

BEFORE

THE NEW HOPE BOROUGH PLANNING COMMISSION

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In Re: Regular Meeting

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MONDAY, AUGUST 5, 2019

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

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DOYLESTOWN, PENNSYLVANIA 18901

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1 PLANNING COMMISSION:  
 2 Lou Saltrelli  
 3 Howard Savin  
 4 John Apuzzio  
 5 Paul Atkinson

6 ALSO PRESENT:  
 7 Karen MacNair, Gilmore & Associates  
 8 Jim Ennis, Borough Zoning Officer  
 9 EJ Lee, Borough Manager  
 10 Peter Meyer, Liaison to Borough Council  
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1 MR. SALTRELLI: Okay. It's seven  
 2 o'clock. Welcome everyone. This is the October  
 3 (sic) 5th meeting of the planning commission.  
 4 Okay. First of all, I'd like to announce that we  
 5 have a new member on our planning commission,  
 6 Jason Apuzzio.  
 7 Welcome, Jason.  
 8 MR. APUZZIO: Thank you.  
 9 MR. SALTRELLI: And then I'd also like  
 10 to mention that the secretary will take down the  
 11 names of the folks that are present.  
 12 And I'll talk with you later about that  
 13 to make sure they're in the minutes.  
 14 Also joining us tonight Karen MacNair  
 15 of borough engineering office; Jim Ennis, the  
 16 zoning officer for the borough, Ms. Lee's here I  
 17 know, the borough manager; okay, Peter is on the  
 18 town council -- or the village council.  
 19 MR. MEYER: I'm borough council liaison  
 20 to the planning commission.  
 21 MR. SALTRELLI: Okay. Good enough. So  
 22 today we have one project to consider, that's the  
 23 Logan Inn common square redevelopment land  
 24 development at 10 West Ferry Street.  
 25 And welcome anyone that's going to make

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 3 PAGE  
 4 1. Call to Order 4  
 5 2. Announcements --  
 6 3. Approval of the minutes for 5  
 7 Monday, October 1, 2018  
 8 4. Logan Inn/Cannon Square Redevelopment  
 9 Land Development - 10 W. Ferry 6-55  
 10 BCTMP# 27-010-051  
 11 5. Adjournment 55  
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1 their presentation. As you talk, would you  
 2 please introduce yourself so the secretary can  
 3 get your names.  
 4 MR. SAVIN: I'd to make a motion to  
 5 approve the minutes of the October meeting.  
 6 MR. ATKINSON: Second.  
 7 MR. SALTRELLI: All in favor?  
 8 BOARD MEMBERS: Aye.  
 9 MR. SALTRELLI: All opposed? Minutes  
 10 been approved. Thank you for that.  
 11 So with that then let's carry on.  
 12 MR. PAUL COHEN: Thank you very much.  
 13 My name's Paul Cohen I represent the  
 14 applicant/owners of the Logan Inn. This project  
 15 has -- was last before this planning commission  
 16 in actually just about a year ago it was August  
 17 of last year. There were a number of comments  
 18 and some interplaying factors relating to the  
 19 application. And at the time, it was asked that  
 20 we go and correct some of the outstanding issues  
 21 and come back with a bit more of a tight  
 22 application with all of the issues having been or  
 23 most that we could, having them resolved.  
 24 So believe it or not, we have spent the  
 25 past year working with the borough zoning

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1 officer, the borough engineer providing  
2 information, developing our plans, working on  
3 some different issues that we needed to address  
4 and we believe what we have in this point in time  
5 is a pretty complete plan that should be ready.  
6 We hope to go forward. We are asking this  
7 evening for this planning commission to recommend  
8 approval of our plans preliminary as final with  
9 the hope that we can go to borough council and  
10 get that approval.  
11 Since the last time we were here, the  
12 plans themselves, the substance -- the plans  
13 themselves have not changed significantly. Some  
14 additional information, as requested by the  
15 borough engineer, has been provided and also  
16 we've provided some information off of the plans.  
17 We've provided in response to comments, we  
18 provided a certificates of appropriateness,  
19 traffic impact assessment, information regarding  
20 PennDOT right-of-way plans. So there's been a  
21 lot of back and forth in that's happened outside  
22 of this room.  
23 My recommendation for this evening, I  
24 think probably the most efficient way to go  
25 through this, this is your meeting, of course,

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1 but my recommendation is to go through the  
2 engineer and zoning officer's review letters. We  
3 believe that most of the comments that they've  
4 provided are will-complies. A number of them are  
5 waivers requests and we'd be happy to provide  
6 some more information about those if necessary.  
7 I think a lot of them are going to be obvious as  
8 we come through them and any open issues, we're  
9 more than happy to discuss. I have a full team  
10 with me today. I wanted to make sure there was  
11 somebody here to answer pretty much answer any  
12 question that you might have. They will all  
13 introduce themselves as they come up, but we do  
14 have our engineer, our architect. We have the  
15 engineer that worked on the HOP plans, which I  
16 know is not really part of this application  
17 process, but I know Ms. MacNair raised some  
18 questions about it. So they're here to provide  
19 information and, of course, Frank Cretella, he is  
20 here as well to answer any questions you may  
21 have.  
22 So with that, if you're okay with it,  
23 I'll just jump right into the review letter.  
24 MR. SALTRELLI: Yes.  
25 MR. PAUL COHEN: So I'm looking at the

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1 July 29, 2019, review letter. Just on the  
2 monitor, I have a rendering that Mr. Fey's office  
3 prepared. Just so you know, this is looking  
4 northwest at the corner. In the foreground is  
5 the proposed Cannon Square where it's project get  
6 its name from. The relocated cannon and tree and  
7 the building in the rear, you can see the new  
8 construction, which has been approved and is  
9 under construction towards the right. We also  
10 have a rendered drawing of the plan so this is  
11 the plan that was submitted back in June.  
12 MICHAEL EGGLETON: Correct, yes.  
13 MR. PAUL COHEN: And this shows the  
14 existing -- the dark gray area to the northeast  
15 or the top right, is the building currently under  
16 construction. The yellow building area is a part  
17 of the existing buildings and the green  
18 surrounding and throughout, that is green space.  
19 That is either already existing or to be added to  
20 the property. So we could keep that up for  
21 reference as we go through this.  
22 So, again, looking at Gilmore and  
23 Associates, July 29, 2019, letter, the first page  
24 I believe are primarily commentary.  
25 I don't think, Karen, there's anything

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1 there to be addressed is that --  
2 MS. MacNAIR: That's correct. The  
3 first page is just a summary of the project.  
4 MR. PAUL COHEN: Thank you. Starting  
5 on the second page Comment A1 regarding the  
6 lighting plans. Our plan at this point in time  
7 -- so the lighting plan that was submitted, shows  
8 the light coming from the existing pole in the  
9 rear parking lot, that is not being changed. We  
10 are keeping that pole as is. So we believe  
11 that's what there now is an existing condition, I  
12 believe, that we can make some adjustments to  
13 that light if necessary to bring these down below  
14 the required amount.  
15 MR. ENNIS: Yeah, even though it's  
16 Karen's comments, some of them seem to overlap.  
17 So that's -- if you can at least somehow verify,  
18 when -- especially when it comes to that  
19 footcandle standard that's going over the  
20 property line at the .5 threshold what is  
21 actually coming from existing fixtures and what  
22 -- what illumination is caused by your fixtures  
23 and what their footcandle standards at least on  
24 the property lines that's what we're looking for  
25 those particulars.

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1 MR. PAUL COHEN: That's our one  
2 engineer who's not here today, but we'll get in  
3 touch with Bohler and perhaps we'll have him just  
4 reach out to you directly to make sure we can get  
5 that.

6 MS. MacNAIR: Yeah. So what we'd be  
7 looking for there, I think would be an existing  
8 plan so you can show the existing on the proposed  
9 so you can see the interaction of the existing  
10 and proposed lighting and confirm that the  
11 proposed lighting is what is adding the issue of  
12 the spillover.

13 MR. PAUL COHEN: Okay. Will do. So  
14 that' a will-comply.

15 Going to Section B, this gets into a  
16 number of our waivers, I'm going to ask Michael  
17 Eggleton from PCS, as we come through these  
18 waivers, to just address each of those. First  
19 one just being that we are asking for preliminary  
20 as final approval.

21 Michael, take No. 2.

22 MICHAEL EGGLETON: So No. 2 is just a  
23 plan view item to request that a different scale  
24 be used rather than what's specified in the  
25 ordinance just for clarity sake.

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1 couple of references in the plans that were not  
2 consistent with that, so it will be updated to  
3 reflect that.

4 Grading plans, Michael, I think that's  
5 for you.

6 MICHAEL EGGLETON: For that one they  
7 are -- you're just asking for further detail  
8 along the proposed walls and curbs, that's  
9 something we have can comply with.

10 MS. MacNAIR: I think what had happened  
11 is that the grading information that was provided  
12 in the previous plan was turned off on this plan,  
13 so we will need all grading information. I'm  
14 assuming it's going to be similar to what was  
15 submitted before, but just that information with  
16 detailed information.

17 MICHAEL EGGLETON: That's correct, yes.  
18 I'll take the next one as well.

19 Requesting further information on pipe lines.  
20 Again, that's just extra information that we need  
21 to provide or further clarity that we need to  
22 further on the plan; that's a will-comply.

23 MR. SALTRELLI: If I could make a  
24 comment, two comments actually. This is such a  
25 critical piece of property for the community so

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1 MS. MacNAIR: And we do note our  
2 support of that waiver request.

3 MICHAEL EGGLETON: No. 3, the applicant  
4 has requested partial waiver to use the aerial  
5 photography plan rather than a providing existing  
6 features within a 100 hundred because of the  
7 subject property. Again, this is sort of  
8 standard request that we're asking for. The  
9 information that we need for our project is  
10 already shown in our plan, one hundred foot just  
11 is excessive.

12 MS. MacNAIR: And, again, we do note  
13 support of that just subject to the applicant  
14 agreeing providing any additional information we  
15 might request. It might be within that hundred  
16 feet, we might want additional information.

17 MR. PAUL COHEN: Yeah, we would  
18 certainly comply with that.

19 Going to Section 4, request for us to  
20 address the lighting plans to be referenced in  
21 the index of drawings, of course, we'll comply.  
22 We'll update that index. Item B regarding the  
23 consolidation. The lots were originally two lots  
24 that made up this property, they've since been  
25 consolidated and I believe there may have been a

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1 obviously we want to give it a lot of attention.  
2 The other things is when you indicate that you're  
3 going to provide further information in a lot of  
4 these, it's going to be tough to finalize the  
5 project, finalize the proposal. See what I mean?

6 MR. PAUL COHEN: We do understand that  
7 I believe and I'll ask Karen to or Jim to correct  
8 me, most of the additional information that we  
9 still have to provide is technical with regard to  
10 simply elaborating on the grading. It's not --  
11 and I understand you all want to see as much  
12 information as you can get as well. I don't  
13 think anything that's being requested is  
14 substantive in the sense that it's going to give  
15 you more information about the overall project  
16 than what's being provided. The engineers are  
17 looking for confirmation that what they expect to  
18 see on site is what they are going to see.

19 So I believe that what we're providing  
20 is consistent with that. So, again, I'm not  
21 trying to tell you what to expect, but I don't  
22 think it's going to change necessarily what you  
23 have before you for you purposes of your  
24 consideration. I think they're more technical  
25 items.

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1 MR. SALTRELLI: Are you comfortable so  
 2 far?  
 3 MS. MacNAIR: I mean, so far as long  
 4 we're going through and they're saying they will  
 5 comply with our comments with exception of the  
 6 waivers that they're requesting, I think we will  
 7 be comfortable with that especially Comment 4  
 8 here, these are pretty minor comments. I know  
 9 there's several in here, but they're here because  
 10 they are more minor, I didn't specific section to  
 11 reference. But, yeah, so if they're going  
 12 through and saying they'll comply, I don't expect  
 13 the layout that's show on the plan change, these  
 14 would be more engineering and technical items as  
 15 Mr. Cohen has stated.  
 16 MR. SALTRELLI: Okay. Proceed.  
 17 MR. PAUL COHEN: Thank you.  
 18 MICHAEL EGGLETON: Number -- or I'm  
 19 sorry, letter E. This is just requesting the  
 20 number of a certain type of shrub to be updated  
 21 on the plan, that's a will-comply, we have no  
 22 issue with that. F, the location of proposed  
 23 benches shall be identified, we can do that. I  
 24 believe they're already on the plan, we just need  
 25 to label them. Letter G, we have furthered

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1 that's certainly understood by us that that has  
 2 to be provided.  
 3 In the plans I'll show you, this is a  
 4 rendering of Cannon Square directly from Main  
 5 Street just -- it's an image of an individual  
 6 there to give you a little bit of an idea of  
 7 size, but this is the plan.  
 8 Ralph, can you maybe just show how  
 9 Cannon Square works.  
 10 RALPH FEY: Cannon Square is oriented  
 11 towards the intersection. There are two curbing  
 12 steps that are 14 inches deep, they are meant not  
 13 only to be able to walk up, but also be able to  
 14 sit on. There's a bench located here, it  
 15 actually is in a little recess in stone wall.  
 16 The square itself as you can see is symmetrical  
 17 to the intersection and at this point here that  
 18 is the ADA accessible, no step directly all grade  
 19 access to the square.  
 20 A little bit different than the  
 21 rendering, the cannon does face directly towards  
 22 the intersection as does the plaque. The  
 23 flagpole is located to the right of that and  
 24 there is another plaque currently at the front of  
 25 Cannon Square, which has information on Cannon

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1 reviewed the concrete wall and concrete stair  
 2 details, that's just a comment.  
 3 MR. PAUL COHEN: No. 5.  
 4 MICHAEL EGGLETON: No. 5 you're just  
 5 requesting that certain standard notes and  
 6 certifications be added to the plan as specified  
 7 in the ordinance.  
 8 MR. PAUL COHEN: No. 6 concerns two  
 9 different easements. I'm going to take them out  
 10 of order. Item 6B is an access easement from  
 11 Cannon Square, so the understanding is, obviously  
 12 Cannon Square is a public space at this point in  
 13 time. It's being moved onto the property, it's  
 14 going to be upgraded and there was always an  
 15 understanding and part of the approval that it  
 16 would be available for public use and there's  
 17 going to be handicapped accessibility to the  
 18 Cannon Square. And we're going to need to enter  
 19 into an access easement with the borough. We  
 20 understand that, is to ensure public access and  
 21 use of that space.  
 22 That is a typical thing that I would  
 23 end up negotiating or working with TJ Walsh on  
 24 after approvals as a condition for recording. So  
 25 I would -- I'll say that's a will-comply. But

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1 Square, I believe it's bronze and that would be  
 2 located here.  
 3 So the tree, which is currently in the  
 4 middle of the street, is to be located here. I  
 5 believe in the last meetings we had it's not a  
 6 relocating the tree, it's a new tree for purposes  
 7 of scaling the tree down to be a little less fat.  
 8 And there is an 18 inch high sitting wall on the  
 9 backside of the square, which is the height that  
 10 would be on the property of the Logan Inn and  
 11 it's a 30 inch high wall on the square. So the  
 12 square is 18 inches lower than the height of  
 13 Logan (sic) square and that height difference is  
 14 so that we can bring handicapped accessible  
 15 access in right off of the site.  
 16 MR. ENNIS: You said that's going to be  
 17 a new tree.  
 18 RALPH FEY: Right. The latest meeting  
 19 with the borough council was to use a new tree  
 20 that would be right size for that. You do not  
 21 have that in your notes?  
 22 MR. ENNIS: Well, not -- no. But also  
 23 in the zoning, a specific condition in the zoning  
 24 hearing board is the preservation of an existing  
 25 tree.

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1 RALPH FEY: I missed that meeting.  
 2 MR. PAUL COHEN: I apologize for the  
 3 confusion. Our plan is to move the tree,  
 4 obviously part of the condition is working with  
 5 an arborist and I think it's assumed that it's  
 6 conditional on that being feasible. But our  
 7 intention at this point is to move that tree to  
 8 the extent it needs to be trimmed or worked on to  
 9 fit into the space, obviously that will work.  
 10 John Mazar (phonetic) our construction manager  
 11 who is actually here is, I think one of the  
 12 comments was later on it was about the  
 13 construction and process for that. So we'll get  
 14 into that, but the plan --  
 15 Sorry, Ralph, is to move the tree and  
 16 if for some reason that becomes a problem.  
 17 MR. ENNIS: That's already been  
 18 presented.  
 19 RALPH FEY: That's it.  
 20 MS. MacNAIR: I will note something  
 21 else that's written on this plan. This shows  
 22 that the drive aisle would be into the existing  
 23 parking lane, but the land development plan that  
 24 that existing parking lane will be maintained and  
 25 that double yellow line will be approximately

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1 MR. SALTRELLI: We have a question, a  
 2 comment from borough council member.  
 3 MR. MEYER: Well, I'm looking at the  
 4 original certificate of -- COA, I guess it is,  
 5 certificate of appropriateness when it went  
 6 through. And that last -- the one before that,  
 7 no, the one that showed the layout. Thank you.  
 8 Showed a little cut in where I'm even  
 9 seeing know a wide sidewalk next to Ferry, what  
 10 is that space? Well, there's a variety, but  
 11 there was -- there was a little -- this shows a  
 12 car parked in the area right next to the building  
 13 itself where we got the wide sidewalk. What  
 14 happened to that?  
 15 RALPH FEY: I'm gonna give you part of  
 16 the answer and I'll let the engineer give you the  
 17 rest. I believe you're referring to the pull off  
 18 shown here?  
 19 MR. MEYER: Correct.  
 20 RALPH FEY: The evolution of the  
 21 project, not the final project, but the evolution  
 22 of the project caused the parking that was  
 23 currently on this side of the street to be moved  
 24 into this side of the street when this drawing  
 25 was done, that's what was going to happen. Now,

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1 where it is today. So that, that parking along  
 2 West Ferry would not be lost.  
 3 RALPH FEY: So I should probably  
 4 explain. This drawing's done over a  
 5 photographing overlay of Ferry Street and my  
 6 office did this and the only part that revised  
 7 was within that -- we didn't make any revisions  
 8 outside.  
 9 MICHAEL EGGLETON: Could you restate  
 10 that please, your question?  
 11 MS. MacNAIR: It was a statement that  
 12 the existing parking lane along West Ferry Street  
 13 is to be maintained.  
 14 MR. PAUL COHEN: Wasn't that going to  
 15 be moved to the --  
 16 MICHAEL EGGLETON: Along our side of  
 17 the property?  
 18 MS. MacNAIR: No.  
 19 ANTHONY ALBANO: It's existing on the  
 20 far side.  
 21 MS. MacNAIR: Right. It's shown on the  
 22 far side of West Ferry Street. And I'm sorry,  
 23 can we go back for the record, Comment 5 is a  
 24 will-comply, yes?  
 25 MICHAEL EGGLETON: Correct.

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1 I believe it has evolved further and I think  
 2 where you want to answer the rest of the  
 3 question.  
 4 MICHAEL EGGLETON: I have to be honest,  
 5 I don't remember seeing a pull out, that was  
 6 maybe before my time.  
 7 (Inaudible discussion between Mr. Meyer  
 8 and MICHAEL Eggleton for clarification.)  
 9 MICHAEL EGGLETON: At this point, I  
 10 don't have an answer on that, I'm not sure what  
 11 the evolution of the project when that pull out  
 12 was eliminated.  
 13 MR. ENNIS: Ralph, real fast, can you  
 14 go back to the one overhead that you said there  
 15 were some things that were modified.  
 16 RALPH FEY: The 3D rendering?  
 17 MR. ENNIS: So how much is modified  
 18 from the time you got the C of A?  
 19 RALPH FEY: So what is on Cannon Square  
 20 is correct, but nothing about this street was  
 21 updated. My rendering is from curb in.  
 22 MR. ENNIS: So you're saying this is  
 23 exactly what was granted in the C of A?  
 24 RALPH FEY: I don't want to answer that  
 25 question. The letter incorporates the streets

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1 and my drawing indicates from the curb in.  
 2 MR. ENNIS: I mean, the Cannon Square  
 3 was part of the C of A granted so what's changed,  
 4 if it's been changed to what it is now.  
 5 RALPH FEY: From the curb in, in my  
 6 opinion, nothing.  
 7 MR. ENNIS: So the design of Cannon  
 8 Square --  
 9 RALPH FEY: Oh, there was one change.  
 10 The change was, on the earlier version of this,  
 11 the handicapped accessible access was around the  
 12 backside of the tree and it is shifted here  
 13 because this is actually too high and would have  
 14 cut in and was lower and this was all that was  
 15 needed. We didn't have elevations when we  
 16 originally did this. We were doing it based on  
 17 our understanding of the site. Once the engineer  
 18 gave us elevations, we realized that didn't need  
 19 to just go around and we can go this way. That's  
 20 my understanding of what changed.  
 21 MR. PAUL COHEN: Trying to figure this  
 22 one out. My understanding is that that -- there  
 23 was -- so apparently there was a curb cut out for  
 24 a parking, sort of a pull in, I guess maybe it's  
 25 a drop off point on the north side. I don't -- I

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1 when they are with the vehicle they go around  
 2 back and then their bags are taken. I don't  
 3 remember anything that Ralph says about parking,  
 4 moving to the other side, but I mean, I could put  
 5 it back, I don't need it, the turnaround, but I  
 6 think it was requested that we remove it, 'cause  
 7 people didn't want to see cars there.  
 8 MR. PAUL COHEN: And I think that makes  
 9 sense, you know, to not have it there, but we'll  
 10 provide. And this is what's on the plan, we'll  
 11 provide the rendering so your guy could look at  
 12 it. I mean, if they come back and tell us that  
 13 -- that it's got to be what was -- went for the C  
 14 of A, then we can put it back it.  
 15 MR. ENNIS: I don't have the expertise  
 16 to know really.  
 17 MR. PAUL COHEN: I can't imagine he's  
 18 going to say he'd like to see a car parked in  
 19 front of the building, so I think we'll be okay  
 20 with it. All right. So that is a will-comply  
 21 with regard to the access easement, that's where  
 22 this all started.  
 23 The next easement relates to the Bucks  
 24 County Water and Sewer. Bucks County Water and  
 25 Sewer has a sewer easement along the parking lot

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1 believe my client's position is, it just wasn't  
 2 necessary and frankly, was not aesthetically  
 3 pleasing to have a parking space there. I think  
 4 they're looking more to have almost a plaza kind  
 5 of arrangement with the larger sidewalk; so that  
 6 was eliminated. I don't think that should impact  
 7 the C of A in that it's not changing the  
 8 aesthetic factors of Cannon Square, but that's  
 9 certainly an issue we can have follow-up  
 10 discussions with the zoning officer about, but  
 11 what's presented here is what we are proposing.  
 12 MR. ENNIS: We have within recent  
 13 months we had historic preservationist consultant  
 14 that -- hired on staff -- but not staff, but  
 15 contracted with borough. So if you can get these  
 16 to me so that he can cross reference what was  
 17 originally in the C of A to ensure that the  
 18 overall concept has not been altered in any way  
 19 that you would in essence an amended C of A.  
 20 FRANK CRETELLA: Can I just make a  
 21 statement? I don't know how it changed, it  
 22 wasn't what I remember. Then I think people  
 23 didn't want to see cars there and we really don't  
 24 need it because that's not the property owner  
 25 hotel. I mean, they enter the hotel there, but

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1 and the issue was to get written documentation  
 2 from Bucks County Water and Sewer basically  
 3 authorizing the improvements that are going to be  
 4 made on their easement. We had have numerous  
 5 conversations with them, well actually PC -- Mark  
 6 Cavers (phonetic) of PCS has a number of  
 7 conversations with them. They're okay with the  
 8 idea, they have some concerns they want to make  
 9 sure they're not responsible for; repairing any  
 10 of the curbs, if they have to go and maintain  
 11 their sewers. So, again, this is a will-comply.  
 12 I'll work with TJ Walsh, the borough solicitor,  
 13 to make sure we have documentation sufficient to  
 14 ensure that -- I expect BCWSA may want an  
 15 amendment to the easement just to make sure its  
 16 clear where the responsibilities lie. I think  
 17 all the borough may be looking for is a letter  
 18 from them and if we can get that, then we'll do  
 19 that as well; but this is a will-comply.  
 20 All right. Item 7, Michael, can you  
 21 address this perhaps as a whole?  
 22 MICHAEL EGGLETON: Right. These items  
 23 are with regards to the overall construction  
 24 process and keeping erosion and any sediments out  
 25 of the sewer system. These are all

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1 will-complies, we're just adding further detail  
 2 based on the common letter. It's just additional  
 3 erosion and sediment control items.  
 4 MR. PAUL COHEN: And just to confirm  
 5 nothing in there creates any issues or is  
 6 anything that we could not comply with?  
 7 MICHAEL EGGLETON: That's correct.  
 8 MR. PAUL COHEN: No. 8 is getting into  
 9 our waivers.  
 10 Michael, if you can address that  
 11 waiver.  
 12 MICHAEL EGGLETON: No. 8, requested  
 13 waiver to permit post grading and improvements  
 14 within five feet of the northern eastern and  
 15 southern property lines. Because this is such a  
 16 tight property, we need every square inch we can  
 17 get as far as making sure the lot is smooth and  
 18 appropriately graded, as far as cross slopes and  
 19 down slopes for accessibility items.  
 20 No. 9.  
 21 MR. SALTRELLI: You okay with No. 8?  
 22 MS. MacNAIR: Yes, I have no issue with  
 23 that waiver to complete the improvements they  
 24 will need to grade within five feet of the  
 25 property line.

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1 ANTHONY ALBANO: So PennDOT has gone to  
 2 an all digital format and as being a co-applicant  
 3 of this application, they should be receiving  
 4 digital copies of everything that has been  
 5 submitted to and received from.  
 6 MS. MacNAIR: So I guess the  
 7 understanding -- my understanding of the status,  
 8 is that this item still remains outstanding with,  
 9 but if and when PennDOT is ready to issue the  
 10 permit on this, the item would be resolved. And  
 11 PennDOT will have to issue the permit before the  
 12 project says the project is complete, so it's  
 13 kind of catch-22.  
 14 MR. PAUL COHEN: But PennDOT has  
 15 effectively approved it should be okay with that.  
 16 MR. PAUL COHEN: But PennDOT has  
 17 effectively approved it, so I think we should be  
 18 okay with that.  
 19 All right. Michael, I'm going to  
 20 bounce it back to you for the slew of waivers  
 21 that are coming up.  
 22 MICHAEL EGGLETON: No. 10 requesting a  
 23 waiver from devoting 10 percent of the total site  
 24 area to landscaping. There just isn't room on  
 25 our site to provide that much landscaping, we're

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1 MICHAEL EGGLETON: No. 9 is with regard  
 2 to site distances coming out of -- Mr. Anthony  
 3 probably --  
 4 ANTHONY ALBANO: Oh, yeah definitely.  
 5 MR. PAUL COHEN: So I'm going to  
 6 introduce Anthony Albano with Stonefield  
 7 Engineering.  
 8 ANTHONY ALBANO: So our office was  
 9 directing the Pennsylvania DOT on the approval  
 10 process for this project since it's been split up  
 11 into two phases we're trying to get them through  
 12 that process. Phase one was already approved.  
 13 Phase two regarding with the actual construction  
 14 improvements of that intersection. So through  
 15 that process, back on October 5th of last year,  
 16 they had a comment in regards to the site  
 17 distance shown on our plans. They requested us  
 18 to show the 250 foot Pennsylvania DOT site  
 19 distance, which was shown in our plan. And since  
 20 then, they've had no further comments on the  
 21 obstruction of that site view and pretty much  
 22 have signed off on the plans we just need final  
 23 signature from the borough as co-applicant on it.  
 24 MR. SALTRELLI: Has the borough  
 25 received correspondence that you've with PennDOT.

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1 doing the best we can with the layout.  
 2 MR. PAUL COHEN: And I believe it's  
 3 correct that there is going to be additional  
 4 green space.  
 5 MICHAEL EGGLETON: We are providing  
 6 more green space than there is out there at the  
 7 site right now.  
 8 MR. ENNIS: There's been other projects  
 9 in the past that have this sort of issue before  
 10 as far as, in essence, developed to the limits  
 11 they can without trying -- it would be almost  
 12 impossible to any kind of landscaping or tree  
 13 plantings, but there is still a condition where  
 14 the landscaping and anything that has been  
 15 proposed, would still go -- some kind of plan  
 16 submitted to the shade tree commission as far as  
 17 being the recommendation to overlook those sort  
 18 of things and in essence give a review, as well  
 19 as a recommendation for approval.  
 20 I guess this would be a question for  
 21 you, Frank, would you against a condition that if  
 22 it was set land development approval?  
 23 FRANK CRETELLA: To what?  
 24 MR. ENNIS: So basically give some kind  
 25 of landscaping plan, as well as your tree

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1 planting plan that you have to the shade tree  
 2 commission for their review and advisement.  
 3 FRANK CRETELLA: Absolutely.  
 4 MICHAEL EGGLETON: No. 11. One street  
 5 tree is required for each 40 feet of road  
 6 frontage. There's quite a few utilities and  
 7 other obstacles along the road frontages that  
 8 sort of preclude us from providing that many  
 9 trees. No. 12 we have requested a 11.1 foot wide  
 10 driveway aisle. The minimum required width of  
 11 the drive aisle is 12 feet, I don't know if you  
 12 need me to point that out to you.  
 13 MS. MacNAIR: So the stated purpose of  
 14 this waiver request is it helps to maintain the  
 15 existing parking space on the site, so if they  
 16 would widen it to 12, they would lose an  
 17 additional parking space.  
 18 MICHAEL EGGLETON: That's really hard  
 19 to see. The area's right in here, there's a  
 20 pinch point where it got ADA parking spaces and  
 21 you've got a little bump-out of green space here.  
 22 The drive aisle goes down to 11.1 feet.  
 23 MR. SAVIN: Is that wide enough for a  
 24 full size SUV?  
 25 MICHAEL EGGLETON: It is.

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1 that area.  
 2 MICHAEL EGGLETON: No. 16. A waiver to  
 3 permit brick sidewalk along South Main and West  
 4 Ferry instead of concrete. So that brick area  
 5 would be -- oh, that looks better, here we go.  
 6 On this area over here.  
 7 You want to take No. 17, Paul?  
 8 MR. PAUL COHEN: Yep, thank you.  
 9 Actually, I'm going to bounce this right back to  
 10 Anthony. Actually, no, this is -- I apologize.  
 11 This is not matters relating to PennDOT, so this  
 12 just goes to grading.  
 13 MICHAEL EGGLETON: I saw PennDOT and I  
 14 bounced.  
 15 MR. PAUL COHEN: You got the next one,  
 16 though.  
 17 MICHAEL EGGLETON: So it's requesting  
 18 further detail on the curb ramps that are on the  
 19 site and outside of PennDOT's right-of-way.  
 20 That's a will-comply we're just going to add  
 21 further detail.  
 22 MR. PAUL COHEN: Karen, I think this  
 23 goes back to one of the prior comments about more  
 24 grading information.  
 25 MS. MacNAIR: Yes, yes.

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1 MR. SAVIN: So a suburban can get  
 2 through.  
 3 MICHAEL EGGLETON: Yes. No. 13  
 4 requesting a waiver to have parking spaces  
 5 located within 15 feet of the property lines  
 6 including West Ferry Street right-of-way. These  
 7 are existing nonconformities, so we aren't really  
 8 changing that. And 14, providing let's see a  
 9 waiver from providing one tree for every five  
 10 single parking bays. And one tree for every ten  
 11 double bay parking space. Again, they're not  
 12 really doing anything to the parking area, so  
 13 that's sort perform existing nonconformity.  
 14 No. 15, providing a partial waiver from  
 15 sidewalk along West Ferry between the site  
 16 driveway and the western property line. So that  
 17 would be over this area. I believe there's a  
 18 wall and some sort of, you know, structure along  
 19 there that prevents us from providing a sidewalk.  
 20 MR. PAUL COHEN: And I believe there  
 21 was an agreement that we would paint sort of a  
 22 walking area along that stretch, is that correct?  
 23 MS. MacNAIR: Yes, that is shown on the  
 24 plan that it would be a striped off area to  
 25 hopefully keep cars a little further away from

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1 MR. PAUL COHEN: No. 18 does concern  
 2 the HOP, but I actually -- I think we discussed  
 3 this. I think this has already been addressed  
 4 because the HOP plans are on their way and as  
 5 long as we've given them what they need, I think  
 6 that we're okay with the approval on that.  
 7 Is that fair, Karen?  
 8 MS. MacNAIR: Yes. So you're saying  
 9 that is a will-comply, you'll just keep us  
 10 informed of any correspondence with PennDOT.  
 11 MR. PAUL COHEN: Of course, yes.  
 12 No. 19 is another waiver.  
 13 MICHAEL EGGLETON: So this a waiver  
 14 requesting the -- provide the tree protection  
 15 zone, which is -- so it's to permit the building  
 16 to be 50 feet of the tree canopy. So I believe  
 17 that's up in this area, there's a few trees along  
 18 that property line.  
 19 MS. MacNAIR: So since the building  
 20 addition is no longer part of this project and it  
 21 was approved separately as a waiver of  
 22 development, is this waiver still something that  
 23 you need as part of this project without the  
 24 building, is there one proposed in that area?  
 25 MR. PAUL COHEN: I was just going to

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1 say that, since that construction's already been  
 2 permitted, I would imagine that that waiver at  
 3 this point is moot so we can eliminate that.  
 4 No. 20 is just a comment requiring the  
 5 applicant to provide several of the improvements,  
 6 which will obviously be provided. No. 21. The  
 7 applicant is requesting a variable height curb  
 8 along West Ferry Street. So by variable, I mean  
 9 anywhere between eight inches down to  
 10 approximately four inches and that's because of  
 11 the significant change in grade here along West  
 12 Ferry. And the improvements that are being done  
 13 in this area, had to flatten that grade a little  
 14 bit or adjust the grade a little bit. So you're  
 15 pinch point is going to be here along the curb  
 16 line. So this grade changes -- this grade  
 17 changes so make up the curb elevations.  
 18 So, again, that's a waiver.  
 19 MR. MEYER: You just made reference to  
 20 eight inches down to four inches. Karen's  
 21 description here talks about a waiver for a six  
 22 inch curb reveal instead of eight. If in fact  
 23 you need to go to four, you might need to make  
 24 that your application is requesting a waiver to  
 25 go to four and not to six.

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1 be subject to our review.  
 2 MR. PAUL COHEN: Assume that's fine.  
 3 MICHAEL EGGLETON: I'll move on Section  
 4 C, stormwater management. These are all  
 5 will-comply items. We're just being asked for  
 6 further detail on the stormwater management of  
 7 the site. We got a rain guard up in here that we  
 8 added sort of later in the game, so we were just  
 9 require to add more detail.  
 10 MR. PAUL COHEN: Just to confirm,  
 11 Karen, there's nothing in there that's a concern  
 12 other than what he just stated?  
 13 MS. MacNAIR: As long as they're all  
 14 will-comply, then I think we're fine. They're  
 15 technical in nature, so if you guys want to skip  
 16 through, that's fine.  
 17 MR. PAUL COHEN: That's fine.  
 18 MICHAEL EGGLETON: Paul, you want to  
 19 take D, D-1.  
 20 MR. PAUL COHEN: Just bear with me.  
 21 MICHAEL EGGLETON: Oh, it's just  
 22 requesting further details as far as any proposed  
 23 parallel parking (inaudible) items. We'll  
 24 obviously provide those, anything that's not  
 25 related to PennDOT improvements, anything that's

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1 MICHAEL EGGLETON: That's correct. I  
 2 believe that's just a typo.  
 3 MR. PAUL COHEN: The waiver request  
 4 that was submitted with the revised submission  
 5 does talk about a variable height and the plans  
 6 themselves do reflect the -- the curb height.  
 7 MR. MEYER: There has not been  
 8 specified a particular lower bound.  
 9 MR. PAUL COHEN: I believe in a prior  
 10 submission, I think was stated as six inches, is  
 11 that --  
 12 MICHAEL EGGLETON: I believe at one  
 13 point it was, but with the --  
 14 MR. MEYER: You got that six -- you're  
 15 going to get in trouble if you go to four.  
 16 MR. PAUL COHEN: No, that -- the --  
 17 MR. MEYER: Let's try to avoid that.  
 18 MR. PAUL COHEN: Yes, I appreciate  
 19 that. The actual correct curb heights are  
 20 reflected on the plan accurately.  
 21 MS. MacNAIR: I would say that any  
 22 waiver of that review is subject to review by our  
 23 office because without the grade information at  
 24 this point, we could not tell what the grading  
 25 would be. So I would recommend a waiver for that

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1 on the site in the parking area. That's a  
 2 will-comply.  
 3 MR. PAUL COHEN: And I believe there's  
 4 a comment about removing a certain detail from  
 5 the plan, so that's a will-comply.  
 6 MR. SALTRELLI: Let me ask this: Has  
 7 your organization met with the fire chief related  
 8 to anything kind of fire engine issues or  
 9 whatever?  
 10 MICHAEL EGGLETON: Off the top of my  
 11 head, I don't know if we have. We've submitted  
 12 several sets of plans to -- at least, one set of  
 13 plans to the borough, so I don't know if they  
 14 were disseminated to the fire marshall.  
 15 MR. PAUL COHEN: We can certainly do  
 16 that as a condition.  
 17 MR. SALTRELLI: Definitely advise that.  
 18 MR. ENNIS: That's normally a standard  
 19 condition within any approval letter that will be  
 20 granted by the land development project, that  
 21 ultimately still have to have that sign-off  
 22 approval from the fire marshall, so there's  
 23 always a follow-through with that.  
 24 MR. PAUL COHEN: On that issue, there  
 25 is a fire truck circulation page on the plan, so

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1 that is included in there. D2.  
 2 MICHAEL EGGLETON: D2 that is just  
 3 requesting us to remove a sign from the plans  
 4 that we show, which is sort of moot now and then  
 5 also adjusting the location do not enter sign;  
 6 will-comply.  
 7 And No. 3 with regards to turning  
 8 diagram showing the circulation throughout the  
 9 site of certain size trucks, we are currently  
 10 working on that right now and those are  
 11 will-complies. No. 4 is to change the reference  
 12 of the borough manager, that's a will-comply.  
 13 No. 5 the applicant is required to  
 14 obtain all approvals, permits, et cetera, et  
 15 cetera, that's a will-comply.  
 16 MR. PAUL COHEN: So that is the Gilmore  
 17 review letter. Again, I think it's a number of  
 18 items that we'll be following up with Karen on.  
 19 I believe that covers those issues.  
 20 With regard to Mr. Ennis's letter of  
 21 July 30th, 2019, what I would suggest just to  
 22 address the simpler issues going to the second  
 23 page with regard to lighting, I think we've  
 24 covered that, correct?  
 25 MR. ENNIS: Yeah, so the only thing

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1 MR. PAUL COHEN: Just bear with me. I  
 2 apologize. So with regard to the parking,  
 3 off-street parking, I think the two -- I'd say  
 4 the three issues that are presented in Mr.  
 5 Ennis's letter one concerns the calculation of  
 6 what number of off-street parking spaces; two,  
 7 where we're going to be parking our offsite and  
 8 No. 3 is just the operation.  
 9 Is that a fair summary of your  
 10 concerns, Jim?  
 11 MR. ENNIS: Yeah and I did -- actually  
 12 I believe EJ did forward your letter, Paul, as  
 13 well as the calculations over to (inaudible)  
 14 office for the planning commission review. At  
 15 this point I'm pretty satisfied with the numbers  
 16 that were provided and everything else. But  
 17 there's still some issues when it comes to  
 18 actually having a locked in agreement from St.  
 19 Martin's.  
 20 The other issue and this is something  
 21 if maybe Ralph Fey --  
 22 Ralph, in your office can do this  
 23 little extra model part of it, is that where the  
 24 spaces are going to be given from St. Martin's,  
 25 we still have to make sure that now St. Martin's

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1 with the lighting the -- and honestly, I don't  
 2 know the plans like need some for clarification  
 3 on the actual heights of things. We want to make  
 4 sure that they don't exceed the maximum. And  
 5 I'll be honest they kind of look -- when you take  
 6 the pole and the fixture and the measurements  
 7 that are given on this form as labeled, looks  
 8 like they are exceeding 18 feet in height in  
 9 certain areas. So that needs to be clarified,  
 10 number one, because it appears that there's  
 11 certain poles or fixtures that are not going to  
 12 be in compliance with that height. I may be  
 13 misreading them, but that's not -- really what  
 14 I'm trying to get to as well is that the lighting  
 15 plans lack a certain detail and clarification  
 16 that's easy to interpret.  
 17 MR. PAUL COHEN: We'll talk to Bohler  
 18 about it. I don't know that we're adding any  
 19 poles, the existing pole in the parking lot's  
 20 going to remain.  
 21 MR. ENNIS: Okay. So that needs to be  
 22 specified as well.  
 23 MR. PAUL COHEN: Will do.  
 24 MR. ENNIS: I think it's just unclear  
 25 right now.

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1 isn't going to fall -- have themselves be in  
 2 noncompliance with whatever parking requirements  
 3 that they have, you know, required for. So if  
 4 they are going to give you spaces, that's great,  
 5 but at the same time we can't allow them to give  
 6 too many spaces, that puts them in a noncompliant  
 7 issue.  
 8 So if, Ralph, I think if you -- not  
 9 only the calculations you already done, just do  
 10 an extra kind of calculation an St. Martin's as  
 11 per the use type is required to have X amount of  
 12 spaces. They have currently, you know -- they  
 13 probably have a great deal more than they're  
 14 actually required for, we just have to make sure  
 15 that they're not giving away too many that puts  
 16 them in a zoning issue.  
 17 FRANK CRETELLA: The spaces, Jim, that  
 18 we're talking are 90 for valet, so it's actually  
 19 less than actual -- several parking spaces and  
 20 it's down by the school. We'll do the  
 21 calculations.  
 22 MR. SALTRELLI: I have questions too  
 23 about your arrangement with the church. What are  
 24 some of the terms of the lease? How long is it  
 25 for and --

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1 FRANK CRETELLA: So it's an automatic  
2 renewable lease, so two years, automatic  
3 renewable for two years at a time. It's through  
4 the Archdiocese that's what we're waiting for  
5 them to actually draft the lease. They've had it  
6 for quite a while, but it had to go through  
7 approval process, not only at the church, but  
8 also at the Archdiocese.

9 MR. SALTRELLI: So for instance, can  
10 someone park or can someone be -- can a valet  
11 take a car there and keep it there for two days?

12 FRANK CRETELLA: Yes.

13 MR. SALTRELLI: So the length of time  
14 is eternity? Okay. I'm a little worried about  
15 the neighbors adjacent to the church about  
16 traffic at, let's say, one in the morning or  
17 whatever.

18 FRANK CRETELLA: So what's good about  
19 the operation because of the hotel rooms, it's  
20 our intent to have staff park there so they're  
21 not coming to town to begin with their cars, and  
22 then to park the overnight guests. So the  
23 majority of the overnight guests, I think we said  
24 like 85 percent tend to arrive before noon. So  
25 they would park their car, check their bags. A

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1 somebody does need to go a car, there's always a  
2 front desk person there. So the front desk  
3 person will always have access and would be able  
4 to go and get the car so we're not having guests  
5 go get their cars.

6 MR. ENNIS: So there's not going to be  
7 one of trolley stops just drop them off --

8 FRANK CRETELLA: No, no trolley  
9 involved. This I think is a better plan because  
10 it happens when things are less hectic.

11 MR. PAUL COHEN: And with regard to  
12 plan, I think the -- we don't have it on this  
13 plan, on the actual plans it shows the flow of  
14 traffic counterclockwise circulation for the  
15 valet through the lot. So I think if we are  
16 satisfied with the numbers, as Mr. Cretella  
17 mentioned, the number of offsite parking spaces  
18 will far exceed what we're required to provide.  
19 And just so you know, that number is based on the  
20 increase of the requirement based on the  
21 improvements and we're also losing a couple of  
22 spots just because of the reconfiguration. So  
23 that's what's being made up for it.

24 MR. ENNIS: I'm kind of veering a  
25 little bit here, but it's only because the

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1 lot of times we leave their bags while the rooms  
2 are being ready for them because they want to get  
3 to town early. So all those cars are going to be  
4 brought offsite. So our plan is that in the  
5 dinner time, we're not taking any cars offsite.  
6 We did all that work prior to lunchtime, so I  
7 think it's a good valet plan just because of the  
8 hotel rooms, I think our plan is a lot better  
9 than trying to deal with, you know, restaurant  
10 rush.

11 MR. ENNIS: Lou did touch on something  
12 and I kind of let my imagination run wild with  
13 it. But like you knows will have events,  
14 weddings, big parties, you know. I think really  
15 we're also trying to make sure that no one's  
16 wondering around on the church parking lot at one  
17 in the morning after one of these great weddings  
18 --

19 FRANK CRETELLA: No.

20 JIM ENNIS: Like I said, how are you  
21 mitigating something like that from happening.

22 FRANK CRETELLA: So if anybody does  
23 park a car, let's say, in the middle of the night  
24 here, especially if it's a hotel guest, most  
25 likely there for an event on the weekend, so if

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1 planning commission had expressed some interest,  
2 can you touch on the maneuverability of the rear  
3 parking lot and just -- I know there's a  
4 maneuverability plan on traffic --

5 MR. PAUL COHEN: I'll pull that up if  
6 you want to explain how parking is going to flow.  
7 Just bear with me.

8 FRANK CRETELLA: So I guess the key  
9 point here is that there's a pull off to allow  
10 cars to still travel through to Marsha Browns.  
11 And the cars would be going around the lot back  
12 out, you would make a right on Ferry, and then  
13 you would go up to Stockton, which is less than a  
14 block away, make a right and then you're on the  
15 main road to the school. And, again, I mean, to  
16 the church and again, this happens, you know,  
17 before lunchtime. So then they would actually be  
18 reversed.

19 Our plan is, when we know cars are  
20 coming back, there are guests that are going to  
21 be checking out, we know that in advance, we  
22 would bring those cars back the following day.

23 MR. SAVIN: So the bulk of the lot will  
24 be for restaurant customers and --

25 FRANK CRETELLA: Yeah, I think that's

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1 the best way to do it. Just, you know, to start  
2 running car, A, you need a lot more in the way of  
3 valet. And, you know, it's -- it's not that far,  
4 but it's still a distance, so I think that is a  
5 much better plan.

6 MR. PAUL COHEN: Any other concerns  
7 from your comments.

8 MR. ENNIS: Just try to get the  
9 agreements squared away and give it to us for  
10 review, as well as just give us the numbers,  
11 especially with the St. Martin's aspect.

12 MR. PAUL COHEN: We'll do both of those  
13 things. We should have the agreement any day, so  
14 that hopefully will be worked out.

15 And that covers the review letters.  
16 Again, we're certainly open to any other  
17 questions you may have, but our request is a  
18 recommendation of approval of preliminary as  
19 final subject to the conditions that we've  
20 discussed and follow up on the items that we've  
21 indicated will-comply.

22 MR. SALTRELLI: Here's where I am for  
23 what it's worth, okay? Like the plan and the way  
24 it's evolving, still seems to be a lot of  
25 questions to get final approval. Okay? There's

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1 something we would like to wrap right away. It's  
2 kind of like what comes first. Now, the start of  
3 construction on this is not going to be till  
4 November and we're not going to do the section of  
5 Cannon Square until, you know, after the lights  
6 come down off the tree, but we would like to get  
7 preliminary/final so we can start moving forward,  
8 start pricing out the work, start preparing.  
9 November's really not that far away.

10 MR. ENNIS: So, Lou, is there any  
11 specific documentation that -- of what we  
12 discussed that really is --

13 MR. SALTRELLI: It's more just a  
14 question of a lot of things being up in the air,  
15 not specifically, but a lot of -- but anyhow  
16 that's -- I'm interested in other comments from  
17 the commission members.

18 Do you have any thoughts?

19 MR. ATKINSON: I feel like this has  
20 been kicked around for a while and you guys are  
21 making a lot of progress, so I mean, I'm pleased  
22 to see the progress. And the fact that Karen and  
23 Jim seem to be happy with the way things are  
24 progressing, so am I how.

25 MR. SAVIN: Yeah, I'm feeling the same

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1 a lot of letters that have to be sent and that  
2 kind of thing, so I'm sort of torn. So, again,  
3 it's nothing negative about the project, but  
4 there are still quite a few unanswered questions,  
5 I think.

6 MR. ENNIS: So as Lou touched on as far  
7 as additional, you know, the numbers that we've  
8 already talked about as well as some of the  
9 computations, how soon do you think you can turn  
10 over a lot of those things?

11 MR. PAUL COHEN: Well, the church lease  
12 we should have within a couple of days. As far  
13 as other documentation, most of what we  
14 discussed, the easements, for example, that's  
15 going to be post-approval matters, so that's  
16 going to be a condition of final approval. I'm  
17 not sure -- I mean, the fire marshall review is  
18 going to be a standard condition on final  
19 approval, so I'm not sure -- I understand that  
20 there are things that we have to provide in  
21 revising the plans for Karen's review, but I'm  
22 not sure that there are as many items as it seems  
23 that are still to be provided.

24 FRANK CRETELLA: This approval also  
25 helps us settle up with PennDOT, which is

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1 way, it has been kicking around for a while and I  
2 think it's really coming together. I'm not sure  
3 how much we would gain if we met again in  
4 September for the same matter.

5 MS. MacNAIR: And they will still have  
6 to meet all of the items that they said they  
7 would comply with in both of our letters before  
8 they can go to construction. And that's part of  
9 our job that checks that process to make sure  
10 that they do provide before they get their  
11 permits.

12 MR. ENNIS: Yeah, just to kind of steps  
13 into the process real fast. This will be -- if  
14 they receive a recommendation or approval from  
15 you guys. If they did get that and actually  
16 ultimately get approval from council, in essence,  
17 they take Karen's letter, take my letter and they  
18 still have to meet all those things that, in  
19 essence, all those benchmarks before we ever said  
20 that the plan's ready for recording and before we  
21 go ahead and submit permits for construction.

22 So not to pull Karen one more time,  
23 but, Karen, would you say what they still have  
24 left pending is a norm for a land development  
25 project of this scale.

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1 MS. MacNAIR: Yes. It is a point -- I  
 2 mean, again, I think they have come a long way  
 3 since the last time that they presented. We have  
 4 gotten a lot of more information and detail on  
 5 the larger questions that we had. I think the  
 6 comments that are left now, again, as I stated  
 7 earlier, won't change the layout that's shown on  
 8 here, it's more just the technical aspect and  
 9 refining the plans so that we're clear,  
 10 everybody's clear, when they get out there and  
 11 start constructing and what the intent is. And  
 12 that's more we're just drilling down the details  
 13 whereas in prior submissions I think we had  
 14 larger questions and maybe the layout would have  
 15 changed and I feel comfortable now at this point  
 16 that is just we're in the details.  
 17 MR. SALTRELLI: Peter, you had the  
 18 comment.  
 19 MR. MEYER: It's actually I think a  
 20 PennDOT related question. Once upon a time, the  
 21 last time I looked at this because I wasn't on  
 22 the planning commission, this probably was zoning  
 23 hearing board at some point when I was on that.  
 24 There was this whole business about having to  
 25 move the parking from the south side of Ferry to

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1 radius question.  
 2 FRANK CRETELLA: Evidently PennDOT  
 3 approved it the way.  
 4 MR. SALTRELLI: There was a concern  
 5 about a crosswalk too across Main Street.  
 6 MS. MacNAIR: The crosswalk has been  
 7 added to the plans. Information that we have  
 8 shows that the turning movements should with the  
 9 parking staying where it is and there are  
 10 actually two parking spaces that are also being  
 11 added along Main Street as part of this.  
 12 MR. MEYER: I remember the two -- the  
 13 additions there is would've -- we would've lost  
 14 them in the driveway had we moved them across the  
 15 street. I just didn't know what the status of  
 16 that was and how that got resolved, that's the  
 17 only reason I'm asking.  
 18 MR. PAUL COHEN: But also to give  
 19 assurance, I mean, certainly the turning radiuses  
 20 are taken into account for PennDOT, so that's  
 21 all --  
 22 MR. MEYER: No, that's what I'm saying,  
 23 I'm assuming that that has passed --  
 24 MR. PAUL COHEN: Of course, yeah.  
 25 MR. MEYER: -- to PennDOT's standard,

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1 the north side of Ferry because of that turning  
 2 radius issue having to do with the trucks coming  
 3 off of South Main. What's happened to that since  
 4 apparently we're not moving parking? And how did  
 5 that get resolved or is that something that's  
 6 hanging with PennDOT? What's the status on that  
 7 business? Because that's something the borough  
 8 needs to be concerned with because we are the  
 9 ones that then have to relocate the parking?  
 10 ANTHONY ALBANO: So as far as I'm  
 11 aware, the plan that's in front of the board this  
 12 evening with the parking on the south side, is  
 13 what PennDOT has approved and is comfortable  
 14 with. We haven't heard issues with it switching  
 15 to the other side if that was the case, we can  
 16 adjust accordingly. But as of right now --  
 17 FRANK CRETELLA: What I remember was  
 18 that Dee Dee Bowman, they did want the parking to  
 19 move was one issue because they feel that they  
 20 have a lot of seniors that participate in  
 21 different events there. And I just remember that  
 22 I thought it died at that. I mean, that's --  
 23 MR. MEYER: Yeah, I got no idea  
 24 whatsoever, it's just that the shift in the plans  
 25 and I'm a little bit worried about that turning

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1 that's all.  
 2 MR. PAUL COHEN: Yep.  
 3 MR. SALTRELLI: Further questions or  
 4 concerns from the commissioners.  
 5 MR. APUZZIO: Yeah, I mean, my only  
 6 comment on this, being privy to the meetings it's  
 7 very interesting what we've seen today and I  
 8 appreciate you sharing the information. I mean,  
 9 the only not really concern, but when you  
 10 describe the flow of traffic, right, I'm just  
 11 curious, I think it was Stockton Street where it  
 12 comes out. I mean, already given the congestion  
 13 that we have, I'm just curious if there would  
 14 need to be a light or something going onto the  
 15 Main Street that goes up to the church, if I  
 16 understood that correctly.  
 17 MR. PAUL COHEN: Part of the submission  
 18 was a revised traffic impact assessment  
 19 indicating that there was no concern about the  
 20 impact there.  
 21 And, Frank, I think that the number of  
 22 cars it's not going to be a substantial number  
 23 now because of the intention for it to be the  
 24 hotel guests.  
 25 FRANK CRETELLA: And also the time that

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1 it's going out is less impactful.  
 2 MR. ABRUZZIO: Thank you.  
 3 MS. MacNAIR: And our office did review  
 4 the traffic impact study and we agree with the  
 5 assessment they've made in there.  
 6 MR. SALTRELLI: Any questions from  
 7 anyone in the audience or concerns? Okay.  
 8 Are we ready for a motion?  
 9 MR. SAVIN: Motion to approve.  
 10 MR. SALTRELLI: Second?  
 11 MR. ATKINSON: Second.  
 12 MS. MacNAIR: Yeah, can we confirm the  
 13 conditions and whether or not the recommendations  
 14 for preliminary/final or just preliminary.  
 15 MR. SALTRELLI: I think you thinking  
 16 they were preliminary and final, weren't you.  
 17 MR. SAVIN: Yes.  
 18 MS. MacNAIR: So would the conditions  
 19 be with the waivers and per the discussion?  
 20 MR. SAVIN: Yes, absolutely.  
 21 MR. ENNIS: So, again, we want to just  
 22 make sure that the C of A does not have to be  
 23 amended in any way so that you'll be submitting  
 24 any changes to what was originally approved or --  
 25 for the historic preservationist consultant

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 4 **CERTIFICATE**  
 5  
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 7  
 8 I hereby certify that the proceedings  
 9 and evidence are contained fully and accurately,  
 10 to the best of my ability, in the notes taken by  
 11 me at the meeting in the above matter; and that  
 12 the foregoing is a true and correct transcript of  
 13 the same.  
 14  
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 16  
 17 **TARA WILSON, C.R.**  
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1 review just to make sure that everything is still  
 2 in line. Okay. And then as we already talked  
 3 about, any kind of trees and landscaping still  
 4 goes ahead and is reviewed by the shade tree  
 5 commission and you follow through on that  
 6 request.  
 7 MR. PAUL COHEN: Certainly.  
 8 MR. ENNIS: As well as all parking  
 9 requirements and the calculations that you've --  
 10 MR. PAUL COHEN: Yes.  
 11 MR. SALTRELLI: Okay. Everyone, so we  
 12 have a motion, we have a second, all right.  
 13 All in favor?  
 14 BOARD MEMBERS: Aye.  
 15 MR. SALTRELLI: Opposed?  
 16 Thank you. Project is passed. Good  
 17 luck to you. Critical project for the community.  
 18 I think that finishes our business, so  
 19 if I can have a motion to adjourn.  
 20 MR. ABRUZZIO: Motion to adjourn.  
 21 MR. SAVIN: Second.  
 22 MR. SALTRELLI: All in favor?  
 23 BOARD MEMBERS: Aye.  
 24 MR. SALTRELLI: Meeting is adjourned.  
 25 (Meeting concluded at 8:05 p.m.)

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