

BEFORE

THE NEW HOPE BOROUGH PLANNING COMMISSION

- - - -

In Re: Regular Meeting

- - - -

MONDAY, NOVEMBER 4, 2019

- - - -

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

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350 SOUTH MAIN STREET - SUITE 203
DOYLESTOWN, PENNSYLVANIA 18901

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1 PLANNING COMMISSION:
 2 Keith Voss, Chairman
 3 John Apuzzio
 4 Paul Atkinson
 5 Howard Savin
 6 Nick Gialias
 7 Peter Meyer

8 ALSO PRESENT:
 9 Tracy Tackett, Borough Zoning Officer
 10 EJ Lee, Borough Manager
 11 ---
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1 MR. VOSS: Call to order. Let's begin
 2 with approval of the minutes for the October 7th
 3 meeting.
 4 MR. MEYER: Peter Meyer, I move
 5 approval.
 6 MR. APUZZIO: Jason Apuzzio, second.
 7 MR. VOSS: Thank you.
 8 All approve?
 9 BOARD MEMBERS: Aye.
 10 MR. VOSS: Opposed?
 11 Let's see, the first thing we have is
 12 our zoning -- to continue with the zoning
 13 ordinance amendment that has been brought to us
 14 from borough council. Hopefully everyone's had a
 15 chance to look over it.
 16 I did have one question on here, if
 17 somebody could help me. It makes reference to
 18 let's see, nonhabitable space in the first
 19 sentence and the next line instead of referring
 20 to habitable space, it refers to is occupied. I
 21 wondered if there's a reason for doing that
 22 because it seems like that could lead to some
 23 confusion. In my mind, occupied means with
 24 people living in it as compared to having the
 25 potential for having people living in it.

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1 Do we have a sense of that.
 2 MS. TACKETT: So maybe we should see
 3 about getting consistent language between the two
 4 sentences.
 5 MR. VOSS: That's what I would like to
 6 see.
 7 MS. TACKETT: Sure.
 8 MR. VOSS: It just confused me. It
 9 seems like habitable in the second sentence would
 10 make more sense because --
 11 MS. TACKETT: I would tend to agree
 12 with you. So I mean, I think that's a pretty
 13 minor change that could be integrated into this
 14 ordinance for council.
 15 MR. VOSS: Other than that, I think
 16 this it's -- this is the second tab that's the
 17 bottom of that page. So I believe the option is
 18 for to us to make a recommendation for the change
 19 to pass back to the council.
 20 MR. MEYER: To be inhabited rather than
 21 occupied?
 22 MR. VOSS: Correct. Let's see, is
 23 habitable. I would just --
 24 MR. MEYER: Is habitable?
 25 MR. VOSS: Yeah.

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1 MR. MEYER: Okay.
2 MR. SAVIN: That's the simplest.
3 MR. MEYER: Whether or not it is
4 actually occupied --
5 MR. VOSS: Exactly.
6 MR. MEYER: -- which is the more
7 important point. All right. Fine.
8 Can I move the amended -- the approval
9 of the amendment? Or do we have to approve the
10 --
11 MR. VOSS: I see what you mean. Yes.
12 MR. MEYER: Yeah. All right. I would
13 like to move the approval of the amendment to the
14 ordinance.
15 MR. VOSS: Can you state the amendment?
16 MR. MEYER: The amendment will be that
17 the last sentence of the definition of a height
18 of a structure shall be if the area behind the
19 gable hip or gambrel roof is habitable than the
20 building height shall be measured to the top of
21 the structure.
22 MR. SAVIN: Second.
23 MR. VOSS: We'll vote.
24 All those in favor?
25 BOARD MEMBERS: Aye.

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1 MR. VOSS: Opposed? Okay. Now, I
2 think the idea is if -- are there any other
3 discussion? Then we can -- otherwise if not, we
4 can approve to go back to the council.
5 MR. APUZZIO: One thing I will say,
6 though, it's interesting because I have the orig
7 -- the proposed from the last meeting versus
8 what's in here and in the proposed it says, if
9 the area behind the gable hip or gambrel roof is
10 occupied, comma, habitable space, then the
11 building height shall be measured on top of the
12 structure. So it's interesting how it dropped it
13 from the proposed prior to what's here.
14 MR. MEYER: Interesting. I don't know
15 whether that was done by council or by the
16 recommendation that we got from the Bucks County
17 Planning Commission, but we can also point that
18 out at the next council meeting.
19 MR. VOSS: So ultimately it's our
20 recommendation, but council can approve it as
21 they see fit?
22 MR. MEYER: I think that the --
23 EJ, can I ask you that question
24 procedurally?
25 MS. LEE: If it's a -- I think Tracy

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1 kind of alluded to it, if it's a minor change
2 such as this, it should be fine.
3 MR. MEYER: Okay. Fine.
4 MS. LEE: I'll also run it by our
5 solicitor and I think he would be in agreement
6 with that as well.
7 MR. MEYER: Okay. Good. Thank you. I
8 didn't know whether we had to have a vote up or
9 down as to, you know, what we recommended back to
10 council is what I was concerned about.
11 MS. TACKETT: Yeah, I think overall you
12 should.
13 MR. VOSS: Right. Any other
14 discussion?
15 Do we have a motion to approve?
16 MR. MEYER: Approve. So moved.
17 MR. APUZZIO: Second.
18 MR. VOSS: Thank you.
19 All in favor?
20 BOARD MEMBERS: Aye.
21 MR. VOSS: Opposed? Good. So looks
22 like we have three items from an applicant. I
23 was -- in reviewing this, I was sort of the
24 opinion it would be helpful to perhaps start with
25 No. 6, the Main Street plan review, sketch plan

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1 review then move on to 5 and then Peter can
2 recuse himself from No. 4.
3 Is that correct?
4 MR. MEYER: I am definitely recusing
5 myself on No. 4 since I happen to own the
6 property next door.
7 MR. VOSS: So No. 6 the advantage of
8 that is, it sort of addresses the valet parking
9 which refers back to something we discussed last
10 meeting and I thought it'd be nicer for
11 continuity sake to start with 6, then 5, then 4.
12 So if the applicant's okay with that
13 order, is that fine?
14 Are they here?
15 MS. LEE: They are not here.
16 MR. VOSS: Oh, well, then.
17 MS. TACKETT: So I guess you can do
18 whatever you want.
19 MR. VOSS: So we're just going to
20 approve in absentia.
21 MR. MEYER: We can approve or deny or
22 decide that we don't want to do it.
23 MR. VOSS: Let's start with No. 6 then
24 if we can. This is project on --
25 MS. LEE: Oh, I think they just got

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1 here.

2 MR. MEYER: They just got here, yay.

3 Just in time.

4 MR. VOSS: So we were just talking

5 about reversing the order from the agenda so the

6 Main Street project would be discussed first.

7 FRANK CRETELLA: Okay.

8 MR. VOSS: Then No. 5 the Bridge Street

9 and then finally Ferry. That allows some flow

10 from our discussion last meeting having to do

11 with the valet parking.

12 FRANK CRETELLA: So Main Street first?

13 MR. VOSS: Yes.

14 FRANK CRETELLA: So 41 Main everybody

15 knows City Hall building. We look at that

16 bidding because of the parking in the back. We

17 felt that it would be a good asset for us wanting

18 to have more rooms in town to have control of

19 some additional parking. You know, presently

20 right now we have 90 spaces up at the church and

21 so this is going to be an additional 23 free

22 parking spaces. When I say free, I mean, not

23 encumbered by the use that we're proposing in the

24 City Hall building at 41 Main.

25 MR. VOSS: Can I interrupt?

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1 back, which is now two floors to make it three

2 floors and do a nice two bedroom apartment on

3 each of the floors. So we would end up with

4 three apartments which is actually less impact

5 than the office space as far as parking goes.

6 And I think in today's world, I think it's a

7 better use of the space to have the apartments

8 there.

9 MR. MEYER: Is that the third floor

10 what's labeled on here the masonry building.

11 RALPH FEY: Yeah, back here.

12 MR. MEYER: Yeah, that's what I meant.

13 FRANK CRETELLA: Yeah. The front

14 building will remain as the pizzeria. And we've

15 had conversations about them kind of doing that

16 second floor space is really cool with the

17 bricks. I don't know if you guys are familiar

18 with it.

19 RALPH FEY: The place where you used to

20 meet.

21 FRANK CRETELLA: So we're thinking

22 about adding a different staircase there and

23 making that a great area for people to have their

24 pizza Wi-Fi, that kind of thing. So that would

25 mean the front building would be for his use and

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1 FRANK CRETELLA: Sure.

2 MR. VOSS: Just when you say we, can

3 you -- what project?

4 FRANK CRETELLA: Excuse me?

5 MR. VOSS: When you said -- when you

6 said that we are looking for the additional valet

7 parking.

8 FRANK CRETELLA: For the other two

9 projects that we're going to be talking about

10 tonight. I'm sorry.

11 We originally had thought about doing

12 mechanical parking there, believe it or not, to

13 get that much more in the way of cars, but we

14 decided against it. We just didn't think that

15 really appropriate in town. So even though we

16 could've leveraged more cars, we felt good about

17 the 23 cars valeted on surface parking. And

18 what's nice about it, it's already parking there

19 now, it's used as metered lots right now.

20 RALPH FEY: So do you have this drawing

21 with the parking?

22 MR. MEYER: Yeah, we're all looking at

23 it.

24 FRANK CRETELLA: So we're also

25 proposing on 41 Main to make the building in the

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1 the back building would be the three apartments,

2 the entrance would be on the side. Anything else

3 on that one?

4 RALPH FEY: Do you care to go through

5 the building itself and see the apartments and

6 the layout or is it more about the big picture?

7 MR. VOSS: For me, it's more of the big

8 picture, but I can allow other people to ask

9 their questions.

10 So right now what is the use of the

11 part of the building that you're hoping to

12 transition to apartments?

13 RALPH FEY: Office.

14 FRANK CRETELLA: Yeah, the previous

15 owner I think had his offices there. It's been

16 vacant for quite a while now, so we're -- we feel

17 that residential is probably a better use, less

18 impactful on parking. So three apartments there

19 I think would work out better.

20 RALPH FEY: Three apartments stacked by

21 each other.

22 MR. ATKINSON: Each of those apartments

23 --

24 RALPH FEY: Back here.

25 MR. ATKINSON: -- would have two

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1 parking spots, is that --
 2 FRANK CRETELLA: Single parking space.
 3 RALPH FEY: So when you look at this
 4 map see us allocating pizza, pizza, pizza, pizza,
 5 pizza, pizza, pizza.
 6 FRANK CRETELLA: It's like the
 7 commercial.
 8 ED DUFFY: You got tomato pie in there?
 9 RALPH FEY: Apartment one, apartment
 10 two, apartment three. So A, is for apartment,
 11 which leaves the balance in the back wall for the
 12 valet.
 13 MR. MEYER: Yeah. My question -- okay.
 14 Question No. 1: From my point of view, there are
 15 two properties adjacent to the one in question,
 16 you are -- I was not aware of the fact that you
 17 -- that they ended at the edge of the CC Zone
 18 before they went into RB. I'm assuming that that
 19 -- that the entire lot area is something that is
 20 part of the property of the lot that currently
 21 contains the brick building and the masonry
 22 building.
 23 RALPH FEY: Mark, where does the --
 24 MR. MEYER: What's the boundary?
 25 RALPH FEY: Where's the separation?

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1 trying to clarify it wasn't ambiguity about where
 2 the zoning was.
 3 THE REPORTER: And your name, sir?
 4 MARK BAKER: Mark Baker from Ralph Fey
 5 Architects.
 6 MR. MEYER: Okay. Can I get further
 7 clarification so I know what's going on here
 8 about the dimensions of these parking spaces
 9 other than the 123 that are associated with the
 10 building its -- well, including all of it? I see
 11 receive one measurement of 18 feet in the middle
 12 of this, but beyond that, I don't see anything
 13 else and I'm a little by the confused.
 14 RALPH FEY: So there's a --
 15 MR. MEYER: I mean, I understand the
 16 principle of stacking them, that I understand,
 17 the front to back.
 18 RALPH FEY: The existing parking spaces
 19 we left as existing parking spaces. Mark knows
 20 the dimension of those, I believe they are eight
 21 feet wide.
 22 MIKE BAKER: Actually I don't know the
 23 exact dimensions, but I think they're greater
 24 than eight feet, but I don't know --
 25 RALPH FEY: The newer parking spaces,

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1 MS. TACKETT: I think it goes through
 2 the middle of the back of the building.
 3 MR. MEYER: I know -- I know --
 4 MS. TACKETT: Yeah.
 5 MR. MEYER: No, no, I know. I'm less
 6 worried about that, I'm worried about the two
 7 buildings adjacent --
 8 MS. TACKETT: Okay.
 9 MR. MEYER: -- in the parking.
 10 FRANK CRETELLA: Going toward the --
 11 MARK BAKER: Yeah, it just goes across
 12 there.
 13 MR. MEYER: Yeah, right.
 14 FRANK CRETELLA: Going toward the
 15 corner.
 16 MARK BAKER: Goes straight across.
 17 MR. MEYER: That I understand my
 18 question was the K&J Family Property, LLC
 19 properties the two immediately adjacent, do they
 20 -- unlike apparently the one in question here,
 21 they terminate -- the lot itself terminates at
 22 the edge of the CC Zone there?
 23 MARK BAKER: Correct.
 24 MR. MEYER: That seems to be what
 25 you're showing. All right. That's all I was

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1 this grouping here and the relayed out parking
 2 here, those meet current borough standards.
 3 MR. MEYER: I'm concerned about where I
 4 see 22 -- 21, 22, 23 behind parking 717, you
 5 know, 515 and then on down as I look at the page
 6 towards the edge of the lot that's associated
 7 with the building --
 8 RALPH FEY: Sure.
 9 MR. MEYER: -- where I'm looking at
 10 fairly narrow aisles between that and the
 11 apartment that's got Lot 10 and the two pizzas at
 12 the end.
 13 FRANK CRETELLA: Yeah, 23 you're saying
 14 is sticking out.
 15 RALPH FEY: We will acknowledge that.
 16 MR. MEYER: Well, it's not just 23,
 17 it's all those others and I'm a little bit
 18 concerned about what our wits are there, not the
 19 least of which has to do with the fact that
 20 whether it being designated here as eight and
 21 nine for the pizza parlor, will be inaccessible
 22 if there's valet operations going on. If you see
 23 what I'm getting at and that had me a little bit
 24 concerned.
 25 RALPH FEY: Certainly a distribution

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1 discussion can happen of putting more pizza
 2 people at the front and more valet to the rear.
 3 MR. MEYER: I'm not sure how you --
 4 RALPH FEY: Merely an allocation.
 5 MR. MEYER: I don't know how you will
 6 accomplish that when you're counting on one and
 7 eleven and two and twelve being four parking
 8 spaces and what we're seeing pizza eight and nine
 9 way down at the bottom end. I'm a little bit
 10 confused how you can accomplish that. But it
 11 strikes me that both from the point of view of
 12 the pizza parlor in terms of its ability to
 13 accommodate it's client and more importantly the
 14 whole general operation, that strikes me as a bit
 15 of a problem and I'm not sure how you address it.
 16 FRANK CRETELLA: Which one do you see
 17 as the most is 23?
 18 RALPH FEY: I think agree 23 is --
 19 FRANK CRETELLA: It's got to go.
 20 RALPH FEY: -- impacting. I don't know
 21 that I -- so --
 22 MR. MEYER: See again, it has to do
 23 with the depth because there's no measurements on
 24 here. It has to do in part whether three
 25 impacting or not has at least a little bit to do

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1 for people to be backing out of those spaces.
 2 So, yeah, I mean, there's, you know, certainly
 3 some things we want to take a look at with this.
 4 But, you know, I think maybe what they're looking
 5 from you tonight conceptually, do you feel okay
 6 with this idea once you've looked at the three
 7 applications of potentially having this parcel
 8 used as valet parking, right?
 9 And I think stepping back further, you
 10 kind of need to know what's going on around this
 11 property, 'cause if this is a residential -- and
 12 again, I haven't looked at it, but if there's
 13 residences around here, I suspect that the last
 14 thing they want is cars coming in and out until
 15 midnight, you know, potentially. Now, again, I
 16 don't -- I haven't looked at it, but those are
 17 the sorts of things we are going to want to take
 18 a look at more closely.
 19 FRANK CRETELLA: So I agree with you
 20 because there is residential across the street.
 21 Right now it's used as a lot, which is a metered
 22 lot and I don't know how that works, whether it's
 23 the city meters or their meters there. But with
 24 our operation, we're going to be parking people
 25 that are coming majority before 12 to stay at a

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1 with ten apartment and how wide that is and how
 2 deep these ones here behind the two adjacent
 3 lots, the one to seven actually are. Without
 4 dimensions on here, I'm not capable of figuring
 5 out what's reasonable.
 6 FRANK CRETELLA: Can we get those to
 7 you?
 8 MR. MEYER: Yeah, sure. But I'm
 9 saying, it seems to me that that's something we
 10 need.
 11 MS. TACKETT: Well, and I'll just add
 12 also this came in late last week and so there's
 13 been no staff review of this at all. They asked
 14 to placed on your agenda for some preliminary
 15 concept feedback.
 16 MR. MEYER: I just made my preliminary
 17 comments.
 18 MS. TACKETT: I mean, you know, just
 19 glancing at it as we're talking, you know, there
 20 may be concerns with, you know, doing parking in
 21 the RB District and -- so there could be some --
 22 you know, some additional issues that need to be,
 23 you know, clearly looked into a little bit more.
 24 I mean, you know, getting to your point an 18
 25 foot travel lane, you know, that's pretty tight

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1 guest room, we're going to bring them there and
 2 keep them there, they're not leaving until the
 3 next morning or maybe the following morning, so
 4 it's a little better.
 5 MS. TACKETT: Okay. So this parking is
 6 more for hotel stayers.
 7 FRANK CRETELLA: All for the hotel
 8 stayers.
 9 MS. TACKETT: Okay. So that's good
 10 infor --
 11 FRANK CRETELLA: Outside of the pizza
 12 guy.
 13 MS. TACKETT: Right, right. So that
 14 wasn't clear in the information provided. So I
 15 think that's useful information to understand
 16 that it's not people visiting a restaurant and
 17 not in and out every two hours.
 18 FRANK CRETELLA: Yeah. And we feel in
 19 our operation, 'cause we have the 90 spaces up
 20 the street, we feel that we would fill this
 21 first. So this would probably be filled by 11,
 22 11:30 so before anything is crazy and those cars
 23 wouldn't be touched until the next day.
 24 RALPH FEY: Or end of the weekend.
 25 FRANK CRETELLA: If we're lucky the end

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1 of the weekend.
 2 MR. MEYER: You prefer to have them
 3 there for two nights.
 4 FRANK CRETELLA: Exactly.
 5 MR. MEYER: Right.
 6 MR. GIALIAS: I have a comment or
 7 perspective, I guess, to share. I have a little
 8 -- I mean, I think it's a good idea. I mean, we
 9 all know we need like more parking and I think
 10 some of these other uses make sense, more rooms
 11 and everything; but I think having three -- two
 12 things. One, is having only one space per
 13 apartment is a little tight, I think --
 14 FRANK CRETELLA: Because of two
 15 bedrooms.
 16 MR. GIALIAS: -- when you have two
 17 bedrooms, right? If you had one bedrooms, it'd
 18 be a little different. And then I also think
 19 mixing three different uses where like -- it like
 20 makes it logistically confusing. So in a way
 21 it'd be better to just have one person or entity
 22 in control of all of it.
 23 FRANK CRETELLA: And valet everything.
 24 MR. GIALIAS: Something like that
 25 because, you know, who knows what the pizza

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1 MR. MEYER: But until it's completely
 2 full, you've got yourself a problem there.
 3 FRANK CRETELLA: Well, I have somebody
 4 stationed there until it's full -- until it's
 5 full.
 6 MR. MEYER: That's a piece of the kind
 7 of information that we need to have in addition
 8 to the dimensions.
 9 FRANK CRETELLA: But once it's full I
 10 don't see why I would keep somebody there.
 11 MR. MEYER: No, no, no, but until it's
 12 full, I think to Nick's point is extremely taken
 13 with regard to the multiple uses. Once it's full
 14 then it's down to the uses from the front
 15 building.
 16 FRANK CRETELLA: You have the pizza guy
 17 park in the middle and your who plan goes out the
 18 window.
 19 MR. GIALIAS: Now, do you need to have
 20 the pizza parking there at all, is that part of
 21 the lease or something?
 22 FRANK CRETELLA: So according to code,
 23 he's entitled to nine. According to the lease we
 24 reviewed, he's entitled to five, we're contract
 25 purchasers on this. So, you know, we're figuring

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1 people are going to do or think versus what the
 2 residential people are going to do or think
 3 versus what the valet guys are going to do an
 4 thing. I mean, three entities operating in one
 5 lot seems like it's a potential for conflict.
 6 MR. MEYER: He's got a legitimate
 7 question. If you look at what you describe there
 8 as valet parking position, for example, No. 1,
 9 which is adjacent to two of the apartment lots,
 10 right. So you got a guy coming for pizza and
 11 pulls into Lot 1 -- he pulls into position one,
 12 you can't put a car behind him.
 13 FRANK CRETELLA: Yeah, you have to --
 14 MR. MEYER: I mean, he's raising a
 15 valid point, 'cause if you don't have somebody
 16 there full-time, which I don't think you want to
 17 do --
 18 FRANK CRETELLA: You know you think
 19 about it operationally, you know, up at the 90 we
 20 probably would, but here I think you would fill
 21 it and then you wouldn't need to have somebody
 22 there full-time if the other spaces were easily
 23 handled. I mean, just operationally.
 24 MR. MEYER: But you can see my point?
 25 FRANK CRETELLA: Absolutely.

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1 the highest, which is the nine allocated to him.
 2 MR. GIALIAS: 'Cause in a way if you
 3 could eliminate the pizza part of this and it was
 4 just residential who you would kind of know --
 5 FRANK CRETELLA: Make it easy, yeah.
 6 MR. GIALIAS: -- who, they would know
 7 how it works and then you guys --
 8 FRANK CRETELLA: They would have their
 9 own sign apartment one, apartment two.
 10 MR. GIALIAS: Like getting rid of one
 11 of them like cleaned them up somehow if that was
 12 possible.
 13 MR. VOSS: Something I'd like to find
 14 out about is traveling up and down this street.
 15 Are there sidewalks? I mean, if we park up to
 16 the edge, it looks like we've eliminated the
 17 possibility of a sidewalk.
 18 RALPH FEY: So if I can understand your
 19 question here and here?
 20 MR. VOSS: Yes.
 21 RALPH FEY: So these are actually
 22 existing spots, existing metered spots as is this
 23 one, so we did not change the relationship
 24 existing spots to existing street edge. In fact,
 25 if you look at the photograph right now, the

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1 street just kind of rolls in to the entire lot.
 2 There is no sidewalk.
 3 FRANK CRETELLA: It is City Hall, so I
 4 guess --
 5 MR. VOSS: Well, I guess I think, you
 6 know, when it's City Hall when it's open as an
 7 open lot where you drop in to do business, you'd
 8 have pedestrians that would feel comfortable
 9 walking through the parking lot, if they're
 10 coming from the canal, for example. Do we --
 11 does this force them all into the streets now
 12 because we -- I know there's no parking on the
 13 other side, I'm sorry, no sidewalk on the other
 14 side.
 15 FRANK CRETELLA: I don't think there is
 16 and there's another home behind this that's all
 17 grass up to the street. I was even thinking
 18 whether a fence with an opening in the middle
 19 would be better for our neighbors across the
 20 street so you're not looking at a parking lot
 21 like you are now.
 22 RALPH FEY: But you can see we have
 23 room here, so if we were to take this entire
 24 existing parking and --
 25 MR. VOSS: Push it down.

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1 parking lot is actually a house and their
 2 driveway right up to the road.
 3 RALPH FEY: Their driveway is right
 4 here.
 5 MIKE BAKER: And it's a hill so you --
 6 to put a sidewalk there, would not even be -- on
 7 their property, you're going up the hill.
 8 MR. MEYER: And if I remember
 9 correctly, there's no on-street parking on your
 10 side of that street.
 11 FRANK CRETELLA: On Randolph
 12 MR. MEYER: On Randolph itself.
 13 RALPH FEY: On the other side, on the
 14 other side of the street.
 15 MR. MEYER: There is parking, but not
 16 on yours.
 17 RALPH FEY: It's parallel parking on
 18 this side.
 19 MS. LEE: Well, are you guys aware that
 20 there is parking further down, this 18 foot wide
 21 easement is there because there's public parking
 22 deeper in on the other side.
 23 FRANK CRETELLA: Are you talking about
 24 Verizon lot?
 25 MS. LEE: Yeah, right.

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1 RALPH FEY: -- push it in, we could
 2 accommodate --
 3 FRANK CRETELLA: Yeah, why not. A
 4 sidewalk.
 5 RALPH FEY: I don't know if it would be
 6 a true sidewalk, but a walkway. I don't know if
 7 it's, you know, grass and sidewalk and curb
 8 because it's actually all level, but we could
 9 create a walkway protected change of material
 10 walkway through there.
 11 MR. MEYER: Looking at the photograph
 12 it's not at all clear that there is a sidewalk on
 13 either side of the street from North Main to the
 14 canal, so it's not clear. I'm looking at this
 15 thing.
 16 MIKE BAKER: I can vouch for that
 17 there's not. There's nothing that says, walk to
 18 the canal through here.
 19 MR. MEYER: No, I know that but I also
 20 don't think there's a side -- is there actually a
 21 sidewalk?
 22 MIKE BAKER: No.
 23 MR. MEYER: I don't think there is, I
 24 walked up that way.
 25 MIKE BAKER: And then behind our

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1 MR. MEYER: Right.
 2 MS. LEE: But there is public parking
 3 back there and so --
 4 FRANK CRETELLA: Well, Marsha valet is
 5 back there too.
 6 MS. LEE: In the evening she valets but
 7 during the day, it's public parking.
 8 MR. MEYER: Right.
 9 MS. LEE: Just making sure that you're
 10 aware that there are cars --
 11 FRANK CRETELLA: Yeah, no, we're
 12 maintaining that easement.
 13 MS. LEE: -- going -- coming and going
 14 out of that valet too.
 15 RALPH FEY: So hence the reason the
 16 easement has been left on the drawing for access.
 17 MR. MEYER: Got it.
 18 MS. TACKETT: So is there any
 19 opportunity to do one-way traffic flow? Like can
 20 you angle --
 21 FRANK CRETELLA: So a little strange
 22 there because in the back I notice sometimes the
 23 gate that's on Fisher's Alley is locked,
 24 sometimes it's open. I really don't know who's
 25 controlling that. It would be great if it was

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1 open, but it's not in our control.
 2 MS. TACKETT: EJ, do you know who
 3 controls that?
 4 MS. LEE: On Fisher's Alley? Where's
 5 that?
 6 RALPH FEY: In front of the Verizon
 7 lot.
 8 MS. LEE: You mean --
 9 FRANK CRETELLA: Right next to the
 10 Verizon building. The other thing too if you
 11 wanted if we pulled back the parking and maybe in
 12 lieu of a sidewalk, we did landscaping and then a
 13 fence, you know, that may be an improvement
 14 instead of having a sidewalk just for our
 15 section.
 16 MR. MEYER: If there's no sidewalk
 17 below it, I don't see why there's a need for a
 18 sidewalk there. Some sort of screening is kind
 19 of nice, but I'm more concerned about the
 20 logistics of moving the cars around.
 21 MR. VOSS: Well, part of it for me, I
 22 think is I'm sort of looking long term as
 23 properties transition. I mean, we haven't -- I
 24 just don't want the lack of a sidewalk in the
 25 middle one when the house behind you sells itself

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1 MR. MEYER: Most of that's in the
 2 street.
 3 MR. VOSS: That's what thinking because
 4 it's a dead-end, it's easy to have pedestrians
 5 and certainly at the house behind the canal --
 6 along the canal and just the transition to this
 7 parking lot, how -- you know, how do you walk
 8 safely in front of a parking lot, so --
 9 MR. MEYER: And this is definitely --
 10 you know, there's definitely access to Randolph
 11 from -- on the Tow Path.
 12 MS. LEE: Yes. And actually to
 13 piggy-back on that, the borough currently does
 14 have a grant for Tow Path easement granting
 15 access from Main Street right through there.
 16 There is currently plans being developed for that
 17 specifically. It is an active grant and we
 18 haven't -- we're still working on easements with
 19 our engineer, but that is a very immediate future
 20 plan for that.
 21 MR. MEYER: Which may then influence
 22 the question of the sidewalk.
 23 FRANK CRETELLA: Yeah, because, you
 24 know, the property that goes toward the canal
 25 right now is a small single family home --

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1 and we say, well we can't do a sidewalk there
 2 because we didn't put a sidewalk in the middle.
 3 FRANK CRETELLA: I understand.
 4 MR. VOSS: So it's the kind of thing
 5 that, for example, if you were to put in
 6 plantings that in the future maybe we transition
 7 into sidewalk because the space is still there,
 8 or something -- I just want to make sure we
 9 preserve that flexibility here partly because
 10 this is edge of the commercial section and the
 11 beginning of the residential section. I mean, I
 12 know we sort of transition because of the RB, but
 13 since this corner is sort of commercial.
 14 FRANK CRETELLA: I'm not opposed to
 15 either one.
 16 MR. VOSS: I think I'm still looking at
 17 as people come from the canal if this were the
 18 street they come down, this would allow them to
 19 pass the beginning of our resident -- sorry of
 20 the commercial district and not wait until they
 21 got to Fisher's Alley, which clips off the pizza
 22 place, the one next to it and four other stores.
 23 So I sort of like to make sure we allow the foot
 24 traffic on Randolph if we continue that.
 25 FRANK CRETELLA: Yeah, I would do it.

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1 MR. MEYER: Yeah.
 2 FRANK CRETELLA: -- with plenty of
 3 grass maybe that's an extension of the easement,
 4 you know.
 5 MR. MEYER: Yeah, that's -- we could be
 6 trying to get that easement for a sidewalk in
 7 which case we're going to want to extend it down.
 8 So let's wait and see how that develops, but
 9 right now my main concern is the internal
 10 logistics of moving around in here.
 11 FRANK CRETELLA: Well, we'll go through
 12 -- you know, obviously we're trying to maximize
 13 the amount of parking we have. We do have with
 14 the 90 up at the church, we do have above what we
 15 need for this application and our past
 16 applications, you know, the Logan, Cannon Square
 17 and the Mansion. So we're good. We're just
 18 trying to get as much as we can without going
 19 mechanical, you know.
 20 MR. VOSS: So if I'm -- if I'm seeing
 21 there's currently a garage that you'd be --
 22 FRANK CRETELLA: Demolishing.
 23 MR. VOSS: -- taking down --
 24 RALPH FEY: So we were thinking about
 25 leaving the two walls of the garage, which is

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1 what you see drawn in.
 2 MR. VOSS: I saw that and I was
 3 wondering, again, if we're looking at the
 4 possibility of bringing flow through this parking
 5 lot and perhaps making use of Fisher Alley, I
 6 don't know, I don't know how it all connects.
 7 Those -- and if it looked like just a larger
 8 parking area sort of extend one into the other, I
 9 didn't know.
 10 FRANK CRETELLA: There is an elevation
 11 difference.
 12 MR. VOSS: Okay.
 13 FRANK CRETELLA: But it could -- you
 14 know, you could keep the portion of the building
 15 up as a wall with the railing and visually it
 16 would look more like one, but it's a couple of
 17 feet difference between the Verizon lot and this
 18 lot. I don't --
 19 EJ, the city has the overall lease over
 20 the Verizon lot is that how it is?
 21 MS. LEE: Yes.
 22 MR. MEYER: Yeah, that's city prop -- I
 23 don't know the exact -- I think the borough owns
 24 it.
 25 RALPH FEY: Does that lean to the

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1 MR. VOSS: Well, you can take a walk
 2 through there. Does anyone have any questions or
 3 concerns about the apartment use now encroaching
 4 a little bit further into the commercial zone,
 5 was it CC?
 6 MR. MEYER: No, is it C -- yeah,
 7 it's --
 8 MR. VOSS: So the back half would be RB
 9 still and then the -- and it's just -- it's
 10 creeping a little bit farther. I mean, the way
 11 the building is built, I don't think it would
 12 come any farther forward so we would maintain the
 13 commercial nature of the front part of the
 14 building where the pizza currently is. I just --
 15 I don't know if people have thought
 16 about that, 'cause there -- I always want to be
 17 aware of the possibility of residential creep
 18 into our commercial zone and, you know, sneaking
 19 in from the backside is a little concerning if
 20 someone were to say well, let's just push it all
 21 the forward and have condos in the front where
 22 the pizza is. And then once that happens it
 23 clips off the buildings on the corner and you can
 24 see how it's --
 25 FRANK CRETELLA: No, I agree with you.

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1 concept of creating a continuous --
 2 MR. VOSS: That's what I was
 3 wondering --
 4 RALPH FEY: -- accessway through the
 5 borough property?
 6 MR. VOSS: -- that 18 feet, it seems
 7 like it's easier if you have -- to me anyway, if
 8 you have flow all the way through.
 9 FRANK CRETELLA: It would be great if
 10 Fisher Alley was up if the city does control
 11 that, that would be great.
 12 MS. LEE: I don't know who controls
 13 Fisher Alley, that part. I mean, all I know is
 14 that we have to maintain that easement so that we
 15 can get into that back parking lot. From that
 16 back parking lot, I don't know what other way you
 17 can get out of there, that's definitely something
 18 that can be explored.
 19 MR. MEYER: Need to take a look at
 20 that.
 21 FRANK CRETELLA: Yeah, and the fence
 22 that closes it off at Fisher Alley is definitely
 23 kind of misrepair, you know, dangling, you know,
 24 one lot across it. So probably would be better
 25 for everybody if it was gone, you know.

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1 I can see it happening and, you know, I'm
 2 obviously, pro-commercial, but you know I see it
 3 happening. So I understand what you're saying,
 4 but I think this is a better use than having a
 5 second floor office. I mean, it's just hasn't
 6 been successful at all and I don't think it would
 7 creep past that. I mean, I think the whole front
 8 on Main Street has to stay as much commercial as
 9 possible. I agree with you.
 10 MR. MEYER: Well, that particular
 11 portion of it is a hundred percent in CC, which
 12 it becomes more difficult to argue in favor of
 13 sort of a change in use it seems to me; but this
 14 back section maybe about two-thirds in CC and
 15 sort of one-third in RB, that one I think gets a
 16 lot more ambiguous. I don't have a problem with
 17 it given that our primary concern is with the
 18 primary frontage facing the street being, from my
 19 point of view, wanting to keep it commercial.
 20 FRANK CRETELLA: Absolutely.
 21 MR. VOSS: And it is historic zoning
 22 too, the front?
 23 MR. MEYER: That's still on the
 24 historic side.
 25 MR. SAVIN: I think just to comment,

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1 bolstering, quote, affordable housing in the
 2 below I see it as a positive step in terms of the
 3 creation of the apartments, so I think there's a
 4 common good.
 5 MR. VOSS: Yeah.
 6 FRANK CRETELLA: I think also like we
 7 have a chef that wants to move to town, you know,
 8 this chef would love to be that close, be able to
 9 walk to work, be part of the community, so I see
 10 the needs to, I really do.
 11 MR. VOSS: So as far as consideration,
 12 does apartment do we consider that
 13 semi-commercial or is it normally a residential
 14 zoning.
 15 MS. TACKETT: Wait, what's the
 16 question?
 17 MR. VOSS: Our apartments generally
 18 considered --
 19 MS. TACKETT: Residential.
 20 MR. VOSS: That's what I was thinking
 21 RALPH FEY: Unless we think about it as
 22 commercial with apartments above, which is pretty
 23 typical.
 24 MS. TACKETT: So there's --
 25 MR. VOSS: And I like that way of

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1 MR. VOSS: Would it be possible to
 2 adjust the zoning? I mean, right now we're doing
 3 cutouts for -- I guess we aren't. We're doing
 4 cutout to the side, never mind then.
 5 Any other questions for this piece of
 6 the proposal?
 7 Would you like to move on to another
 8 one?
 9 FRANK CRETELLA: Which one do you want
 10 to go to next?
 11 MR. VOSS: Let's do the middle one, so
 12 what would that be the Bridge Street?
 13 FRANK CRETELLA: So, 3, 5, 7 Bridge
 14 Street, what we love about this property aside
 15 from the retail presence on Bridge Street is the
 16 fact that the backyard backs up to the Mansion
 17 Inn. So right now the back of the property's
 18 very ugly, the fence is ugly. We think by
 19 opening it up and making it almost like one
 20 component, even though we're looking to brand 357
 21 Bridge Street as its own inn with its own flavor,
 22 you know, we're calling it Jam House based on
 23 some historic parties that used to happen back in
 24 the day in New Hope.
 25 And we're thinking about the lobby as a

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1 trying to protect is why I'm -- we also have
 2 parking behind it, which again, sort of suggests
 3 commercial.
 4 MS. TACKETT: So there are a couple
 5 categories in the CC, there's a residential
 6 conversion dwelling in combination with a
 7 business. Now, I don't know if what they're
 8 proposing ties into those, you know, they'd have
 9 to live more closely.
 10 FRANK CRETELLA: Like live-work space
 11 you mean?
 12 MS. TACKETT: Right, right. So they'll
 13 have to kind of explore that and we'll have to do
 14 an assessment of kind of how.
 15 FRANK CRETELLA: That would be kind of
 16 cool --
 17 MS. TACKETT: Yeah, it's tricky with a
 18 zoning line running through the middle of the
 19 building, right -- or the middle of the back of
 20 the building, so it definitely gets a little
 21 trickier with that.
 22 MIKE BAKER: Tracy, this is the one --
 23 we already kind of discussed this, started this
 24 conversation to see what we could do.
 25 MS. TACKETT: Right.

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1 barber shop. I mean, we're trying to keep it as
 2 different and independent we would probably
 3 partner with somebody and get started in the
 4 barbershop and that will be the lobby. But the
 5 whole back of that lobby opens up to this
 6 courtyard that the Mansion Inn opens up to that
 7 courtyard. I really -- this one I'm really
 8 excited about, 'cause I think there's a lot of
 9 synergies. I think people staying there would
 10 have a great time and have a lot of opportunity
 11 to enjoy New Hope.
 12 So that's kind of the game plan on that
 13 one. I think that one really works well because
 14 of the backyard.
 15 MR. MEYER: May I?
 16 MR. VOSS: Please.
 17 MR. MEYER: What's the current use back
 18 there, what's going on above the stores? And
 19 what's happening in now?
 20 FRANK CRETELLA: Two apartments
 21 upstairs. The woman that runs the palm reading
 22 or -- she lives upstairs in one of the
 23 apartments. The smaller apartment is empty right
 24 now.
 25 RALPH FEY: And there's an apartment

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1 back hear.
 2 FRANK CRETELLA: Two or three?
 3 MARK BAKER: Just two.
 4 FRANK CRETELLA: Yeah, one's empty and
 5 one that lady lives in. She also occupies the
 6 store downstairs and then the creeper shop -- is
 7 that what they call it? The creep shop is next
 8 door and then the backyard is just a mess. I
 9 mean, you know, if you look at the back of the
 10 building, it's kind of lot of different
 11 structures put together. It's a little bit of a
 12 shanty town.
 13 MR. MEYER: And none of it's in any use
 14 at the moment?
 15 FRANK CRETELLA: The backyard? No.
 16 RALPH FEY: So you can see this dotted
 17 line that represents the footprint of the
 18 existing building. It has a series of additions
 19 and decks that have been built on over time, that
 20 line is existing dotted line and our line is just
 21 going to kind of clean that up and allow us to
 22 stack the use.
 23 MR. MEYER: But is the building right
 24 now -- you said there are two apartments in it.
 25 RALPH FEY: No, there's four --

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1 partially deck and partially one story and
 2 partially two story. We'd like to take that part
 3 down and reconstruct it as three story space
 4 along with the --
 5 FRANK CRETELLA: And nothing protrudes
 6 the front of the building, so visually you're
 7 gonna see the old restored building, but none of
 8 the architectural details change on that.
 9 MR. MEYER: I think one of the
 10 questions that I'd end up having with regard to
 11 how that proceeds, is, it's one thing to see no
 12 change in view from Bridge Street. What's it
 13 look like from behind Mansion on Main.
 14 FRANK CRETELLA: You won't see anything
 15 from Main. The only place that you'll see it --
 16 you won't see it from the bridge coming over --
 17 MR. MEYER: From --
 18 FRANK CRETELLA: -- Ferry Street. You
 19 won't see it because the Mansion is there, the
 20 new addition on the Mansion. You don't see the
 21 Mansion from Ferry Street either because
 22 Marsha's, the size of Marsha's.
 23 MR. MEYER: I'm thinking -- I'm
 24 thinking about -- I'm thinking about what you see
 25 walking up Main Street.

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1 Isn't there four apartment in there,
 2 Mark?
 3 FRANK CRETELLA: No.
 4 MARK BAKER: No, there's two
 5 apartments.
 6 FRANK CRETELLA: One's very large.
 7 MARK BAKER: It's really a mess of f a
 8 building, so to say that it's a two-story
 9 building -- the front building is two stories,
 10 it's the shops and then apartments above. And
 11 then there's a apartment that occupies part of
 12 upstairs and part of downstairs in the back and
 13 it kind of just has a couple rooms built on it
 14 here and there.
 15 FRANK CRETELLA: Peter, it's a mess.
 16 MARK BAKER: And it goes up to top, so
 17 it's hard --
 18 FRANK CRETELLA: And then there's also
 19 part of the attic is being occupied too.
 20 MARK BAKER: The main building is two
 21 stories and then the rest of it is just kind of
 22 pieced together.
 23 MS. TACKETT: So your intention is to
 24 demolish this back portion?
 25 RALPH FEY: So this part is actually

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1 FRANK CRETELLA: Nothing. The only
 2 thing you're going to see if you're in the
 3 Mansion. If you're in the Mansion, you'll see
 4 it. Well, you don't see it from Main Street at
 5 all.
 6 MR. MEYER: That's the frontage on
 7 Bridge Street, I understand that. I'm asking the
 8 other side.
 9 FRANK CRETELLA: Peter, you won't see
 10 anything from Main Street, nothing.
 11 MR. MEYER: I mean, my main concern
 12 with regard to this project is a question which
 13 actually, on a certain level, Howard just raised
 14 in approving of the earlier one, which is I'm a
 15 little bit concerned about eliminating lower cost
 16 residential for longer term residents as this
 17 thing from hotel rooms. So that was why I was
 18 asking the question about how many apartments
 19 there were in there because I was thinking about
 20 how many residences are we losing of the lower
 21 cost variety of which we've got previous few in
 22 town. It wouldn't surprise me one of these days
 23 we get sued over that, but that's neither here
 24 nor there.
 25 FRANK CRETELLA: That's New Jersey.

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1 MR. MEYER: Huh? Did you just say this
 2 is not New Jersey.
 3 FRANK CRETELLA: Well, that's -- in New
 4 Jersey you get sued over that.
 5 MR. MEYER: Well, there is places in
 6 Pennsylvania where they've been sued over that.
 7 FRANK CRETELLA: Well, we are creating
 8 three apartments which is nice.
 9 MR. MEYER: On the other one you're
 10 creating three apart -- I'm just saying, the part
 11 of the issue here has to do with that whole
 12 conversion question and I don't know whether this
 13 is something where we should be looking.
 14 Obviously, the three pieces are related to each
 15 other because the parking that you're generating
 16 here is trying to accommodate the parking that
 17 you're going need for the other two. So I'm not
 18 sure that it's appropriate to really talk about
 19 the three sites totally separately.
 20 But my general question here with
 21 regard to this one and the one I can't further
 22 talk to, but it's this whole question of losing
 23 lower cost smaller scale residential within the
 24 borough and whether this is something that we
 25 want to be concerned about. And I think this has

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1 that structure they would be lower cost.
 2 RALPH FEY: So there's no parking for
 3 anyone in this building currently.
 4 FRANK CRETELLA: Well, I think it's
 5 more about affordable housing.
 6 MS. TACKETT: Right.
 7 MIKE BAKER: So can I just say part of
 8 the comprehensive plan is also more rooms in the
 9 town, I believe, to support your business an
 10 everything so --
 11 FRANK CRETELLA: You know that's a big
 12 part of what we're doing.
 13 MR. MEYER: When you start adding how
 14 many rooms we've had since we passed that comp
 15 plan, you get into the interesting question as to
 16 how many more we want. But -- okay. I'm going
 17 to now shut up because I think this discussion
 18 needs to also include the Sally Goodman building
 19 which is immediately adjacent to a property I
 20 own, so I'm going to button my own lip and recuse
 21 myself at this point.
 22 MR. GIALIAS: So, but I think to that
 23 point it would be like a net neutral basically
 24 three apartments --
 25 FRANK CRETELLA: And if you count

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1 a little bit to do with what I've read about our
 2 comprehensive plan and our intent to provide more
 3 of that kind of -- some of that kind of housing,
 4 I won't say more, and whether or not this really
 5 fits with the principles of the comp plan, which
 6 is supposed to governing what we do as a planning
 7 commission plan; but I just plain don't know at
 8 the point.
 9 FRANK CRETELLA: So Sally Goodmans is
 10 kind of the same thing, it has a single
 11 apartment, single home and retail store. So that
 12 would be also we would convert that into hotel
 13 rooms. So there's a net loss of three and
 14 there's a gain of three.
 15 MR. ATKINSON: Once you're building,
 16 they're going to be lower.
 17 MR. MEYER: Yeah, when you're combine
 18 --
 19 FRANK CRETELLA: Combining them.
 20 MR. ATKINSON: I mean, the ones you're
 21 building are going to be lower cost, I would
 22 think, than the ones that are existing now,
 23 right?
 24 FRANK CRETELLA: Just the fact that
 25 they're on the parking lot and you know -- in

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1 bedrooms, I think it would be a gain.
 2 MR. GIALIAS: One thing I do think to
 3 acknowledge, which, you know, I don't know if it
 4 matters one way or how significant it is one way
 5 or the other. Both these properties would be
 6 eligible for new liquor license, right? Hotel
 7 license?
 8 FRANK CRETELLA: Yeah, we are not.
 9 MR. GIALIAS: I don't know that it's a
 10 problem we already have a pile of them anyway,
 11 but --
 12 FRANK CRETELLA: That's not why we're
 13 going for the room count, but for instance, like
 14 the Mansion Inn, when you get a hotel license you
 15 would license all the property. We would like to
 16 do a lot consolidation anyway.
 17 MR. GIALIAS: Yeah, so you get the
 18 license there anyway if you wanted to.
 19 FRANK CRETELLA: Yeah, so it'd be one
 20 license and -- but there's no, other than people
 21 want to drink in their rooms or have a drink in
 22 the lobby, but we're not any additional bars or
 23 anything like that.
 24 RALPH FEY: And their lobby is a
 25 barbershop.

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1 FRANK CRETELLA: And you still want to
2 drink when you get --

3 MR. MEYER: I don't know whether you
4 want drinks around if you got somebody with one
5 of those shaving things.

6 FRANK CRETELLA: But, yeah, it's --

7 MR. GIALIAS: It's over 12, right, I
8 think for New Hope.

9 FRANK CRETELLA: It's over 12 for New
10 Hope, I think in the cities it's over 7, I think.

11 MR. GIALIAS: Yeah, I think it might be
12 depending on the size. I think overall, I mean,
13 to that point, I think more rooms in town is
14 good, you know downtown is something especially
15 in the commercial district having more people
16 there that are actually staying --

17 FRANK CRETELLA: Weekdays.

18 MR. GIALIAS: Yeah, and staying
19 throughout the course of the day, not just coming
20 into town for a couple hours and leaving, I think
21 that's a net positive.

22 FRANK CRETELLA: Plus it's going to
23 allow us having in-room towns, I think are a lot
24 more desirable for larger groups, corporations to
25 come because the town itself is entertaining.

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1 other.

2 RALPH FEY: Connecting to this lobby
3 through the Mansion Inn lobby and then to the
4 parking.

5 MR. VOSS: So the back corner is the
6 lobby?

7 RALPH FEY: Right. So the Mansion Inn
8 is kind of like this, our new addition is kind of
9 here and there's the gap between the old building
10 and the new building will create the lobby and
11 you'll be able to just go right through the lobby
12 to that building.

13 FRANK CRETELLA: And we do a lot with
14 valet, so valet actually takes the bags for the
15 guests, so that's the game plan. And then the La
16 Camp is across the street, so obviously they
17 would valet their car, but the luggage would have
18 to go across the street past Peter's house.

19 MR. MEYER: It's not Peter's house.

20 FRANK CRETELLA: What else is nice
21 about La Camp is, there's a nice little backyard
22 on the canal, another place for, you know,
23 people, you know, four o'clock -- you know, we're
24 trying to come up with our own kind of version of
25 high tea, but not high tea, but there's great

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1 You know, they go, you know, who's going to the
2 club, the different restaurants. So I really
3 think that New Hope has got a huge advantage over
4 places that are isolated. We're doing a place
5 that's on 45 acres in the middle of nowhere. I
6 mean, it's like -- it's a lot harder. You have
7 to come up with different activities for people.
8 Here you have the whole town. So I think having
9 that cluster of rooms that we could market, I
10 think is going to be great.

11 MR. VOSS: So two questions I was
12 wondering. How do the guests -- is there a back
13 street that they come in to park and unload? I'm
14 assuming they're not unloading on the bridge.

15 FRANK CRETELLA: So how we want to
16 handle all the rooms is through the Logan lot.
17 So it's kind of set up to valet. So if you're
18 going to the Jam House or La Camp, you would
19 still come into the Logan lot, your car gets
20 taken away and your luggage goes -- actually, if
21 you're going to Jam House, we have it set up so
22 that the entrance to the Mansion Inn, where the
23 staircase is and the lobby, you go straight
24 through and you're in to Jam House lobby. So
25 there's a clear path getting from one to the

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1 opportunities in the back yard you can even do
2 movies in the backyard, you know, during the
3 summer at night. So it's kind of cool to get
4 that added green space.

5 MR. MEYER: Sidewalk.

6 MR. VOSS: What's the use of the
7 facade, the front facing of the Bridge Street?
8 You said somebody about barber --

9 FRANK CRETELLA: On Bridge, yeah. So
10 one of the retail stores, we would like to make
11 into a barbershop. So the front is barbershop,
12 back is a lobby, but it'd really be one. Right
13 now we're showing it separate, obviously, there's
14 a tenant in there that has a lease.

15 RALPH FEY: Right now there's two
16 entrances and then the entrance to the upper
17 floors for the residential people. We're going
18 to keep that because it goes through the building
19 as the lobby and then this could be combined.

20 FRANK CRETELLA: Once you have your key
21 and you go into the town, you could use that to
22 get in and out instead of going around the back.

23 MR. VOSS: Okay. And then the fronts
24 are they -- could you explain that again?

25 RALPH FEY: They're all existing, we

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1 made no changes to the front.
 2 MR. VOSS: So it'll be obvious
 3 commercial uses still.
 4 RALPH FEY: Well, there's big huge
 5 windows here, bay window here.
 6 MR. VOSS: Okay.
 7 MR. MEYER: Two current commercial
 8 uses, one of which both of which are largely
 9 occult. I mean, one is a palm reader and other
 10 one is this creeper store, which if you've never
 11 been in --
 12 FRANK CRETELLA: You ever listen to the
 13 music in there?
 14 MR. MEYER: Oh, yeah.
 15 FRANK CRETELLA: I go what are you
 16 trying to scare me with this music. She said,
 17 what do you want me to play show tunes? She's a
 18 character.
 19 MR. MEYER: My son's favorite store New
 20 Hope.
 21 MR. VOSS: Well, I guess the reason I
 22 think of it as when you say that it's nice to
 23 have, you know, bring people to stay in town and
 24 have activities for them, I'm just -- I want to
 25 be careful that we don't start losing the

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1 we're going to clean up the backyard, put a nice
 2 fence in along the canal, something a little more
 3 attractive and opaque see-through, you know,
 4 maybe nice wrought iron fence. It's really just
 5 rooms.
 6 It does have a lobby in the back, a
 7 small lobby, but our idea is the Logan with its
 8 expanded lobby is really the place where people
 9 would gather, you know, when you do that four
 10 o'clock tea or whatever.
 11 MR. VOSS: What's just beyond, so
 12 farther down the canal, I guess that'd be south
 13 down the canal.
 14 FRANK CRETELLA: So I spoke to the
 15 property owner, that's the guy Joel who he bought
 16 this big sliver of land that's part of that
 17 development -- Tuscany. So he owns all that
 18 behind Peter's, behind this and it just carries
 19 all the way over to his development.
 20 RALPH FEY: Across the whole creek.
 21 MR. GIALIAS: It's basically like that
 22 was a land rights deal for the mill, the
 23 Playhouse when it was a mill. They wanted to own
 24 -- right? Isn't that what it was?
 25 RALPH FEY: Exactly.

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1 activities. I mean, you know it might be fun for
 2 people to pop in the palm reader and the creep
 3 shop, might be fun to have them go party at the
 4 Raven, which isn't an option anymore. I mean,
 5 I'm just -- that's the kind of stuff I guess I'm
 6 watching out for a little bit is we have lots of
 7 people -- lots of places for people to come enjoy
 8 our town, but I want to make sure that there's
 9 still a town to enjoy. So that's, I guess why I
 10 was --
 11 FRANK CRETELLA: That would remain
 12 retail, it would.
 13 MR. VOSS: And I just -- I like the
 14 idea, you know, we do get enough pedestrian
 15 traffic on that side of Bridge it's real easy to
 16 walk up and down so having the big windows
 17 remaining is important to me.
 18 FRANK CRETELLA: The town is the
 19 attraction.
 20 MS. VOSS: Well, do you want to talk
 21 about La Camp as well.
 22 FRANK CRETELLA: So La Camp basically
 23 we're keeping a lot of layout, there's really no
 24 variances other than special exception with the
 25 rooms just really become guest rooms now. And

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1 MR. GIALIAS: That's the history of it.
 2 So they own -- so it's like this real weird thing
 3 and that's all RB, I think, because it comes from
 4 all the way from Old Mill.
 5 FRANK CRETELLA: That's all --
 6 MR. GIALIAS: Yeah. So it's like a --
 7 right, cuts through the central commercial as a
 8 residential district without any residences.
 9 FRANK CRETELLA: Yeah, yeah.
 10 MR. GIALIAS: That's another split zone
 11 issue just like this property, where you have
 12 residential right next to commercial. Yeah, see
 13 that little sliver there cuts through both sides
 14 of the CC.
 15 FRANK CRETELLA: Yeah, that's it.
 16 Pretty wild.
 17 MR. VOSS: So in this case, I guess we
 18 have an issue the roads's higher than the
 19 entrance.
 20 RALPH FEY: Sure the road starts out --
 21 MR. VOSS: Or at least it's uneven
 22 around there.
 23 RALPH FEY: -- up higher and went on
 24 the second floor of the property and by the time
 25 the road traverses to here, you can come in the

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1 front door --
 2 MR. VOSS: And we'll (inaudible) that
 3 part.
 4 RALPH FEY: Both sides are accessible
 5 from the street as it traverses.
 6 MR. APUZZIO: And then at the front
 7 where it says rolled curbing, you would keep it
 8 as is or would you be able to fill that out and
 9 make it.
 10 RALPH FEY: That would be a question
 11 for the engineer. I know that when we attempted
 12 to start to fiddle with the curb on the other
 13 side of the bridge, we were met with a lot of
 14 resistance. We tried to put a sidewalk there.
 15 MR. ATKINSON: What was the resistance?
 16 RALPH FEY: You can't. But I think
 17 anything that can be done to improve that whole
 18 little rolled curb sidewalk thing, we're all in
 19 favor of because our walking from the parking lot
 20 across into the front door right here was, I
 21 think, most of our --
 22 MR. APUZZIO: So if it's feasible,
 23 you'd be open to it then?
 24 FRANK CRETELLA: Oh, yeah.
 25 RALPH FEY: Absolutely.

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1 mention that is because it comes down to the same
 2 thing, which is no car, whatever attempt to park
 3 anywhere along this property, I'm assuming.
 4 RALPH FEY: No, there's no parking at
 5 all.
 6 MR. VOSS: Well, there's no, you know,
 7 parking and people pulling over is --
 8 FRANK CRETELLA: I don't think anybody
 9 here would do that.
 10 RALPH FEY: We're asking our guests to
 11 pull into the Logan, have their car valeted and
 12 then we move them across.
 13 FRANK CRETELLA: I think that's the
 14 only reason why it really makes that viable for
 15 --
 16 MR. VOSS: I was just wondering if
 17 there's any hope of coming in from the backside,
 18 I just didn't know parking -- I can't think of
 19 the layout behind it whether there's -- I just
 20 can't picture how'd you be coming in from the.
 21 RALPH FEY: You can't.
 22 FRANK CRETELLA: The terrain is rough.
 23 RALPH FEY: It's up against the creek.
 24 MR. VOSS: And I'm just thinking, I
 25 guess, even if they park at the Logan now we're

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1 FRANK CRETELLA: It's only improving
 2 the overall appearance and access.
 3 RALPH FEY: It's a rough transition.
 4 MR. VOSS: As a pedestrian along that
 5 road, it's -- I've had somebody drive up on the
 6 curb where the curb ended from the bridge while I
 7 was standing there. I mean, so --
 8 RALPH FEY: I usually cross over from
 9 the Logan side to this side right there because
 10 narrows down and it's unnerving.
 11 FRANK CRETELLA: And nobody uses the
 12 lower sidewalk by Nurture Spa everybody just
 13 continues on the bridge.
 14 MR. APUZZIO: That's right.
 15 MR. VOSS: I wish there was something
 16 we could do to slow traffic or something.
 17 Because I mean, people are coming, driving along
 18 this too fast for the fact that it's a blind
 19 hill. I mean, you can't tell if there's someone
 20 on the other side.
 21 FRANK CRETELLA: You know, we could
 22 take a look at it and see if we can -- the
 23 engineers could come up with anything, 'cause
 24 it's --
 25 MR. VOSS: Well, I guess the reason I

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1 talking about moving luggage across the street.
 2 FRANK CRETELLA: Going across the
 3 street and into the entrance.
 4 MR. VOSS: Unless, it is -- it seems
 5 strange, but could they -- could you come in
 6 along the canal path?
 7 RALPH FEY: That's the property behind
 8 this. All the way across the creek.
 9 MR. VOSS: 'Cause I'm thinking could
 10 you go under the bridge instead of across the --
 11 FRANK CRETELLA: That does connect.
 12 RALPH FEY: Do that, go to the spa.
 13 MR. VOSS: 'Cause you're at the right
 14 height, aren't you?
 15 FRANK CRETELLA: They do that at the
 16 spa too.
 17 MARK BAKER: You can get under the
 18 bridge and go up the sidewalk.
 19 MR. VOSS: Oh, the sidewalk's right
 20 there, I forgot that.
 21 MARK BAKER: So you go up a stair and
 22 you're up the sidewalk.
 23 MR. VOSS: I guess like I said, you
 24 know, introducing known traffic from Logan Inn
 25 intentionally parking there so that we could

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1 cross the street just seems like we're
 2 inviting --
 3 FRANK CRETELLA: I think there is a
 4 single space --
 5 Isn't there a single space up there?
 6 But it's not very practical. I mean, I
 7 was almost thinking of banning it and making it
 8 more of a seating area because it's awkward to
 9 use.
 10 ED DUFFY: There is one car parking up
 11 there.
 12 FRANK CRETELLA: One or two. One?
 13 ED DUFFY: Maybe two.
 14 MR. VOSS: That means, of course, there
 15 would be access to it as well.
 16 FRANK CRETELLA: So maybe that's the
 17 access point then to come in.
 18 RALPH FEY: Well, it depends on where
 19 you cross. If you're crossing at where you just
 20 entered the Logan, you're going to tend to go
 21 right here.
 22 FRANK CRETELLA: You think a crosswalk?
 23 MR. ATKINSON: Yeah, that'd be great.
 24 RALPH FEY: Maybe a crosswalk with a
 25 little bump to slow.

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1 RALPH FEY: To about here and then the
 2 bridge comes in --
 3 MR. VOSS: Where the bridge cuts in is
 4 hard.
 5 FRANK CRETELLA: But what about this
 6 side?
 7 RALPH FEY: I'm not sure.
 8 Mark, you know better than I do
 9 whether --
 10 MIKE BAKER: Down below.
 11 RALPH FEY: I'm going to say that
 12 because this retaining wall is here, you have --
 13 you're in the right-of-way, the ultimate
 14 right-of-way but you might be able to get the
 15 right to hang --
 16 FRANK CRETELLA: Move the retaining
 17 wall.
 18 RALPH FEY: Or hang over the retaining
 19 wall a little bit to get a street, you know, it's
 20 -- it's quirky -- it's all quirky right there.
 21 MR. VOSS: It would just be nice to --
 22 FRANK CRETELLA: Would you want to take
 23 a look at it with the engineer and come back with
 24 some ideas? We can do that.
 25 MR. VOSS: It seems like it's really

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1 FRANK CRETELLA: Is that a PennDOT?
 2 RALPH FEY: It's not -- this is not a
 3 state road, the state road is Main Street.
 4 FRANK CRETELLA: That would make it
 5 easier.
 6 MR. VOSS: Perhaps. I mean, maybe this
 7 is time for us either as a town to consider -- I
 8 mean, if we want to build up both sides of Ferry
 9 here for, you know, for businesses.
 10 FRANK CRETELLA: Put a sidewalk? It's
 11 kind of narrow though, that's the problem.
 12 MR. VOSS: I know we can't -- I mean,
 13 we have trouble with that because the bridge is
 14 narrow. But I'm wondering if, again, if we could
 15 do something, you're indicating a speed bump, but
 16 if I mean if -- what if we had some kind of light
 17 over the street that indicates we have
 18 pedestrians that you can't see?
 19 FRANK CRETELLA: So kind of a button
 20 that you hit when you're crossing.
 21 MR. VOSS: Something just to let people
 22 know they can't see what's on the other side of
 23 that hill.
 24 FRANK CRETELLA: Can we get a parking
 25 sidewalk on our portion of the property?

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1 helpful for us because it is --
 2 FRANK CRETELLA: I'd like to look at it
 3 too.
 4 MR. VOSS: We're developing nicely, but
 5 if we're developing, we need safety. I mean,
 6 we're bringing people here, so --
 7 MS. TACKETT: Encouraging if you're
 8 encouraging people to go from the Logan Inn
 9 across the road.
 10 MR. VOSS: And vice-versa.
 11 FRANK CRETELLA: And a lot of people
 12 cross there anyway because there's no sidewalk on
 13 that said, so let's try to make it as best we
 14 can.
 15 MR. VOSS: Just while I'm looking at
 16 this, I mean, I don't if I can ask you, but I'm
 17 seeing -- since you greened it, the back space
 18 behind the Mansion Inn here, is that -- what kind
 19 of use is that? I mean, there's the old pool
 20 that's filled with dirt now.
 21 FRANK CRETELLA: Yeah, that pool
 22 eventually will --
 23 MR. VOSS: Is that potentially parking,
 24 is that --
 25 FRANK CRETELLA: Yes, yeah.

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1 MR. VOSS: So the Logan Inn, that
 2 parking area will just push into that?
 3 FRANK CRETELLA: Yeah, it's kind of set
 4 up separate, you know, there's a little
 5 entranceway so you could park up to the property
 6 line of the Logan on both sides, is really meant
 7 as a place just to stage cars, but, you know, you
 8 --
 9 MR. VOSS: You come in on that narrow
 10 street here -- actually it's not that narrow if I
 11 remember.
 12 FRANK CRETELLA: Well, we abandoned the
 13 access off of Bridge.
 14 MR. VOSS: Oh, it is gone? Okay.
 15 FRANK CRETELLA: Yeah, it's gone.
 16 RALPH FEY: Well, there's an easement
 17 there --
 18 FRANK CRETELLA: It's kind of narrow.
 19 RALPH FEY: -- but we're going to put a
 20 little ribbon gate across it. It's going to
 21 be --
 22 MR. VOSS: And so all the traffic will
 23 come in from --
 24 RALPH FEY: -- for emergency vehicles
 25 only.

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1 Street.
 2 MR. VOSS: Sorry from where? I got
 3 lost.
 4 FRANK CRETELLA: So the Mansion
 5 property --
 6 MR. VOSS: Oh, from the Mansion
 7 property?
 8 FRANK CRETELLA: Yeah. So access to
 9 get to Bridge Street could be through the
 10 sidewalk in between the pink building -- well,
 11 it's no longer's pink, the back's pink. In
 12 between those two, you'd be able to walk through.
 13 So that really, I think, is a better pedestrian
 14 way.
 15 RALPH FEY: Or through our building.
 16 MR. VOSS: And so for the people
 17 leaving the Logan Inn parking area, 'cause it's
 18 all valet, is that correct?
 19 MR. MEYER: Yeah.
 20 FRANK CRETELLA: Yeah. So our idea to
 21 operate the valet in the best possible way is
 22 that peak days employees park offsite, all the
 23 room -- people that are staying overnight, they
 24 got parked offsite. So then the lot itself is
 25 really for ala carte, you know. So it's the best

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1 MR. VOSS: -- from Ferry?
 2 FRANK CRETELLA: Yeah.
 3 MS. VOSS: Via the Logan Inn parking.
 4 MS. TACKETT: Is it an opportunity for
 5 a pedestrian connection?
 6 RALPH FEY: It is.
 7 FRANK CRETELLA: Other people use it.
 8 Oh, yeah, it is.
 9 MR. GIALIAS: Yeah, it is.
 10 FRANK CRETELLA: It's vehicular really.
 11 MR. GIALIAS: There's a park -- the
 12 apartments and the shops there.
 13 FRANK CRETELLA: Now we have space in
 14 between the creep shop if people wanted to go out
 15 this way from the Mansion.
 16 Is there a walkway, no.
 17 MR. MEYER: Over on that section there
 18 was a -- what used to be the driveway into that
 19 back section.
 20 RALPH FEY: You mean can we walk
 21 straight through here? Yeah, you could walk
 22 through there, sure.
 23 FRANK CRETELLA: Yeah, that would be
 24 our pedestrian off of the Mansion property
 25 through the creep property to get to Bridge

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1 use, you're not running, you know, six, seven
 2 o'clock at night trying to take your car
 3 somewhere, it just stays there, you know.
 4 MR. VOSS: That's a lot of town
 5 visitors, which is nice. Will they -- are they
 6 -- will they all be leaving out toward Ferry
 7 Street or would they think to head toward Bridge
 8 by this potential foot pa -- I guess that's what
 9 I'm --
 10 MR. MEYER: It's not a foot path.
 11 FRANK CRETELLA: You're saying with
 12 their vehicles?
 13 MR. VOSS: No, by foot. In other
 14 words, once they valet, are we committing them
 15 all to exiting onto Ferry and then starting their
 16 shopping and visits to town from Ferry Street?
 17 FRANK CRETELLA: So usually what they
 18 do, they'll check in before 12, 'cause they want
 19 to spend time in town, they want to go for lunch
 20 or whatever. So we take their luggage and we'll
 21 bring their luggage to room. They usually just
 22 go right down to Main Street, you know, their
 23 room's not ready till one, two, but they know
 24 that, but you know, they want to spend more time
 25 in town. So that's why the majority of the cars

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1 come before 12, 'cause they're looking for the
 2 daytime.
 3 MR. VOSS: Well, I guess I'm wondering
 4 so as they enter town -- I guess, what I'm
 5 looking at --
 6 FRANK CRETELLA: You mean via vehicle
 7 or --
 8 MR. VOSS: No, by foot. So in other
 9 words, when they first start shopping.
 10 FRANK CRETELLA: They hit on Main
 11 Street.
 12 MR. VOSS: So up Ferry to Main?
 13 FRANK CRETELLA: Yep.
 14 MS. TACKETT: Or through the Logan Inn.
 15 MR. MEYER: Go straight out from the
 16 Logan building itself.
 17 MR. VOSS: That's the other possibility
 18 I was wondering. Okay.
 19 FRANK CRETELLA: Yeah, I think that's
 20 the start is really they hit Main and then
 21 whether they go left or right, whether they've
 22 been there before, you know.
 23 MR. VOSS: Well, I guess the reason I
 24 was asking is because if there was a chance that
 25 we might -- they might walk through a weaving

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1 through us before they get there, but it -- you
 2 know, would be nice because I got to tell you
 3 Bridge Street, I think, is under used. I think
 4 the retail really struggles there, it would be
 5 nice to get people to start that way, but I don't
 6 know -- you know, it would have to go -- I think
 7 you have a better shot people staying at the
 8 Mansion and creep shop to have them go out there.
 9 MR. MEYER: Yeah.
 10 MR. VOSS: Okay.
 11 MS. TACKETT: Do you have a master plan
 12 that kind of shows how this all interconnects and
 13 -- I mean, now that we've sort of looked at some
 14 of the pieces, it would be kind of nice to see
 15 how your plans all kind of fit together in one.
 16 Is that something that you have?
 17 FRANK CRETELLA: Yeah, I mean --
 18 MS. TACKETT: You can share with us
 19 or --
 20 FRANK CRETELLA: I could tell you about
 21 it, I think that --
 22 MS. TACKETT: Yeah, just I think it
 23 would helpful to see --
 24 FRANK CRETELLA: We have different
 25 versions.

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1 path and pop out on Bridge --
 2 FRANK CRETELLA: It'd be better for the
 3 businesses on Bridge.
 4 MR. VOSS: That's what I'm wondering.
 5 You know, it enhances both sides.
 6 FRANK CRETELLA: Yeah.
 7 MR. VOSS: I mean, I don't mind saying
 8 let's keep Ferry vibrant by saying you drop off
 9 your car and here you are, there are shops across
 10 the street, there are -- and then you start your
 11 visit from that corner.
 12 FRANK CRETELLA: Yeah.
 13 MR. VOSS: But I also like the idea of
 14 saying let's, if we can, move them to -- 'cause,
 15 you know, if they come out of the Union Square,
 16 they'll be on that one side of Bridge, most of
 17 them don't cross immediately so they'll make it
 18 all the way to Main before they start doing
 19 anything.
 20 FRANK CRETELLA: It's an interesting
 21 concept. I mean, we try to promote the other
 22 businesses, we have compendiums in all the rooms
 23 that list just about every business. We plan on
 24 putting it online. You know, we try to have
 25 people make reservations at their restaurants

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1 MS. TACKETT: -- kind of on paper, you
 2 know, some of the pedestrian connections that are
 3 possible and --
 4 FRANK CRETELLA: Yeah, we could show
 5 you.
 6 MS. TACKETT: -- the ultimate parking
 7 layout and just so that the planning commission
 8 can have a sense.
 9 FRANK CRETELLA: To be honest, we're
 10 looking to acquire another site that has more
 11 green space. So conceptually, we're looking to
 12 really create a place that, you know, A, the
 13 quantity of the rooms, the fact that we have
 14 event spaces and meeting spaces both here and
 15 Hotel du Village allows us to attract corporate.
 16 What we would also like to have an area
 17 in town where, you know, nice lawn, swimming
 18 pool, you know, places where they can say, you
 19 know, instead of coming to New Hope for half a
 20 day, you know, maybe we spend two days, three
 21 days, you know. They hang out by the pool and
 22 then go out at night. So that's really, you know
 23 -- and I got to tell you sometimes we hesitate to
 24 say it, 'cause people think like, you know, we
 25 keep on buying property; but our ultimate goal is

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1 really to get around a hundred, you know, rooms
 2 in town to have restaurant at the Logan Inn, have
 3 a restaurant at the Mansion and we would like to
 4 be have some kind of free space for the guests to
 5 enjoy, maybe a beer garden.
 6 RALPH FEY: And all this connectivity
 7 is really important to us.
 8 FRANK CRETELLA: And the connectivity.
 9 RALPH FEY: We're not doing a good job
 10 of showing you tonight, absolutely appreciate
 11 what you're saying is we take all these and put
 12 them onto one plan and show all the connectivity
 13 because we've been focusing on the buildings and
 14 I think the idea focusing on the way it all fits
 15 together is a good next step for us.
 16 FRANK CRETELLA: And I think the
 17 benefit is really the retail in town by having
 18 this, so it's -- you know, we kind of want them
 19 to wander through the town, 'cause that's the
 20 attraction, it's the people, it's the history,
 21 it's the art, you know.
 22 MR. GIALIAS: Sounds good.
 23 FRANK CRETELLA: Just gotta make it
 24 happen.
 25 MR. VOSS: So do we do anything or is

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1 MR. APUZZIO: Yeah, especially on
 2 Bridge Street, I think I saw another one that
 3 went up recently to rent. So there's one too
 4 many properties for rent and I don't want it to
 5 turn into -- like some of the other river towns
 6 that have a little bit too much retail space and
 7 I think you're preserving retail and commercial
 8 and what you guys are doing here, I think will
 9 add a tremendous amount of value over the coming
 10 years just to keep this town going for many
 11 decades. So I think it's great.
 12 UNIDENTIFIED SPEAKER: There are five
 13 vacancies on Bridge Street, West Bridge Street
 14 and one on East Bridge Street.
 15 FRANK CRETELLA: And he rents them all,
 16 he's the broker -- what is that?
 17 MR. MEYER: That means he's charging
 18 too much rent. I don't have any vacancies.
 19 FRANK CRETELLA: So another thing that
 20 we do as a company, we're also developers in
 21 other towns and we do this partnership program,
 22 mostly hospitality, you know, with chefs. We
 23 just partnered with a gelato company, although I
 24 would never do that in this town with Larry, but
 25 the -- you know, we have maybe five different

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1 that what you'd like to hear from us?
 2 FRANK CRETELLA: Yeah, if you like it
 3 or -- Peter's shrugging.
 4 MR. MEYER: I'm not allowed -- once we
 5 get to talking about La Camp --
 6 FRANK CRETELLA: Don't make the faces
 7 then.
 8 MR. MEYER: All I'm doing is I'm saying
 9 I can't get into this, which I'm trying to very
 10 careful about.
 11 FRANK CRETELLA: We're neighbors.
 12 MR. MEYER: I know we're neighbor.
 13 We've been neighbors for a while, I have to shrug
 14 at some of the stuff at the Logan Inn.
 15 MR. ATKINSON: I like it a lot. I'm
 16 just going to go on record of saying I think it's
 17 great. What you're doing is great. Like the
 18 more rooms, the more people in town, all of it's
 19 great, so keep it up and good luck.
 20 FRANK CRETELLA: Thank you. I
 21 appreciate that.
 22 MR. SAVIN: The room will support all
 23 the vacant retail space that exists in town.
 24 FRANK CRETELLA: Yeah, I think it's
 25 gonna help.

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1 partnerships and, you know, that's something that
 2 we could do as we get more established in this
 3 town. I mean, obviously we do it with the intent
 4 that it's going to be successful, but we like the
 5 idea of partnering with young people that, you
 6 know, creative and have that passion.
 7 Good?
 8 MR. VOSS: Discussion of design
 9 guidelines.
 10 MS. TACKETT: So I'll just throw out
 11 there on this, at your last meeting you had asked
 12 to get a copy of the design guidelines. So we
 13 went ahead and printed those out for you. I'm
 14 not sure how much you want to get into discussion
 15 necessarily or if you want to, you know, have
 16 county staff come back or what your thought is,
 17 but we at least wanted to get it to you as a
 18 follow up.
 19 MR. VOSS: I just know that when I
 20 looked through it, I felt like I was starting a
 21 new vocabulary course, every other page was --
 22 articulated something and I do have to say
 23 though, the nonacceptable versus acceptable, my
 24 eyes said, I could tell which one was which.
 25 MR. GIALIAS: So here's a question in

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1 terms of like the practicality of this type of
 2 document, 'cause I think it's great to have
 3 guidelines for people, but then we've had issues
 4 in the past where we have all these guidelines,
 5 people follow them and then we just tell them no
 6 anyway. And so it's sort of like what's the
 7 point of having guidelines for things -- and even
 8 back to, you know, you had brought up the
 9 comprehensive plan, it's like, oh, we're doing
 10 something exactly in the comprehensive plan and
 11 then it's like, well, we don't care about that,
 12 you know. So how significant is this?

13 MS. TACKETT: So it's as significant as
 14 you want it to be. I think the borough has some
 15 guidelines for the HARB.

16 MS. LEE: We do.

17 MS. TACKETT: And I think at the last
 18 meeting part of the discussion was, okay, we have
 19 a set of guidelines for the Historic District,
 20 but beyond the Historic District, the borough has
 21 a lot of character and those old houses beyond
 22 the Historic district, we want them to maintain
 23 the character and we want them -- people who own
 24 them as they're updating to have a resource that
 25 they can go to to see, like you said, what's

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1 out to the edge as they possibly can when
 2 everybody around them has got laws and how does
 3 that shape up. And that was part of what
 4 council's been concerned about and that was part
 5 of the question that then came up about what kind
 6 of design guidelines do we have out there.

7 MS. TACKETT: And I think to build on
 8 that, you know, there was a discussion about sort
 9 of a multi-prong approach. So the idea of having
 10 these guidelines available to people outside the
 11 Historic District, it's not required, right, it's
 12 just a resource. And you hope that they'll look
 13 at it or, you know, consider it, but then there's
 14 also the approach of the county planning
 15 commission working on updating the zoning so that
 16 there's more of a combination of traditional
 17 zoning and sort of this context zoning.

18 And so getting to what Peter was just
 19 talking about trying to, throughout the borough,
 20 make sure that if somebody's going to redevelop a
 21 property there are some requirements in the code
 22 that require it to stay within scale of what's
 23 around it. So this is more of a guide, it's a
 24 resource, can't enforce it outside of the HARB
 25 and then coming up with some new zoning standards

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1 wrong, what's right. So it's more, I think the
 2 thought was --

3 And, Peter, you brought this up,
 4 correct me if I'm wrong.

5 The idea was to kind of put this out
 6 there maybe on the website and just make it
 7 available and encourage people if they're
 8 preparing to updated a historic structure that's
 9 not in the Historic District, that they can turn
 10 to this as a resource. So that was a thought
 11 with it.

12 MR. MEYER: And really this comes from,
 13 I think some expression from several members of
 14 council, they were concerned about what was
 15 changing where and to what extent anything that
 16 was being built was paying any attention to what
 17 was around it.

18 MR. GIALIAS: Yep.

19 MR. MEYER: And to try and figure out
 20 what we had in the way of tools available to help
 21 try and make sure that we weren't creating shots
 22 here, there and elsewhere. There's always this
 23 question about creating McMansions on relatively
 24 small lots, you know, that take up every square
 25 inch or go up as far as they possibly can, as far

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1 that, at least, might --

2 MR. MEYER: Push in this direction.

3 MS. TACKETT: -- push -- yeah -- the
 4 new development to at least maintain that scale.
 5 And there the hope is, you know, these avenues
 6 that you take will hopefully keep things looking
 7 pretty good overall.

8 MR. GIALIAS: I think that's a good
 9 approach.

10 MS. TACKETT: I mean, you're always
 11 gonna have, you know, the random person who just
 12 goes way out there and find a way around
 13 everything and --

14 MR. GIALIAS: Sure. 'Cause I think the
 15 approach to this in the past was to -- and
 16 usually after the fact is try to change zoning --
 17 like just start changing the rules to stop people
 18 from doing things that some people didn't want
 19 them to do, but not necessarily because of the
 20 context of it, right, it was just like
 21 specifically like -- you know. And this happened
 22 with the impervious surface and the river, right.
 23 So you used to able to include that and then it
 24 was like, oh, we're not going to include
 25 waterways anymore, so now you can't build this

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1 big of a house, right.
 2 But it was sort of like a roundabout
 3 way of addressing an issue, where I think this is
 4 a more direct way of saying, okay, is it in the
 5 context of what's around it. If it is, then that
 6 should be okay. If it's not, then that should
 7 raise a flag.
 8 MS. TACKETT: Yeah, right, absolutely.
 9 And the height amendment that's kind of one
 10 little step, right, to start getting towards that
 11 context idea. So --
 12 ED DUFFY: Talk about things to put in
 13 place, I live up in Village 2 and that's a 50
 14 year old community up there and what they've done
 15 is, our property managers has put together a
 16 great detailed manual on how to maintain your
 17 units. And the way Village 2 is set up, I don't
 18 know if any of you guys have been up there, but
 19 they have like three or four unit pieces and what
 20 they've done is, and we've done, is that we set
 21 up standards for colors. We stand up for trim,
 22 types of wood replacement, roofing and so forth
 23 and then we have the property manager go around
 24 and look at the properties and detail it as to
 25 what the repair might be. And the whole thing is

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1 here about activities, I'm going to talk to him
 2 about having his guests set up a system to come
 3 up to Village -- they got five pools up there,
 4 they got tennis courts. It's a spectacular
 5 environment that we've put together.
 6 MR. GIALIAS: Maybe you can open --
 7 ED DUFFY: See if that works for him
 8 too, so it's a community thing, you know.
 9 Ed Duffy, New Hope anyway up in Village
 10 2.
 11 MR. VOSS: So I don't know if people
 12 want to take a little more time, these paper
 13 copies have to stay here, right?
 14 MS. TACKETT: No, no, they're for you
 15 to take and to keep. Yes, absolutely. Yep,
 16 those are for you.
 17 MR. VOSS: So it might be helpful, I
 18 mean, I scrolled through as much as I could
 19 online, but I think this will be nicer to --
 20 MATTHEW WALTERS: Would you like me to
 21 just give a quick update on our progress of the
 22 zoning ordinance update?
 23 MS. TACKETT: Oh, yeah, perfect. I'm
 24 sorry.
 25 MR. MEYER: Yeah.

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1 to make it happen is, if you don't do it, then
 2 you get a thousand dollar fine. I mean, we're
 3 playing hard ball. It's not really -- a
 4 thousand's not hard ball, it's going to transform
 5 Village 2 in the next couple of years
 6 unbelievably. It's such a great plan.
 7 He's put together where you can go for
 8 your paint and get a 30 percent discount, so
 9 everybody goes there so you get a standardized
 10 paint look on different units, different colors,
 11 but it's same kind of paint, which often makes
 12 the difference. And, you know, really high grade
 13 paint. So he's really -- we're really putting
 14 that whole thing together up there and it's 50
 15 years old, believe it or not, that's a long time.
 16 And so in a couple two, three years you're gonna
 17 see a whole -- and that's your affordable
 18 housing, that's your affordable housing. You're
 19 talking 250 to 3 to 400,000, that's it. So
 20 that's where your affordable housing requirements
 21 are met.
 22 MR. MEYER: I don't think 200 --
 23 MR. SAVIN: It's all relative, right?
 24 ED DUFFY: And they got a phenomenal
 25 pool thing too, because when Frank was standing

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1 MATTHEW WALTERS: Matt Walters, Bucks
 2 County Planning Commission and we've taken a look
 3 at your existing design guidelines that are
 4 applicable to the HARB and we found them to be,
 5 you know, very good. And I think it addresses a
 6 lot of some of those issues that we've been
 7 talking about with, you know, building size,
 8 height, massing and all that.
 9 So what we're going to do is, our next
 10 step we're going to start looking at floor area
 11 ratios and building lot coverage requirements
 12 that you have and see if that can kind of, you
 13 know, bring down some of the scale of the
 14 buildings and, you know, make them a little bit
 15 more compatible with existing development. So
 16 we'll have some models to show you what those
 17 different requirements would do.
 18 Sorry, Peter, go ahead.
 19 MR. MEYER: No, no, go ahead finish.
 20 MATTHEW WALTERS: Yeah, so, yeah, like
 21 I said, these -- the existing ones look great, so
 22 we'll continue to pull from those, you know, in
 23 our recommendations for amendment updates, you
 24 know, zoning ordinance amendments.
 25 MR. VOSS: So you're talking about for

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1 the non-HARB?
 2 MR. MEYER: Yeah.
 3 MR. VOSS: So using some of the HARB
 4 ideas to spill over into the non-HARB.
 5 MATTHEW WALTERS: Yeah, and also we --
 6 you know, we had a couple ideas. One would be,
 7 you know, creating an overlay that would take
 8 into some of those districts, some of those
 9 districts that are partly within the HARB and
 10 without -- outside of the HARB. And I'm thinking
 11 of the RB District up and down Main Street, you
 12 know, that goes kind of -- when you're coming
 13 into town and some of the outlying areas just
 14 maybe pulling those in. So that's one of our
 15 ideas, you know, to make those HARB areas
 16 applicable to some outside areas.
 17 MR. MEYER: You're also going to help
 18 us deal with this business of the number of times
 19 people have to come to the zoning hearing board
 20 to extend their porch five feet.
 21 MATTHEW WALTERS: Oh, absolutely.
 22 MR. MEYER: But it's strict -- you
 23 know? And they've got the vari -- I'm coming in
 24 for 16 variances for a five foot extension.
 25 MATTHEW WALTERS: Yeah, yeah.

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1 New York in terms of how high up you can go and
 2 it's the same kind of thing.
 3 MATTHEW WALTERS: Right. So right now
 4 if I'm not mistaken, you're only regulating like
 5 lot coverage, building coverage, so floor area is
 6 just another way to look at that. So we'll come
 7 up with some examples and, you know, that will be
 8 a part of our analysis.
 9 MR. MEYER: That would be fantastic.
 10 MATTHEW WALTERS: The nonconforming
 11 uses, yeah, we've taken a look at that, you know,
 12 last year we took a look at it and, you know,
 13 we'll continue to make those recommendations and,
 14 yeah, that'd be a big part of our -- of our work.
 15 MR. VOSS: Thank you.
 16 MR. GIALIAS: There's a lot of
 17 instances where you have a nonconforming use and
 18 nonconforming structure on a nonconforming lot,
 19 is that the type of stuff --
 20 MATTHEW WALTERS: Yes.
 21 MR. GIALIAS: Every building in New
 22 Hope is like that.
 23 MR. MEYER: We're trying to get rid of
 24 the fact that we're 90 percent nonconforming
 25 downtown. Trying to figure out how to deal with

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1 MR. MEYER: That's the other piece that
 2 we'd like to get rid of.
 3 MATTHEW WALTERS: Oh, absolutely.
 4 MS. TACKETT: That's a big part of your
 5 zoning work, right? Is to --
 6 MATTHEW WALTERS: Yes, we --
 7 MS. TACKETT: -- resolve that, yes,
 8 absolutely.
 9 MR. MEYER: Okay. I wanted to get some
 10 further clarification on the lot size versus
 11 square footage of occupancy kind of thing. I may
 12 have mischaracterized it slightly where you sort
 13 of began.
 14 MATTHEW WALTERS: So the --
 15 MR. MEYER: Which is intended to deal
 16 with this bulk issue.
 17 MATTHEW WALTERS: Right, right. So
 18 we'll look at building coverage and floor area
 19 ratios. So those are two things that --
 20 MR. MEYER: Floor area ratio to the lot
 21 size?
 22 MATTHEW WALTERS: Right, right.
 23 MR. MEYER: Okay. That's what I wanted
 24 to clarify. I know some of this crazy stuff from
 25 work from dealing with real estate in the City of

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1 that.
 2 MATTHEW WALTERS: Yeah, and I don't
 3 think we'll, you know, totally eliminate the
 4 problem, but I think we can reduce it greatly. I
 5 think we -- you know, and again just in keeping
 6 with, you know, what everyone wants to see and to
 7 be fair to everybody, so that's our goal.
 8 MR. VOSS: Well, it seems like the
 9 next, meeting schedule review. I don't know what
 10 that means.
 11 MS. LEE: So at the beginning of the
 12 year, at the end of the year, I have to get all
 13 the meeting dates to advertise for the year. So
 14 every time we change a meeting, we have to
 15 advertise it again. So in order to having to
 16 avoid to make those additional advertisements
 17 throughout the year, I request everyone to review
 18 the 2020 meeting schedule so that you know what
 19 those meetings are.
 20 MR. SAVIN: Where is the schedule?
 21 MS. LEE: And that you're okay with
 22 those dates to advertise for those dates. We
 23 would only change a meeting if something were to
 24 come up where you have an applicant and they --
 25 and we can't find a quorum. It's really to make

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1 sure that we have a quorum for each of these
 2 meetings.
 3 MS. TACKETT: I'm not sure if it's in
 4 the booklet.
 5 MR. ATKINSON: It's the first Monday
 6 except for January, September and November, I
 7 guess.
 8 MS. LEE: Right. Because -- and again,
 9 the January meeting is because council's reorg
 10 meeting falls on the same night, so any time
 11 there's a conflict, I just bumped it to the
 12 following Monday only because there's no other
 13 meetings scheduled that following Monday.
 14 Obviously, you would have to also make sure
 15 you're available, I didn't check with you. But,
 16 yeah, it's mainly for advertising purposes and
 17 also to make sure that you guys know when the
 18 meetings are.
 19 Again, because when there's an
 20 application that needs to be reviewed and we're
 21 on a timeline and we need to get it to council
 22 for their approval, a quorum is very important
 23 and we can't not meet just because we don't have
 24 a quorum.
 25 MR. MEYER: Just a quick observation

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1 MS. LEE: I mean, late that month.
 2 It's been a long day, but that might work for
 3 September.
 4 MR. MEYER: Yeah, I would suggest, if
 5 all understand where I'm coming from. That
 6 September 8th would be preferable to September
 7 14th so that there's a margin between --
 8 MR. ATKINSON: I second that.
 9 MR. MEYER: -- when we meet and when
 10 council meets, so I can remember and catch my
 11 breath or something like that.
 12 MS. LEE: Yeah, I do if for whatever
 13 reason we have land development that month, I
 14 would need that extra week to prepare for council
 15 anyway. Okay. I will note that.
 16 MR. VOSS: So it's probably a good idea
 17 to get us a good six week lead time on that one
 18 since it's not on the first Monday just to make
 19 sure everyone has it on their calendar
 20 appropriately.
 21 MS. LEE: Yeah, so once it's advertised
 22 I mean, we, you know, at the next meeting I'll
 23 send you all a copy and say this is what the w020
 24 meeting dates are. If you can't be here, just
 25 let us know so that we can plan accordingly.

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1 thinking of the point of view the relationship of
 2 planning commission to council, and this may also
 3 EJ may be relevant to council's workshop, which
 4 tends to be the same day we are. September 7th,
 5 that's Labor Day, but that is the day before the
 6 2nd Tuesday.
 7 MS. LEE: You're right. It is a little
 8 close to the council meeting.
 9 MR. MEYER: And, you know, that's
 10 getting awfully close to when council -- because
 11 council will literally meet on September 15th.
 12 MS. LEE: Right. That is close and I
 13 usually do these about a week --
 14 MR. MEYER: We may want to try and make
 15 sure that we do that on September 8th, so that if
 16 there's something --
 17 MS. LEE: Yeah, so the 8th the Tuesday
 18 it's always the HARB meetings, oh, actually,
 19 though, it would be the first.
 20 MR. MEYER: First Tuesday would've been
 21 the week before.
 22 MS. LEE: Yeah, that would be HARB and
 23 Labor Day falls a little late that day.
 24 MR. MEYER: This is the latest Labor
 25 Day can fall.

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1 MR. SAVIN: Next meeting is on the 2nd,
 2 December 2nd?
 3 MS. LEE: I believe so.
 4 MS. TACKETT: So it sounds like we'll
 5 get a final draft of that schedule for next month
 6 for you guys to confirm.
 7 For No. 9, this one is just a follow up
 8 to last month's meeting. You guys had had a few
 9 comments about like where parking is allowed and
 10 so I just wanted to touch base on that. I didn't
 11 have time to spend a lot of time, but parking as
 12 a use, as a primary use, is allowed by-right in
 13 the CC, the HC and the SC. So in the Commercial
 14 District downtown, the Highway Commercial, which
 15 up along Sugan and then the shopping center area
 16 so.
 17 MR. VOSS: What kind of parking is
 18 that?
 19 MS. TACKETT: That's parking -- it's
 20 called parking area and then you have to look at
 21 specific requirements, but it would be a primary
 22 use of a property. So, you know, like I
 23 mentioned earlier 41 North Main, right, you know
 24 I didn't get a chance to look that over for
 25 zoning compliance slash issues, but it may be an

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1 issue having, you know, a parking lot in the RB
 2 District. And I know that they need to get a
 3 fair number of variances probably to do that.
 4 MR. MEYER: Existing use now, but it's
 5 certainly not that intensive.
 6 MS. TACKETT: But when you start --
 7 yeah, exactly. And when you start parking --
 8 yeah, so right, you're right. I mean, it's a
 9 parking lot with meters, is that right currently,
 10 is that what they mentioned?
 11 MS. LEE: No, no, the lot next to it
 12 is. There's is just a private -- oh, wait, okay.
 13 MR. SAVIN: He said it was metered.
 14 MS. LEE: Or behind the old parking --
 15 yes, they have kiosks there, so that's their own.
 16 MS. TACKETT: It's their own, though?
 17 MS. LEE: Yes, that is their own.
 18 MS. TACKETT: I see. Okay. So we'll
 19 have to kind of look at that and see if it's an
 20 issue. But I do it's an interesting -- it sort
 21 of raises an interesting concern where people are
 22 getting desperate for this offsite parking to
 23 accommodate downtown and they start, you know,
 24 maybe wanting to put in neighborhoods. Not sure
 25 that's the best choice, right. So just something

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1 Street to the Tow Path via Randolph and Parry.
 2 Those are the two main ones that we're looking
 3 and there's plans that are currently in place for
 4 those improvements, bike racks and making it a
 5 little bit more pedestrian friendly to draw
 6 people there; but there isn't a connection that
 7 canal is dividing east and west from Union
 8 Square, which is a massive parking lot and the
 9 lack thereof on the other side of the canal. So
 10 Peter did forward me the idea of possibly making
 11 that connection via some kind of a bridge, a foot
 12 bridge so to say.
 13 So I am meeting with our engineer
 14 tomorrow to explore that idea and how quickly
 15 they might be able to put a feasibility study for
 16 that. And if she can put something together
 17 quickly that is something that we might be able
 18 to pursue in 2021 or 2020 at the earliest,
 19 possibly probably 2021.
 20 MR. MEYER: Just very quickly when you
 21 meet with the engineer, there exists a pedestrian
 22 bridge over the canal just up from the 202 bridge
 23 going across the river.
 24 MS. LEE: Okay. I wasn't aware of
 25 that. Is that in New Hope?

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1 to keep in mind.
 2 And then the other thing that came to
 3 my mind and I didn't really want to get into it,
 4 but at the last meeting there was some discussion
 5 about the possibility of maybe a pedestrian
 6 crossing of the canal from Union Station and I
 7 was kind of wondering, hmm, I wonder if something
 8 like that could sort of tie into these sorts of
 9 improvements. And you mentioned a grant, so it
 10 really might be helpful to kind of --
 11 MS. LEE: Right.
 12 MS. TACKETT: -- again look
 13 holistically at what's going on in that area and
 14 whether or not that might be a good opportunity
 15 for a crossing, you know.
 16 MS. LEE: Peter did raise that idea to
 17 me because there was --
 18 MR. MEYER: Keith's the one that had
 19 the brain wave.
 20 MS. LEE: Yeah, so, you know, just
 21 trying think of ideas for grants. And so like I
 22 said, we do already have this canal Tow Path
 23 improvement grant that we received from the
 24 county, as well as from PECO to make -- to really
 25 be able to have a more of a connection from Main

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1 MR. MEYER: No, that's in Solebury.
 2 MS. LEE: Oh, yes, that's the foot
 3 bridge.
 4 MR. MEYER: Okay. That was the one
 5 that I had in mind, I think, when I wrote
 6 something to you.
 7 MS. LEE: Got it. Okay.
 8 MR. MEYER: Because that's one she
 9 could take a quick look at.
 10 MS. LEE: Okay. Right.
 11 MR. MEYER: Because that's something
 12 that DCNR's already approved anyway.
 13 MS. LEE: Right. And if -- you guys
 14 probably aren't aware, but on the west side of
 15 the canal on the Union Square side by the
 16 railroad tracks, there is existing path.
 17 ED DUFFY: There's a canal walk.
 18 MS. LEE: There is a canal walk. And
 19 it literally starts at Union Square and just kind
 20 of meanders down to almost to Bridge Street, but
 21 not quite. So it's this kind of island of a path
 22 back there that makes the effort of trying to
 23 start a trail, but never quite makes it to any
 24 kind of a destination so to say.
 25 MS. TACKETT: Right. So and I mean,

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1 you know, a crossing in that area could really
 2 sort of create this walking loop, right?
 3 MR. MEYER: Right.
 4 MS. TACKETT: Exactly. You know, and
 5 the fact that, you know, the applicant was -- you
 6 know, we're in the sketch plan phase and, you
 7 know, they seemed open to maybe providing a
 8 sidewalk. So I mean, it's possible that, you
 9 know, because we're early in this process, if we
 10 can come up with some things that the borough
 11 likes, we might be able to get them to kick
 12 something in to help. So if we can find some
 13 grant money, maybe they can help be a match and
 14 sort of kind of put something together that way.
 15 I mean, it will help them and it'll help the
 16 borough overall. So I think that's something
 17 that, you know, we can kind of explore a little
 18 more.
 19 MR. VOSS: Do we -- I mean, looking at
 20 it, as I think about that kind of access, it
 21 seems like Randolph is definitely preferable just
 22 because we don't have, you know, you have foot
 23 traffic, not going in between two sets of
 24 residential and if we could have a sidewalk on
 25 the nonresidential side of Randolph, just that

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1 space, it would give a transition for us to come
 2 across the canal. We could maybe even screen,
 3 depending on how you wedged things and twist the
 4 parking lot, you could put a -- well, you could
 5 put a really nice hedge that completely hides
 6 their parking lot than with thick growth from the
 7 residents on Randolph. And to me, I would be
 8 happier treating this parking lot as part of the
 9 commercially RB section without feeling like it's
 10 encroaching. And it's pushing up against a fixed
 11 parking lot we already have anyway that the town
 12 owns.
 13 I don't want to blacktop everything,
 14 but I mean, it just seems like if we put them
 15 next to each other -- I don't know. Like I said,
 16 I'm just brainstorming and trying to figure out
 17 how we can plan out how that a Randolph Street
 18 gets developed.
 19 MS. TACKETT: I guess I got a little
 20 impression that he wanted the green space more
 21 towards --
 22 MR. VOSS: Oh, I know what he's
 23 thinking.
 24 MS. TACKETT: -- where his people are
 25 staying.

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1 kind of thing seems like we're being considerate
 2 of the residents. They're parking along their
 3 street anyway potentially, so if we could move
 4 things. And then the first experience people
 5 would have coming down this street would be
 6 businesses. I guess, I was wondering does anyone
 7 know is the house behind the applicant's parking
 8 lot, was that a rental? I mean, was that being
 9 used as a rental or is there -- is it occupied?
 10 MR. MEYER: Frank made reference to it
 11 as single family residential. I've got no idea
 12 whether it's owner-occupied or not.
 13 MR. VOSS: When I've walked past there
 14 I don't know that I've -- it didn't look as
 15 occupied in recent weeks, but I didn't know if
 16 that's just my eye not seeing them.
 17 MR. MEYER: And it could be somebody
 18 who isn't around in the winter, we got a lot of
 19 those in this town.
 20 MR. VOSS: I guess part of the reason I
 21 was asking is I'm just starting to brainstorm
 22 here. They were talking about looking for green
 23 space and if that property were acquired by them
 24 and turned into a little park, it would be a
 25 beautiful transition. It would give them green

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1 MR. VOSS: I'm still willing to suggest
 2 it to him.
 3 MS. TACKETT: Yeah, absolutely,
 4 absolutely.
 5 MR. VOSS: If you have money to spend
 6 on the green --
 7 MS. TACKETT: Just stroll on down.
 8 MR. VOSS: But it is this beautiful,
 9 you know, grassy -- I mean, what a great park
 10 would that be. I mean, if it would be a town
 11 park attached to the state canal path, I mean, it
 12 would be really, really pretty there and it would
 13 give us a transition zone, you know, a landing
 14 spot for coming across the canal. Long-term
 15 plan.
 16 Did we do everything? Any other new
 17 business? So what things are next for us as far
 18 as -- is it in your court for the Bucks County
 19 planning and --
 20 MATTHEW WALTERS: Yeah. So I think
 21 we'll start -- I think what we'll do is have a
 22 recommendation on the design guidelines section,
 23 kind of our --
 24 MR. VOSS: So changes to --
 25 MATTHEW WALTERS: Yeah.

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1 MR. VOSS: -- to this and they were
 2 specific for New Hope?
 3 MATTHEW WALTERS: Well, even using your
 4 -- your existing, yeah. Kind of how we can
 5 incorporate those into the outer areas we'll give
 6 you a couple of options for that. That will be
 7 our next step and then after that, we'll start,
 8 you know, in earnest with the -- you know,
 9 overall updates to the zoning ordinance. We'll
 10 go chapter by chapter, you know, over the next
 11 few months.
 12 MR. VOSS: Beautiful.
 13 Any other new business?
 14 Do I have a motion for adjournment?
 15 MR. MEYER: So moved.
 16 MR. GIALIAS: I'll make that motion.
 17 MR. MEYER: Second.
 18 (Meeting concluded at 8: 43 p.m.)
 19
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1
 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
 15
 16
 17 TARA WILSON, C.R.
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