times, so
 12 I know the planning commission looked at this.
 13 I'm sure this was an item that they closely
 14 looked at because as Mr. Crews says, it does not
 15 allow for two vehicles to pass each other, but I
 16 believe that seeing -- it's probably one of the
 17 conditions to get through the planning commission
 18 is to only allow this parking area for employees
 19 and it's only a nine space parking area. And the
 20 eight foot wide grass paver to West Bridge
 21 Street, we ask that that be included because even
 22 though it's an emergency access only.
 23 MR. DOUGHERTY: So as I understand it,
 24 the -- this -- this al -- this alleyway is the
 25 alleyway on West Bridge that comes out between

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1 MR. DOUGHERTY: And they then leave
 2 that area and go back out through to Ferry?
 3 MS. FOUNTAIN: Yes.
 4 MR. DOUGHERTY: In other words, it's
 5 going from there out to Bridge.
 6 MS. FOUNTAIN: Correct.
 7 ANDREW CREWS: If I could clarify it.
 8 Actually, I think it was one of Michelle's
 9 requirements, that we put bollards up to block
 10 the traffic so it could not go through there.
 11 MR. DOUGHERTY: Thank you. I feel okay
 12 with that. Thank you.
 13 MS. GERING: Any other questions from
 14 council?
 15 Yes, Larry.
 16 MAYOR KELLER: Question. Is -- is this
 17 stretch just west of the -- the Marsha Brown's
 18 directly west of Marsha Brown's, the means of
 19 ingress and egress?
 20 ADAM CREWS: That's correct.
 21 MAYOR KELLER: So does --
 22 Frank, does Marsha, do they get trash
 23 removal going in there?
 24 FRANK CRETELLA: No, it's through her
 25 own access.

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1 the one building -- there's two buildings there
 2 and I believe the applicant may own the -- or was
 3 -- was going to own the buildings on the -- on
 4 the left if you were facing the front of the
 5 building, but that's me. But at 11 feet, that's
 6 how wide the alley is, right? That's how --
 7 MR. MEYER: No, that's not -- the 11
 8 feet is the connection between the Logan Inn.
 9 MR. DOUGHERTY: Oh, it's getting to
 10 that.
 11 MS. FOUNTAIN: Yes.
 12 MR. MEYER: Yeah, right. You got two
 13 different pieces there.
 14 MR. DOUGHERTY: It's getting over to
 15 that area then?
 16 MS. FOUNTAIN: That's right. And then
 17 if you were to make it any wider, you would most
 18 likely have to remove parking spaces, both on the
 19 Logan Inn property and this proposed parking lot.
 20 MR. DOUGHERTY: So how -- how does --
 21 how -- it sounds great that's not -- it's only
 22 access for those nine spots, it's employee
 23 parking?
 24 MR. MEYER: Correct.
 25 MS. FOUNTAIN: Yes.

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1 MAYOR KELLER: So the trash truck
 2 doesn't go in there, they don't need that swing,
 3 that 11 feet?
 4 FRANK CRETELLA: No. She has her own
 5 driveway.
 6 MAYOR KELLER: Right. But does she
 7 have to use your driveway to get in there?
 8 FRANK CRETELLA: She has to cross the
 9 Logan, which she has access to, yeah.
 10 MAYOR KELLER: Yeah.
 11 MS. GERING: Any other questions from
 12 council?
 13 All in favor?
 14 COUNCIL MEMBERS: Aye.
 15 ANDREW CREWS: Thank you. The next
 16 waiver is of Section 5.17.E.5, and is the
 17 requirement for parking areas to be set back 15
 18 feet from property lines. This is, as Tracy
 19 alluded to, a clean-up requirement, whereas when
 20 the project went through the zoning, the parking
 21 spaces are six feet from the property line.
 22 And correct me if I'm wrong, that is
 23 the zoning allowance, if I recall, is that it's a
 24 six foot setback to parking spaces in the zoning
 25 district, but the subdivision ordinance requires

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1 fifteen. So we're compliant with zoning, but
2 technically it violates the subdivision ordinance
3 requirement for 15 feet in the whole borough for
4 the setback and that's why we're requesting this
5 waiver.

6 MS. FOUNTAIN: And -- and the only
7 place that six feet setback is from the parking
8 space to the Logan Inn property.

9 MR. DOUGHERTY: My question then, it
10 would be -- it sounds like it's limited to what
11 you just said, it's from the Logan Inn to -- so
12 if I'm in your -- in the Logan Inn's parking lot
13 and my -- the nose of car, I pull in, is pointing
14 towards New Jersey, is that right?

15 ANDREW CREWS: No, it's pointing north.

16 MS. FOUNTAIN: Yes.

17 MR. DOUGHERTY: Oh, it's pointing
18 north, all right. How do we make sure that this
19 -- if this waiver is granted, it doesn't -- it
20 doesn't become a waiver for the entire
21 megalopolis that's there? I mean --

22 MS. FOUNTAIN: Because they show the 15
23 -- a 15 foot setback from the, what would be the
24 western property line and then the setback for
25 the north is the accessway, the emergency

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1 we have to comply with the plans as drawn.

2 MS. FOUNTAIN: Yeah, they're --

3 MS. TACKETT: They are shown on the
4 plan and I will just clarify that -- that they
5 are required to maintain a 15-foot buffer on the
6 west side of the parking because there's a
7 residential property on that side. So they only
8 have to have six feet from the Logan Inn because
9 the Logan Inn is not residential, but they have
10 to keep 15 along the -- the westbound area.

11 MR. DOUGHERTY: Okay.

12 MS. TACKETT: And both of those shown
13 on the plan.

14 MR. DOUGHERTY: I would just ask the
15 wording of the thing be very specific as to --
16 that somebody doesn't say, well, look there's a
17 conflict here and what did they really mean when
18 they approved that, that's -- we get -- we get a
19 fair amount of that.

20 MR. MEYER: If I may, the language here
21 reads the parking lot is proposed six feet from
22 the side property line. What you're requesting,
23 as I understand it, is six feet from the south
24 side --

25 MR. DOUGHERTY: That's correct.

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1 accessway in the cottage.

2 MR. DOUGHERTY: And that's 15?

3 MS. FOUNTAIN: That -- that is more
4 than 15 feet to the property line.

5 MR. DOUGHERTY: Okay. I'm so -- I'm --
6 it's a technical question, maybe it's for Mr.
7 Truelove is, how do we -- so we -- we nod our
8 heads on this and how do we, a year from now, it
9 -- it doesn't look like that, we said it was six
10 feet anywhere they wanted to make it --

11 MR. TRUELOVE: So are you -- are you
12 saying that you're worried whether this will set
13 a standard for other places?

14 MR. DOUGHERTY: No, no. I'm just
15 saying that this doesn't actually specify with
16 clarity that it's just this one row of cars that
17 we're saying -- or talking about.

18 MR. TRUELOVE: Well, that -- that --
19 that could be a plan specification.

20 MR. DOUGHERTY: All right. Well, I
21 mean --

22 MR. TRUELOVE: Would that -- would that
23 be the best way to deal with that?

24 MR. GRIFFIN: Yeah. The plans are
25 going to show the different setbacks in the areas

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1 MR. MEYER: -- property line and only
2 that?

3 ANDREW CREWS: Correct. Six feet from
4 the south property line adjacent to the Logan
5 Inn.

6 MR. DOUGHERTY: Thank you.

7 MS. GERING: Mr. Truelove, you've got
8 down?

9 MR. TRUELOVE: Working on it and
10 writing it as we speak.

11 MS. GERING: Any other questions from
12 council?

13 All in favor?

14 COUNCIL MEMBERS: Aye.

15 MS. GERING: Thank you.

16 ADAM CREWS: Thank you. The next
17 waiver is of Section 5.17.F, in relation to
18 illumination of the parking lot. The requirement
19 is a minimum of one foot candle across the entire
20 parking lot and a pole setback from the parking
21 spaces. We're asking for this waiver because we
22 do have the prop -- the parking lot surrounded by
23 poles to light the parking lot. In the very
24 center of the parking lot, the lighting falls
25 less than one foot candle that would be in the

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1 aisle, but not be in the parking space.
 2 So regarding the illumination, if you
 3 recall, this is going to be a staff only lot.
 4 And also one foot candle is a general
 5 requirement. I know it's codified in your
 6 ordinance, one foot candle is a general
 7 requirement and oftentimes less than one foot
 8 candle has plenty of illumination. Additionally,
 9 because the property is very small and we are
 10 attempting to put some on-site parking, the
 11 parking lot cannot be too far from the property
 12 lines for us to, for example, raise a pole height
 13 to get more light to the middle of the parkign
 14 lot. Because if we raise the height, we'll have
 15 more spillover, which is what we're definitely
 16 trying not to do.
 17 And the parking poles, again as I said,
 18 our parking lot is six feet from one prop --
 19 property line, fifteen feet from another. It is
 20 -- I'm going to go off the top of my head and say
 21 twelve feet from Marsha Brown, somewhere in that
 22 order, I can't recall off the top my head. So
 23 the poles have to be between the parking lots and
 24 the property lines. And so they do not quite
 25 meet -- meet the requirement for how far the pole

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1 the plans -- it be made subject to the plans
 2 being revised to show a minimum of a half a foot
 3 candle within all parking areas. I think you
 4 have to do a little work on your lighting plan,
 5 'cause you have overlapping foot candles -- to
 6 show a minimum of half a foot candle in the
 7 parking area and that the lighting standards show
 8 a concrete footer that is a minimum of two and a
 9 half feet above the ground, which will further
 10 prohibit -- not prohibit, but --
 11 MR. TRUELOVE: Inhibit.
 12 MR. DOUGHERTY: Inhibit.
 13 MS. FOUNTAIN: -- inhibit, thank you,
 14 the employees from hitting them.
 15 ADAM CREWS: Sure.
 16 MS. FOUNTAIN: Which is typical, two
 17 and a half feet to three feet high.
 18 ADAM CREWS: That half a foot candle
 19 would mean the entire lot --
 20 MS. FOUNTAIN: Yes.
 21 ADAM CREWS: -- and in the spaces.
 22 MS. FOUNTAIN: In the entire lot. I
 23 think you're missing it only within the drive
 24 aisles.
 25 MS. GERING: So, Mr. Truelove, you have

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1 is from the lot. And again, these poles are
 2 going to be owned by the property owner, they're
 3 not going to be publically owned. And if a staff
 4 member bangs into one, I assume they'll be
 5 motivated, so that is why we're requesting that
 6 waiver. It's not a patron banging into it ans
 7 driving away causing a problem.
 8 MR. DOUGHERTY: And again, this says of
 9 the parking lot and blah, blah, blah, we need to
 10 make -- this is just the employee parking lot
 11 that this waiver's applied. This would have made
 12 a lot more clar -- obviously, it's an employee
 13 parking lot, it's not the, you know, all this
 14 other stuff. All right.
 15 ADAM CREWS: Right. Specific to the
 16 Mansion Inn.
 17 MR. DOUGHERTY: The Mansion Inn's
 18 parking lot, employee parking?
 19 MS. McHUGH: The Mansion Inn employee
 20 parking.
 21 ADAM CREWS: That's the only parking.
 22 MR. DOUGHERTY: That's the only
 23 parking, okay.
 24 MS. FOUNTAIN: If council was to see
 25 fit to grant this waiver, I would recommend that

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1 all those changes?
 2 MR. TRUELOVE: I'm writing down and I
 3 will, of course, share these with Ms. Fountain
 4 after when we draft it and make sure that I have
 5 all (inaudible).
 6 MR. MEYER: So we're approving subject
 7 -- with that proviso?
 8 MS. FOUNTAIN: Correct.
 9 MR. TRUELOVE: She has no objection to
 10 that proviso, and from what I understand, to
 11 confirm Mr. Crews' agreement that --
 12 ADAM CREWS: We have no issue with that
 13 request.
 14 MS. GERING: Any other questions from
 15 council?
 16 All in favor?
 17 COUNCIL MEMBERS: Aye.
 18 ADAM CREWS: Thank you. The next
 19 requirement is -- the waiver requirement is
 20 Section 5.20.B and is requirement for providing a
 21 two foot planting strip between the curb and the
 22 sidewalk. We are requesting this waiver not
 23 because we don't like plants, but because the
 24 sidewalk is not super wide. That is the basis of
 25 our waiver. It is currently mixed concrete and

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1 brick, there are two street trees. And we just
 2 don't feel the sidewalk is wide enough to have
 3 appropriate pedestrian traffic and a two foot
 4 planting strip.
 5 MS. FOUNTAIN: I think the borough
 6 wants as wide a sidewalk as possible, it's how it
 7 is right now. So we have no objection to the
 8 waiver.
 9 MS. GERING: Any questions from
 10 council?
 11 All in favor?
 12 COUNCIL MEMBERS: Aye.
 13 MS. GERING: We all agree with you on
 14 that one.
 15 ADAM CREWS: Thank you very much.
 16 The next waiver is of Section 5.20.D,
 17 the requirement for a concrete sidewalk. Our
 18 request is to continue to be brick sidewalk that
 19 is front of Marsha Browns and the Logan up past
 20 the Mansion Inn for consistency and for
 21 aesthetics.
 22 MS. RETTIG: Excuse me. Because I have
 23 a question about that. How does that conform to
 24 the Americans With Disabilities Act, if you have
 25 to get a wheelchair over there?

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1 MS. RETTIG: Can we make a provision in
 2 this, again, that the property owner must
 3 maintain if the bricks pop, if something happens,
 4 if it becomes a trip hazard or a fall hazard? I
 5 do not want to see that happen on borough
 6 property in front on, you know, on our public
 7 right-of-way sidewalks. So if you're asking for
 8 brick, can we make that provision, please?
 9 MS. GERING: Any other comments or
 10 questions from council?
 11 All right. So the motion is going to
 12 -- is with the changes for the sidewalk and the
 13 maintenance. Mr. Truelove has got all this down.
 14 All in favor?
 15 COUNCIL MEMBERS: Aye.
 16 MS. GERING: Thank you.
 17 ADAM CREWS: The next waiver is a
 18 waiver from Section 6.0 for public improvements.
 19 This had been discussed with the planning
 20 commission, whether public improvements would be
 21 necessary. And because of where this is in the
 22 borough, there is on-street parking, there is --
 23 the road is paved to the, we'll call it the
 24 largest width it can be without taking away
 25 sidewalk. There is curbing, there are two street

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1 ADAM CREWS: It does conform because it
 2 is a smooth enough surface.
 3 MS. GERING: Any other questions from
 4 council in reference to the brick sidewalk?
 5 MR. DOUGHERTY: Is this -- is -- is --
 6 our sidewalks in the public -- this is public
 7 right-of-way, so do our sidewalks, are they --
 8 are they subject to HARB, Ken, do you happen to
 9 know?
 10 MR. MAISEL: Brick is --
 11 MR. DOUGHERTY: Is an acceptable
 12 format?
 13 MR. MAISEL: Yes.
 14 MR. DOUGHERTY: Thank you.
 15 MS. RETTIG: And who maintains that if
 16 something happens to it?
 17 ADAM CREWS: That is a good question.
 18 It is technically a PennDOT right-of-way, but I
 19 don't think they're going to be laying any bricks
 20 out there any time soon.
 21 MS. GERING: Mr. Truelove, I thought
 22 the property owner owned the sidewalk?
 23 MR. TRUELOVE: I would say in that
 24 case, the property owner would have the
 25 responsibility to maintain it.

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1 trees on this property. And if I recall
 2 correctly, we are planting two more streets
 3 trees, which we've discussed with the planning
 4 commission.
 5 And so we're asking a technical waiver
 6 of doing the street improvements with the
 7 argument that none are required unless PennDOT
 8 comes back with part of their HOP approvals.
 9 MS. GERING: Michelle?
 10 MS. FOUNTAIN: This -- this ordinance
 11 in place usually to allow a municipality to
 12 require roadway improvements, widening curb,
 13 sidewalk, street trees and they are providing all
 14 of that currently.
 15 MS. GERING: Questions from council?
 16 All in favor?
 17 COUNCIL MEMBERS: Aye.
 18 ADAM CREWS: Thank you. And the last
 19 one is kind of a softball. It's Section 228-15.A
 20 and it's the requirement for the use -- or the
 21 allowance of the use for the ration method
 22 calculations for the stormwater management
 23 runoff. This is being requested because PennDOT
 24 requires this method, whereas the borough
 25 requires, if I'm right, the SCS method? Yes, the

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1 SCS method.
 2 It's two different methods for
 3 calculating stormwater runoff. The borough has
 4 one in their ordinance, PennDOT requires a
 5 different one. So rather than do two separate
 6 calculations to come to the same conclusion, we
 7 are asking that we can provide the method that
 8 PennDOT requires as the method we use for the
 9 borough.
 10 MS. FOUNTAIN: We have no objection to
 11 this waiver request. Ration method is typically
 12 used for watersheds under 100 acres.
 13 MR. MEYER: Just a quick -- first of
 14 all, I'm very glad that we're not using the
 15 rational method, but beyond that, can I just find
 16 out whether this is -- and it's not immediately
 17 germane to this issue, but thinking in terms of
 18 the duties of planning commission and code
 19 revision and the like, is this something that the
 20 borough should be now modifying its requirements
 21 that it should be the rational method.
 22 MS. FOUNTAIN: I'd talk to you about
 23 that after this meeting.
 24 MR. MEYER: Thank you.
 25 MS. GERING: Any other comments or

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1 completed; 3 completed, 4 completed, 5
 2 completed --
 3 MR. DOUGHERTY: We're reading your --
 4 we're reading the CKS engineer's letter from CKS
 5 to borough, correct?
 6 MS. GERING: No, that's not where he
 7 is. He's on this one, Crews Surveying, where
 8 they have a whole list of what's completed and
 9 what's not. That's where he's on right now.
 10 MR. DOUGHERTY: Well, the letter I had
 11 was the CKS on page 3 of that, which letter am I
 12 following?
 13 MR. MAISEL: We on page 18 and it's
 14 Crews.
 15 MS. GERING: It's dated May 11th.
 16 MR. DOUGHERTY: Okay. So zoning
 17 ordinance 1 you said was really okay and then
 18 we're on I. What number? I'm sorry.
 19 MR. GRIFFIN: So I is section marked
 20 zoning ordinance.
 21 MR. DOUGHERTY: Right. And then what
 22 num -- and then what number was in that?
 23 MR. GRIFFIN: So I was just going down
 24 to show that they've been either completed and/or
 25 marked it as will-comply.

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1 questions from council?
 2 All in favor?
 3 COUNCIL MEMBERS: Aye.
 4 MR. GRIFFIN: Okay. So moving on to
 5 the other comments in the review letter, most of
 6 the other items are marked as completed, we've
 7 shown that here. I can certainly stop if you
 8 want, but there are a couple that I think we need
 9 to, at least discuss.
 10 MR. TRUELOVE: So this is the June
 11 review letter that I sent to you.
 12 MR. GRIFFIN: So this follows the June
 13 9, 2021 letter from --
 14 MR. TRUELOVE: Most of it's been
 15 incorporated in.
 16 MR. GRIFFIN: Correct, yeah. So and
 17 basically what I did is point out where we have
 18 it.
 19 MR. TRUELOVE: Okay.
 20 MR. GRIFFIN: So if you look at Section
 21 I.1, the zoning officer issued an updated letter
 22 and address that separately. No. 2, we've
 23 completed the parking arrangement was already
 24 presented and approved as they park at the Logan
 25 Inn. Same thing A, B, C all been marked as

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1 MR. DOUGHERTY: And that is where my --
 2 that was where my question was going. Thank you.
 3 I remember now. This is your letter, right?
 4 MR. GRIFFIN: Correct.
 5 MR. DOUGHERTY: And you said you
 6 completed that, we completed that, we completed
 7 that.
 8 MR. GRIFFIN: Right.
 9 MR. DOUGHERTY: What I'd like to see is
 10 perhaps our -- our engineer --
 11 MR. GRIFFIN: Sure.
 12 MR. DOUGHERTY: -- version of her
 13 interpretation of whether those things are
 14 completed or not.
 15 MR. GRIFFIN: Okay.
 16 MR. DOUGHERTY: They are all completed,
 17 so it looks like we can go home, but --
 18 MS. FOUNTAIN: Okay. So 2A, it states
 19 that the valet parking arrangement agreement will
 20 need to be presented to the borough for approval
 21 as part --
 22 MR. DOUGHERTY: So now we can go to
 23 your letter --
 24 MS. FOUNTAIN: Yes.
 25 MR. DOUGHERTY: The June 9 letter --

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1 MS. FOUNTAIN: Yes.
 2 MR. DOUGHERTY: -- that ties to their
 3 list but you're on zoning 2A.
 4 MS. FOUNTAIN: Yes.
 5 MR. DOUGHERTY: Which is the valet.
 6 Thank you.
 7 MS. FOUNTAIN: Yes certainly.
 8 MR. TRUELOVE: If I could -- I'm sorry.
 9 If I could intervene as well, in my draft
 10 approval letter to Mr. Griffin and Mr. Cohen, I
 11 indicated that we would have a valet agreement
 12 that given our prior experience, it would be
 13 something be recorded --
 14 MS. GERING: Dave, can you put that
 15 microphone closer to you?
 16 MR. TRUELOVE: Sure.
 17 MS. GERING: Thank you.
 18 MR. TRUELOVE: My suggestion would be
 19 that it's in the proposed letter to Mr. Griffin
 20 and Mr. Cohen that the valet agreement would be a
 21 recordable document that would be filed in
 22 Doylestown as well. So that's something that
 23 again, based upon this has nothing to do
 24 specifically with this property, but from prior
 25 experience, the borough was being very vigilant

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1 mean, I had prepared a draft letter and part of
 2 which includes compliance with all of these
 3 different review letters including the CKS
 4 letter. So we can say if they agree to comply
 5 with all the terms, if they have some kind of
 6 request to be modified, they can let us know. My
 7 position would be, even if they were to comply at
 8 least it's in the record that they will or have
 9 complied and then go through the different
 10 letters as well. That's what I would suggest,
 11 that's normally how I've done it in the past. So
 12 I don't know if that -- how that works for you.
 13 MR. GRIFFIN: Yeah. We only have
 14 specific items that we would like to address in
 15 the letter just because we plans that are
 16 different than is indicated in the letter. So I
 17 can highlight just the specific, you know, for
 18 example, No. 3 with regard to the trees.
 19 MR. DOUGHERTY: Well, let's go back to
 20 2A and 2B first before we jump.
 21 MS. RETTIG: I was saying, I want to go
 22 in the logical order. I want to hear about 2B
 23 because has to deal with an easement between to
 24 the two properties with the -- you know, I'm very
 25 confused here right now, and I don't like it.

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1 about that it had to part of the record.
 2 MS. GERING: Yes. Thank you.
 3 Okay. Go ahead.
 4 MR. GRIFFIN: So also under 2B and C,
 5 we've also marked as something that we've
 6 completed, but I think you have issues with that
 7 Item 2B.
 8 MS. FOUNTAIN: So Item 2B, they need an
 9 easement agreement with the Logan Inn property,
 10 which has been already recorded. We just want to
 11 make sure it includes deliveries and trash
 12 removal in that amendment.
 13 MR. GRIFFIN: Yeah, we'll enter into
 14 any agreement that's requested between the Logan
 15 Inn and Mansion Inn.
 16 MR. DOUGHERTY: So at this moment in
 17 time during this section of the meeting, I want
 18 to find out what we're doing here. Are we going
 19 through these and getting us to --
 20 Mr. Truelove, are going to go through
 21 these and say, okay, that's good enough and yes,
 22 we agree that's completed. Are we going to vote
 23 on these? So what are we actually physically
 24 doing right now?
 25 MR. TRUELOVE: What I would suggest, I

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1 MR. GRIFFIN: Okay. So that access
 2 easement has already been drafted and there is
 3 already a blanket easement that exists. We would
 4 would be willing to -- to revise that easement or
 5 change that easement in accordance with any
 6 request from Solicitor Truelove.
 7 MR. DOUGHERTY: But maybe Tina, I don't
 8 -- it says has been recorded to the satisfaction
 9 of the borough solicitor that the drafted blanket
 10 easement agreement with the Logan Inn property,
 11 which is -- I'm having -- yeah. -- has been
 12 recorded to the satis -- has been recorded.
 13 Where has it been recorded?
 14 MS. FOUNTAIN: At the courthouse.
 15 MR. TRUELOVE: Recorder of Deeds.
 16 MR. DOUGHERTY: So it's recorded in
 17 Doylestown to your satisfaction that it's
 18 recorded, right, and contain all requirements for
 19 valet parking and deliveries as stated in the
 20 decision, uppercase decision, right? And is that
 21 the zoning hearing board's decision? Whose
 22 decision?
 23 MS. RETTIG: Whose decision is it?
 24 MR. DOUGHERTY: It's uppercase D,
 25 decision, so it looks like it's somebody's

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1 decision.

2 MR. TRUELOVE: I'll have to ask Ms.

3 Fountain that we've been talking about tonight's

4 decision?

5 MS. FOUNTAIN: Okay. I'm sorry for the

6 confusion. In No. 2, we're talking about the

7 zoning hearing board conditions and in their

8 decision and order. So as listed in the zoning

9 hearing board's decision and order, they are

10 required to have an agreement with the Logan Inn

11 property that discusses valet, deliveries and

12 trash removal.

13 There is an existing easement with the

14 Logan Inn property and we know that in our review

15 of the Logan Inn property, there's an existing

16 easements that is recorded in the courthouse at

17 the courthouse, the Recorder of Deeds, that

18 allows for the driveway inner connection. It is

19 our intent with this comment to make sure that

20 that easement agreement also includes the valet,

21 the deliveries and the trash removal.

22 MR. DOUGHERTY: Okay. Go ahead.

23 MS. RETTIG: I'm getting clarification

24 of this. Am I -- okay.

25 MR. DOUGHERTY: So the provisions

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1 would have specificity included.

2 MS. RETTIG: Okay. But so then what

3 we're -- what we're supposedly agreeing to this

4 is, now I don't remember ever discussing a valet

5 route.

6 MR. TRUELOVE: That's coming up.

7 MS. RETTIG: Sort of like we're putting

8 the cart before the horse here, 'cause you're

9 asking us to agree to something that we haven't

10 even discussed yet.

11 MR. TRUELOVE: Well, the agreement

12 would be so that the document would be recorded

13 that would include reference to all these things.

14 And then you will decide what that valet route is

15 tonight.

16 MS. TACKETT: And if I can just

17 clarify, I understand it's confusing, but the

18 valet route that they propose with the Mansion

19 Inn is the one you already approved with the

20 Logan Inn. So they're proposing -- because what

21 they're going to be doing is, people who are

22 coming to the Mansion Inn, are going to pull into

23 the Logan valet and be parked al -- you know, by

24 that company that's there.

25 MR. DOUGHERTY: There's Option A and

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1 therein of those -- of the valet and deliveries,

2 the provisions or the requirements or the

3 stipulations, who -- who came up with those?

4 MR. TRUELOVE: Zoning hearing board

5 initially.

6 MS. FOUNTAIN: Yes.

7 MR. DOUGHERTY: They -- they said okay,

8 the valet route has to do this?

9 MR. TRUELOVE: Well, they said the

10 valet route has to be established. You would be

11 the body that ultimately --

12 MR. DOUGHERTY: All right. You can

13 understand why --

14 MR. TRUELOVE: Sure.

15 MR. DOUGHERTY: -- we're not going to

16 just sit here and read through those things and

17 not know what we're nodding our heads to.

18 MR. TRUELOVE: Totally understandable,

19 yeah. I know I certainly wouldn't ask you to do

20 that. The zoning hearing board mandated that a

21 valet route had to be established --

22 MR. DOUGHERTY: Okay.

23 MR. TRUELOVE: -- as a condition. You

24 establish the specificity of what that route is

25 and we would also have something recorded that

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1 Option B in here in my book, but --

2 MS. TACKETT: Right, correct. There's

3 two options and when you guys reviewed the Logan,

4 I think you kind of said either is fine. You

5 kind of went along with both of them, if I

6 remember correctly.

7 MR. DOUGHERTY: For the Logan?

8 MS. TACKETT: For the Logan Inn, right.

9 So I think it's sort of depends on how traffic is

10 at a given time. Like if the traffic is bad down

11 on Main they're going to through Ferry. So I

12 think there was some options, but that's why the

13 two were in there. And I just wanted to clarify

14 that those were the roots that were associated

15 with the Logan Inn.

16 MR. DOUGHERTY: But this is -- so this

17 is, I think slightly different, I'm not trying --

18 I don't want to debate, but the Mansion, which is

19 -- here's the Logan, then Marsha Brown's and then

20 the Mansion, big space in between. But the

21 valet, the visitors to the Mansion, I doubt if

22 they're going to stop and get out of their cars

23 and the opening -- at the mouth of the Logan's

24 parking lot on Ferry Street and schlep through

25 the parking lot to get to the Mansion.

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1 MS. TACKETT: That's exactly what
 2 they're doing.
 3 MR. DOUGHERTY: That's what they're
 4 going to do, in the rain, in the -- that's what
 5 they're going to do.
 6 MS. TACKETT: That's what they're
 7 proposing.
 8 MR. DOUGHERTY: So they're not going to
 9 be going out -- the drop-off is not out front in
 10 any way?
 11 MS. TACKETT: No.
 12 MR. DOUGHERTY: And there's no valet
 13 drop-off of valeting of cars from the -- in front
 14 of that -- from the front of that Mansion.
 15 MS. TACKETT: Not -- nothing from the
 16 Mansion property, it's all from the Logan
 17 property.
 18 MR. DOUGHERTY: And when you say that
 19 we have to approve that, the zoning hearing board
 20 said that they shall develop a valet plan?
 21 MR. TRUELOVE: You approve the plan.
 22 MR. DOUGHERTY: We approve that plan
 23 and in that plan, I think it has to specify what
 24 was just states as that there's not drop-off in
 25 front, that there's not drop-off in front of the

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1 approve of the two options tonight, that's 2A.
 2 2B is this blanket easement agreement that will
 3 have to be recorded and have to include the terms
 4 that we talked about tonight with respect to
 5 valet parking, deliveries, that type of
 6 specificity.
 7 MS. RETTIG: What are we being asked
 8 for right this second in relationship to this?
 9 Because I will not agree to anything that
 10 discusses valet parking until I have actually
 11 seen the valet parking route, which we haven't
 12 seen yet.
 13 MR. TRUELOVE: Right. And that's
 14 included in -- if you want to get to that first,
 15 perhaps the easiest thing to do is to go right to
 16 the valet parking options.
 17 MS. GERING: Can you put it on the
 18 screen so we can see what the route is?
 19 MS. DOUGHERTY: See this Item 2B, this
 20 Item 2 doesn't spell out that council has to
 21 approve. If you read it, there's no where it
 22 does -- it basically documents what happened at
 23 the zoning hearing board, the decision and the
 24 requirements that the decision stated that this
 25 thing has to be done this way as --

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1 Logan, there's not drop-off, all those things.
 2 And that's the type of stuff that doesn't get
 3 codified, that's exactly the type of stuff and
 4 then -- so, thank you.
 5 MS. GERING: Any other comments or
 6 questions from council?
 7 MR. DOUGHERTY: So we're not vot -- are
 8 we voting all of these things?
 9 MS. GERING: No, we're j -- I think
 10 we're --
 11 MR. TRUELOVE: Well, you need to decide
 12 the -- the route or the routes if you agree with
 13 Ms. Tackett's description of how the valet route
 14 is supposed to be done, we will then supply those
 15 specific terms in the final agreement and have
 16 that as part of the documents recorded in
 17 Doylestown as well.
 18 MS. RETTIG: But with this paragraph
 19 that we are just being asked to say yes, we agree
 20 or no, we don't? What are we being asked for
 21 with this paragraph, with 2A and 2B right now?
 22 What do you need from the seven of us?
 23 MR. TRUELOVE: This -- 2B, the valet
 24 parking arrangement has to be presented to you,
 25 to the borough, you, for approval. So if you

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1 MR. TRUELOVE: Well, that's because it
 2 says, as Ms. Fountain's drafted it, will be
 3 arrangement agreement will need to be presented
 4 to the borough, that's you, for approval.
 5 MR. DOUGHERTY: And that was -- that's
 6 implied that is then tonight?
 7 MR. TRUELOVE: Yes, yes. No specific
 8 route or routes have been established or approved
 9 at this time for this particular property. As
 10 for the Logan Inn and if this is incorporated
 11 into the Mansion, we will then specify that as
 12 well. And then a separate document will be filed
 13 with this blanket easement agreement that will
 14 include these terms as well.
 15 MR. GRIFFIN: And that is what we are
 16 proposing. It's the same valet arrangement that
 17 exists at the Logan Inn.
 18 MR. MEYER: Can I get in here for a
 19 moment? We are talking about parking that is
 20 going to be in the lot behind the Logan Inn. We
 21 have already approved the two alternatives routes
 22 for the parking from -- to go to offsite parking
 23 from the lot behind the Logan Inn. The Mansion
 24 Inn is going to use that lot for the unloading
 25 and use the same valet services as the Logan.

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1 And we can't very well have some of the cars in
2 the Logan Inn using one set of routes to go to
3 offsite parking and others not using the same
4 route. So then logically and practically in
5 terms of implementation, there is no possibility
6 of permitting the Mansion Inn to unload and go to
7 valet parking from the lot behind the Logan.
8 There's absolutely no possible way that we can
9 say that they have to use a route other than the
10 one that has already been approved for the Logan
11 Inn parking lot.

12 MR. TRUELOVE: And I think what we can
13 do Mr. Meyer is specify because this does apply
14 to the Mansion Inn property, which I think we
15 have to make that distinction. The Mansion Inn
16 property will adopt the Logan Inn option as then
17 in place.

18 MR. MEYER: Which has already been
19 approved.

20 MR. TRUELOVE: This is already been in
21 place now.

22 MR. MEYER: What I'm trying to do is
23 avoid the debate tonight about the route, which
24 is something we've already settled. That's what
25 I'm trying to do.

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1 who utilize the Mansion cannot park at the Logan,
2 because the Logan's spots are already used to
3 support the Logan. Is that a true statement?

4 MS. TACKETT: I believe that's the
5 case, yes. So they have to be valeted.

6 MR. DOUGHERTY: So basically every car
7 every -- every customer of the Mansion, whether
8 they be eating or staying, none of them can park
9 at the Logan's parking lot?

10 MS. TACKETT: Correct.

11 MR. DOUGHERTY: Does that make sense?
12 Because the Logan's park -- parking lot's
13 completely encumbered if you will, to support the
14 Logan's expansion of the -- is that -- does that
15 make sense, folks?

16 MS. FOUNTAIN: Yes.

17 MR. TRUELOVE: I'm not trying to cause
18 any problems, but Mr. Cretella has verbally
19 agreed with that statement.

20 FRANK CRETELLA: Right. No, it's true.

21 MR. DOUGHERTY: I mean, it doesn't make
22 a lot of sense if the parking lot's sitting there
23 empty, but I'm just pointing that out that those
24 spots are, depending upon the time of day that
25 the Mansion fills it and the Logan's empty, it

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1 MR. TRUELOVE: We just have to specify
2 that in the document so that's all clear. I
3 mean, Mr. Griffin and I have some work to do
4 here.

5 MS. GERING: All right. So are you
6 going to add in there, in the wording, as we move
7 forward, we're working on this, that they will
8 follow the agreement that was reached with the
9 Logan Inn.

10 MR. TRUELOVE: Yes.

11 MS. GERING: And that's per the zoning
12 -- was it from zoning that approved it -- well,
13 council approved it.

14 MR. MEYER: Council approved it.

15 MS. GERING: So that's fine. That's
16 fine.

17 MR. DOUGHERTY: For technical -- just a
18 reading, just a tech -- a question for, I guess,
19 Tracy. It talks about a number of spots, this
20 spots and that spot, the Mansion doesn't have any
21 spots, but it's going to get spots at the church,
22 I think, correct?

23 MS. TACKETT: Correct. So in my --

24 MR. DOUGHERTY: Okay. But the literal
25 reading of this means that the -- that the people

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1 would be -- it's going to feel kind of funny.

2 MR. MAISEL: They wouldn't have the
3 discretion to use it?

4 MR. DOUGHERTY: No, they would not
5 because the Logan has to, doesn't have time
6 constraints as to when it need those spots as
7 part of the parking requirement. You don't see
8 well, it's okay from 9 to 3, but then the Logan
9 get busy and then Mansion -- no, they're not
10 supposed to park there, those spots are used.

11 MR. GRIFFIN: With regard to the Logan
12 Inn, we paid a fee in lieu of parking. So the 56
13 spots that exist for the valet, we can use those
14 now for the Mansion.

15 MR. DOUGHERTY: Well, that's brand new
16 news then.

17 MS. TACKETT: You mean --

18 MR. DOUGHERTY: Is that new news?

19 MS. GERING: No, it's in the packet.

20 MS. TACKETT: So the spots that you can
21 use for the Mansion are the ones up at St.
22 Martins of Tours?

23 MR. GRIFFIN: Correct.

24 MS. TRACKETT: Not on the Logan
25 proeprty?

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1 MR. GRIFFIN: Right, correct.
 2 MS. TACKETT: He's talking about the
 3 Logan Inn property.
 4 MR. GRIFFIN: Oh, okay.
 5 MR. DOUGHERTY: No, I didn't -- yeah, I
 6 didn't -- you're satisfied what the Mansion
 7 has -- that I know.
 8 MR. GRIFFIN: Okay.
 9 MR. DOUGHERTY: Yeah. I just meant
 10 that --
 11 MR. GRIFFIN: I get it now, I
 12 understand.
 13 MR. DOUGHERTY: -- the Logan spots are
 14 already counted to support the -- the 200 seats,
 15 the dining seats at the Logan.
 16 MR. TRUELOVE: I think that was just a
 17 clarification, the -- the only on-site parking at
 18 the Mansion is for the staff.
 19 MR. GRIFFIN: Correct.
 20 MR. TRUELOVE: So I mean, if we just
 21 limit it to that and say all other parking is
 22 dedicated to the Mansion Inn, we'll have to use
 23 the valet route, the valet acces with St. Martin
 24 of Tours.
 25 MR. DOUGHERTY: I mean, you're not

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1 wanted to discuss was No. 3 with regard to the
 2 trees.
 3 MR. DOUGHERTY: Where are we now?
 4 MR. MEYER: Page 12.
 5 MR. TRUELOVE: This is still on the
 6 zoning -- in Ms. Fountain's letter, review
 7 letter. We're now on page 2 of the June 9th
 8 review letter, Item No. 3.
 9 MR. DOUGHERTY: I'm sorry. Say that
 10 again. We're on the CKS letter --
 11 MR. TRUELOVE: Yes, page 2, Item No. 3
 12 now this is the first one that has been brought
 13 to our attention.
 14 MR. DOUGHERTY: I thought that the
 15 question from CKS was about the miss -- the 13
 16 things that were reappearing that there may be
 17 some issues with some those. No? Okay. I
 18 misinterpreted.
 19 MR. TRUELOVE: No, that's the zoning
 20 hearing board decision, no issues with those
 21 because that's already been decided basically.
 22 Those -- those --
 23 MR. DOUGHERTY: They're just --
 24 MR. TRUELOVE: -- terms are actually on
 25 the --

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1 going to -- if somebody shows up in the parking
 2 lot and says, where are you going, we're going to
 3 dine at the Logan, you're not going to stop them
 4 from going two doors away.
 5 MS. TACKETT: It's really hard to
 6 enforce who's going where.
 7 MR. DOUGHERTY: But -- but certainly
 8 the overnight guests could be -- could be -- you
 9 could do it that way, 'cause, you know, if
 10 they're checked in the Logan then they -- they
 11 can say we can do that one; but I don't -- I
 12 don't relish the job you have. Thank you.
 13 MR. TRUELOVE: It will be a team
 14 effort.
 15 MS. GERING: All right. We got a long
 16 night here, guys, I'm going to tell you let's
 17 move it on.
 18 MR. GRIFFIN: Okay. With regard to C,
 19 there was 13 conditions from the zoning hearing
 20 board. Those were previously on the plans, they
 21 somehow were removed, we will add them back in.
 22 MS. FOUNTAIN: All right. Are there
 23 any -- are there any comments in this letter that
 24 you have objection to that you want to discuss?
 25 MR. GRIFFIN: Yes. So the first one we

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1 MR. GRIFFIN: Just a notation we have
 2 to add to that plan.
 3 MR. TRUELOVE: Now, we're back to the
 4 CKS letter, No. 3, which is the tree issue with
 5 the two trees out front of the property, correct?
 6 ADAM CREWS: Just to clarify this
 7 tree's on the side of the Mansion Inn.
 8 MR. TRUELOVE: I'm sorry, side.
 9 ADAM CREWS: Between Marsha Brown's and
 10 the the annex. So I'll take this one on the chin
 11 if you want to do it right, do it yourself. I
 12 didn't do it myself and somebody drew the wall
 13 straight through the tree we're trying to keep.
 14 The June 10th version of the plan has those walls
 15 correctly drawn, that tree is staying. There is
 16 not a wall being built through that tree. We
 17 purposely maneuvering that sidewalk around that
 18 tree to save it and the walls and 10 feet from
 19 either side of that tree.
 20 And those low walls -- when I say low,
 21 they're like 18 inches tall. Those low walls
 22 serve to -- to help us minimize the amount of
 23 earth work we have to do adjacent to the Marsha
 24 Brown's property. We talked about the five foot
 25 waiver for grading, this is helping us. One of

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1 the walls on one side of the tree, we're
 2 retaining some of the Marsha soil. The wall on
 3 the other side, we're retaining some of our soil
 4 from going toward Marsha's property. So the
 5 tree's staying, period.
 6 MS. FOUNTAIN: May I ask a question?
 7 MS. GERING: Yes, please.
 8 MS. FOUNTAIN: Did you refer to June
 9 plans?
 10 MR. TRUELOVE: June 10th.
 11 ADAM CREWS: We have a revision five
 12 and a half, which we did on Friday.
 13 MS. FOUNTAIN: Let's not refer to them
 14 to add further confusion because what's in front
 15 of council today are plans that are last revised
 16 May 3rd. So let's only refer to those.
 17 ADAM CREWS: Yeah. Your May 3rd plan
 18 shows a wall going straight through the tree
 19 we're keeping. That wall actually ends 10 feet
 20 from the tree on either side.
 21 MS. GERING: Any questions from council
 22 on the tree?
 23 All right. Continue.
 24 MR. GRIFFIN: So to try and move this
 25 along, I'm just going to point out the comments

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1 structures, some wall elevations and some ground
 2 elevations. And we will be providing those
 3 clarifications. I've checked it already and
 4 looked at it and it'll work. So this item is not
 5 an issue.
 6 MS. FOUNTAIN: So you will comply?
 7 ADAM CREWS: Yes.
 8 MR. GRIFFIN: The next section is going
 9 to be Roman numeral No. IV, it's General, No. 2.
 10 ADAM CREWS: This comment states the
 11 request that all of the right -- rights of both
 12 parties of the cross easement should be listed on
 13 the plans. And I think we're looking for more
 14 clarification as to whether the entire document
 15 needs to be inserted into the plans or if there's
 16 specific items we can add as notes while still
 17 referring to the easement that was executed?
 18 MS. GERING: Michelle, you want to
 19 address this?
 20 MR. TRUELOVE: Is this same easement we
 21 discussed earlier? That's what I thought.
 22 MR. GRIFFIN: It is, yes. I think we
 23 can just carry those comments over.
 24 MR. TRUELOVE: That's what I was going
 25 to suggest to Michelle. I mean, I don't want to

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1 by the borough engineer that we need to address
 2 or that we won't comply with or just need some
 3 further discussion on.
 4 MR. DOUGHERTY: These are things you're
 5 effectively saying we can't fix them tonight
 6 we're going to have to come back?
 7 MR. GRIFFIN: Or just what -- what's
 8 planned is -- for example, with the tree, it's
 9 just we need to provide a formal address and
 10 response to the comment. Because if it's just
 11 passed with will-comply -- and I think there's
 12 literally two things on here.
 13 So this is going to be on your letter,
 14 it's going to be Section 3, stormwater management
 15 and it will be the comment by your engineer, No.
 16 2.
 17 MR. TRUELOVE: It starts on the bottom
 18 of page 4 for everybody.
 19 MS. FEDER: That's page 15 in the
 20 council packet.
 21 MR. DOUGHERTY: Thank you.
 22 ADAM CREWS: This item relates to the
 23 same area of the property we just talked about.
 24 One of the retaining walls, your engineer asked
 25 for clarification between some stormwater

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1 steal your thunder.
 2 MS. FOUNTAIN: No, that's -- that's
 3 quite okay. I think we'll work on the wording,
 4 the note and we want to make sure it's on this
 5 recorded plan, the rights of both properties, so
 6 it's easily accessible. And as all council was
 7 saying tonight, they want not to -- they want us
 8 all not to forget certain things, so putting it
 9 on the recorded plan helps to do that.
 10 ADAM CREWS: So we'll put all of the
 11 highlights?
 12 MS. FOUNTAIN: Okay.
 13 MR. TRUELOVE: Actually, what we could
 14 do, if we got this cross access easement filed
 15 and recorded, we could have the actually filed
 16 number referenced on the plan.
 17 MS. FOUNTAIN: Note 17 has the old
 18 instrument number too, so we can just update it.
 19 MR. GRIFFIN: Okay. The last one on
 20 this letter that we wanted to discuss is just,
 21 it's No. 4 in that same section.
 22 ADAM CREWS: This relates to a
 23 recommendation by your engineer that the mill and
 24 repave the side of the South Main Street to the
 25 double yellow for the frontage of the property.

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1 The property is 90 feet wide and milling and
 2 paving would require closing half of South Main
 3 Street during that time period and if you looked
 4 at the plans we are installing a drain pipe in
 5 South Main, but it's along the curb in the
 6 parking areas. What we would request --
 7 MR. DOUGHERTY: I'm sorry. It's along
 8 the curb in the parking, so it's where a car
 9 would park over top of it.
 10 ADAM CREWS: It is a curb inlet, like
 11 all the other curb inlets on South Main Street,
 12 yes.
 13 MR. DOUGHERTY: So it's flush with the
 14 ground?
 15 ADAM CREWS: Correct, yes. So we are
 16 doing construction, we'll call it, the parking
 17 lane of South Main Street. And we would ask that
 18 this recommendation be limited to just that eight
 19 feet from the curb and not to the double yellow.
 20 We think 90 feet by, you know, the curbing to the
 21 double yellow is a little more than would be
 22 required. We know we're paving in the parking
 23 spaces, because we're installing them. We also
 24 don't want to shut down half of South Main Street
 25 during the construction process.

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1 going to put that out, but how -- how many
 2 running feet from where they would start milling
 3 to stop milling? What are we talking about here?
 4 MS. FOUNTAIN: I wish I knew that, it's
 5 not --
 6 MR. DOUGHERTY: Is it --
 7 MS. FOUNTAIN: The length is not shown
 8 on the plans and that was one of our comments.
 9 Maybe Mr. Crews can answer that question.
 10 MR. DOUGHERTY: Is it from the Mansion
 11 to the Cannon?
 12 MS. FOUNTAIN: No, not that far.
 13 ADAM CREWS: It is -- so if you're
 14 standing in the street looking at the Mansion,
 15 we're putting an inlet in front left in the curb
 16 line. We're running 94 feet down to the next
 17 existing inlet.
 18 MR. DOUGHERTY: To get -- that water's
 19 going to hit the next inlet down, is that what
 20 it's going to do?
 21 ADAM CREWS: It's going to discharge to
 22 a new inlet and then go under road to the --
 23 MR. DOUGHERTY: Would go hit the next
 24 one, I gotcha. And you're suggesting that when
 25 that happens, that tends to deteriorate the road

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1 MS. GERING: Go ahead, Michelle.
 2 MS. FOUNTAIN: This is a recommendation
 3 of ours. Usually of construction of this sort,
 4 where you're digging up the road to put in a
 5 large size storm sewer, the road gets beat up.
 6 So we'd like to see that half width of the road
 7 be repaved to continue the cross section of the
 8 road from the crown of the road or the center of
 9 the road down to the curb line. I am willing to
 10 state, either by note on the plan or by approval,
 11 that at maximum, a half width -- the width can be
 12 determined in the field by the borough engineer.
 13 MR. DOUGHERTY: By this -- by this
 14 requiring half width mill and overlay of South
 15 Main Street, are you saying from Bridge down or
 16 what -- of South Main, what are you -- are you
 17 saying just the 90 feet in front of his property?
 18 MS. FOUNTAIN: I'm saying that it's not
 19 actually the frontage of the property, it should
 20 be along the storm sewer construction that they
 21 have -- they're tying into an inlet along their
 22 frontage down across the Logan property as well.
 23 MR. DOUGHERTY: So how many -- roughly
 24 how -- how long -- I -- I personally, I don't --
 25 I'm not in favor of that concept, but I'm just

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1 surface substantially. And you're saying that
 2 perhaps half, perhaps just a parking lane for
 3 that entire strip, it would be your
 4 recommendation to have the developer to replace
 5 that section of the state road, which is South
 6 Main Street?
 7 MS. FOUNTAIN: Yes.
 8 MR. DOUGHERTY: I think that's a bit --
 9 okay.
 10 MR. GRIFFIN: And we're agreeable with
 11 her recommendation.
 12 MS. GERING: I'm sorry?
 13 MR. GRIFFIN: We're agreeable to her
 14 recommendation.
 15 MS. GERING: Okay.
 16 MR. MEYER: Is that something that
 17 requires PennDOT clearance?
 18 MS. FOUNTAIN: It will.
 19 ADAM CREWS: It does. As part of the
 20 permit we're in the middle of getting.
 21 MR. MEYER: All right. I know you're
 22 in the middle of a permit with PennDOT. Thank
 23 you.
 24 MR. TRUELOVE: So the maximum that will
 25 be -- will be the amount that was not -- was

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1 recommended initially, but in the field it could
 2 be determined to be less and that's something
 3 that we'll make sure it's noted in the approval
 4 letter and on the plans if appropriate.
 5 MS. GERING: And what's next on our
 6 list?
 7 MR. GRIFFIN: So that was the remainder
 8 for this. The rest of them are will-complies.
 9 MR. TRUELOVE: So what I would like to
 10 do, if we could, since I think we have a pretty
 11 good idea of what those specific items were
 12 discussed tonight --
 13 MR. DOUGHERTY: Dave, I'm sorry, I
 14 apologize, but there's -- there's another comment
 15 from CKS.
 16 MR. TRUELOVE: Sure.
 17 MR. DOUGHERTY: No. 5 that I think
 18 actually impacts our constituents. So this is in
 19 our letter, your sort of recommendations, I --
 20 those are the ones you guys wanted to talk about,
 21 but those other ones that she has listed, so the
 22 num -- the fifth one, you're suggesting that
 23 there needs to be during construction, there
 24 needs to be some handling of our crowd and all
 25 that stuff. So can you comment on that?

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1 ADAM CREWS: Yeah. But and that's
 2 where the crosswalk would happen again to get to
 3 the west side of South Main.
 4 MR. DOUGHERTY: So part of the things
 5 that we do here, are we permitted or is within
 6 our purview to say that we're okay with this and
 7 it's going to be shut down, but there has that be
 8 certain limitations as to duration and/or timing
 9 of the calendar year that in which this type --
 10 this particular aspect of the project will take
 11 place?
 12 Is that something we're permitted to
 13 do, that's a question, Dave?
 14 MR. TRUELOVE: I'm not -- you probably
 15 could, but I'm not sure how practical it is, I
 16 guess that would be the best way to respond
 17 because it depends on what PennDOT's schedule's
 18 going to be and how all this other stuff works
 19 out. One would hope it would be minimal as
 20 possible, that's something in the field that I'd
 21 refer to the engineers on because of -- I -- I
 22 would not want to -- I can't suggest anything,
 23 despite my history 40 years ago as a construction
 24 laborer, that's the extent of any information and
 25 that was a long time ago.

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1 MS. FOUNTAIN: Sure. So as part of the
 2 PennDOT approval, if they are going to shut down
 3 the sidewalk along the frontage -- I'm sure
 4 they're going to have to because of the brick
 5 sidewalk construction -- then they have -- will
 6 have to show as part of their PennDOT permit, an
 7 alternate pedestrian route. So we're asking to
 8 see that.
 9 MR. DOUGHERTY: Is that something that
 10 you're going to do?
 11 ADAM CREWS: Yes, that's not a problem.
 12 As Michelle rightly pointed out, you're replacing
 13 sidewalk, you have a jackhammer, remove it and
 14 lay down your new foundation and brick, it's
 15 going to take a little while, at least. So
 16 there's a crosswalk across from Loves Saves The
 17 Day -- is it still Love Saves The Day?
 18 MS. GERING: Yes.
 19 ADAM CREWS: From of Love Saves The Day
 20 across where the -- and then pedestrians go down
 21 the east side of South Main Street and there's
 22 another crosswalk that's actually just passed
 23 cannon. And when I looked at it, I don't know if
 24 was --
 25 MS. GERING: It's Ferry Street.

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1 So I would have to defer to them
 2 whether that's a practical approach. I
 3 understand the sentiment given the foot traffic
 4 that's in the borough all the time, especially
 5 this time of year. Again, I just have to see if
 6 that's -- if we can make that determination.
 7 MS. FOUNTAIN: I'm sorry. I missed
 8 your question. Do you want to limit the time?
 9 MR. DOUGHERTY: So is it possible that
 10 part of the approval process to -- I'm less
 11 concern -- Mr. Cretella does an incredible job
 12 getting these projects completed, no doubt
 13 they're not going to drag their -- it's not that.
 14 Is that we're on the lines of the time of the
 15 year which it occurs, I think. That's -- is
 16 there a way to -- to have our approval relative
 17 to this piece of the project be subject to that
 18 it doesn't happen in July? Is what I'm trying to
 19 --
 20 MS. FOUNTAIN: Certainly. I think we
 21 can make that a condition of approval that
 22 construction of the sidewalk not occur between
 23 the months of April through September?
 24 MS. GERING: No, November because
 25 October --

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1 MS. FOUNTAIN: Through November. All
 2 right. So you could get good weather in the
 3 winter and put down some brick sidewalk.
 4 MR. DOUGHERTY: November through April,
 5 I don't know?
 6 ADAM CREWS: I think we'll be agreeable
 7 to that, sounds logical. I want to make sure
 8 we're all understanding this about the sidewalk
 9 and not about the drainage system. Because if
 10 you limit the drainage system that's the entire
 11 site work.
 12 MR. MEYER: Specifically the sidewalk.
 13 MR. TRUELOVE: And this addresses No.
 14 5?
 15 MS. FOUNTAIN: Yes.
 16 MR. TRUELOVE: Which just talks about
 17 the sidewalk, does not talk about drainage. It
 18 talks about the sidewalk.
 19 MS. GERING: Yes.
 20 FRANK CRETELLA: May I just say one
 21 thing?
 22 MS. GERING: Sure.
 23 FRANK CRETELLA: My concern -- I don't
 24 have a problem with a restriction on the sidewalk
 25 for the Mansion when doing the work, but I am

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1 overthinking this and maybe we're just applying
 2 something that doesn't need to be applied in this
 3 particular situation; but I'll leave it to
 4 council to discuss it.
 5 FRANK CRETELLA: Our intent was to keep
 6 the sidewalks open during Friday, Saturday and
 7 Sunday, even if we had to reclose them again on
 8 Monday.
 9 MS. FOUNTAIN: Is it your --
 10 MS. GERING: I --
 11 MS. FOUNTAIN: I'm sorry. Is it your
 12 intent --
 13 MS. GERING: I --
 14 MS. FOUNTAIN: I'm sorry.
 15 MS. GERING: No, I -- I -- I think in
 16 order to be fair when he's doing the job, he's
 17 got to do the whole thing. He can't do it
 18 piecemeal if I'm hearing you and I think that's a
 19 fair analysis and we -- we can deal with that.
 20 MS. McHUGH: Yeah. And I think we're
 21 all anxious to see the work get done and see the
 22 final masterpiece.
 23 MR. DOUGHERTY: Might make more sense
 24 just to plow through it in seven days.
 25 MS. FOUNTAIN: So no restrictions.

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1 faced right now with doing the Logan side. So I
 2 would like to come up with a solution for that,
 3 you know, maybe the sidewalk has to be done
 4 Friday, Saturday Sunday. I mean, it's our intent
 5 to try to do that, the stretch of the Logan
 6 sidewalk, in seven days, but we can split those
 7 seven days up so it doesn't interfere when it's
 8 busy. I mean, it's just -- I don't want to agree
 9 to something and then contradict it with the
 10 Logan.
 11 MR. DOUGHERTY: Well, we didn't put any
 12 stipulations on you with the Logan sidewalk job,
 13 is that true?
 14 MR. TRUELOVE: Yeah.
 15 MR. DOUGHERTY: I don't think we did.
 16 FRANK CRETELLA: But I just didn't --
 17 MR. TRUELOVE: I think as your attorney
 18 can tell you, our jurisdiction lies only about
 19 the Mansion.
 20 FRANK CRETELLA: No, I understand that.
 21 I just -- I want to be respectful for whatever
 22 decision that we made tonight for the Mansion.
 23 MR. DOUGHERTY: Maybe we're -- I have
 24 the utmost respect for your ability to get the
 25 job done, Frank, honestly. Maybe we're

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1 MS. GERING: Okay. I'm going to push
 2 you through guys, 'cause otherwise we'll be here
 3 till midnight.
 4 MS. McHUGH: And we leave at 10.
 5 MR. GRIFFIN: Yeah, so the only other
 6 item that we have is with regard to the zoning
 7 officer's letter, it's all will-comply, except
 8 for the last item. With regard to the planning
 9 commission recommendation to provide additional
 10 appropriate trees on Ferry Street. You know,
 11 we've gone out, we've done a site visit and
 12 observed and there's just not enough room there,
 13 we don't think for trees. So I mean, we're
 14 willing to put appropriate plantings, but we're
 15 just asking --
 16 MS. McHUGH: Yeah, the Shade Tree
 17 Commission will work with you on that. You can
 18 plant trees in a different locations.
 19 MR. GRIFFIN: Okay.
 20 MS. McHUGH: We have a meeting
 21 tomorrow.
 22 MS. GERING: All right. Dave, if you
 23 can put that in your notes.
 24 MR. TRUELOVE: I'm working on it right
 25 now.

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1 MR. DOUGHERTY: Is it possible, Dave --
2 Mr. Truelove, to incorporate the CKS June 9
3 letter as an understanding? In other words, that
4 it's basically built into the -- what you're
5 doing as well.
6 MR. TRUELOVE: Now, my approval letter
7 includes compliance with different subdivision
8 and land development ordinances and DEP, PennDOT,
9 conservation district and third one is,
10 compliance with CKS Engineers June 9th, 2021
11 review letter --
12 MR. DOUGHERTY: Perfect. Thank you.
13 MR. TRUELOVE: -- and any supplements.
14 And what we'll do is, if there's anything that
15 has to be carved out per tonight's discussion, I
16 will have that in there. And then after that we
17 talk about the zoning hearing board decision and
18 also -- so all these things would be -- they are
19 incorporated in our draft approval letter and
20 that's -- and then the waivers set forth
21 separately, so that that's specified. And then
22 there's the storm -- reference to stormwater
23 management agreements.
24 And then if applicable, the following
25 approvals will require the zoning officer to

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1 carve out the one issue -- on the tree go, code
2 official, fire marshal, HARB, Bucks County Water
3 and Sewer Authority, PennDOT and then the -- we
4 have a specific reference to the milling over at
5 South Main that we can then modify that per our
6 discussion tonight. The -- so I think we've
7 incorporated everything and that includes also
8 the financial security agreement, development
9 agreement. So those things have been, for a lack
10 of better term, baked into the final letter.
11 And, of course, after tonight, I will -- I won't
12 do it tonight, but I will go back to my office
13 and work on modifying this letter to reflect the
14 discussions tonight assuming there's an approval
15 and then I'll share it with Ms. Fountain, make
16 sure I haven't missed anything.
17 One other thing we haven't addressed is
18 the final waiver request for preliminary and
19 final. So that's, again, something that you --
20 you can decide tonight. If council is satisfied
21 that all these issues can be addressed and we can
22 move forward without having to come back and have
23 any further review, you can approve that waiver
24 tonight as well. That's entirely up to you.
25 MS. GERING: All right.

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1 All in favor of approving the waiver?
2 MR. DOUGHERTY: And this is the Item 2
3 on that?
4 MR. TRUELOVE: Yes.
5 MR. DOUGHERTY: It's that one that we
6 skipped, correct?
7 MR. TRUELOVE: Correct.
8 MR. DOUGHERTY: Yes.
9 MS. GERING: All in favor?
10 COUNCIL MEMBERS: Aye.
11 MS. GERING: Opposed?
12 Thank you.
13 MR. GRIFFIN: Appreciate your patience.
14 MR. TRUELOVE: So if I can, I think we
15 need a formal motion just to approve the final
16 land development with -- per the conditions as
17 set forth in the discussion tonight, which will
18 be reflected in the minutes in the final letter.
19 MS. GERING: Can we go with that as
20 your motion?
21 MR. TRUELOVE: Yes.
22 MS. GERING: So we have a motion on the
23 table.
24 MR. MEYER: I so move.
25 MS. GERING: Second?

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1 MS. McHUGH: I'll second it.
2 MS. GERING: Any questions from
3 council?
4 All in favor?
5 COUNCIL MEMBERS: Aye.
6 MS. GERING: All right. Good luck.
7 Next on the agenda is a zoning hearing
8 board application for 137 South Main Street. I
9 think I saw Mr. Harris go outside.
10 MS. TACKETT: Did you see him, Connie?
11 Because I think he might have a conflict with
12 another meeting.
13 MS. GERING: Oh, I thought that the was
14 gentleman that just walked out with the tan
15 jacket.
16 MS. TACKETT: I guess we'll wait and
17 see. I didn't see him here. I know that his
18 Board of Supervisors for Tinicum Township meeting
19 was tonight and he's normally at that meeting.
20 MS. GERING: Well, let's move on to the
21 next one and we'll see what happens.
22 Zoning hearing board application for 10
23 West Ferry Street. Oh, you again.
24 MR. GRIFFIN: Just what you wanted to
25 see.

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1 MS. MEYER: You didn't get much time to
 2 sit down, did you?
 3 MR. GRIFFIN: So before you on this is
 4 our appeal to April 9th, 2021 decision of the
 5 zoning officer. Essentially we're trying to use
 6 the basement of the Logan Inn for a conference
 7 facility. It's our position that that was
 8 already approved when the event space was
 9 approved back in a special exception back in
 10 April of 2016. The zoning officer disagreed with
 11 that, in her opinion.
 12 And then if you decide that that's not
 13 the case, we're also asking for a special
 14 exception to allow that conference facility as a
 15 conditional use. Then there's also an issue over
 16 whether or not additional parking is required as
 17 a result of that conference facility. It's our
 18 position that it's not under the ordinance.
 19 There's been some back and forth with the zoning
 20 officer, it appears that possibly she agrees with
 21 that position. Obviously, I'll allow her to
 22 speak for herself.
 23 This conference facility in the
 24 basement is really just going to be meeting rooms
 25 or breakout rooms that are secondary. It's an

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1 now an appeal that's going to be before the
 2 zoning -- they'll state their position, which
 3 they'll state in front of the zoning hearing
 4 board, I'm sure as well.
 5 MR. DOUGHERTY: So this is sort of like
 6 a zoning app --
 7 MS. GERING: Yes.
 8 MR. DOUGHERTY: -- application that's
 9 in front of us --
 10 MR. TRUELOVE: Yes, and you're just
 11 deciding --
 12 MR. DOUGHERTY: -- right now. We are
 13 neutral, against it or for it.
 14 MR. TRUELOVE: Exactly.
 15 MR. DOUGHERTY: Okay.
 16 MR. TRUELOVE: What -- what Mr. Griffin
 17 is explaining is -- I'm not, again, I don't want
 18 to steal his thunder, but their position is
 19 number one, they don't have to do this, but they
 20 have to make that argument before the zoning
 21 hearing board. Second if they do, they're
 22 requesting a special exception for that same use.
 23 And third, if necessary, a variance, which again,
 24 they think they don't have to do, but they're
 25 requesting it to make sure he's protected on

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1 accessory use to the events that are going on
 2 upstairs, so there'll be no separate rental for
 3 that space, there'll be no separate invites just
 4 to use that space. It really is just a secondary
 5 use that we believe is permitted, under, I guess,
 6 it's Section 275.17.I.1.
 7 MS. GERING: Discussion from council?
 8 MR. DOUGHERTY: I have questions
 9 mostly.
 10 MS. GERING: Oh, I bet you do.
 11 MR. DOUGHERTY: My question is, Mr.
 12 Trulove, I've not seen before where our zoning
 13 officer, who I have a lot -- tremendous respect
 14 for, sort of says that -- it's the zoning
 15 officer's role to carry out the code and also the
 16 -- the previous zoning hearing board's decisions
 17 and make sure they're compliant. That person
 18 then -- what is this appeal thing we're doing
 19 right now? 'Cause I've not been in one of these
 20 before.
 21 MR. TRUELOVE: Your position is whether
 22 to either not participate, participate or to
 23 oppose the application depending on -- it sounds
 24 to me like what Mr. Griffin is saying because the
 25 zoning officer made her determination, there's

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1 behalf of the client for any additional parking
 2 that may be required.
 3 Our position is, does the council want
 4 to participate, do you care? Do you want to
 5 oppose? So that's what you're doing. Assuming
 6 that they have to go for the special exception of
 7 the variance.
 8 Have I stated that correctly?
 9 MR. GRIFFIN: Yes. So it's actually
 10 our argument that this use was already approved
 11 as part of the event space. So it's really an
 12 issue for the zoning hearing board to decide, so
 13 we just asking that you stay neutral on that.
 14 MS. TACKETT: And I will just clarify
 15 that when I went through the records and reviewed
 16 this proposal, one of the requirements from the
 17 zoning hearing board was that whatever was
 18 approved had to be substantial in compliance with
 19 what was presented to the zoning hearing board.
 20 It's similar, but when I looked through borough
 21 council's minutes and records, I could not find
 22 anything that discussed a conference facility in
 23 the basement. Because there is a potentially
 24 substantial difference, I'm not going to make
 25 that call and so I'm going to leave that to the

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1 zoning hearing board.
 2 You guys can choose if you want to
 3 support one way or the other, but I just want to
 4 clarify that I'm not necessarily saying that the
 5 zoning hearing board said yes or no. I'm saying,
 6 I'm not going to make that determination because
 7 I don't think it's absolutely clear.
 8 With regard to the parking, I tend to
 9 agree, we do not have parking requirements for
 10 conference facilities that are ancillary to inns.
 11 Now, there's a little shady area that, you know,
 12 you got the restaurants and you've got the inn,
 13 so there's just enough unclarity or lack of
 14 clarity that I'm not comfortable being the one to
 15 make that decision. Because you as a body may
 16 have concerns about a conference facility in the
 17 basement of this building that you did not
 18 anticipate. Okay. So that's where I stand.
 19 MS. GERING: Thank you.
 20 Any other questions? Ken?
 21 MR. MAISEL: I have a comment. I think
 22 that a common theme tonight is -- is
 23 memorializing these -- these things. And I think
 24 Dan and a couple have brought up is what we
 25 decide and what we think that we have an

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1 MR. GRIFFIN: Yeah, and I understand
 2 that and I certainly under your concern. What
 3 I'll say, you know, as an example in this
 4 instance is that, you know, we've been before the
 5 board, we applied for --
 6 MS. McHUGH: And again, it's not
 7 against you guys, this is --
 8 MR. GRIFFIN: -- the construction
 9 permit, we showed the different plans. So we're
 10 going through the process the correct way.
 11 MS. GERING: All right. Other
 12 questions from council?
 13 We're going -- we're going -- who's in
 14 favor of being neutral?
 15 COUNCIL MEMBERS: Aye.
 16 MS. GERING: Opposing?
 17 All right. It passes. Council will
 18 stay neutral.
 19 I'm going to move you on if you don't
 20 mind or do you have another one?
 21 MR. TRUELOVE: This is a certificate of
 22 appropriateness for the Mansion Inn, the next
 23 item.
 24 MS. GERING: Before we do that, we kind
 25 of bumped you ahead of 137 South Main Street.

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1 agreement, doesn't -- isn't able to be enforced
 2 or we lose track of it, so to speak. This is a
 3 perfect example of that. And I think our
 4 consciousness has been raised recently in the
 5 last couple of years whereby if this was
 6 understood that the likelihood, the possibility
 7 of this not turning into just a breakout room is
 8 so like obvious and, you know, so potentially
 9 likely just by happenstance without even
 10 realizing it. Somebody needs a great meeting
 11 room, you know, oh, come on, you know. So it --
 12 that's the spirit where -- where council is
 13 coming from now is trying to really dot our I's
 14 and cross our T's.
 15 And my recollection of this is similar
 16 to Tracy's is, I don't remember this; but this
 17 could have been something that wasn't really on
 18 our radar the way it is right now. And that's
 19 the spirit where this is coming from this.
 20 Is a fair statement?
 21 MS. GERING: Yeah, well put.
 22 MS. McHUGH: Yeah, this is not against
 23 the Logan Inn or the Mansion, this is -- we're
 24 dealing with a lot of past issues that are now
 25 coming to light and it's very frustrating.

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1 Are you here for the zoning hearing
 2 board?
 3 MR. MAISEL: Sir, back there? Sir? Is
 4 that the gentleman, Tracy?
 5 MS. TACKETT: That's not Steve Harris.
 6 MR. TRUELOVE: No, Steve Harris is not.
 7 MS. GERING: They're not, okay. All
 8 right. Then we're going to -- all right. So I
 9 guess you're back on.
 10 MS. GRIFFIN: So I'm going to ask the
 11 --
 12 MS. TACKETT: I'm sorry. There's
 13 somebody here for 137.
 14 MS. GERING: So we can move him on.
 15 Do you mind if we just let him come up
 16 and --
 17 MR. GRIFFIN: No, absolutely. That's
 18 fine.
 19 MS. GERING: Okay. Go ahead. If you
 20 can introduce yourself. You can take your mask
 21 off. Thank you.
 22 MIKE LEVINE (phonetic): Hi, everybody.
 23 My name's Mike Levine. I'm one of the owners of
 24 the new restaurant in the space at 137 South Main
 25 Street.

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1 MS. RETTIG: I'm sorry. I can't hear a
 2 word you're saying. I think it's the microphone.
 3 MIKE LEVINE: My name's Mike Levine.
 4 I'm one of the owners of the 137 South Main
 5 Street. And I thought Steve was gonna be here,
 6 but I wasn't sure. What he told me was that they
 7 were just making sure that whatever was presented
 8 by us from him to the zoning board for approval
 9 for July 8th would go through you guys as no
 10 position. That's what I have in my records and
 11 e-mail. So we are just applying for a special
 12 exception for a village restaurant for eight
 13 seats and I think that's what's on docket for the
 14 zoning -- by the zoning board.
 15 MS. GERING: Thank you. This is the
 16 property on South Main Street used to be an ice
 17 cream parlor and then it was a hot dog joint and
 18 Moo Burger, I think and so forth.
 19 Mr. Truelove, you can chime in to
 20 correct me. My understanding is they've had
 21 eight seats in there, but the problem is our
 22 zoning has changed? Tracy?
 23 MS. TACKETT: So they are grandfathered
 24 with regard to have eight seats from previously
 25 approvals at that property; however, because

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1 be neutral. Good luck.
 2 MIKE LEVINE: Thank you.
 3 MS. GERING: All right. I think you're
 4 back on board again. Thank you for that.
 5 MR. GRIFFIN: So I'm going to Ralph
 6 Fey, who is the architect on this matter and do
 7 this portion of the presentation.
 8 RALPH FEY: Are you ready for us?
 9 MS. GERING: Yes, please.
 10 RALPH FEY: So you've had the opp -- we
 11 had the opportunity to update our drawings to
 12 reflect the discussions of the last meeting on
 13 Wednesday?
 14 MS. McHUGH: Monday.
 15 RALPH FEY: Sorry. I've been out of
 16 the office, kidney stones. So if I seem a little
 17 goofy, I'm on medication. If I seem more goofy
 18 than usual.
 19 Do you have the updated drawings or do
 20 you want me to hand these out again that are
 21 updated?
 22 MS. McHUGH: If you have one, I'll take
 23 them, but I want you to take them back when
 24 you're done.
 25 RALPH FEY: I have six.

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1 their changing from one village restaurant to
 2 another village restaurant, they have to get a
 3 new special exception approval. So that's what
 4 their seeking now.
 5 MR. TRUELOVE: There was some argument
 6 whether the special exception runs with the land
 7 or did they have to reapply. We agree with Ms.
 8 Tackett's approach that because it's -- it's a
 9 new -- it's a new entity using it, that they --
 10 that the special exception would have to be
 11 requested. Again, it's a special exception as
 12 they say is either special nor an exception, it's
 13 a use by right with special conditions. And
 14 that's -- and again, the position for you as the
 15 gentleman has adequately stated is whether you
 16 want to participate, whether you want to oppose
 17 or you stay neutral. It's entirely up to you, so
 18 that's really what the issue is for you to
 19 decide.
 20 MS. GERING: Any questions from
 21 council?
 22 MR. MEYER: I think we should stay
 23 neutral.
 24 MS. McHUGH: I do too.
 25 MS. GERING: All right. We're going to

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1 (Brief pause while papers are handed
 2 out.)
 3 RALPH FEY: We're gonna start out of
 4 order. We're gonna go to the drawing at the end
 5 of your packet, which is the railing because once
 6 you see the railing in the photo, it will make
 7 more sense in our drawing. The request was for a
 8 railing to take on a different character than the
 9 cross X and the squared off one. We have
 10 selected a rather romantic railing that does
 11 harken to the Victorian era and it is made out of
 12 metal and it has a bow and it turns -- and the
 13 bow turns the corner. So this exact look is what
 14 you see applied to the new drawings and we'll
 15 show you where it is.
 16 Okay. Inessa, can you now start from
 17 the first page that was not --
 18 Now, Inessa may be able to blow up the
 19 aerial of the drawing in the middle. This is why
 20 we have people with skills that I don't have.
 21 MS. RETTIG: First question I have,
 22 Ralph, is, what is the thing on the left-hand
 23 side?
 24 RALPH FEY: So that's a small little
 25 balconette that sticks off of the second floor

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1 and we'll show you that from the side.
 2 MS. RETTIG: That wasn't on the prior
 3 drawing?
 4 RALPH FEY: Inessa says it was, it
 5 probably was, but we'll let her grab them.
 6 MS. RETTIG: Yeah, if it was and I
 7 missed it, my bad, but I'm seeing it now going I
 8 don't remember that.
 9 INESSA HOVHANNISYAN: It might've not
 10 been very noticeable because we had a different
 11 design.
 12 MR. DOUGHERTY: We were just talking
 13 amongst ourselves. Oh, it was black so you
 14 couldn't see it. How about that?
 15 RALPH FEY: So when it was rendered,
 16 it's rendered in white and you can't -- and we're
 17 gonna -- it's literally gonna black and you're
 18 gonna see through it. So the rendering is
 19 causing it to look a little more obvious than
 20 just black railings, which is all it is, is black
 21 railings. It's all metal in that.
 22 MR. DOUGHERTY: So the space that looks
 23 like between the tines, between the things --
 24 RALPH FEY: It's gonna be --
 25 MR. DOUGHERTY: You're gonna see right

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1 drawing, this had is not the current drawing.
 2 What we've done with the current drawing -- I'm
 3 sorry, this is the current drawing. These used
 4 to go all the way to the end and turn the corner
 5 and you asked us to pull them back. So they are
 6 only where this is and these are -- actually I
 7 think they're only a foot deep.
 8 Inessa, would you --
 9 This is the side facing Marsha Brown.
 10 INESSA HOVHANNISYAN: It's about a foot
 11 yeah, it's about -- yeah.
 12 RALPH FEY: So they're about a foot
 13 deep.
 14 Can we go back to the first page?
 15 So, again, blowing up --
 16 Can you blow up in the third -- the
 17 upper floor? Can you blow it up more?
 18 So per your request about being a
 19 little (indiscernible) to the side, it's pulled
 20 in and it's only from the back portion.
 21 Zoom back out a little.
 22 MR. MAISEL: So, Ralph, where the arrow
 23 is right now, the third floor, that's going to be
 24 to the right, it's going to be brick which is
 25 similar to what's on the first and second floor?

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1 through to the trees.
 2 RALPH FEY: If we had taken more time
 3 and blown it up, we should have done that.
 4 MR. DOUGHERTY: I can tell you that no
 5 one up here, no one up here knew that that
 6 balcony was there, I could guarantee, but that's
 7 okay. Shame on us for not staring hard enough
 8 at the black picture, but that's okay. Thank
 9 you.
 10 RALPH FEY: Inessa, can you go to the
 11 actual CAD drawings?
 12 MS. RETTIG: It's not going to be
 13 balcony that somebody can actually stand on,
 14 right? It's going to be like a little --
 15 RALPH FEY: It's only enough to open
 16 your French doors. I believe it's 18 inches at
 17 the feet. There's not room to stand on or have
 18 any furniture, it's just -- you can do this.
 19 MS. RETTIG: Oh, this is called a
 20 Juliet balcony.
 21 RALPH FEY: Juliet.
 22 MS. RETTIG: Okay. Thank you.
 23 RALPH FEY: So Inessa can blow up the
 24 middle there. Is it -- the ones that you're
 25 asking about are here and here. This is the old

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1 RALPH FEY: So the first floor is
 2 actually a limestone and the second and third
 3 floors are the hand-painted rubbed on white over
 4 brick.
 5 MR. MAISEL: That was always -- part of
 6 the first floor was always that limestone?
 7 RALPH FEY: It was. I may have
 8 misspoke the last time.
 9 MR. DOUGHERTY: I think you said it
 10 was like stucco, but it's something like that.
 11 But it was -- Ken, it wasn't -- the
 12 first floor was flat, right?
 13 RALPH FEY: And again, of course, the
 14 clarity of the arch windows matching the arched
 15 windows to the side, not the arched windows to
 16 the front and the shutters match. Can't tell --
 17 that's a shutter.
 18 MS. GERING: Ralph, can you talk about
 19 that little balcony that's sticking out because a
 20 lot of us --
 21 RALPH FEY: This one/
 22 MS. GERING: -- don't remember that.
 23 Yeah, can you tell us where that's coming off and
 24 how far out it's protruding?
 25 RALPH FEY: Can you go to architectural

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1 drawings that show not these photographs? Maybe
 2 the plan. Second floor.
 3 INESSA HOVHANNISYAN: We only have the
 4 first floor.
 5 RALPH FEY: All right. How about the
 6 elevation or the back? Let's go to the front
 7 elevation, is it on the front elevation there in
 8 black and white?
 9 INESSA HOVHANNISYAN: Yeah.
 10 RALPH FEY: Can you blow that up? Even
 11 more, even more. And bring us down a little.
 12 No, I'm sorry, reverse. Thank you.
 13 These are the architectural drawings
 14 that have been from the beginning admittedly when
 15 we render into a photo, we make decisions about
 16 how to render them. But this is the little
 17 Juliet balconette, it is literally metal with a
 18 metal base.
 19 MR. DOUGHERTY: So it protrudes from
 20 the side of the building approximately 18 inches?
 21 RALPH FEY: Inessa says it's a foot.
 22 INESSA HOVHANNISYAN: It's -- it's
 23 about a foot, it might be a little bit -- a
 24 little bit bigger because of the pot belly that it
 25 has, but if you take a straight up line, it's

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1 MS. McHUGH: That's about it, right?
 2 They're not going to have a party out there.
 3 MR. DOUGHERTY: Well, they could just
 4 stand there, it would get boring pretty quickly.
 5 It's not very usable.
 6 RALPH FEY: It's really meant to throw
 7 the French doors open and give that little sense
 8 of openness. And as you say, if you wanted to
 9 you could stand on it, there's no furniture. We
 10 may put some plants on it.
 11 MS. GERING: Go ahead.
 12 RALPH FEY: Okay. Slide No. 2.
 13 So slide No. 2 is removing the cupola
 14 and I believe that's the only change made to this
 15 slide.
 16 MR. DOUGHERTY: Why would you take that
 17 off, Ralph?
 18 RALPH FEY: I had a hint of something
 19 that that seemed appropriate.
 20 Inessa, Slide 3. Thank you.
 21 So we like to give you the actual
 22 drawings as opposed to just the renderings
 23 because there can be distortions when you're
 24 looking at a rendering. So this is the actual
 25 drawing with the cupola removed and it's bubbled

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1 about a foot.
 2 MR. MEYER: In other words, the bottom
 3 is about a foot?
 4 RALPH FEY: Yes.
 5 INESSA HOVHANNISYAN: Yeah, so if you
 6 can see here you have a measurement, that's five
 7 feet, so --
 8 MR. DOUGHERTY: But the purpose of
 9 having the Juliet balcony is that somebody will
 10 be able to stand out on it, right? Otherwise you
 11 could have the railing be flush with the thing
 12 and --
 13 RALPH FEY: There's a foot that they
 14 could stand on, yes.
 15 MR. DOUGHERTY: They would be able to
 16 stand there on look toward Main Street, people
 17 watch or whatever.
 18 MR. MAISEL: No, it's facing from
 19 Marsha's --
 20 MR. DOUGHERTY: No, but if they stand
 21 on it, they turn to the left and stand on it.
 22 They will be able to be see, 'cause it's not
 23 inset in the building, so they'll be able to
 24 stand on it.
 25 RALPH FEY: Yes.

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1 in red because we gave you this drawing as an
 2 update showing the cupola removed and showing the
 3 railing removed in this area, which reflects
 4 railing reduced on this side and concurrently on
 5 the upper floor there.
 6 And the change of the railing style to
 7 the bowed one is why the lower two are also up.
 8 And that will be also be this railing here. So
 9 technically we probably should've -- oh, it is.
 10 There's a light red line around the railing above
 11 the entrance.
 12 Without any questions, we'll go to
 13 Slide 4. Oh, I have something, upper right-hand
 14 corner of the slide is a clarification of exactly
 15 five feet at the opening in the center. I missed
 16 that.
 17 Next slide, please.
 18 MR. DOUGHERTY: The opening will be
 19 five -- sixty inches. The stairs aren't 60
 20 inches, are there plans to widen the staircase?
 21 RALPH FEY: Yeah. The stair is
 22 currently that wide in the wooden part.
 23 MR. DOUGHERTY: Yes.
 24 RALPH FEY: And we're continuing that
 25 down, 'cause right now the wooden part comes to

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1 very narrow stair. We're proposing that the
 2 steps be the same width as the width of the stair
 3 column to column that exists; but we did say
 4 there would be five feet so the stair is
 5 slightly wider than the opening.
 6 MS. GERING: Is there going to be a
 7 railing for safety there?
 8 RALPH FEY: Absolutely. Code requires
 9 railings a whole lot, yes.
 10 MR. DOUGHERTY: What is the ADA
 11 entrance?
 12 RALPH FEY: So the ADA entrance, we're
 13 going to need to plan for that.
 14 MR. DOUGHERTY: You know what, I take
 15 that back.
 16 RALPH FEY: The ADA entrance comes from
 17 the rear of the building.
 18 MR. DOUGHERTY: I'm sorry that is a
 19 hard application. I apologize --
 20 RALPH FEY: Just for your information
 21 it goes to the rear of the building and it goes
 22 along the side.
 23 MR. DOUGHERTY: Okay. Sorry.
 24 RALPH FEY: It's from the rear, it's
 25 here -- Inessa has to -- here ADA walkway in the

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1 overhang on the second floor. In our previous
 2 drawing, that wall came straight down and we put
 3 it back to what it is now, which is a wall here
 4 and an overhang. So that it agrees with how the
 5 building is constructed. This is the bubbling of
 6 the -- the tree that you talked about earlier and
 7 the retaining walls. And this is an earlier
 8 bubble about seating and that's a bubble about
 9 the width of the stair going to the five foot
 10 opening. Earlier bubble, earlier bubble. We
 11 showed these, these are the black and whites
 12 without the color. We looked at those already.
 13 You had asked us the color of the roof,
 14 this is the actual page from the HARB submission.
 15 We had asked HARB for two roof colors on the
 16 project dove gray and charcoal gray for the main
 17 building and we had asked for two colors --
 18 actually three colors for the conservatory.
 19 These three were approved, we are now narrowing
 20 it and selected is a preweathered Galvalume,
 21 which is a soft light gray for the conservatory.
 22 And dove gray for the roof of the main building
 23 unless you would like us to choose differently.
 24 There was discussion in the last meeting that you
 25 thought it should be light colored.

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1 building to the elevator, no steps. So you
 2 really want to put the ADA entrance where the
 3 vehicles are with ADA parking spaces, which are
 4 here. So we have handicapped parking spaces and
 5 handicapped accessibility to the foyer, first
 6 floor and elevator.
 7 MR. DOUGHERTY: I was asking for myself
 8 because those stairs --
 9 RALPH FEY: Whatever slide we were
 10 supposed to be on before we --
 11 INESSA HOWVAHANNISYAN: We were just on
 12 this one.
 13 RALPH FEY: Yeah, I think we were done
 14 with that one. I would just like to point out,
 15 we jumped pretty quickly past it. In an earlier
 16 review, two reviews ago; there was a question
 17 about the footprint of this building, that
 18 building had been adjusted to have a footprint
 19 that agrees with Adam Crews' drawings. It was 30
 20 inches off and when we made it smaller to agree
 21 with his drawings.
 22 Next. I think this is just bubbling
 23 all the areas that there's a minor change. This
 24 is where we made the building 30 inches less
 25 wide. You can see the dotted line, that's an

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1 MR. MAISEL: I like it. I see those
 2 two, you know, at the top and the bottom. You see
 3 that, they're all --
 4 RALPH FEY: Well, I think in our
 5 drawing we used to have maybe the charcoal gray
 6 along the roof, but we were hearing feedback that
 7 you would prefer a lighter roof. We're looking
 8 for some input.
 9 MR. MAISEL: I think it's showing up on
 10 the computer.
 11 MS. RETTIG: I think -- yeah, the
 12 computer shows up more blue, here it looks more
 13 gray.
 14 RALPH FEY: We would be equally happy
 15 to do charcoal on the main roof or the dove gray,
 16 so if you have a preference.
 17 MR. DOUGHERTY: Question from a HARB
 18 perspective, could we grant an applicants
 19 latitude to say they -- to use their discretion
 20 once they get on site and see it and utilize the
 21 color. Is that something we can do?
 22 MR. MAISEL: Sure.
 23 MR. DOUGHERTY: They're going to pick
 24 the best color.
 25 RALPH FEY: We're not going to be in

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1 there for while and I'll be happy to come back to
 2 rehash it. That's fine. That's great. I'm not
 3 -- not an issue.
 4 MS. GERING: Any other questions from
 5 council?
 6 All right. We're going to have a
 7 motion because we never made a motion for this.
 8 MS. McHUGH: I'll make the motion.
 9 MR. MAISEL: I'll second it, whatever
 10 it is.
 11 MS. GERING: Hold on. Hold on. This is
 12 a certificate of the appropriateness for 9 South
 13 Main Street, Mansion Inn. Can I motion for
 14 approval?
 15 MS. RETTIG: I'll make that motion.
 16 MR. MEYER: Second.
 17 MS. GERING: Any questions from
 18 council?
 19 Any from the public?
 20 All in favor?
 21 COUNCIL MEMBERS: Aye.
 22 MS. GERING: Good luck, guys.
 23 Moving along. Next is certificate of
 24 appropriateness for 73 West Mechanic Street doing
 25 their driveway as pavers instead of crushed

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1 Certificate of appropriateness for
 2 306-308 South Main Street for a sign
 3 installation.
 4 Can I have a motion for approval?
 5 MS. RETTIG: I'll make the motion.
 6 MS. McHUGH: I'll second.
 7 MS. GERING: Thank you.
 8 Any questions from council?
 9 Any questions from the public?
 10 All in favor?
 11 COUNCIL MEMBERS: Aye.
 12 MS. GERING: Thank you.
 13 Next is consideration of authorizing to
 14 advertise amendment to Chapter 275-33(B)(1)
 15 adding a new subsection, Formula Restaurant.
 16 Can I have a motion to advertise?
 17 MS. McHUGH: I'll make that motion.
 18 MS. GERING: Can I have a second?
 19 MS. FEDER: I'll second.
 20 MS. GERING: Thank you.
 21 Any questions from council?
 22 MR. DOUGHERTY: Where are we at in
 23 this, is it content or the description of any
 24 ordinance that we might adopt is -- will be --
 25 this is just to advertise?

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1 stone.
 2 Can I have a motion for approval.
 3 MR. MAISEL: I'll make that motion.
 4 MS. GERING: Can I have a second?
 5 MR. MEYER: Second.
 6 MS. GERING: Any questions from
 7 council?
 8 Any questions from the public?
 9 All in favor?
 10 COUNCIL MEMBERS: Aye.
 11 MS. GERING: Certificate of
 12 appropriateness for 49 Old Mill Road. This is
 13 for a construction of a screened-in porch and
 14 patio.
 15 Can I have a motion for approval?
 16 MS. FEDER: I'll make that motion.
 17 MS. GERING: Thank you.
 18 Second?
 19 MR. MEYER: Second.
 20 MS. GERING: Thank you.
 21 Any discussion from council?
 22 Any questions from the public?
 23 All in favor?
 24 COUNCIL MEMBERS: Aye.
 25 MS. GERING: Thank you.

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1 MS. GERING: Just to advertise.
 2 MR. TRUELOVE: This is not to approve.
 3 Under the MPC you have an extended period of time
 4 to put an advertisement.
 5 MR. MEYER: Yeah, but the planning
 6 commission and the county planning commission
 7 both got to have the right to comment on this
 8 before we can go ahead to approve it. That
 9 applies to the this one and to the next one.
 10 MR. TRUELOVE: To the next one too,
 11 correct.
 12 MS. GERING: All in favor?
 13 COUCIL MEMBERS: Aye.
 14 MS. GERING: Thank you.
 15 Next is consider to authorize to
 16 advertise amendment to Chapter 275-17 adding a
 17 new subsection, medical marijuana dispensary.
 18 Again, this is just to advertise.
 19 Can I have a motion for approval?
 20 MR. MEYER: So moved.
 21 MS. GERING: Can I have a second?
 22 MS. RETTIG: I'll second it.
 23 MS. GERING: Any questions from
 24 council?
 25 All in favor?

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1 COUNCIL MEMBERS: Aye?
 2 MS. GERING: Thank you.
 3 Next we have an application for
 4 consideration to appoint Bev Okulicz -- excuse me
 5 on pronouncing the last name -- to park and rec.
 6 Can I have motion for approval?
 7 MS. FEDER: I'll make that motion.
 8 MS. GERING: Can I have a second?
 9 MS. RETTIG: I'll second it.
 10 MS. GERING: Any discussion from
 11 council?
 12 All in favor?
 13 COUNCIL MEMBERS: Aye.
 14 MS. GERING: Thank you.
 15 We're going to the consent agenda.
 16 Approval of the meeting minutes for May 17th.
 17 Can I have a motion for approval?
 18 MS. McHUGH: I'll make that motion.
 19 MS. GERING: Can I have a second?
 20 MS. FEDER: I'll second.
 21 MS. GERING: All in favor?
 22 COUNCIL MEMBERS: Aye.
 23 MS. GERING: Approval of accounts
 24 payable. We had accounts payable for June in the
 25 amount \$138,712.48; payroll for May 21st and June

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1 Shade tree, Laurie?
 2 MS. McHUGH: Shade Tree, I have nothing
 3 to report, but we do have a meeting tomorrow
 4 night.
 5 MS. GERING: All right.
 6 Finance committee, Dan?
 7 MR. DOUGHERTY: We do have something
 8 that will be presented at the next workshop
 9 meeting. I don't know -- I won't go into the
 10 details of this not fully yet. We will be sort
 11 of coming and educating the workshop session on
 12 our existing bond debt and how we have an
 13 opportunity to refinance our -- our -- that bond
 14 debt at a slightly lower interest rate than we
 15 have today. And so stay tuned at the next
 16 meeting there'll be a briefing of the debt itself
 17 and the history and all that stuff and the
 18 efficacy of the reason why, our rationale as to
 19 the process for this to be considered.
 20 If it is considered, at the following
 21 July meeting we will actually have to vote to
 22 advertise the process very official efficient
 23 process and the experts, Mr. Truelove and Mr.
 24 Gray will be spearheading the process for us. As
 25 it stands, it appears that this could save us

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1 4th in the amount of \$89,307.60 (sic) and
 2 \$64,097.20 (sic).
 3 Can I motion for approval?
 4 MS. McHUGH: I'll make a motion.
 5 MS. GERING: Thank you.
 6 Can I have a second?
 7 MS. FEDER: I'll second.
 8 MS. GERING: All in favor?
 9 COUNCIL MEMBERS: Aye.
 10 MS. GERING: Thank you.
 11 All right. Park and rec, do you have a
 12 report?
 13 MS. FEDER: Just really quickly. We
 14 are so proud of local Girl Scout Troop 21724
 15 going out for their bronze award by doing
 16 improvements in Lenape Park. They scrubbed the
 17 gazebo within an inch of its life and planted a
 18 beautiful butterfly garden, so grateful for their
 19 help. They did a wonderful job.
 20 MS. McHUGH: Oh, I'm going to have to
 21 look at the butterfly garden.
 22 MS. FEDER: Oh, and we put up the
 23 spring planters and -- so you walk around town
 24 and check that out.
 25 MS. GERING: Thank you.

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1 money over the coming years with interest rates
 2 being so low. So stay tuned next work session.
 3 MS. McHUGH: Look forward to it.
 4 MS. GERING: Thank you.
 5 Ken, HARB do you have a report?
 6 MR. MAISEL: Yeah. With council's
 7 encouragement, there's been a process for a while
 8 trying to streamline some of the HARB
 9 applications so that an applicant doesn't have to
 10 run through the ringer trying to get something
 11 done unnecessarily and part of the efforts that
 12 they have encouraged recently is to try to
 13 recreate a fast path so-to-speak for how
 14 applications that keep reoccurring over and over
 15 again -- I think everyone on council's aware of
 16 what those are, could be signs, could be things
 17 that just keep coming up over and over again and
 18 that are in-kind, but really in-kind as opposed
 19 to well, it's kind of like that.
 20 So there's some subtleties that have
 21 made this a little bit more difficult to, you
 22 know, to memorialize and create, but the board is
 23 steadfast about trying to respond to that and try
 24 to get something that would make sense to the
 25 public and make them recognize that we would get

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1 compliance from the public, as well as make it
 2 easier for them to to comply with, you know, the
 3 recommendations.
 4 So that's in their hands right now and,
 5 you know, Louise has worked with me pretty
 6 closely on this and we feel that we have
 7 something in front of them that they can work on
 8 hopefully in the next several months. We should
 9 have something pretty solid that we can recommend
 10 and suggest that we -- we can adhere to going
 11 forward.
 12 MS. GERING: Thank you, Ken. It's a
 13 long overdue what we talked about, you know,
 14 simplifying the process. So thank you.
 15 There's no report for zoning. They did
 16 not have a meeting this past month. There is a
 17 July 8th meeting.
 18 Planning commission, Peter, do you have
 19 a report?
 20 MR. MEYER: Do not have a report. We
 21 have not been -- haven't had any meetings. We're
 22 waiting on some input from the county planning
 23 commission with regard to some further revisions
 24 of our zoning ordinance and until we get those
 25 inputs, there's nothing to report. And I notice

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1 we never would've done it without it you guys, so
 2 you did a really great job.
 3 MR. TRUELOVE: I want to give some
 4 credit to Mr. Gray. He organizes a meeting every
 5 week, Ms. Fountain and I have participated or
 6 someone from my office, and it's really good.
 7 Especially after getting the packet last week, it
 8 was 569 pages. I had to do some homework. I
 9 applaud Mr. Gray for putting that all together.
 10 MS. GERING: Thank you, again. You did
 11 all did a great job.
 12 MR. GRAY: And I think the quality of
 13 all the decisions were much better.
 14 MS. MCHUGH: Dan, you were really
 15 driving home the details in this. What been for
 16 years.
 17 MR. DOUGHERTY: They knew the answers
 18 without hesitation. In other words, there were
 19 no questions they couldn't answer. That's what
 20 made it great very, very happy.
 21 MS. GERING: Thank you.
 22 All right. So we can move along to
 23 public comment.
 24 Yes. Mr. Duffy, you want to come
 25 first?

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1 Tracy is nodding with me, so that's basically
 2 where we stand.
 3 I didn't leave anything out, did I?
 4 MS. TACKETT: Nope.
 5 MR. MEYER: Good. Thank you.
 6 MS. GERING: Thank you.
 7 Do we have a manager's report?
 8 MR. GRAY: Yes, just one item tonight.
 9 I just want to make announcement that there's a
 10 request to change the July council meeting from
 11 July 20th to July 27th, the following Tuesday.
 12 We will advertise for that and be prepared for
 13 that date.
 14 MS. GERING: Great. Thank you.
 15 Do we have a solicitor's report?
 16 MR. TRUELOVE: We do not.
 17 MS. GERING: Thank you.
 18 I need make a comment. What we had in
 19 front of us tonight was an overwhelming project
 20 that we needed to approve and I want to thank
 21 everyone Tracy, Michelle and David and all the
 22 hard work you did and helping us get through this
 23 and making sense of it.
 24 MS. MCHUGH: I second that.
 25 MR. MAISEL: It was really helpful and

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1 ED DUFFY: Interesting evening. A lot
 2 of work. Congratulations. Just to keep in touch
 3 with the parking garage process. Have you got --
 4 has there been a court date scheduled for Union
 5 Square?
 6 MS. GERING: If you would like to
 7 anything for to us go into a discussion, we can
 8 put you on the next available agenda of the
 9 workshop.
 10 ED DUFFY: You can't answer that?
 11 MS. GERING: No, we can't.
 12 ED DUFFY: The other day one -- second
 13 question is, when do you expect the architectural
 14 work back from the people you disappointed?
 15 MS. GERING: You know, Ed, I don't want
 16 to sound rude, but this is the public comment
 17 section. This isn't where we sit here and go
 18 into dialogue. We really don't know that yet,
 19 what you're asking.
 20 ED DUFFY: What's a comment then?
 21 MS. GERING: Just a public comment.
 22 You can say how well you liked our meeting
 23 tonight.
 24 ED DUFFY: Good evening. That's my
 25 comment.

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1 MS. GERING: Mr. Clapper?
 2 WILLIAM CLAPPER: Good evening. I just
 3 wanted to report to the council that I followed
 4 through on your request to solicit applicants for
 5 the planning commission and we have received five
 6 people who have stepped forward and said that
 7 they are -- and we have been -- sent them an
 8 application, the borough's official application,
 9 and asked them to send it on to the borough
 10 manager. So I think that's a good start for
 11 five.
 12 In process I had some comment from
 13 people from the HARB commission and the zoning
 14 hearing board saying that they need people too.
 15 So if the council would like me to send out
 16 another blog soliciting membership in those
 17 groups, I'd be glad to do it.
 18 MS. GERING: Thank you.
 19 WILLIAM CLAPPER: Just let me know what
 20 you want to do. Thank you.
 21 MS. GERING: Any other public comment?
 22 Can I have a motion to adjourn?
 23 MR. MEYER: So moved.
 24 MS. McHUGH: Second.
 25 MS. GERING: All in favor?

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