

BEFORE

NEW HOPE BOROUGH COUNCIL

In Re: Reorganization Meeting

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MONDAY, JANUARY 6, 2020

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

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1 MAYOR KELLER: If everybody would
 2 please rise for the Pledge of Allegiance.
 3 (Pledge of Allegiance was recited.)
 4 MAYOR KELLER: I want to welcome
 5 everyone. I think this is my, possibly my 12th
 6 reorg meeting, so I want to welcome you all and
 7 past president to my left, Connie Gering, I'm
 8 just filling her seat temporarily here.
 9 So I'll start off by letting you know
 10 that we -- I've received all three affidavits of
 11 residency for the three new council members that
 12 were re-elected and were elected. And I would
 13 like to start off -- the first thing we do is
 14 swear in the three newly elected council members
 15 and I'd like to start with Laurie McHugh, her big
 16 brother Judge McHugh is here and is going to
 17 administer her oath for her.
 18 JUDGE MCHUGH: Good evening, everyone.
 19 My name's Ray McHugh, I'm a judge in the Bucks
 20 County Court of Common Pleas in Doylestown, which
 21 gives me the authority to administer this oath to
 22 my baby sister, who I am very proud of.
 23 Please place your left hand on the
 24 bible, raise your right hand and repeat after me:
 25 (Oath administered to Laurie McHugh.)

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1 JUDGE MCHUGH: Congratulations.
 2 (Audience applause.)
 3 MAYOR KELLER: Now, I'd like to call
 4 Louise Feder.
 5 (Oath administered to Louise Feder.)
 6 MAYOR KELLER: Congratulations.
 7 (Audience applause.)
 8 MAYOR KELLER: Now, we'd like to call
 9 up our veteran, Kenny Maisel.
 10 (Oath administered to Ken Maisel.)
 11 (Audience applause.)
 12 MAYOR KELLER: Louise, if you came down
 13 and we'll do a photograph.
 14 Laurie.
 15 (Off the record while photograph was
 16 taken.)
 17 MAYOR KELLER: Before we get started,
 18 I'd like to ask for a nomination for the position
 19 of council president of New Hope Borough.
 20 Any nominations?
 21 MS. RETTIG: I nominate Connie Gering
 22 to be president of borough council.
 23 MR. MEYER: Second.
 24 MAYOR KELLER: Do I hear a second?
 25 Peter Meyer seconds.

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1 All in favor for Connie as council
 2 president, please say aye?
 3 COUNCIL MEMBERS: Aye.
 4 MAYOR KELLER: Any nays?
 5 Okay, 7-0.
 6 (Audience applause.)
 7 MAYOR KELLER: Now, I ask for a
 8 nomination for the position of council
 9 vice-president.
 10 MS. GERING: I'll nominate Dan
 11 Dougherty.
 12 MR. MAISEL: Second.
 13 MR. MEYER: Second.
 14 MAYOR KELLER: Connie seconded -- there
 15 was a second to Connie's nomination.
 16 All in favor of Dan Dougherty as
 17 vice-president of borough council?
 18 COUNCIL MEMBERS: Aye.
 19 MAYOR KELLER: Any nays? Looks like
 20 Dan wins it commandingly too.
 21 Congratulations, Dan.
 22 (Audience applause.)
 23 MAYOR KELLER: And then I need a
 24 nomination for the position of council president
 25 pro tem.

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1 MS. MCHUGH: I nominate Tina.
 2 MAYOR KELLER: We have a nomination
 3 from Laurie for Tina, can I get a second?
 4 MR. MAISEL: Second.
 5 MAYOR KELLER: Ken Maisel seconded.
 6 All in favor of Tina as president pro
 7 tem?
 8 COUNCIL MEMBERS: Aye.
 9 MAYOR KELLER: Any nays?
 10 Wonderful. Congratulations, Tina.
 11 Now, I get to pass the baton back to
 12 Connie, which I prefer to do.
 13 Connie, our new council president
 14 please come up and take over.
 15 MS. GERING: Next on the agenda is
 16 consideration to adopt a resolution designating
 17 various banking institutions as depositories.
 18 Can I have a motion for this?
 19 MR. DOUGHERTY: I'll make that motion.
 20 MS. GERING: Second?
 21 MS. RETTIG: I'll second it.
 22 MS. GERING: Any discussion from
 23 council?
 24 Any from the public?
 25 All in favor?

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1 COUNCIL MEMBERS: Aye.
2 MS. GERING: Next is consideration of
3 adopting a resolution appointing certain borough
4 offices and positions. One is borough manager as
5 EJ Lee; treasurer is Christina Szabo; interim
6 solicitor is Kilkenny Law; engineering is Gilmore
7 & Associates; labor attorney is Eckert Seamans;
8 zoning hearing board solicitor is High Schwartz;
9 civil service solicitor is Begley, Carlin &
10 Mandio; auditor is Barbacane Thorton; zoning
11 officer is Tackett Planning; build inspector is
12 Keystone Inspections; and for code enforcement is
13 Keystone Services.
14 Can I have a motion for approval?
15 MS. McHUGH: I'll make motion.
16 MR. MEYER: Second.
17 MS. GERING: Any discussion from
18 council?
19 Any questions from the public?
20 All in favor?
21 COUNCIL MEMBERS: Aye.
22 MS. GERING: Consideration to adopt a
23 resolution designating Ed Duffy as the chair of
24 the vacancy board for 2020.
25 Can I have a motion?

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1 MS. McHUGH: I'll make that next.
2 MS. GERING: Second?
3 MR. DOUGHERTY: Second. I'll make --
4 I'll second.
5 MS. GERING: Thank you.
6 Any discussion from council?
7 Any questions from the public?
8 All in favor?
9 COUNCIL MEMBERS: Aye.
10 MS. GERING: Congratulations, Ed.
11 ED DUFFY: Thank you.
12 MS. GERING: Consideration to adopt a
13 resolution setting the policy for receipt of
14 council meeting agenda items. And what this is,
15 in the past we've had potential people coming in
16 front of council who submitted their paperwork
17 three days or two days before the council meeting
18 and it does not give council adequate time to
19 review what we need to. So the new policy's
20 going to be, everything has to be submitted 10
21 days in advance.
22 Can I have a motion for approval?
23 MR. MEYER: So moved.
24 MS. McHUGH: I'll second.
25 MS. GERING: Any questions from

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1 council?
2 Any from the public?
3 All in favor?
4 COUNCIL MEMBERS: Aye.
5 MS. GERING: Consideration of
6 appointments to board and commissions. Zoning
7 hearing board Fran Ferrone for a five-year term
8 to expire December 2024; planning commission
9 Keith Voss for a four-year term, set to expire
10 December 2023, Nick Gialias for a four-year term
11 to expire December 2023; shade tree commission,
12 Gloria Broeker for a five-year term to expire
13 December 2024, Robert Margadonna as an alternate
14 for a five-year term to expire December 2024;
15 park and rec, Sally Blair for a five-year term o
16 expire 2024; appointments to the Free Library of
17 New Hope and Solebury Board of Trustees, Dan
18 Dougherty and Tina Rettig; school board community
19 liaison would be Ed Duffy.
20 Can I have a motion for approval?
21 MR. MEYER: So moved.
22 MS. GERING: Second?
23 MR. DOUGHERTY: I'll second.
24 MS. GERING: Any questions from the
25 council?

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1 Any from the public?
2 Yes, the gentleman in the rear.
3 COLIN JENEI: Hi. My name's Colin
4 Jenei. I'm a trustee of the library board. And
5 my question is really more of a statement, it
6 does end actually in a question.
7 I'm not here to debate the meaning of
8 the bylaws or the law, but just to look at the
9 word trustee, which is a person who owes a duty
10 to the library. We as trustees of things like
11 churches and elders of churches have a duty to
12 that thing, to that church, to that library. And
13 that is a duty that people like Ron Cronice, who
14 I've known through church for many years, and
15 other people on that board have. We have a duty
16 to the library. We raise money and fundraisers
17 and drivers. But what we're really doing, if you
18 think about it, is just begging people to give us
19 money. We're begging friends, we're begging
20 strangers, we're begging municipalities,
21 sometimes we're begging enemies.
22 And we beg for the support of these
23 people for the public library, 'cause I think
24 everybody agrees that a public library is a great
25 thing. Good friend of mine, I don't know if you

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1 know him or not Joe Luccaro, owns Holly Hedge, he
2 recently said in an e-mail to me that our public
3 library in New Hope is a jewel in our community.
4 And we on the library board certainly agree with
5 that.

6 I would argue that this is not an
7 advisory committee, but a completely separate
8 board with a very different purpose than the
9 municipality of New Hope Borough. It's not
10 unlike the zoning hearing board, which I know
11 have liaisons, but no one from council sits on
12 the zoning hearing board. We know that you on
13 council have a very hard job to do, it's a hard
14 job. I've seen it. I've been in front of many
15 boards, I've advised boards over the years. It's
16 a really difficult job and if done right, a huge
17 amount of time and effort is put into it. And we
18 understand that your duty is the way the public
19 support of great and valuable projects, whether
20 it be preserving space. Some townships, whether
21 it be the fire company, whether it be the public
22 library, we know that your job is to talk about
23 finances and taxes and budgets, and that's your
24 job.

25 Our job is a lot different. Our job is

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1 Commonwealth Libraries, which is basically the
2 head of the entire library system for the State
3 of Pennsylvania. They stated if there isn't
4 actually a vacancy on the board, there's no way
5 for anyone, even a funding municipality, to add
6 or replace a board member. And they would
7 certainly answer any further questions you might
8 have.

9 I also want to refer back to the letter
10 that we had sent to council, as well as the copy
11 of the commitment letter that we had also sent
12 forward for council to be aware of. And when we
13 had mentioned before, this would be a direct
14 conflict of interest with our -- by our bylaws,
15 which states in regard to fiduciary duty for
16 board of trustees members that they shall act in
17 the course of their duties solely in the
18 corporation's best interest without regard to the
19 interest of any other organization or person with
20 which they are related or associated; and shall
21 abstain from taking part in any transaction or
22 exploiting any opportunity if they cannot act
23 with undivided loyalty to the corporation.

24 I think by being members of the funding
25 municipality for our library, that would be a

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1 to be trustees to the library, to keep the
2 library strong and functioning, to keep it as the
3 valuable asset that it is in our community. I
4 would just ask you to consider what it means to
5 be a member of this board and a trustee, not just
6 a member of an advisory council, not just a
7 member of some group that is working with the
8 council here for the exact same purpose, but a
9 trustee from the library that is going to come
10 into this municipality and another municipality
11 and to many friends and neighbors and ask for
12 money so that we can continue with our valuable
13 purpose.

14 Thank you.

15 MS. GERING: Thank you.

16 Any other -- Polly Wood.

17 POLLY WOOD: Polly Wood, New Hope.

18 As I mentioned last time when I spoken
19 to all of you in December, I am concerned about
20 the nominations to the board for a couple of
21 reasons. The first being, that we have no
22 openings on the library board, we are at maximum
23 capacity. We contacted Sue Banks, the director
24 of The Bureau of Library Development and she
25 spoke with Glenn Miller, the deputy secretary of

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1 direct conflict of interest to be also asking for
2 funding from that. I also want to point out in
3 the annual commitment letter two parts which say
4 that you will actively assist the board in
5 securing adequate funding for the library's
6 future as a member of the board of trustees. And
7 that you would convey the library's work and
8 values to the community, as well as represent and
9 act as an advocate for the library. These are
10 important things to remember. Currently we have
11 no openings on our library board.

12 Thank you.

13 MS. GERING: Thank you.

14 Any other comments from the public?

15 Alison Kingsley.

16 ALISON KINGSLEY: Alison Kingsley, New
17 Hope, South Main. I guess my question to the
18 board is if in fact you approve putting Dan and
19 Tina on the board of the trustee or attempt to
20 put them on the board of trustees, how are you
21 going to deal with the legal issue that they
22 can't seat you on the board of trustees and
23 ultimately, as Connie -- or as Polly pointed out,
24 how are you going to deal with the conflict of
25 interest. I think you have a serious fiduciary

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1 conflict, which I think needs to be addressed
 2 before you move forward with that kind of
 3 appointment.
 4 MS. GERING: Thank you.
 5 Any other comments from the public?
 6 Yes?
 7 KRISTIN NAPOLI (phonetic): I'm Kristin
 8 Napoli, 10 Old Mill Road. I actually -- this is
 9 the first time I heard about the library board
 10 and I just -- I also just see a direct conflict
 11 of interest with deciding funding publically and
 12 then also being in charge of raising money. I'd
 13 be curious to learn more about it, but I do see
 14 potential for conflict of interest.
 15 And then secondly, I was wondering -- I
 16 actually don't know much about the community
 17 liaison role for the school district and I was
 18 wondering if somebody could expand upon that just
 19 very briefly?
 20 MS. GERING: Do you want to do that?
 21 MS. LEE: Sure. It's a designated
 22 person of the New Hope Borough community to
 23 attend and report back on different activities
 24 and topics that come out of the school district
 25 to have a more active role in trying to have a

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1 here last time, but everybody should've seen that
 2 letter that said there are no vacancies available
 3 on the board and that there is a clear conflict
 4 of interest. I don't understand why this is
 5 coming up again, when it's a clear conflict of
 6 interest. And I'm not hearing anybody got in
 7 touch with state to check on the legality of it,
 8 but it's coming up again. And you all heard
 9 about this -- Louise wasn't on the board. But it
 10 concerns me that there's just lack of response to
 11 trustees of the library.
 12 Nobody showed up the next night for a
 13 meeting when there was such concern about the
 14 finances. There's just something wrong with
 15 what's going on and I don't like it. And I don't
 16 like seeing the representatives just ignore
 17 people who are hard working and just say we're
 18 gonna do something when they've been told there's
 19 something wrong and you haven't told me the state
 20 says, no, we're wrong. The state there's
 21 something going on here, so somebody's got to pay
 22 attention to this.
 23 MS. GERING: Thank you. I think we're
 24 done.
 25 Dave, would you like to respond to all

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1 more cooperative effort between the borough and
 2 the school district.
 3 Is it a new position or --
 4 MS. LEE: Yes.
 5 KRISTIN NAPOLI: Okay. So it's
 6 official.
 7 MS. GERING: Yes, Mr. Duffy. Identify
 8 yourself.
 9 ED DUFFY: Happy New Years, everybody.
 10 Ed Duffy, 23 Arden Way, New Hope.
 11 I think the optics are very bad about
 12 having two council people on an independent
 13 board. I think it -- it defeats the purpose of
 14 independent individual boards. It just -- it
 15 just very -- looks bad and I don't think it will
 16 operate well. I think maybe the other people on
 17 the board will be intimidated knowing that they
 18 have two council people on it. And maybe you
 19 should reconsider that move.
 20 Thank you.
 21 MS. GERING: Thank you.
 22 Yes, Pam.
 23 PAMELA KERR: Pamela Kerr, 129 North
 24 Main Street. My concern is that a letter was
 25 read out loud to everyone, I think Dan wasn't

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1 this from a legal standpoint?
 2 MR. SANDER: It's -- let me clear my
 3 throat first.
 4 As I understand it, in discussions with
 5 the borough manager there were two persons
 6 appointed by the borough as interim members of
 7 the library board. And as interim members, they
 8 cease to serve as members once the borough makes
 9 its permanent appointments. The bylaws of the
 10 library state that the municipal officers of each
 11 municipality aiding in the maintenance of the
 12 library, shall -- meaning mandatory -- appoint at
 13 least two members -- I'm sorry, two of the
 14 trustees shall be known as municipal appointment.
 15 What this board is doing tonight is,
 16 it's appointing its two trustees to the board and
 17 that the previous persons who served in that role
 18 as interim members will no longer be on the board
 19 of trustees. It's our opinion, that there is no
 20 -- that a conflict of interest can only arise
 21 after the appointed members are serving on the
 22 board of trustees. There are rules in the bylaws
 23 that govern what can and can't be done by
 24 trustees, but there's nothing that says that you
 25 can't appoint a trustee because down the line

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1 there may be a conflict of interest. And I
2 believe that the appointees will act according to
3 the bylaws and we see no legal reason stopping
4 the council from appointing two members -- two
5 permanent members to the board of trustees.

6 MS. GERING: Thank you.

7 MR. SANDER: I apologize for my voice.

8 MS. GERING: That's all right.

9 We're going to take one more. Polly.

10 POLLY WOOD: Currently, just for
11 clarification, there are no interim members
12 currently on the board of trustees, they are all
13 full board members that have been vetted,
14 interviewed and voted upon.

15 Secondly, in our bylaws it says the
16 municipal officers of each municipality aiding in
17 the maintenance of the library, shall appoint at
18 least two of the trustees through municipal
19 appointments. It doesn't say two members of the
20 council that they shall appoint two of the
21 trustees. And the remaining trustees shall be
22 elected by a majority of the board of trustees.

23 MR. SANDER: That's correct, but it
24 doesn't say it can't be council members.

25 POLLY WOOD: How are they going to be

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1 several years have they not done this? And I
2 also might add they've never attended a single
3 board meeting.

4 MR. SANDER: Because they're not
5 trustees yet.

6 POLLY WOOD: All of our board meetings
7 are open to the public. Why can't they attend
8 the board meetings and ask whatever questions
9 they might have?

10 MR. SANDER: But that doesn't go to the
11 ability, the legal ability of the borough to be
12 able to appoint them as trustees. There's no
13 requirement that they attend previous meetings or
14 show a certain level of interest leading up to
15 their appointment as trustees.

16 POLLY WOOD: So not having a library
17 card or attending or using the library at all
18 makes one qualified to act on behalf of the best
19 interest of the library?

20 MR. SANDER: The fact that they are
21 residents of New Hope Borough qualifies them to
22 be appointed as trustees by this borough council.

23 POLLY WOOD: Okay. And so by removing
24 our marketing person, you're telling me, that
25 your two representatives are going to be able to

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1 in charge --

2 MR. SANDER: Well, they're not in
3 charge.

4 POLLY WOOD: No, no, no. Hang on.

5 MR. SANDER: They are two members of
6 the board of trustees.

7 POLLY WOOD: I haven't finished my
8 sentence.

9 MR. SANDER: Sure.

10 POLLY WOOD: How are they going to be
11 in charge of asking for funding, when they are in
12 charge of giving the funding? That's very much
13 like saying to the fox, would you please oversee
14 the hen house at night and make sure nobody's
15 coming in. And then the next morning when the
16 farmer sees that half the hens are missing, the
17 fox can say, nobody came in.

18 MR. SANDER: Well, what would prevent
19 the appointees from voting to fund the library as
20 they always have as members of council and also
21 operating in their own right to support
22 fundraising activities out in the community? Why
23 they can't they do both?

24 POLLY WOOD: So my question is, if
25 these people are so concerned, why for the past

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1 cover the role of marketing.

2 MR. SANDER: I don't know the answer to
3 that question, but they'll get the opportunity.

4 POLLY WOOD: Are they professionally
5 trained? Are you aware? Are they aware of all
6 that's required to do this?

7 MR. SANDER: We can continue down this
8 road. I'm not -- I don't have the answers to
9 your questions except that legally this council
10 has the ability to appoint two members to the
11 board and the two interim members will cease to
12 serve.

13 MS. GERING: All right. We're going to
14 go --

15 UNIDENTIFIED SPEAKER: Can I please
16 speak? Because I'm the person I think you're
17 going to kick off the board.

18 MS. McHUGH: You know, hold on a
19 second. Can we table this? We're going south
20 here.

21 ED DUFFY: Why are you going to table
22 it, it's a burning issue.

23 MS. McHUGH: We can workshop it.
24 There's a lot of issues here that I don't think
25 they should be discussed here.

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1 MS. GERING: Well, I think part of the
 2 issue was, and this is my understanding, this
 3 council was not aware that we could appoint
 4 anyone to your board until we received your
 5 bylaws earlier this year. And that's why in the
 6 past no one has ever been appointed, so that was
 7 part of the issue. And Solebury had the same
 8 thing. So that's it.
 9 So I guess the thing is, we can go all
 10 night, guys, okay. I think Dave gave you a legal
 11 opinion, I think we need to take a vote and we
 12 can move on.
 13 All right. So as we move over, we have
 14 a motion on the table.
 15 All in favor?
 16 MR. DOUGHERTY: Aye.
 17 MS. RETTIG: Aye.
 18 MS. GERING: All right. Who's
 19 abstaining? I mean, who's against it?
 20 MR. MAISEL: I would like to take this
 21 to a workshop or communicate this a little bit
 22 more.
 23 MS. GERING: Well, you've got all these
 24 other people we're voting on too.
 25 MS. McHUGH: We can't just remove the

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1 MS. McHUGH: I second that.
 2 MS. GERING: All right. Who's in favor
 3 then? We'll go down the table.
 4 MS. FEDER: Aye.
 5 MS. McHUGH: Aye.
 6 MR. MAISEL: Aye.
 7 MR. DOUGHERTY: Aye.
 8 MR. MEYER: Aye.
 9 MS. RETTIG: Aye.
 10 MS. GERING: All right. So the library
 11 will be tabled to next meeting.
 12 All right. So now we have a motion
 13 approving all the other appointments. Who's all
 14 in favor?
 15 COUNCIL MEMBERS: Aye.
 16 MS. GERING: Nos?
 17 Okay. Thank you. All right. The
 18 library is tabled again.
 19 Next, we have consideration of
 20 appointing the LGBT liaison for the police
 21 department and borough administration. That
 22 would be JoAnn Connell for borough administration
 23 and Chief Cummings to represent the borough
 24 police department.
 25 Can I have a motion for approval?

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1 library issue?
 2 MS. GERING: All right. Let's remove
 3 the library and we will do a motion separate --
 4 MR. MAISEL: I'm just one person here.
 5 I mean, I don't know if that's the consensus, I
 6 just think there's enough here that -- and it's
 7 such a -- the question I have and I don't even
 8 know relevant it is, our solicitor could probably
 9 identify. But were the two people that were
 10 interim, were they --
 11 POLLY WOOD: They're not --
 12 MR. MEYER: You can them not interim.
 13 MR. MAISEL: They were identified as
 14 interim somewhere along the line.
 15 POLLY WOOD: No, no.
 16 MR. MAISEL: I don't even know if
 17 that's relevant and I think we're going down a
 18 hole. I would like to see us table this for a
 19 couple of weeks and talk it through again.
 20 MS. McHUGH: I would too.
 21 MR. MEYER: Can I offer an amendment to
 22 the motion that is on the table that we approve
 23 all of the appointments with the exception of the
 24 appointment to the free library board, and that
 25 the free library board issue be tabled?

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1 MS. McHUGH: I'll make that motion.
 2 MS. GERING: Second?
 3 MS. RETTIG: I'll second it.
 4 MS. GERING: Any discussion from
 5 council?
 6 Any questions from the public?
 7 All in favor?
 8 COUNCIL MEMBERS: Aye.
 9 MS. GERING: Next we have the
 10 assignment to the boards for the council members.
 11 Park and Rec liaison will be Louise Feder; Shade
 12 Tree, Laurie McHugh; Finance Committee will be
 13 Dan Dougherty, Connie Gering and Tina Rettig;
 14 Historical Architecture Review Board will be Ken
 15 Maisel; Zoning Hearing Board will be Connie
 16 Gering; Planning Commission will be Peter Meyer;
 17 Parking Committee, Laurie McHugh, Connie Gering
 18 and Tina Rettig; Police Pension Board will be
 19 Connie Gering, Dan Dougherty and Tina Rettig.
 20 Can I have a motion for approval?
 21 MR. MEYER: So moved.
 22 MS. GERING: Second?
 23 MS. RETTIG: I'll second.
 24 MS. GERING: Any questions from
 25 council.

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1 Any questions from the public?
 2 All in favor?
 3 COUNCIL MEMBERS: Aye.
 4 MS. GERING: All right. Now, we have a
 5 consent agenda. Approval of the December 9, 2019
 6 workshop meeting minutes.
 7 Can I have a motion for approval?
 8 MS. McHUGH: I'll make that motion.
 9 MS. GERING: Second?
 10 MS. FEDER: I'll second it.
 11 MS. GERING: Any questions from
 12 council?
 13 Any from the public?
 14 All in favor?
 15 COUNCIL MEMBERS: Aye.
 16 MS. GERING: Consideration of approval
 17 of accounts payable for December 31st, 2019 in
 18 the amount of \$121,619.13; and payroll for
 19 December 20th, 2019 in the amount of \$70,350.75.
 20 Can I have a motion for approval?
 21 MS. McHUGH: I'll make that motion.
 22 MS. GERING: Any questions?
 23 Any from the public?
 24 All in favor?
 25 COUNCIL MEMBERS: Aye.

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1 Again, our zoning officer is here to
 2 answer any questions and anything that comes up,
 3 please feel free.
 4 Go for it, Ralph.
 5 RALPH FEY: Ralph Fey from Ralph Fey
 6 Architects.
 7 JENNIFER SOFIA: Hi. I'm Jennifer
 8 Sofia, from Landmark Developers.
 9 MARK BAKER: Mark Baker from Ralph Fey
 10 Architects.
 11 RALPH FEY: So thank you again for
 12 seeing us. I know we've been taking up a lot of
 13 your time with our application. We do have
 14 several pages that are not in that packet that
 15 are responses to feedback that we've already
 16 received. And with your permission, we'd like to
 17 the opportunity to hand those out at the
 18 appropriate time. They include adding a sidewalk
 19 along 41 North Main. It was requested in an
 20 earlier review, which impacts the number of
 21 parking spaces and reduces them. Most of them
 22 are of that type, lowering the roof height on the
 23 3, 5, 7 building so it didn't -- wasn't as high
 24 as what's in your packet. So I guess I'm going
 25 to need to know if we can hand those out when we

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1 MS. GERING: All right. Next is 3, 5,
 2 7 West Bridge Street, Landmark Developers.
 3 MS. LEE: So as the applicants are
 4 coming up, there are three sketch plans reviews
 5 on the agenda; 3, 5, 7 West Bridge, 41 North
 6 Main, 21 West Bridge. These are all by the same
 7 applicant. They were reviewed at the November
 8 Planning Commission meeting for their sketch plan
 9 review. Please keep in mind that this is just a
 10 sketch plan review, this is not a professional
 11 review. These are just very preliminary ideas
 12 that they have submitted to the borough.
 13 In the packet in front of you, you have
 14 the zoning officer's preliminary review letter of
 15 what the sketch plan was that was submitted with
 16 some ideas of some of the concerns that are --
 17 that the applicant should address down the line.
 18 The packet that's in front of you is actually the
 19 same packet that the Planning Commission reviewed
 20 at their November meeting that we will also be
 21 seeking feedback from this council so that the
 22 applicant can take the feedback from both the
 23 planning commission and the council to decide how
 24 they would like to move forward with their plans
 25 in the long term.

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1 get there or you only want us to go through
 2 what's in the packet.
 3 MS. LEE: Well, yeah, just what's in
 4 the packet that was submitted previously that the
 5 council's had a chance to review. But real
 6 quick, I'm sorry, 3, 5, 7 West Bridge, for
 7 everyone here, if I can just give a quick
 8 synopsis on what that project entails. And I'm
 9 just reading from what the zoning officer's
 10 already provided.
 11 It's an existing two-story building
 12 that contains two retail spaces on the first
 13 floor and two apartments above. The property is
 14 in CC commercial and the existing building is
 15 nonconforming to the front yard and side yard.
 16 The applicant proposes to demolish the rear
 17 portion of the building, keep the existing retail
 18 space and construct a rear three-story addition
 19 larger than the current building footprint which
 20 will be converted to an inn use and contain 13
 21 guest rooms associated with the Logan Inn and the
 22 Mansion Inn.
 23 The applicant indicates that the
 24 building expansion will remain within the setback
 25 but does not indicate if the property will be

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1 compliant with other requirements. This was the
 2 one with the parking. No off-street parking is
 3 proposed on this subject parcel, but I believe
 4 the applicant recommended -- included that they
 5 would have valet parking in association with 41
 6 North Main, which is the second sketch plan that
 7 will be discussed next.
 8 Did I miss anything?
 9 MS. TACKETT: Excuse me. So I think
 10 the valet parking is associated with the Logan.
 11 Is that right?
 12 RALPH FEY: It is.
 13 MS. TACKETT: They'll just be parking
 14 on 41 North Main just -- the plan is to sort of
 15 interconnect all of these properties.
 16 MR. DOUGHERTY: Ralph, just a quick
 17 question for the record. There's a letter we
 18 have before us dated November 27th from Tracy
 19 Tackett to EJ. Do you have that -- this letter?
 20 Do you have a copy of it? And have you had a
 21 chance to review it and do you generally agree
 22 with its contents? So we don't get into well,
 23 that was somebody else's perspective and we
 24 didn't realize that that was your perspective,
 25 that type of stuff. Do you have a copy of this

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1 are dated the 27th.
 2 JENNIFER SOFIA: Well, there's one for
 3 each property.
 4 RALPH FEY: One for each property.
 5 MR. DOUGHERTY: I was talking the one
 6 she was -- EJ was just reading from, which is the
 7 3, 5, 7 West Bridge letter. We haven't gotten to
 8 the other ones.
 9 RALPH FEY: We're fine with this
 10 letter.
 11 MR. DOUGHERTY: You're fine with the
 12 letter. So that's what I needed to know, so we
 13 can't -- we will not have to go back to any of
 14 the factoids in this are not in dispute; 13 units
 15 is an accurate number?
 16 RALPH FEY: Correct.
 17 MR. DOUGHERTY: Perfect. Thank you,
 18 Frank (sic). Thank you.
 19 RALPH FEY: Thank you.
 20 MS. GERING: Any ques -- go ahead.
 21 RALPH FEY: Would you like us to give a
 22 brief description of the basic moves?
 23 MS. GERING: Yes.
 24 RALPH FEY: Oh, Mark will point to
 25 things and I will stay seated.

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1 letter?
 2 RALPH FEY: We have a copy of that
 3 letter.
 4 MR. DOUGHERTY: Okay. And is the
 5 substance of the letter -- do you understand the
 6 substance of the letter and do you agree with the
 7 substance of the letter? So we can say that this
 8 is at least common agreement the left language at
 9 this time.
 10 RALPH FEY: I believe there was a
 11 question as to this letter properly understood
 12 the number of units being added to 3, 5, 7. So
 13 there is a couple of comments we have on this
 14 letter.
 15 MR. DOUGHERTY: I would those comments
 16 from you before we start driving into any of your
 17 presentation. Because this is what we have
 18 before us, Ralph. I notice somebody grimaced
 19 over at the table when something was -- EJ was
 20 reciting something, I picked some sort of facial
 21 expression up that there was something off of
 22 this letter that you folks didn't completely
 23 agree with, I'd like to know if that's the case,
 24 what those things are.
 25 RALPH FEY: So we have two letters that

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1 MS. LEE: Yeah. They do have a
 2 presentation that they put together based on this
 3 application, which Mark has. Do you want to go
 4 ahead and -- those are your files.
 5 MARK BAKER: Can I put this in there?
 6 MS. LEE: Yes, of course.
 7 RALPH FEY: So what you're looking at
 8 is the plan showing in gray, West Bridge Street.
 9 The gray is the existing two retail spaces, each
 10 with their own entrance and then to the left of
 11 that is another entrance, which is also existing
 12 that is the entrance for the current guest rooms
 13 above.
 14 Mark, can you point to the dotted line
 15 of the existing footprint of the building? It's
 16 the purple line. And on that drawing, Mark, can
 17 you tell us what the square footage of additional
 18 area is on the first floor? I believe it's 421
 19 square feet.
 20 MARK BAKER: Correct.
 21 RALPH FEY: Can you point to the
 22 additional area that's being added to the rear?
 23 Can you also point to the setbacks and show that
 24 amount of new construction is within the setbacks
 25 of the existing site?

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1 Right.
 2 So coming to summarize, there is a 421
 3 square foot addition to the rear of the existing
 4 building. Some of that is being reconstructed
 5 because the area -- part of it's in gray, it was
 6 very poorly built, a series of additions out of
 7 wood, and they will be reconstructed.
 8 Can we go to the next image?
 9 So this is levels two and three. It is
 10 currently a three story building. It will remain
 11 a three-story building. And you're looking at
 12 the large numbers, each number represents a guest
 13 room. We will be putting a stair at the rear of
 14 the property.
 15 MR. DOUGHERTY: Can I interrupt one
 16 second? It says existing condition, what am I
 17 missing, Tracy? This says the subject property
 18 contains an existing two-story building. You
 19 just said three-story building.
 20 RALPH FEY: Then I guess I don't agree
 21 with that.
 22 MR. DOUGHERTY: I'm just -- is it
 23 two-story or is it three-story?
 24 MS. TACKETT: I will defer to them. I
 25 think that --

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1 thing is, I think I noted 13 rooms and it looks
 2 like there's 14 on this plan.
 3 MR. DOUGHERTY: Well, 14's more than
 4 13.
 5 MR. MEYER: There are 14 on that plan.
 6 MR. DOUGHERTY: Is that a room or is
 7 that just a --
 8 MS. TACKETT: Well, there's a count up
 9 to 14 on this illustration.
 10 MR. DOUGHERTY: Maybe some number is
 11 missing.
 12 MR. MAISEL: I don't see the numbers
 13 one and two.
 14 MS. MCHUGH: I think those are on the
 15 first floor.
 16 MR. DOUGHERTY: Oh, one and two --
 17 MR. MAISEL: One, two and three are on
 18 another floor.
 19 MS. GERING: Can I ask a quick
 20 question? So are you looking to raise that floor
 21 where it's a little cubby hole right now and make
 22 more rooms up there?
 23 RALPH FEY: No.
 24 MS. GERING: Okay. So why are you
 25 calling it a three-story when it's only two story

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1 RALPH FEY: It presents to the street
 2 as --
 3 MS. TACKETT: As a two-story.
 4 RALPH FEY: -- two floors plus a roof.
 5 MR. DOUGHERTY: This is where we get
 6 into the --
 7 RALPH FEY: But there are actually
 8 rooms in that third floor.
 9 MR. DOUGHERTY: In the peaky thing at
 10 the top.
 11 RALPH FEY: In the attic, if you will.
 12 MR. DOUGHERTY: In the attic. So is it
 13 two stories or three stories. Is that livable
 14 space? This is how we get into the thing like --
 15 RALPH FEY: It is. So --
 16 MR. DOUGHERTY: -- we're not really
 17 increasing the number of floors.
 18 MS. TACKETT: So we don't have that
 19 level of detail. So I think, you know, visually
 20 from the street, like Ralph says, it looks like a
 21 two-story. It sounds like they are going to fill
 22 out that third story.
 23 MR. DOUGHERTY: Yeah, uh-huh.
 24 MS. TACKETT: So right, so that's
 25 something to contemplate and I think the other

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1 with an attic.
 2 RALPH FEY: Two story with an attic
 3 works for me.
 4 MR. DOUGHERTY: I love that.
 5 RALPH FEY: So I, again, will say that
 6 in front of me are updated plans based on some
 7 feedback received. And one of the things that
 8 the updated plans have is one less room.
 9 MR. DOUGHERTY: So how many -- the
 10 updated is 12 now?
 11 RALPH FEY: Thirteen. It is correct.
 12 MS. LEE: Which matches the original
 13 application.
 14 RALPH FEY: It is correct that --
 15 MS. RETTIG: Right, but --
 16 RALPH FEY: -- 14 is shown there.
 17 MARK BAKER: (Inaudible).
 18 THE REPORTER: One at a time, please.
 19 RALPH FEY: Mark?
 20 MARK BAKER: There is no three on this
 21 level, three was omitted, so fourteen is actually
 22 thirteen. There was a room in this area that
 23 became lobby in this plan and the 14 did not go
 24 13 on those plans, I believe it's been revised
 25 since, but --

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1 RALPH FEY: So we have a 14 in our
 2 plan, but we actually only show 13.
 3 MR. DOUGHERTY: So there's 13 rooms.
 4 RALPH FEY: There was 14 on our drawing
 5 at one point way back, but we enlarged the lobby
 6 so the lobby could coalesce with some of the
 7 retail space and provide more first floor common
 8 area, common retail.
 9 MR. DOUGHERTY: Ralph, I -- the one
 10 thing -- I like the idea mostly in the back it's
 11 encroaching to the rear end of other people's
 12 property, so those people have to -- but part of
 13 the purpose of setbacks is to keep houses
 14 separate from one another to a certain extent for
 15 fire jumps and stuff like that. This would be
 16 reduce the amount the space between these
 17 properties and the Mansion and everything else.
 18 There would be less dead air space, the fire
 19 would jump from one to the other much easier,
 20 because they're much closer to one another.
 21 The materials that you'd be using to
 22 construct these -- the addition on the back end
 23 of these, would they would -- you know, you're
 24 going to come before HARB and they're going to
 25 say oh, you have to use wood clapboard, I would

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1 board wishes us to specifically do above what I
 2 just said is required of us, we would do and
 3 happily to do.
 4 MR. DOUGHERTY: Our concern is
 5 obviously we have a small town, lots of wood
 6 buildings very close together. So anything you
 7 could do to this that would go the extra mile to
 8 make that less --
 9 RALPH FEY: And this would then --
 10 MR. DOUGHERTY: -- fire jumpy, if you
 11 -- exactly.
 12 RALPH FEY: -- be the appropriate time
 13 to let you know that we will be sprinklering the
 14 building. It is currently not sprinklered. It
 15 will be a commercial sprinkling system not a
 16 residential sprinkler system, which require us
 17 bringing in other line, a four inch line, which
 18 it currently is not. So all the common areas and
 19 all the public rooms will be sprinklered. If
 20 that -- I think that's addressing the direction
 21 of what you're saying.
 22 MR. DOUGHERTY: Thank you.
 23 RALPH FEY: Sorry about the room count
 24 issue.
 25 Can we go to the next drawing? So can

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1 hope that they would not be -- that they would be
 2 less flammable than the existing back of the
 3 building.
 4 RALPH FEY: I understand your question
 5 and Mark will point to the two adjacent buildings
 6 that are loosely shown in the plan. The building
 7 to the left ends about where our stairwell ends.
 8 And we share your concern that the building that
 9 as it is currently erected may not provide enough
 10 fireproof slash separation. There are rules
 11 about percentages of glass, it is a 30 percent
 12 rule. But we also can then take that glass and
 13 make it a one hour rated glass, which is not
 14 required. On the other side, mark will point to
 15 the other building.
 16 And try not to push on the screen.
 17 And, again, the buildings to each side
 18 are rather close and this is our opportunity
 19 improve the different materials. To the rear,
 20 though, we have about 40 foot to the Mansion and
 21 that's not a likely candidate for a fire to jump
 22 from there to there. Far more likely it's gonna
 23 go side to side.
 24 MR. DOUGHERTY: Okay. Thank you.
 25 RALPH FEY: Certainly anything that the

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1 we go to the street first, please?
 2 So on the upper part of elevation two
 3 drawing you're seeing here, that is exactly what
 4 the buildings looks like from the front now. The
 5 photos of the street are not in your packet, they're
 6 in this and if you wanted us to pass around the
 7 existing photos if it's helpful, we could.
 8
 9 MS. RETTIG: I would like to see them.
 10 RALPH FEY: But I can certainly just
 11 hold them up. I don't even know that when we
 12 submitted this, we understood that all the
 13 existing conditions needed to be in the packet.
 14 So what I've just given you is some photos taken
 15 of the subject property from Bridge Street and
 16 from the rear, I'll hand out some additional
 17 photos.
 18 MS. GERING: Ralph, just for future
 19 reference, we've been trying to put some systems
 20 in place so that council can get a real good
 21 concept of what's going on. In the future if
 22 that material is not in our packet, it's going to
 23 be excluded from your presentation.
 24 RALPH FEY: And I'm happy not to hand
 25 it out. So understand this presentation was

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1 created in October 12th, so it's been floating
 2 around here for a while.
 3 MR. DOUGHERTY: Here? Did we have it
 4 before? Did we -- did this governing body have
 5 copies of this stuff?
 6 RALPH FEY: Not the photos of the
 7 existing, just the photos of the design.
 8 MR. DOUGHERTY: And what happens is, we
 9 frankly we get -- we like to read the stuff in
 10 advance and it's to your client's advantage also
 11 because we can -- it's much better than trying to
 12 do this on the fly.
 13 RALPH FEY: No question. It's better
 14 for us to include all of the background
 15 information and we will so in the future,
 16 understood. So the purpose to show you the
 17 drawing of the elevation and also show you the
 18 photo of the elevation is to show it from the
 19 Bridge Street elevation. The main building
 20 exists with the roof and everything with the
 21 addition of a new dormer. Mark's gonna point to
 22 new dormer.
 23 So there are rooms up there now, the
 24 new dormer will allow the rooms to have
 25 egressable windows, which although there are

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1 MR. DOUGHERTY: So the front facade,
 2 that peak --
 3 RALPH FEY: The front is like this --
 4 MR. DOUGHERTY: -- will then be --
 5 RALPH FEY: -- the back will be like
 6 this.
 7 MR. DOUGHERTY: -- will be flat after I
 8 see the top of that peak would go sort of more
 9 like a -- it will be --
 10 RALPH FEY: Not flat.
 11 MR. DOUGHERTY: Not flat it'll be --
 12 it'll drop down?
 13 RALPH FEY: So, again, Mark can point
 14 to the roof behind that it's in this
 15 presentation. You see it, it's a little taller
 16 by about four feet than the building in front and
 17 we can give you more detail on that. Although I
 18 will tell you that since we have made this
 19 presentation and have received some minor
 20 feedback in our last working session, we have
 21 lowered that. That is not in your packet, it is
 22 here. But we understand and heard your concerns
 23 and have lowered that roof to be commensurate
 24 with the roof in front. So although there it
 25 sticks up, it will not.

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1 rooms on the third -- in the attic, they do not
 2 have egressable windows, so this is again an
 3 opportunity for us to make a code compliant exit
 4 window in the rooms that are already there.
 5 MS. GERING: I have a quick question
 6 for you. Now, this is the front of the building,
 7 correct?
 8 RALPH FEY: Bridge Street.
 9 MS. GERING: Is this the existing
 10 building?
 11 RALPH FEY: Yeah.
 12 MS. GERING: So you're going to add
 13 dormer, so you can finish off the attic and have
 14 more rooms, is that --
 15 RALPH FEY: It's already finished.
 16 There's already rooms up there.
 17 MS. GERING: So you're not raising the
 18 roof at all or anything like that?
 19 RALPH FEY: No.
 20 MS. GERING: Okay. Thank you.
 21 MR. DOUGHERTY: Are you squaring the
 22 back of that roof off?
 23 RALPH FEY: So it will merge with the
 24 addition that we're putting in there, so I will
 25 say, yes, to your question. Though the --

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1 MR. MEYER: Will that be a flat roof?
 2 RALPH FEY: It will not it will just
 3 have less pitch.
 4 MR. MEYER: Just have less pitch.
 5 Thank you.
 6 RALPH FEY: I think the drawing that's
 7 below that is the drawing from the left side, as
 8 you're looking at it from Bride Street, right
 9 side, sorry. Mark is going to point to the front
 10 of Bridge Street side. So the building that you
 11 see --
 12 Mark, can you point to the existing
 13 there, there, there. Yeah.
 14 So that's the existing building and
 15 what you can see not there, but all the way to
 16 the rear, is the addition. Part of that addition
 17 is already there is being constructed and about
 18 eight feet of it are being added. Again, you see
 19 here that it's taller. We are proposing -- when
 20 we drew this, we were proposing a taller, but we
 21 are now providing a pitch of the roof chain to
 22 not be not taller than the building in front.
 23 MS. GERING: I have a quick question.
 24 I see a peak here. If you go at the very top and
 25 then you got the side -- yes. And then you have

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1 the side drawing with the building, the way it's
 2 shaded -- no, go back to the top picture, go to
 3 the far left. See that? That looks taller. And
 4 the reason I'm asking this question is we've
 5 gotten so many complaints about another project
 6 of yours in town that we were not aware that it
 7 was going to loom like it did and this is my big
 8 concerns that if -- this could end up being the
 9 same mistakes that was made in the past.
 10 RALPH FEY: So as not to challenge your
 11 preference, not to see the drawing that I brought
 12 with me, I can only tell you that the drawing I
 13 brought with me, we've lowered that roof.
 14 MS. GERING: And not to be insulting --
 15 RALPH FEY: Because you gave us that
 16 feedback in the last meeting and we tend to be
 17 proactive.
 18 MS. GERING: Okay. And, Ralph, not to
 19 be insulting, you heard our feedback at the last
 20 meeting. You've had this since October, so why
 21 were those changes not made so council could have
 22 a true picture of this --
 23 RALPH FEY: We actually --
 24 MS. LEE: I --
 25 RALPH FEY: We actually tried to submit

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1 so that they can kind of get both groups quickly
 2 and then they can incorporate all the comments.
 3 So that was part of the challenge too.
 4 MS. GERING: Okay. Thank you.
 5 RALPH FEY: Mark, you want to go to the
 6 other side of the building and the rear.
 7 So the top is the rear of the building
 8 facing the Mansion Inn. You'll see it has a
 9 similar look to the side of the building, it's a
 10 gable-ended roof line, and it's two stories plus
 11 the attic, if you will. And on the left side of
 12 that --
 13 Mark, can you point to the stair tower.
 14 -- is a stair tower that connects all
 15 the floors that allows you to walk from the
 16 Mansion or from the Logan parking lot in the door
 17 and up the tower into the guest rooms. The tower
 18 is -- we're using the word tower because it is a
 19 vertical stair that moves up through there that
 20 has glass on it.
 21 The drawing at the bottom is the left
 22 side elevation.
 23 Mark, if you could point to Bridge
 24 Street and if you could point to the existing
 25 building.

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1 it, it was not accepted.
 2 MS. LEE: So what had happened was
 3 that, the planning commission had already
 4 received the plans and they had given their
 5 feedback based on those plans. We -- Tracy had
 6 also done reviews on those same plans, which is
 7 the letter before you. Since then, they did,
 8 they did proactively try to make the changes to
 9 present council with a different set of plans.
 10 But what happens then is, the plans that you're
 11 reviewing are different from what the planning
 12 commission has reviewed. And for the sake ever
 13 consistency from what the planning commission has
 14 reviewed and what the council has reviewed, they
 15 would be able to take all of that together and go
 16 back and present another drawing for both the
 17 planning commission and the council to review
 18 when they are ready to move forward with the more
 19 formalized plan.
 20 MR. DOUGHERTY: I like that.
 21 MS. GERING: Okay.
 22 MS. TACKETT: If I might just add, I
 23 mean, with the holidays this kind of got extended
 24 it out. So typically we would try to get this
 25 right from the planning commission on to council

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1 And the piece that Mark is now pointing
 2 to is another stair tower. We need two means of
 3 egress. It is a part of the building that exists
 4 in plan, but we have adjusted the height of that
 5 roof to fit the top of the tower. And then
 6 behind that is, again, the reconstructed
 7 addition, which will be lower in our next
 8 iteration.
 9 MR. DOUGHERTY: So both those two left
 10 side -- the left peak and the middle peak, if you
 11 will, will be lower in the next iteration it
 12 sounds like.
 13 RALPH FEY: Yes.
 14 MR. DOUGHERTY: Okay. Thank you. But
 15 this side of the building, for all intents and
 16 purposes, is not viewable, is that right?
 17 Because there's a building sitting next to it,
 18 right?
 19 RALPH FEY: Both --
 20 MR. DOUGHERTY: I mean, there's --
 21 RALPH FEY: -- sides of the building
 22 have buildings less than 10 feet away and the
 23 most viewed side would be the front, which we are
 24 intending to preserve in its entirety.
 25 MR. DOUGHERTY: And the back of the

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1 building is not viewable generally by the public
 2 unless they're staying over on Ferry Street and
 3 looking across --
 4 RALPH FEY: Across the bridge.
 5 MR. DOUGHERTY: -- perhaps half a block
 6 away.
 7 RALPH FEY: It's a limited view.
 8 MR. DOUGHERTY: Right.
 9 RALPH FEY: And I guess are there any
 10 other drawings in this? That covers that.
 11 MS. GERING: Thank you. You want to go
 12 to your next one, since you're next on the
 13 agenda.
 14 RALPH FEY: Let's see if I get the room
 15 numbers right this time.
 16 MR. MEYER: You can have the
 17 photographs back if you need them.
 18 RALPH FEY: Is the next one 41?
 19 MS. GERING: 41 North Main is next.
 20 RALPH FEY: Okay. So do you want to
 21 summarize the 41 North Main approach or do you
 22 want to --
 23 MS. LEE: Sure. Or maybe, Tracy, do
 24 you want to take it from here on?
 25 MS. TACKETT: That's fine. Let me just

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1 to the general requirements?
 2 MS. TACKETT: So it's one per room, one
 3 space per room plus one space per two employees.
 4 MR. DOUGHERTY: Okay. So generally
 5 maybe 14, 15 spots, somewhere like that.
 6 MS. TACKETT: Correct, correct.
 7 MR. DOUGHERTY: Now, because the rooms
 8 are -- there's so much redoing and reorganizing
 9 of the thing, there's also two retail spaces that
 10 are going to remain in the first floor, is that
 11 true?
 12 MS. TACKETT: Correct.
 13 MR. DOUGHERTY: Those then would lose
 14 their grandfathering, is that correct, relative
 15 to their need for parking?
 16 MS. TACKETT: No. So --
 17 MR. DOUGHERTY: That's a question.
 18 MS. TACKETT: Yeah. So the two retail
 19 spaces would most likely be grandfathered still.
 20 MR. DOUGHERTY: Still they would remai
 21 -- keep them. So we are really only talking
 22 about 13 --
 23 MS. TACKETT: Correct.
 24 MR. DOUGHERTY: -- for the rooms plus
 25 one maybe for the --

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1 turn to it.
 2 MR. DOUGHERTY: Tracy, before you do
 3 the other, the 3, 5, 7 with regard to 13
 4 additional rooms, let's suppose the -- forgot
 5 about the Logan, the Mansion and the Odette's and
 6 the Playhouse rooms. Let's suppose right now
 7 that's a two bedroom -- there's two one-bedroom
 8 apartments up there and there's two retail
 9 spaces, now's there's going to be two retail
 10 spaces and thirteen rooms.
 11 RALPH FEY: It's an additional 10.
 12 MS. TACKETT: Correct.
 13 MR. DOUGHERTY: An additional -- well,
 14 13 hotel rooms as opposed to a one bedroom
 15 apartment.
 16 MS. TACKETT: Right.
 17 MR. DOUGHERTY: Those one bedroom are
 18 grandfathered, they're going away, so it's not an
 19 additional 10, it's 13, right?
 20 RALPH FEY: Yes. We are proposing to
 21 relocate them to this --
 22 MR. DOUGHERTY: I understand. So where
 23 I was going with this is the question is,
 24 relative to 13 additional rooms in the borough,
 25 what would be the parking requirement according

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1 MS. TACKETT: Possibly.
 2 MR. DOUGHERTY: Somebody working there?
 3 MS. TACKETT: Correct.
 4 MR. DOUGHERTY: So we need 14 spots.
 5 MS. TACKETT: That's correct.
 6 MR. DOUGHERTY: Thank you.
 7 MS. TACKETT: That's right. And, you
 8 know, what I might just sort of add, you know,
 9 with a sketch plan, you know, this is really the
 10 conceptual process, right. So you really want to
 11 sort of think about this big picture and is this
 12 the use you want to see there. Okay? And the
 13 other thing that we haven't really gotten into --
 14 And, Ralph, you might want to get into
 15 it --
 16 -- is the interconnection of this
 17 property with the Logan Inn, the Mansion Inn.
 18 There's kind of this master plan and it's been
 19 done piecemeal kind of so far and I think it's
 20 important for you to sort of look at the big
 21 picture, the interconnections because -- because
 22 there's no parking on this property, right. So
 23 nobody's going to be able to drive there. So the
 24 intent is for them to drive to the Logan Inn,
 25 valet park, check in and then they'll walk to the

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1 3, 5, 7 building is how it's been explained.
 2 So, you know, you really want to sort
 3 of take a look at how all this interconnects and
 4 definitely keeping the parking, you know, in the
 5 forefront and how that's all going to play out.
 6 And Ralph's going to get into the next property,
 7 which they're hoping to accommodate some of this
 8 parking on.
 9 MR. DOUGHERTY: Thank you.
 10 RALPH FEY: Thank you.
 11 I can also add something that will only
 12 add to frustrate you, that we do have the
 13 interconnected colored plan of all the buildings.
 14 It is not in your packets, but it was developed
 15 as an output of what Tracy just suggested that we
 16 needed to look at the whole piece.
 17 MS. LEE: I think Mark has it at least
 18 project so that you can just see.
 19 RALPH FEY: And I can -- do you want me
 20 to hand these three out or just wait for Mark to
 21 project it?
 22 MR. DOUGHERTY: From a zoning
 23 perspective, I mean, safety and public safety, if
 24 we have people walking from Sally Good -- from
 25 the Ferry Street property, which is becoming

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1 interconnected plan and how it all works
 2 together. You know, because one of the things,
 3 you know, that EJ and I had talked about is
 4 keeping track of all the parking, right? I mean
 5 --
 6 MR. DOUGHERTY: Right. It's my
 7 impression that the Logan's parking lot has been
 8 counted four or five times already.
 9 MS. TACKETT: And that might be and so,
 10 you know, you really do need to get a master list
 11 and kind of figure out precisely what's going on
 12 and what's going where. So we've started that
 13 process and we'll keep working with the applicant
 14 to develop that.
 15 MS. GERING: Thank you.
 16 MS. RETTIG: On your colored plan here,
 17 everything that is in what I'm going to call,
 18 brick red, is that a proposal of a sidewalk or is
 19 that --
 20 RALPH FEY: Brick sidewalks.
 21 MS. RETTIG: Brick sidewalks?
 22 RALPH FEY: Brick connected walkways
 23 for pedestrians.
 24 MS. RETTIG: So everything that is
 25 brick red on here would be a sidewalk for

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1 rooms, there's a spa that has rooms, and now is
 2 the goal to have those people walking through the
 3 Logan Inn's parking lot to get to these rooms? I
 4 mean, I understand --
 5 MS. TACKETT: That's my understanding,
 6 yes. And so I think that's I'm saying, you know,
 7 we want to look at the interconnected plans and
 8 how that pedestrian circulation is going happen.
 9 MR. DOUGHERTY: Is that -- would that
 10 be almost a separate application? I'm out of my
 11 comfort zone here.
 12 MS. TACKETT: So it's not technically
 13 going to be an application in itself because each
 14 parcel is separate, but what I would say is, you
 15 could certainly say before we approve any one
 16 additional of these, we want to see the master
 17 plan to make sure that you're good with the
 18 proposed interconnection. I know that, you know,
 19 Ralph has developed some -- and, you know, kind
 20 of incorporated planning commission comments
 21 already, especially crossing Ferry Street and
 22 that sort of thing.
 23 So as, you know, you're giving that
 24 feedback, you can certainly encourage them that
 25 they're -- that you're going to want see this

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1 pedestrian use?
 2 RALPH FEY: Designated sidewalk,
 3 protected when we needed to. You see it crossing
 4 the street and then going up to the Sally Goodman
 5 building. We selected that as the safest place
 6 that we thought would you have ample time to see
 7 someone crossing as you were coming across the
 8 bridge. So these are the first past
 9 considerations of bringing that level of
 10 pedestrian interconnected pedestrian safety to
 11 the approving of this whole plan.
 12 MR. MAISEL: Is there any
 13 interconnection between the Mansion and the Logan
 14 parking lot?
 15 MR. MEYER: Yes.
 16 MR. MAISEL: Are they going to be
 17 contiguous from a parking standpoint? I see --
 18 because your application, the Mansion, a year ago
 19 it's been I guess, did not include the
 20 contemplation of that connection.
 21 RALPH FEY: Sure. So Mark is going to
 22 bring that up, I will answer it and then we'll
 23 try to graphically show you. The proposal now is
 24 to close off the entrance to the Mansion from the
 25 right-of-way that is currently entered from

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1 between the buildings off of Broad Street --
 2 Bridge Street. In the closing off, it will be
 3 done with a gate of sorts. And the only access
 4 to the Mansion property will be from the parking
 5 lot of the Logan Inn. Vehicularwise, the parking
 6 lot at the Logan Inn will have cars parked there
 7 and then moved offsite to let's just say offsite
 8 parking until I can tell you exactly. I think
 9 we're ready to say that today. And then there is
 10 another, I'm going to say eight spots, linked to
 11 the Logan Inn parking lot that will be swing
 12 spots for guests to receive their cars in the
 13 morning when they're ready to leave.

14 So let's say I arrive at 12 for my
 15 guest room, I put my car in the Logan Inn parking
 16 lot, I say that I plan on checking out tomorrow
 17 at 12 because that's the checkout time, my car
 18 will be taken offsite until it was time for me to
 19 meet my checkout date, it will be brought back
 20 and possibly placed in one of these swing spots
 21 right there on the Mansion property. I would
 22 only be able to enter egress going through the
 23 Logan parking lot.

24 MS. GERING: The ghost in here decided
 25 doesn't want your presentation. I'm just being

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1 rooms are in the Mansion -- I'm sorry, the Logan
 2 Inn now? Because I -- has that number gone up or
 3 something?

4 MAYOR KELLER: Thirty-six.

5 RALPH FEY: So we have what we call in
 6 our office, the cheat sheet, because Ralph isn't
 7 good at all these numbers.

8 And, Mark, you might want to pull
 9 around.

10 So on this sheet, I don't see --

11 I think the question was, how many are
 12 at the Logan?

13 MR. DOUGHERTY: Yes, how many are at
 14 the -- I know that there's 13 at something called
 15 the Jam House.

16 RALPH FEY: So the Logan is actually
 17 not in this cheat sheet because that was already
 18 applied for and approved and has -- is a past --
 19 in our mind, a past project.

20 MR. DOUGHERTY: Okay. All right.

21 RALPH FEY: So I don't have that answer
 22 --

23 MR. DOUGHERTY: It was an unfair --

24 RALPH FEY: -- not that I can't find
 25 that out.

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1 funny.

2 RALPH FEY: You all have a drawing of
 3 it.

4 MS. RETTIG: What you were just talking
 5 about, Ralph, is that small area behind the
 6 carriage house?

7 RALPH FEY: Yes.

8 MS. RETTIG: Those eight spots?

9 RALPH FEY: Right. So those eight
 10 spots are part of the valet system and will be
 11 used most likely to have the valet people bring
 12 your car so that, let's say you were leaving --

13 MS. RETTIG: That's the holding area.

14 RALPH FEY: -- Monday morning, your car
 15 will be there waiting for you or it could be in
 16 the lot. So it's -- so all the spots that are in
 17 the Logan Inn and eight spots of the Mansion Inn
 18 are all part of the valet parking system.

19 MR. DOUGHERTY: Of the -- all of those
 20 spots and perhaps one other cluster that you're
 21 not at liberty to tell us right now, but --

22 RALPH FEY: What we're gonna call the
 23 church.

24 MR. DOUGHERTY: I've noticed those
 25 spots will support these 14 rooms. How many

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1 MR. DOUGHERTY: It's not a fair
 2 question frankly because that --

3 RALPH FEY: We are adding 22 new guest
 4 rooms to the Logan.

5 MR. DOUGHERTY: Twenty-two plus
 6 whatever they have?

7 RALPH FEY: Yes.

8 MR. DOUGHERTY: Thank you.

9 MS. RETTIG: Twenty-two plus what they
 10 have there now, which Larry seems to think is
 11 about thirty-four; so let's say fifty-six,
 12 fifty-five --

13 MR. DOUGHERTY: No, that's 36 --

14 RALPH FEY: No, that's in total, that's
 15 in total of 22 and 12.

16 MS. RETTIG: So the Logan, then the
 17 Mansion?

18 RALPH FEY: So the Mansion Inn has
 19 currently eight guest rooms and we are going to
 20 have --

21 How many?

22 -- 34.

23 MS. RETTIG: There'll be 34 at the
 24 Mansion? Okay. And then 3, 5, 7 West Bridge we
 25 just said 13. How many at the carriage house?

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1 RALPH FEY: So the carriage house is
2 included in the Mansion number.
3 MS. RETTIG: Okay.
4 MR. MEYER: And --
5 RALPH FEY: So the last building is the
6 Sally Goodman building across the street.
7 MR. MEYER: And that's how many?
8 JENNIFER SOFIA: Fourteen.
9 MR. DOUGHERTY: Okie doke. That's
10 helpful.
11 MS. GERING: That's 97 rooms, guys,
12 where are you going to park?
13 JENNIFER SOFIA: We've already
14 addressed the parking for the Logan and the
15 Mansion -- well, in those resolutions. So we're
16 proposing for these three parking projects at 41
17 North Main and that's what we're presenting
18 tonight. So that would -- the parking --
19 MS. GERING: And how many parking spots
20 do you think you're going to get at 41 North
21 Main.
22 RALPH FEY: We have that.
23 MR. MAISEL: Excuse me. Just getting
24 back just to just the physical maneuvering of
25 cars behind the -- there's not going to be any

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1 who can see that far away.
2 MR. DOUGHERTY: Uh-huh.
3 RALPH FEY: So the alleyway continues
4 or the easement continues for people to get back
5 to their residences back here, we will gate this
6 and the gate is intended to only be for emergency
7 vehicles.
8 MR. DOUGHERTY: Thank you.
9 RALPH FEY: Do we have a site plan for
10 41 Main in the packet --
11 MS. LEE: Yes.
12 RALPH FEY: In their packet?
13 MS. LEE: Yes, yes.
14 MS. TACKETT: Do you want me to go
15 ahead and provide an overview of 41 North Main?
16 So this is a property that's not being shown on
17 this master site plan, it's going to be -- it's
18 the old borough building up the street a bit. So
19 their plan is to use the rear of that property
20 for 17, I think, valet parking spaces. Well,
21 they can explain it more clearly, I think it's 17
22 parking spaces some of which are intended to be
23 valet spaces. The rear of that building
24 currently has an apartment I bel -- no. It has
25 office space, correct?

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1 access out to Bridge Street from behind --
2 MARK BAKER: That will be closed.
3 MR. MAISEL: That's closed off, so --
4 MARK BAKER: Both of them.
5 MR. DOUGHERTY: But that's an avenue
6 for -- be closed off to these customers, but
7 there's other people who own the property back
8 there on the right and my understanding --
9 RALPH FEY: So the closing happens on
10 the edge of our property. Other people that are
11 heading back to their apartments still do it the
12 same way. It happens right in front of the
13 little cottage.
14 MR. DOUGHERTY: Okay. So there'll
15 still be an opening on Bridge Street, the closure
16 is going to be sort of down the alley and towards
17 the Mansion, if you will, closing it that way.
18 RALPH FEY: If you do it now, it's
19 literally where that little cottage is in the
20 back.
21 MR. DOUGHERTY: Okay. Thank you.
22 Because there's garages there.
23 JENNIFER SOFIA: It says eight.
24 RALPH FEY: Oh, if you have it -- thank
25 you. Where it says gate right here for anybody

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1 RALPH FEY: Right.
2 MS. TACKETT: Their plan is to extend
3 that up and do a third-story, I believe, and to
4 do three apartments. So they're essentially
5 relocating those two apartments from 3, 5, 7.
6 Their kind of swapping. They're going to 41
7 North Main.
8 MS. GERING: If you're going put three
9 apartments back there, where you going park?
10 Because you only have eight parking spots back
11 there.
12 RALPH FEY: So we have -- do you have
13 it in your packet, a site plan.
14 MS. LEE: We have -- yes, we have the
15 site plan that was submitted with the sketch plan
16 that has all the parking spaces.
17 RALPH FEY: Can we borrow one of yours.
18 (Inaudible discussion, simultaneous
19 speakers.)
20 MS. TACKETT: So their plan is to the
21 keep the pizza and restaurant in the front. I
22 don't think you have any clear plans for the
23 second story in the front, is that correct?
24 RALPH FEY: Not distributed.
25 MS. TACKETT: Okay. All right.

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1 MARK BAKER: It's in the plan, though.
 2 MS. TACKETT: I think at the planning
 3 commission it was indicated that there could be
 4 something upstairs that was still to be
 5 determined.
 6 RALPH FEY: You're saying it's in this
 7 set here.
 8 MARK BAKER: In the plans that they
 9 have before on the second floor it's shown.
 10 RALPH FEY: Okay. Let's just stick
 11 with the site plan here.
 12 Mark, how many -- how many spaces are
 13 there on that site plan?
 14 MARK BAKER: So this site plan has nine
 15 restaurant spaces.
 16 RALPH FEY: No, just tell me how many
 17 total places, please.
 18 MR. SANDER: Thirty-five.
 19 MR. MEYER: Which the planning
 20 commission did not accept.
 21 RALPH FEY: And how many spaces?
 22 MARK BAKER: Yeah, it would be 35.
 23 MS. GERING: Where are you going to get
 24 -- I'm just really curious.
 25 RALPH FEY: I would like to answer your

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1 spaces. Of those 30 available spaces, 5 are
 2 dedicated to the pizza place, 5 is what we were
 3 told by our attorney was what required based on
 4 their --
 5 And I'll let you finish the sentence.
 6 JENNIFER SOFIA: On their lease
 7 agreement.
 8 MR. DOUGHERTY: Well, it's a
 9 restaurant, I think there's also, based on the
 10 number of seats they have, the restaurant is also
 11 required to have a certain number of parking
 12 spaces. So they can have a lease that says they
 13 need five spaces.
 14 MR. SANDER: Unless the borough's a
 15 party to a lease, I would highly doubt that
 16 that's going to govern the amount of parking they
 17 need.
 18 JENNIFER SOFIA: I think the pizzeria
 19 purchased --
 20 MARK BAKER: The pizzeria was 2200
 21 square, one space per 100 square feet was 22
 22 spaces. There were nine allocated on the parking
 23 lot and then 13 bought fee in lieu and those are
 24 all well before.
 25 MR. DOUGHERTY: So in the file, you

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1 question.
 2 MS. GERING: Please do that because I'm
 3 familiar with the lot that's why I'm curious
 4 you're going to get all these parking spaces.
 5 RALPH FEY: So unfortunately in my hand
 6 something that you don't have, which is a
 7 reallocation on that lot based on the feedback we
 8 received from the planning commission.
 9 Mark, can you point to V23?
 10 We removed that.
 11 Can you point to A1?
 12 We removed that.
 13 Can you point to the upper part of the
 14 lot where we added a sidewalk and removed A2 and
 15 A -- and whatever E1 is.
 16 So I have a plan that has less spaces,
 17 a sidewalk that was requested of us and a 18 foot
 18 wide preserved easement running to the Verizon
 19 lot. In that plan there are --
 20 MR. DOUGHERTY: This surface currently
 21 permeable, correct?
 22 RALPH FEY: There are 30 spaces.
 23 MR. MEYER: Thirty spaces including
 24 nine for the pizza?
 25 RALPH FEY: Thirty total parking

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1 researched the file --
 2 MARK BAKER: Yes.
 3 MR. DOUGHERTY: -- basically. When
 4 that became the prior restaurant or this current
 5 restaurant?
 6 JENNIFER SOFIA: This current.
 7 MARK BAKER: Well, it's not just the
 8 pizza shop, it was a cafe --
 9 MR. DOUGHERTY: That's what I'm --
 10 MARK BAKER: And the guy who owned the
 11 building had the office upstairs --
 12 MR. DOUGHERTY: So at some point it was
 13 something, they needed 22 spaces, they paid
 14 \$9,000 to someone --
 15 MARK BAKER: Thirteen.
 16 MR. DOUGHERTY: -- \$13,000 and they
 17 have actually nine. So at that time, they felt
 18 they had nine spaces back there. They felt that
 19 strongly enough that they paid \$13,000 to buy the
 20 other 22 spaces. Now, somehow, that same space
 21 has 30 spaces, right --
 22 MARK BAKER: So the lot was --
 23 MR. DOUGHERTY: So those nine spaces
 24 have become 30 including a 18 foot wide access
 25 road. This is magic.

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1 RALPH FEY: So the lot is the lot, the
2 blacktop is the blacktop, the number of spaces
3 are the number of spaces. We have reallocated it
4 for valet distribution not individual.
5 MR. MEYER: Understood fully --
6 RALPH FEY: So we have --
7 MR. MEYER: -- and where --
8 RALPH FEY: I'm sorry.
9 MR. MEYER: We have, as my colleague
10 just pointed out the pizza place was supposed to
11 nine spaces. We're going to have three
12 apartments, each of which should have one, we're
13 now up to twelve.
14 RALPH FEY: Yes.
15 MR. MEYER: All right. Of the total
16 that means you now have 18 left for valet, is
17 that correct?
18 RALPH FEY: By your numbers, yes.
19 MR. MEYER: By my numbers, by your
20 numbers.
21 RALPH FEY: I not have -- yes.
22 MR. DOUGHERTY: I think what Frank
23 (sic) what saying -- what Frank is saying,
24 though, it's not the same. I just called you
25 Frank, Ralph.

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1 out of traffic for a happily created popular
2 restaurant seems -- I mean, you're putting a lot
3 on that small lot, which is just my two cents.
4 MS. GERING: Thank you.
5 You know, Ralph, I think in order to
6 keep moving here since you're going to be coming
7 back, you have a parking issue and you guys will
8 have to address it when you come back.
9 MR. DOUGHERTY: You heard the themes
10 anyway.
11 RALPH FEY: So if I can summarize, your
12 theme is that this should not be a valet parking
13 lot?
14 MR. DOUGHERTY: No, I don't --
15 MR. MEYER: No, not my position at all.
16 MR. DOUGHERTY: We prefer not --
17 RALPH FEY: Then I am confused.
18 MS. GERING: Well, I can speak.
19 RALPH FEY: Because that is our
20 proposal.
21 MS. GERING: I'm going to speak as one
22 person. I don't know how you think you're going
23 to get that many cars back there. I'm very
24 familiar, as Louise is, with that parking lot
25 there. I think you guys need to readdress that

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1 What Ralph is saying is it's not the
2 same because there are not going to be people
3 parking their cars there, they're going to be
4 stacked like cords of wood by valet parkers
5 and --
6 MR. MEYER: If you look at the map.
7 RALPH FEY: Yes, it's 30 spaces, I
8 agree with what you're saying.
9 MR. MEYER: All right. Fine. My point
10 is, show me 12 spaces that can get in and out on
11 their own without the valets, which would be what
12 is required for the nine spaces that are required
13 by the pizza place plus the three spaces that are
14 required by the three apartments.
15 MS. FEDER: And part --
16 MR. MEYER: Okay.
17 MS. FEDER: Peter, apologies for
18 interrupting, but I live directly across from
19 this parking lot, so I'm very familiar. I find
20 it a little surprising that there would be 12
21 allocated spots that are not valet parking that
22 could easily get in and out of that space and
23 then onto that road. So that's -- I'm just
24 disclosing where I live too, but to stack that
25 many cars in there plus having that much in and

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1 issue, remeasure the parking lot and then come
2 back with accurate numbers. Those are imaginary
3 numbers, there's no way you're going to get 36
4 cars in there.
5 RALPH FEY: I am not offended by the
6 way --
7 MS. GERING: Okay.
8 RALPH FEY: -- you are addressing our
9 submission.
10 MS. GERING: Okay.
11 RALPH FEY: And I understand that you'd
12 like us to clarify --
13 MS. GERING: And come back again.
14 RALPH FEY: -- and come back. I just
15 want --
16 MS. GERING: Thank you.
17 RALPH FEY: -- to be sure --
18 MR. MEYER: And if I may --
19 RALPH FEY: -- that we're coming back
20 with a proposed valet component to this lot.
21 MR. MEYER: If I may add my comment,
22 having also served on the planning commission
23 that raised the same question about whether or
24 not there were that many parking spaces in that
25 space, I find that we have not made terribly much

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1 progress notwithstanding the fact that the
 2 planning commission attempted to provide you with
 3 some questions that should have clarified the
 4 issue of how many spaces were available for valet
 5 parking. This is not a question of not having
 6 valet parking, the question is one of how much of
 7 the parking back there can be valet parking.
 8 MS. GERING: We got good feedback.
 9 RALPH FEY: I'm not at liberty to
 10 distribute the drawing that I have.
 11 MS. TACKETT: You mind just --
 12 RALPH FEY: My question is, can I
 13 distribute the drawing prior to the next meeting
 14 or am I still going to be talking about this
 15 plan.
 16 MS. TACKETT: Ten days, ten days before
 17 the next meeting.
 18 RALPH FEY: And when's the next
 19 meeting?
 20 MS. LEE: The 21st.
 21 MS. TACKETT: So I think that's great
 22 feedback on the parking, but there's also a
 23 proposal for three apartments in the back if
 24 maybe you have any feelings about those. Because
 25 I think currently it's office, is that correct?

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1 the building, and walk into the parking lot to
 2 get their cars?
 3 MS. FEDER: It's a very narrow side. I
 4 think knowing how most people use that space,
 5 it's -- and I'm sorry to use -- the harsh, I
 6 think it's unrealistic to think that someone
 7 would walk out that door, out to Main, walk
 8 around to the parking lot and circling when they
 9 can walk straight to the lot.
 10 RALPH FEY: I think it's unrealistic
 11 for them to do that as well. That's not how
 12 we're proposing doing it.
 13 Can you point to the doorway and point
 14 to the spots that we have allocated as their
 15 spots.
 16 MARK BAKER: Here's the door for the
 17 apartments. They all go in and out here. Their
 18 spots on this plan are here, here and here.
 19 MS. FEDER: So then they have to walk
 20 through --
 21 MR. MEYER: You just said you
 22 eliminated that lot.
 23 MR. MAISEL: That spot --
 24 RALPH FEY: So you don't have the plan.
 25 We're only allowed to show you the former plan.

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1 RALPH FEY: It's office.
 2 MS. TACKETT: So there is this
 3 conversion to multifamily three apartments from
 4 office.
 5 MS. FEDER: So not to belabor the
 6 parking point, but I think there are three units
 7 back there, which does sound like a nice use of
 8 that space, my concern would be then being having
 9 adequate access to their apartment, to their car
 10 while having a very active valet lot. So I think
 11 it's really an issue of how the traffic moves in
 12 and out of that lot with an active restaurant
 13 with three dwellings and however many valet
 14 spots. That would be my two cents.
 15 MR. DOUGHERTY: And those apartments
 16 will be accessed via the parking lot or no?
 17 RALPH FEY: Mark, can you point --
 18 MR. DOUGHERTY: Or from the side --
 19 it's from the side staircase there.
 20 RALPH FEY: -- to the entrance to the
 21 side.
 22 It is actually an existing door on the
 23 side of the building to an interior stair.
 24 MR. DOUGHERTY: So those people would
 25 egress down back towards Main Street, come around

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1 MR. SANDER: You told us you eliminated
 2 it, so let's pretend that we -- we're looking --
 3 RALPH FEY: So you want me to
 4 distribute this plan?
 5 MR. SANDER: -- that doesn't have that
 6 parking space on it.
 7 MS. GERING: Ralph, why don't you redo
 8 all this.
 9 RALPH FEY: I feel it's unfair to
 10 criticize me for talking to that plan, when you
 11 won't let me give you this plan. So it's three
 12 spaces that are not part of the valet system,
 13 they're not parked in by the valet people. They
 14 are close as possible to the entrance and exit of
 15 the building -- of the parking lot and without
 16 pointing to it on a plan, that's the best I can
 17 do.
 18 MS. GERING: All right.
 19 MR. DOUGHERTY: But you'll back.
 20 MS. GERING: When you come back, you'll
 21 have that. Thank you. What's the piece that you
 22 got, Ferry Street?
 23 RALPH FEY: I think then Tracy was
 24 trying to get us to focus on the three apartments
 25 and I think that our feedback is that --

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1 MR. MEYER: There's also the issue of
 2 the nine spaces associated with the restaurant.
 3 So we're dealing with a total of 12 spaces that
 4 need to be nonvaleted and we need to know where
 5 they are. And then from there you, you can go on
 6 to try and figure out how many spaces you can
 7 stack in terms of valet spaces. I understand why
 8 there's the double stacked there on the left,
 9 which is in fact valet, but, you know, we need to
 10 understand how much the space is there and what
 11 the spaces are that are available from what
 12 you've modified there for the apartment.
 13 May I point out that when we just asked
 14 the question about which three were for the
 15 apartment, I should point out for the record that
 16 one of the spots that was pointed to was one that
 17 was pointed to earlier as having been eliminated.
 18 RALPH FEY: And I would agree with
 19 that.
 20 MR. MEYER: Thank you.
 21 RALPH FEY: Because we're only talking
 22 about that plan and when that plan was drawn,
 23 those are the spaces that were allocated for it.
 24 I don't know how to point to a plan that's not up
 25 there.

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1 RALPH FEY: I agree.
 2 MR. DOUGHERTY: -- read through them
 3 and said, oh, that's a question, I got to answer
 4 that question when I come back here.
 5 RALPH FEY: Sure.
 6 MR. DOUGHERTY: Because we're going to
 7 do the same thing on our side and it would just
 8 go so much smoother if you were prepared to
 9 answer the 15 things that came up in the last 30
 10 minutes, rather than trying to do it off the
 11 cuff. It would save -- things would go much
 12 smoother.
 13 RALPH FEY: And just to state the
 14 obvious, it would be helpful if you would accept
 15 the plans that we want to submit to you so I can
 16 point to them.
 17 MR. DOUGHERTY: Yeah, I understand.
 18 We're also trying to read all of this material in
 19 advance of the meeting, so that --
 20 RALPH FEY: I submitted them in
 21 advance --
 22 MR. DOUGHERTY: -- we're not
 23 overwhelmed like a fire --
 24 RALPH FEY: I submitted it well in
 25 advance of this meeting, it was not accepted.

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1 MS. GERING: Okay. So when you come
 2 back, please make all those corrections. You can
 3 read our minutes and then you'll see what all the
 4 comments were. All right. Next is 21 West --
 5 MR. DOUGHERTY: No, no, there was --
 6 MS. GERING: Oh, I'm sorry. Tracy.
 7 MS. TACKETT: Just to complicate this a
 8 little bit more, I think each apartment needs two
 9 parking spaces per the code.
 10 RALPH FEY: They're --
 11 MR. DOUGHERTY: (Inaudible) per the
 12 code?
 13 RALPH FEY: -- separate apartments.
 14 MS. TACKETT: Understood, but I'm just
 15 -- you know, looking at the parking requirement,
 16 I think multifamily apartments require two
 17 spaces, so you might double-check that.
 18 MR. DOUGHERTY: Ralph, do you get
 19 copies of our minutes? Can we for -- there's
 20 been a lot of feedback here and I would hate, we
 21 could -- in the past, what's happened is we get
 22 our minutes and we go through them and create
 23 this long document of questions for you, you
 24 know, we -- it would be -- I think it would be
 25 helpful if you got a copy of our minutes and --

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1 MR. DOUGHERTY: That's a new one.
 2 RALPH FEY: So I just need to be very
 3 clear our attempt to work with the board
 4 continues and was in advance.
 5 MS. GERING: Just to clarification of
 6 what wasn't accepted. Was it my understanding
 7 because we were reviewing what planning reviewed?
 8 MS. LEE: Yes.
 9 MS. GERING: Okay. That's why --
 10 MS. LEE: So, yeah --
 11 RALPH FEY: So do we still not want to
 12 give you updates?
 13 MS. LEE: For clarification, at the
 14 sketch plan level, really, it's a chance for the
 15 planning commission to give just very basic
 16 preliminary feedback and then to council to give
 17 very basic preliminary. You would take that and
 18 then decide what you would like to do in terms of
 19 a more formal application. Once a more formal
 20 application comes in, the planning commission
 21 would review it, you would probably revise it,
 22 the planning commission would review it again
 23 until they're satisfied before it reaches this
 24 council for any further updates.
 25 But at the sketch plan level, every

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1 time there's a new plan that comes in, Tracy has
 2 to review it, council has to understand it again.
 3 And at a sketch plan level, right now it is a
 4 little -- I don't know.
 5 MS. TACKETT: So right, I mean, it was
 6 our attempt to try to keep consistent information
 7 moving through. And, you know, again, with the
 8 holidays it kind of got messed up, but, you know,
 9 I think in general, I think you're getting
 10 general feedback from them. Right? There's
 11 concerns about parking and that sort of thing and
 12 I think that's, at this level, really kind of
 13 what they are looking for. And I think you've
 14 dug in a little deeper on some things, which I
 15 think is really helpful like the roof line on 3,
 16 5, 7 and that sort of thing. So I think this is
 17 all great feedback and I'm confident, you know,
 18 you are going to make some adjustments and you're
 19 going to be much more satisfied with that.
 20 But again, like we talked before, also
 21 step back and think big picture. You know, does
 22 it make sense what they're doing, where they're
 23 doing it, given what's going on in the different
 24 context. Right? So this your chance to say,
 25 whoa, that's way too much on the property or

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1 take everything from this meeting -- I don't it's
 2 a realistic thing to go from this meeting to the
 3 21st, which is a regular public meeting. The
 4 workshop would be a much more appropriate time to
 5 be able to vet some of that out a little bit
 6 more.
 7 RALPH FEY: Great.
 8 MS. LEE: So we can work --
 9 MR. DOUGHERTY: The workshop is which
 10 date?
 11 MS. LEE: The first Monday of February
 12 at four o'clock.
 13 MR. DOUGHERTY: So the next -- so not
 14 the January --
 15 MS. RETTIG: February 3rd.
 16 MS. LEE: Yes.
 17 MR. DOUGHERTY: We don't really have a
 18 January workshop.
 19 MS. LEE: No.
 20 RALPH FEY: Thank you.
 21 MS. GERING: Thank you so much.
 22 Under -- we have one announcement for
 23 though those of you who have heard the news, it
 24 is unfortunate that Mike Fitzpatrick passed away
 25 today. Governor Wolf has requested that all the

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1 seems about right. This is the time because they
 2 haven't fully engineered something. So as they
 3 go along, they're investing more and more money
 4 into this and so it's harder to change it later.
 5 MR. DOUGHERTY: And that's always like
 6 if we sort of sat here and just because it's so
 7 preliminary, not dive into it with you, then you
 8 don't get that feedback until much later and then
 9 that's not a good thing for you either. You
 10 know, if you don't get a lot of this, you know,
 11 nuance stuff on the front end, but then we've had
 12 developers come here and say, well, this is the
 13 eighth time I've been here. Well, that's because
 14 the first time you came here, it was literally,
 15 you know, something on a napkin. So, you know
 16 it's -- all the feedback, I think most developers
 17 have said to us, the final product has actually
 18 benefited from the review from our zoning and our
 19 process here.
 20 MS. LEE: So for the next meeting it
 21 would probably make sense if you took everything
 22 that you've already done from the planning
 23 commission feedback, take everything from this
 24 meeting feedback and provide us an update for the
 25 workshop, which would give you sufficient time to

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1 flags be at half staff and the borough will go
 2 along with this.
 3 Now, under announcements I see a
 4 gentleman sitting here.
 5 MR. DOUGHERTY: Are you looking to do
 6 21 Ferry tonight?
 7 RALPH FEY: I thought we had done that
 8 the last time, but I'm happy to come up and --
 9 MR. DOUGHERTY: It was on our agenda
 10 that's why I'm asking -- I'm asking this group --
 11 RALPH FEY: I thought we handled it at
 12 the last meeting.
 13 MS. LEE: Oh, at the workshop. That
 14 was a little, eh, that was really rushed. We had
 15 five minutes to go over it.
 16 (Inaudible discussion, simultaneous
 17 speakers.)
 18 MR. MEYER: It was on the agenda, so
 19 I'm recused.
 20 RALPH FEY: There's no parking lot on
 21 that property. That should help with --
 22 MR. DOUGHERTY: It needs one.
 23 MS. GERING: They can park in the
 24 canal.
 25 RALPH FEY: We still call this the

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1 Sally Goodman building, but it is 21 West ferry.
 2 JENNIFER SOFIA: There was one thing in
 3 Tracy's letter dated December 27th, 2019, No. 1
 4 under existing conditions, where it states that
 5 the property consists of one retail space on the
 6 first floor, an apartment dwelling -- and then
 7 says; however, the application indicates two
 8 retail units will remain, that's incorrect.
 9 There will be no retail on this property at all.
 10 MS. GERING: I'm sorry? Repeat that
 11 again. There's no retail?
 12 JENNIFER SOFIA: There won't be --
 13 there won't be --
 14 MS. GERING: Oh, there won't be. Okay.
 15 MR. DOUGHERTY: So --
 16 MS. LEE: Is that a change since the
 17 planning commission meeting?
 18 JENNIFER SOFIA: No, it's not.
 19 RALPH FEY: No, I think there was a
 20 confusion --
 21 MR. MEYER: No.
 22 MS. LEE: Okay.
 23 RALPH FEY: -- between 3, 5, 7 --
 24 MS. LEE: I thought the fortune teller
 25 was --

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1 understand why council has a tough time from time
 2 to time --
 3 RALPH FEY: So that was not --
 4 MR. DOUGHERTY: -- with the facts
 5 circumstances, right?
 6 MS. TACKETT: Yeah. And I think part
 7 of the condition confusio is, on the description
 8 in the application --
 9 JENNIFER SOFIA: Our application says
 10 --
 11 MS. TACKETT: -- it says convert
 12 existing residential to 13 guest rooms, two
 13 retail units will remain.
 14 JENNIFER SOFIA: On 3, 5, 7 that's what
 15 the application said.
 16 MS. TACKETT: So that's attached to 41,
 17 though.
 18 MR. DOUGHERTY: So the application for
 19 41 says no retail, 14 rooms.
 20 RALPH FEY: And if it doesn't, it
 21 should.
 22 JENNIFER SOFIA: No, that's not for 41
 23 --
 24 MS. RETTIG: 21.
 25 MR. DOUGHERTY: 21.

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1 RALPH FEY: -- South --
 2 MR. SANDER: That's 3, 5, 7, right?
 3 MS. LEE: Oh, that's correct.
 4 MS. TACKETT: Yeah, I think there was
 5 some confusion in the presentation.
 6 MR. DOUGHERTY: Okay. So this also has
 7 13 rooms, right?
 8 RALPH FEY: Yes.
 9 MR. DOUGHERTY: All right. So my
 10 question when I saw --
 11 JENNIFER SOFIA: Fourteen rooms.
 12 RALPH FEY: I take it back.
 13 JENNIFER SOFIA: Fourteen rooms.
 14 MR. DOUGHERTY: It says 13 right here,
 15 so what am I missing here.
 16 MARK BAKER: That was part of the
 17 confuse that we just discussed. So somehow the
 18 3, 5, 7 fortune teller got roped into this with
 19 13 rooms and that was not the case.
 20 MR. DOUGHERTY: Okay. So that 3, 5, 7
 21 is really 13 rooms even though -- because we took
 22 the fortune teller out?
 23 MARK BAKER: Correct.
 24 MR. DOUGHERTY: And this one says 13,
 25 but this is really 14 rooms? And you can

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1 RALPH FEY: The numbers were similar
 2 too.
 3 JENNIFER SOFIA: I know it's confusing.
 4 MR. DOUGHERTY: So 14 rooms everyone,
 5 14.
 6 MS. McHUGH: Five, five and four.
 7 MR. DOUGHERTY: And these are guest
 8 rooms not apartments?
 9 RALPH FEY: Yes. So for those that
 10 know the Sally Goodman is a lovely stone
 11 building, sits right at the entrance to the
 12 bridge and directly across the street from the
 13 Logan Inn parking. On that drawing here that
 14 Mark has up, Mark can point both to Ferry Street
 15 at the top of the plan and Towpath and the canal
 16 at the left side of the plan. The --
 17 Can you point to the existing building,
 18 Mark.
 19 It is a large stone building. It is,
 20 again, tricky in the way it presents. It
 21 presents differently because the bridge comes
 22 across the middle of it, but it presents as a
 23 two-story building on the right-hand side of the
 24 entrances and there are apartments in the attic.
 25 As you move to the left, which is where

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1 there's a parking space and currently Edwardson
2 construction has their offices there, it presents
3 as a one-story building. So it is buried into
4 the side of the building. It starts out as one
5 story at the end of the bridge, becomes two-story
6 and from the rear it is two-story and there is
7 apartments in the attic.

8 MR. DOUGHERTY: So in the rear, just
9 for my education, if I'm standing behind the
10 building, I'm looking at there's two stories
11 there.

12 RALPH FEY: Yes.

13 MR. DOUGHERTY: It doesn't keep going
14 down.

15 RALPH FEY: Correct, two stories.

16 MR. DOUGHERTY: All right. Thank you.

17 RALPH FEY: Our addition is shown with
18 the words addition and it's shaded in. It is a
19 two-story addition with a vaulted or gable-ended
20 ceiling and there are -- there is an apartment --
21 a unit tucked in there. The addition is within
22 the footprint of the allowable building envelope.
23 Most of our addition is to create an outdoor or a
24 lobby space, if you will, a garden space for
25 people to sit and look into the garden.

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1 MS. GERING: It goes all the way
2 across.

3 RALPH FEY: But the goal is to not put
4 any buildings closer than they already are to the
5 Towpath. The Towpath has a fence between the
6 Towpath and this building. Mark is pointing to
7 the fence.

8 MS. RETTIG: Yeah, but it's a pretty
9 rickety fence.

10 RALPH FEY: And we're not saying that
11 we don't intend to replace it, we're just saying
12 that there is a fence there right now.

13 MR. DOUGHERTY: You're not saying that
14 you don't intend to replace it.

15 RALPH FEY: So when you say it's a
16 rickety fence.

17 MR. DOUGHERTY: You intend to replace
18 it.

19 RALPH FEY: I have no thought and if
20 you wanted to give my your feelings on it, we
21 haven't really addressed --

22 MR. DOUGHERTY: So you're just not
23 saying, okay.

24 RALPH FEY: No, we don't, we haven't
25 really considered it.

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1 Next.

2 MS. GERING: I have a question for you.
3 Since you sit right on the canal and the Towpath,
4 how close are you going to be to the walkway
5 there.

6 RALPH FEY: So again, Mark, if you
7 could point to the existing side of the building.

8 So the existing side of the building is
9 angled that is and there's a stair there now.
10 That is how people move from the street to the
11 rear of the property along that current stairway.

12 MR. DOUGHERTY: That staircase is on
13 their property?

14 RALPH FEY: Well, it's all our
15 property, the big square.

16 Mark, can you point to the big square?

17 MR. DOUGHERTY: Oh, okay. So --

18 RALPH FEY: So it does run parallel to
19 the Towpath.

20 Mark, can you point to the fence?

21 MS. GERING: Hold on, hold on. Can we
22 step there a second? So your property goes into
23 the canal, is that --

24 RALPH FEY: Actually all the way
25 across.

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1 MS. GERING: Well, I'm going to tell
2 you what my concern is and this is from history
3 with Mechanic Street project. You have buildings
4 that are sitting smack on the Towpath and I sure
5 would hate to see the same thing happen on this
6 side. Just keep that in mind when you do your
7 design.

8 RALPH FEY: Okay.

9 MR. DOUGHERTY: So that addition, if
10 I'm standing -- this is going to be one of those
11 if I'm standing on the Towpath questions we had
12 on Mechanic Street. If I'm standing on the
13 Towpath and my right shoulder is just -- can you
14 put it back on there?

15 If I'm standing at the lower staircase
16 just -- go on the Towpath, I'm on the dirt
17 Towpath and my feet are on the Towpath --

18 RALPH FEY: Can you point to where you
19 think he means, Mark?

20 MR. DOUGHERTY: On the second -- no,
21 down further, down, down. That right there where
22 -- near the addition is apparently, is that an
23 existing staircase or is that --

24 RALPH FEY: So that's -- there is a
25 stair there, but we're reconstructing it, but

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1 you're not on the Towpath.
 2 MR. DOUGHERTY: No, I'm --
 3 RALPH FEY: The Towpath is on the other
 4 side of this.
 5 MR. DOUGHERTY: What I'm saying -- I
 6 really am standing on that Towpath in my -- what
 7 I'm trying to say. I'm standing on that Towpath,
 8 that's what I'm trying to say.
 9 RALPH FEY: So if you're standing on
 10 the Towpath --
 11 MR. DOUGHERTY: And I turn to my right
 12 --
 13 RALPH FEY: -- you're on the other side
 14 of Mark's pen.
 15 MR. DOUGHERTY: -- right now, I look
 16 into the existing building and the corner of the
 17 existing buildings and I'm down near the second
 18 staircase and a corner of the existing building
 19 is eight, ten feet from my edge, right, or my
 20 shoulder and it goes -- that's two stories. The
 21 existing somebody building is two stories at that
 22 point?
 23 RALPH FEY: Yes.
 24 MR. DOUGHERTY: Okay. So now there's
 25 going to be an addition two-story building coming

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1 RALPH FEY: It's two-story on the
 2 Towpath and one story on Ferry.
 3 MR. DOUGHERTY: Right. So this will
 4 then -- so the roof of the addition how would the
 5 roof of the addition relate to the roof of the
 6 one-story stub that's on Ferry Street. Is that
 7 what they are saying distance from the --
 8 RALPH FEY: I think Mark is showing the
 9 back elevation right now. So one of the things I
 10 want to point out --
 11 Mark, can you point to the top of the
 12 stair on the left-hand drawing.
 13 RALPH FEY: So left-hand top, up, up,
 14 want right there.
 15 So when you saw the stair, it looked
 16 like the corner of the building was closer.
 17 MR. DOUGHERTY: Right.
 18 RALPH FEY: The corner of the building
 19 is actually much farther.
 20 Can you point to the corner of the
 21 building now? Right.
 22 So there's -- we -- in our -- where it
 23 says addition, we didn't delineate between decks
 24 (1:41) and the corner of the buildings that you're
 25 pointing to.

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1 out, which is going to be open in some way
 2 perhaps, but that's going to come out further and
 3 sort of --
 4 MAYOR KELLER: South.
 5 MR. DOUGHERTY: There's going to be
 6 more mass there, there's no doubt about it. It's
 7 going to be -- right now --
 8 RALPH FEY: There's a little point
 9 coming towards the Towpath of our addition --
 10 MR. DOUGHERTY: I got it.
 11 RALPH FEY: -- it doesn't come any
 12 closer to the Towpath and it's certainly not a
 13 flat wall --
 14 MR. DOUGHERTY: Then the part --
 15 RALPH FEY: -- it's a corner.
 16 MR. DOUGHERTY: -- up there does. But
 17 the part that's up there that's near the fir --
 18 the middle staircase, is that one story total?
 19 MR. MEYER: Yeah.
 20 RALPH FEY: It's --
 21 MR. DOUGHERTY: It's kind of one. It's
 22 one story --
 23 RALPH FEY: It's one story --
 24 MR. DOUGHERTY: On the level of Ferry
 25 Street, I believe, kind of.

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1 MR. DOUGHERTY: I see.
 2 RALPH FEY: So it's actually farther
 3 and to help we can delineate the building from
 4 the deck.
 5 MR. DOUGHERTY: So to me when I stare at
 6 that addition, I see those things on the bottom,
 7 are they walkout doors?
 8 RALPH FEY: So those are glass doors to
 9 the courtyard that you won't see from the
 10 Towpath.
 11 Can you point to the Towpath, Mark?
 12 All the way on the left on the other side of the
 13 text. Right.
 14 So you're standing there slightly
 15 higher than our doors, a fence that can't see,
 16 you really won't see the lower --
 17 MR. DOUGHERTY: Right.
 18 RALPH FEY: -- that are meant. That's
 19 our kind of garden space to sit out in the
 20 garden.
 21 MR. DOUGHERTY: What I'm not yet
 22 understanding, is my problem I guess, but you had
 23 said earlier that the back if I was standing in
 24 the back of the building from the back of the
 25 building on your property, there could be two

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1 stories back there. Remember that?
 2 RALPH FEY: Correct.
 3 MR. DOUGHERTY: Well, this first story
 4 it's with these walkout doors that go out to a
 5 patio.
 6 RALPH FEY: Yes.
 7 MR. DOUGHERTY: Then they look like
 8 Juliet faux balcony --
 9 RALPH FEY: Yes, that's the second
 10 story.
 11 MR. DOUGHERTY: -- window things, that
 12 looks an awful lot like a third floor back there.
 13 RALPH FEY: So you would like it if the
 14 roof were more pitched and it didn't --
 15 MR. DOUGHERTY: No, I'm just saying --
 16 RALPH FEY: -- end in E-walls on the
 17 side.
 18 MR. DOUGHERTY: -- that somehow it's no
 19 longer two stories back there. What am I
 20 missing? It's because -- you said, the addition
 21 is two stories --
 22 RALPH FEY: So that's the attic that
 23 we're using and if it makes you feel better we
 24 can bring the roof line.
 25 Mark, can you point to the roof line of

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1 dormers --
 2 RALPH FEY: Front of the building is on
 3 the upper right.
 4 MR. DOUGHERTY: -- up there -- yes. So
 5 the -- the building is not two stories, it's
 6 three stories front and back.
 7 RALPH FEY: So it's two stories in the
 8 front and then dormers in the roof attic.
 9 MR. DOUGHERTY: Well, that back -- that
 10 new addition is not a dormer up there, that's
 11 just a third floor that has a peaked -- an
 12 A-framed like a peak roof.
 13 MS. MCHUGH: It looks like a third
 14 floor. You can call it whatever you want.
 15 RALPH FEY: I'm not going to argue with
 16 your assessment of the way it looks and I can
 17 certainly change the roof line so it's more of
 18 like an attic. I understand your comment.
 19 MS. TACKETT: Ralph, is the third floor
 20 with the dormers, will those be rooms?
 21 RALPH FEY: The third floor with the
 22 dormers are rooms, yes.
 23 MR. DOUGHERTY: That's why there's a
 24 third floor.
 25 MR. MEYER: Then that's a three-story

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1 the attic?
 2 If you like those to be steeper --
 3 MS. GERING: Ralph, I'm going to join
 4 in with Dan. After our last experience with
 5 Mechanic Street, if you really -- and I can only
 6 speak as one voice and I'll be very vocal. If
 7 you bring in big buildings that are three, four
 8 stories and they're looming on the canal, I'll
 9 tell you right now, the answer's going to be no.
 10 It's too big of a project, it sits on the canal,
 11 you're smack in the heart of the historic
 12 district and you guys have a compound as it is on
 13 Mechanic -- on Main Street. This is just going
 14 to take over Ferry Street and this is just one
 15 person speaking.
 16 So I highly recommend if it's a
 17 two-story building, you keep it at two stories
 18 and don't have these huge looming buildings that
 19 sit right on the canal.
 20 RALPH FEY: So no addition?
 21 MS. GERING: I would tell you no.
 22 MR. DOUGHERTY: I don't want to dictate
 23 no addition. I just want to point out that
 24 there's three stories back there. So apparently
 25 the front of the building now, really those

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1 building.
 2 MS. MCHUGH: That's a third floor then,
 3 right?
 4 MR. DOUGHERTY: Yeah, it sounds like a
 5 third floor.
 6 RALPH FEY: So we had this conversation
 7 earlier it presents as a two-story building and
 8 there are rooms in the attic. And if -- if the
 9 back addition feels too much like a third floor,
 10 we can work on that.
 11 MR. DOUGHERTY: Well, I mean, if the
 12 back addition, Ralph, did -- see the back
 13 addition is not as wide as the rest of the
 14 building, it juts out, if you will --
 15 RALPH FEY: The back addition is
 16 considerably smaller than the rest of the
 17 building.
 18 MR. DOUGHERTY: Right. So if the back
 19 addition didn't have a third floor, I think --
 20 JENNIFER SOFIA: I think -- I wanted to
 21 clarify what exactly we need approval for because
 22 we're not exceeding the setback, we're not
 23 exceeding the height.
 24 RALPH FEY: So we don't have this.
 25 So I think I can -- really, I

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1 understand what you're saying and I think we can
 2 adjust the roof to be more like the other roofs.
 3 Does that seem more sympathetic to look at it as
 4 two stories and an attic.
 5 MR. DOUGHERTY: What I'm trying to say
 6 is, I'm not an architect, I'm not a -- I'm just
 7 saying that less is more and a lot less is even
 8 better is what it boils down to. There's 13
 9 rooms. There's -- I just did a quick -- I just
 10 did -- there's 95, depends how you count them, of
 11 course -- 95 to 97 rooms going to be in that
 12 little cluster. Where just two years ago, there
 13 were perhaps 20. Okay?
 14 So there were eight in the Mansion,
 15 which was not in operation, nine -- out of every
 16 twelve months and not in operation for years, so
 17 there were none effectively there. And the Logan
 18 Inn had about a dozen. So really we're going
 19 from 12 rooms to 95 to 97 rooms. And somehow we
 20 have to -- we run into this constantly, that it's
 21 like that seem to resonate with anybody that
 22 that's -- that we have to look at that type of
 23 density in what is less than a half a block
 24 distance at a hundred foot deep lot. So --
 25 MS. McHUGH: I have to agree with

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1 Connie --
 2 MS. GERING: All right. Ralph --
 3 MS. McHUGH: -- anything on the canal
 4 should not be looming. Sorry.
 5 MS. GERING: Go ahead. I'm sorry.
 6 MS. McHUGH: I just said I agree with
 7 you anything on the canal should not be looming.
 8 MS. GERING: So, Ralph, I think you got
 9 enough feedback for tonight.
 10 RALPH FEY: I agree.
 11 MS. GERING: So if you can work on this
 12 and then we'll readdress it.
 13 MS. LEE: I did have one question is
 14 because of the -- because its significant change,
 15 you've already incorporated the changes from the
 16 last planning commission, which you've shared
 17 with the council and council has added on top of
 18 those feedback. With the revised sketch plan,
 19 does that -- should that have to go back to
 20 planning commission again for their review before
 21 coming to council again?
 22 MS. TACKETT: Well, I think council
 23 could certainly give guidance on that. If
 24 council, if you would like these revisions to go
 25 back to planning commission for some feedback

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1 before it comes to you.
 2 MR. DOUGHERTY: When you say these
 3 revisions, the revisions that he has in hand or
 4 revisions that he's going to make based on
 5 feedback tonight.
 6 MS. TACKETT: Both. I think both. I
 7 think the revisions he's made since the planning
 8 commission were in response to comments received
 9 to date. I suspect he's going to make some more
 10 revisions, so they would certainly go back to the
 11 planning commission and then come to you if you
 12 would like some additional feedback from planning
 13 commission.
 14 MR. DOUGHERTY: What do you think?
 15 Peter?
 16 MS. GERING: Peter, what's your take on
 17 that, go back to you guys?
 18 MR. MEYER: Well, let's deal with the
 19 dates here. Planning commission meets next on
 20 the --
 21 MS. LEE: Right after the next
 22 workshop.
 23 MR. MEYER: Yeah, that's what I was
 24 thinking. So the question is whether or not it
 25 would be more constructive from council's point

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1 of view to get another look at this at the
 2 workshop before it goes to the planning
 3 commission or whether or not it wants the
 4 planning commission to look at it before it then
 5 looks at it. This is a decision for council to
 6 make and parenthetically since I happen to own
 7 the adjacent property, I'm recusing myself from
 8 the vote on this.
 9 MR. DOUGHERTY: I personally feel that,
 10 you know, I trust Ralph has heard everything, I
 11 trust that he's going to get copies of our
 12 minutes. I trust he's going to go through and
 13 circle everything he heard and address that
 14 stuff. So I think planning, if I were in your
 15 shoes, is he -- would they permitted to make all
 16 the changes that planning said and also
 17 incorporate a lot of stuff they heard from us and
 18 take that to planning?
 19 MS. TACKETT: Absolutely, yes.
 20 MR. DOUGHERTY: So I think that's
 21 better and then get their feedback on those two
 22 waves of changes as opposed to come back to us
 23 with -- you know what I'm trying to say?
 24 MS. TACKETT: I do, I do. And it's
 25 tricky with the timing. So part of it because

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1 this is a voluntary process for them, it's also
 2 up to them. So, you know, you can see we'd like
 3 you to go back to planning commission, as well as
 4 us. But if they decide, we're just going to move
 5 into, you know, land development and move on,
 6 they could do that too. So I think it's
 7 reasonable to give them guidance and then, you
 8 know, they can kind of mull that over and go with
 9 that.

10 MR. DOUGHERTY: So normally what we do
 11 is just say what we sort of just said and then
 12 the applicant makes the decision as to how they'd
 13 like to proceed. I like that too, that way we're
 14 not saying, you have to do it this way.

15 MS. TACKETT: Right. Yeah, you can say
 16 this is kind of our preference, but, you know,
 17 you can choose that or not. Yeah.

18 MS. LEE: All right. Well, I'll be in
 19 touch with you guys and you let me know if you
 20 want to go to planning commission next and
 21 then --

22 JENNIFER SOFIA: What was the
 23 preference? I'm not clear.

24 MS. GERING: It's your choice.

25 MS. TACKETT: Your choice.

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1 MS. LEE: So this is stormwater
 2 maintenance agreement. They have submitted a
 3 stormwater management for the residential
 4 construction of their property. Because it's a
 5 residential, it doesn't go through a formal land
 6 development process, but in order for the borough
 7 to execute a stormwater management agreement,
 8 which the engineer has recommended approval and a
 9 draft financial services agreement that matches
 10 the escrow that the engineer has recommended, the
 11 applicant has submitted that; but in order for
 12 council president to execute that agreement, she
 13 needs formal approval from council to execute
 14 that agreement so that we can set up an escrow
 15 account just because of the financial ties
 16 associated with the agreement.

17 MR. DOUGHERTY: And the problem is,
 18 this is a work session we typically have not --

19 MS. LEE: It's a reorganization.

20 MS. GERING: It's a reorganization,
 21 that's why. All right.

22 Can we have a motion to approve?

23 MR. MEYER: So moved.

24 MR. DOUGHERTY: I'll make that motion.

25 MR. MAISEL: I'll second it.

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1 RALPH FEY: I heard Dan say maybe go to
 2 planning.

3 MR. DOUGHERTY: I did because when we
 4 see it again, I trust you're going to make all
 5 this stuff we suggested.

6 RALPH FEY: I do not want to come back
 7 in front of you and not have you be happy.

8 MS. GERING: Thank you, guys.

9 All right. Any public comments? Yes?
 10 Hello. Happy New Year.

11 BRUCE LOTIER: Happy New Year.
 12 Bruce Lotier, 182 South Main.

13 I think I have a much simpler request.
 14 The request is asking council -- so I don't how
 15 many of you know the background of this. We were
 16 originally on the agenda to be here tonight to
 17 get agreement or approval for the stormwater
 18 system that has been engineered and engineered
 19 and agreed to.

20 We've already submitted the checks for
 21 escrow accounts, that's all with the borough.
 22 We're really just looking for council's approval
 23 so that it could move forward instead of having
 24 to wait to the 21st since we've been eight months
 25 waiting for the approval.

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1 MS. GERING: Any questions from
 2 council?

3 MS. McHUGH: No.

4 MS. GERING: Public?
 5 All in favor?

6 COUNCIL MEMBERS: Aye.

7 MS. GERING: Good luck.

8 MR. MEYER: Thank you for your
 9 patience.

10 MS. GERING: Yes. Any other public
 11 comments?

12 With that, the meeting is -- can I have
 13 a motion to adjourn.

14 MR. MEYER: So moved.

15 MS. GERING: We're adjourned.
 16 (Meeting concluded at 8:52 p.m.)
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CERTIFICATE

I hereby certify that the proceedings and evidence are contained fully and accurately, to the best of my ability, in the notes taken by me at the meeting in the above matter; and that the foregoing is a true and correct transcript of the same.

TARA WILSON, C.R.

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