

BEFORE

NEW HOPE BOROUGH COUNCIL

In Re: Regular Meeting

- - - -

TUESDAY, JANUARY 15, 2019

- - - -

A public meeting was held at the Borough Municipal Building, 125 New Street, New Hope, Pennsylvania 18938, commencing at 7:03 p.m. on the day and date above set forth, before Tara Wilson, Professional Reporter and Notary Public in and for the Commonwealth of Pennsylvania.

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350 SOUTH MAIN STREET, SUITE 203
DOYLESTOWN, PENNSYLVANIA 18901
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1 BOROUGH COUNCIL:

2 Mayor Laurence D. Keller

3 Connie Gering, President

4 Dan Dougherty, Vice-President

5 Tina Leifer Rettig, Pro Tem

6 Alison Kingsley

7 Laurie McHugh

8 Peter Meyer

9 Ken Maisel

10

11 EJ Lee, Borough Manager

12 T.J. Walsh, Esquire, Solicitor

13 JoAnn Connell, Administrative Assistant

14 ALSO PRESENT:

15 Chief Michael Cummings

16 New Hope Police Department

17

18 James Ennis, Zoning Officer

19

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21

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4

1

2 A G E N D A (Continued.)

3 PAGE

4 8. Council Member Reports on Committees:

5 Parks and Recreation Board.....37-38

6 Shade Tree Commission.....

7 Finance Committee.....38-40

8 Revitalization Committee.....40

9 Land Use and Historic Preservation.....41-43

10

11 9. Manager and Solicitor Reports.....43-44

12

13 10. Public Comment.....44-63

14

15 11. Adjournment.....63

16

17

18

19

20

21

22

23

24

25

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3

1

2 A G E N D A

3 PAGE

4 1. Call to order, Pledge of Allegiance.....5

5 2. Announcements.....44

6 3. Reorganization of Council

7 Election of President.....5

8 Election of Vice-President.....6

9 Election of President Pro Tem.....7

10 4. Mayor's Report.....

11 5. Presentations:

12 ZHB Application - 324 W. Bridge SR.

13 (McDonald's) - proposal exterior changes and a

14 new sign.....8-23

15 ZHB Application - 107 Pinewood Circle -

16 proposal for construction of an addition to

17 exceed maximum allowed building coverage....23-27

18

19 6. Resolutions:

20

21 Resolution 2019-01 - designation of the

22 Chair of the Vacancy Board for 2019.....27-29

23 7. Motions:

24 Meeting Minutes: Consideration to approve

25 the minutes for the December 18, 2018 regular

meeting.....29-30

Approval of Accounts Payables: Consideration

to approving payment of:

- January accounts payable in the amount of

\$115,466.26

- End of the year accounts payable in the

amount of \$101, 586.60 and \$68,189.73

- December 19 and January 2 payroll in the

amount of \$66,604.54 and \$68,267.96 and Dec. 30

- Quarterly Payroll in the amount of

\$4,397.64

- Change Order #2 for Main St. Pedestrian

Improvement Project for Main & Ferry

Intersection.....30-32

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

2 meeting to order. Can you stand for the salute

3 of the flag?

4 (Pledge of allegiance recited.)

5 MS. GERING: Thank you everyone.

6 Could I please have a motion for

7 reorganization?

8 MS. McHUGH: I'll make that motion.

9 MR. DOUGHERTY: I'll second it.

10 MS. GERING: The meeting's turned over

11 to --

12 MR. WALSH: Call the question. All in

13 favor.

14 MS. GERING: All in favor?

15 COUNCIL MEMBERS: Aye.

16 MS. GERING: Opposed?

17 All right. Thank you.

18 Mayor Keller?

19 MAYOR KELLER: Yes. So the time will

20 be passed over to me for a minute here and I will

21 start off by asking for a nomination for the

22 position of council president.

23 MR. DOUGHERTY: I would like to nominate

24 Ms. Connie Gering.

25 MAYOR KELLER: Do I have a second,

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6

1 please?

2 MS. RETTIG: Second.

3 MAYOR KELLER: Tina seconded.

4 All in favor?

5 MR. WALSH: Ask if there's any other

6 nominations?

7 MAYOR KELLER: Are there any other

8 nominations?

9 MS. RETTIG: I will nominate Dan

10 Dougherty for vice-president.

11 MR. WALSH: No, no.

12 MR. MEYER: We're only dealing with

13 president. We're dealing one at a time.

14 MS. RETTIG: Okay. I'm sorry.

15 MR. WALSH: Once there's no

16 nominations, then he closes, then you vote.

17 MAYOR KELLER: All in favor of Connie

18 Gering as council president?

19 COUNCIL MEMBERS: Aye.

20 MAYOR KELLER: Unanimous.

21 Congratulations, Connie.

22 MS. GERING: Thank you.

23 (Audience applause.)

24 MR. WALSH: Now is the vice-president.

25 MAYOR KELLER: Round 2. Any

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1 nominations for council vice-president?

2 MS. RETTIG: I'll nominate Dan

3 Dougherty.

4 MAYOR KELLER: Okay. Do I have a

5 second?

6 MR. MEYER: Second.

7 MAYOR KELLER: Okay. Any other

8 nominations for council vice-president? Having

9 there been none.

10 All in favor of Dan Dougherty for

11 council vice-president, please say aye?

12 COUNCIL MEMBERS: Aye.

13 MAYOR KELLER: It's unanimous.

14 And lastly, which I assume that --

15 Do I do pro tem as well?

16 MR. WALSH: Yes.

17 MAYOR KELLER: Okay. Then I would ask

18 for a nomination for council pro tem.

19 MS. GERING: I'll nominate Tina.

20 MR. MEYER: I'll second.

21 MAYOR KELLER: Okay. Any other

22 nominations for council president pro tem?

23 Okay. All in favor of council

24 president pro tem Tina?

25 COUNCIL MEMBERS: Aye.

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1 MAYOR KELLER: It's unanimous.

2 Welcome.

3 Happy to announce that Connie Gering

4 our council president for year 2019.

5 Congratulations, Connie.

6 (Audience applause.)

7 MS. GERING: Thank you.

8 All right. Let's move over to the

9 mayor's report, please.

10 MAYOR KELLER: Nothing report this

11 evening. Thank you.

12 MS. GERING: All right. Our next is an

13 application presentation for 324 West Bridge

14 Street from McDonald's.

15 MR. RAY WENT: Ladies and gentlemen,

16 good evening. My name is Ray Went. I'm an

17 attorney from the law firm of Nehmad, Perillo and

18 Davis, representing McDonald's Corporation.

19 First before we begin, I represent a

20 board in New Jersey, who just had their

21 reorganization meeting and it went a lot less

22 smoothly than yours did, for what it's worth.

23 Getting to why we're here, you know

24 that McDonald's we're talking about we're at 324

25 West Bridge Street. It's been there for some

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1 time. We are here today to talk about our ideas

2 to improve the aesthetics of the McDonald's, as

3 well as its ADA compliance. In particular, we

4 are looking to provide board signage and wall

5 signage and reconfigure some things to make ADA

6 accessible more compliant and compliant period.

7 And in doing so, we're going to be removing some

8 of the uglier stuff you see like the sticker

9 signs and some of the standup things that are

10 outside to make it just a little less tacky in

11 terms of, you know, the signage. Let's put it

12 out there. The sticker signs, the decals and all

13 that.

14 So that's why we're here. We're

15 looking for recommendation to be permitted to go

16 to your zoning hearing board to more further

17 discuss the technical aspects with your

18 professionals there; but as I understand it, we

19 see you first and that is why we're here.

20 This is on the expert's presentations,

21 I'll turn it over. I'm joined by Martin Swagger

22 who's our professional engineer, the senior

23 project manager and Tom Newman is here he's our

24 project designer as well. He's working with our

25 electronic exhibits. I don't think this is

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1 swearing in situation where --
 2 MR. WALSH: No. You're just here to
 3 see if council wants to take a position on the
 4 application before the zoning hearing board. So
 5 this more informal, there might not even be a
 6 vote.
 7 MR. RAY WENT: Excellent. Thank you.
 8 MARTIN SWAGGER: This project basically
 9 involves a remodel of the buildings. Take-off
 10 the old mansard roof that you see on your -- you
 11 know, when you think of McDonald's that mansard
 12 roof that's around the side.
 13 Would you show the existing conditions?
 14 And it will provide a more sleek look
 15 to the building. As you see, your traditional
 16 McDonald's style side of the building and to
 17 remove that -- that mansard roof so that it's a,
 18 you know, square off the building and --
 19 Show what we propose. There you go.
 20 What we provide is a new cleaner look
 21 to the building. That's part of the application.
 22 Right now the building has no signage on it. I
 23 don't -- I believe by-right we're not allowed any
 24 wall signage so we are going to the zoning
 25 hearing board for relief for what you see as

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1 restrooms, which are also not currently
 2 compliant.
 3 The last component in this project is
 4 they want to replace their old menu boards with
 5 the new standard equipment. Right now there's
 6 that old menu board, 42 square feet it's, you
 7 know, contains all of their items and it's
 8 fluorescent bulb lit and then -- and then on the
 9 outside of the old menu board it's got an old,
 10 they call it, tombstone speaker box right before
 11 you order. Then they put all these temporary
 12 signs out there to advertise what kind of
 13 products they might have on special or any type
 14 of things they are trying to advertise.
 15 What they want to replace it with is a
 16 smaller menu board with digital LED backlit, so
 17 it's less bright but easier to read, as well as a
 18 digital prebrowsable it's just before the menu
 19 board that might advertise a special item that
 20 they have periodically or just a standard item.
 21 So someone going through the drive-thru might see
 22 that and it might help them make their decision
 23 and they replaced the ordering tombstone speaker
 24 box with new kind of an ordering canopy which
 25 just has a little overhead canopy on it so that

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1 proposed signage on this building, which is an
 2 arch and the McDonald's watermark on the front on
 3 the non-drive-thru side elevation, another arch
 4 on what they call, the brand wall, and you'll see
 5 a small welding sign over the entry door.
 6 Second component of this application as
 7 was previously discussed, is making sure that the
 8 parking and access to the building complies with
 9 ADA requirements. As we see on a lot of these
 10 older sites, the access is not compliant. So
 11 McDonald's is upgrading all of their sites to
 12 make sure the parking, the access to the
 13 building, as well as they have an interior patio
 14 area that meets ADA requirements. So it all will
 15 be repaved. You won't notice much of a
 16 difference afterwards except that the ADA parking
 17 spaces are paved in concrete because it's easier
 18 to -- to construct to the ADA required
 19 tolerances.
 20 We're repaving the outdoor seating area
 21 so that's nice and flat to conform with ADA
 22 requirements. Once we get all the entitlements,
 23 building permit applications will be submitted
 24 for the interior remodel of the building, which
 25 will be ADA improvements to the existing

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1 if it's raining it kind of provides some
 2 protection from the elements. And we would
 3 replace the clearance bar with a new clearance
 4 bar that, you know, it's their basic protection
 5 so oversized vehicles don't enter the drive-thru
 6 and hit the trellises over the drive-thru
 7 windows.
 8 That's basically it. That's the long
 9 and short of it. If there's any questions we can
 10 answer, we'd be more than happy to answer them.
 11 MS. McHUGH: Do you have any actual
 12 photos of the new menu board and the speaker not
 13 just drawings?
 14 MARTIN SWAGGER: I don't -- I don't
 15 have photos of that, but that's exactly what they
 16 look like. Is that actually a photo?
 17 MS. McHUGH: That looks a photo.
 18 MARTIN SWAGGER: That's the new one.
 19 It's a 20 square foot digital menu.
 20 MR. MAISEL: I unfortunately have been
 21 there recently and I've seen it, it looks nice.
 22 MAYOR KELLER: Yes, I have a question.
 23 On the west side of the building, do you have any
 24 plans to do any -- I know it's a little tight
 25 when you're going through drive-thru side and

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1 making a left and heading towards your neighbor
2 Wawa, a little tight there on the west side, so
3 did you feel that there was anything you could do
4 to maybe widen that a bit or is that not --

5 MARTIN SWAGGER: Well, it's kind of
6 limited to the scope of work, McDonald's doesn't
7 -- they lease this property, they do not own it,
8 so in addition believe it or not this is what's
9 considered a low volume store, so their budget
10 for improvements is somewhat limited, you know.
11 They can only do a certain amount of work or else
12 it exceeds their allowed budgets for these
13 projects. I'm not really clear too, you're
14 talking about the left-hand turn --

15 MAYOR KELLER: Yeah. When you're
16 coming towards Bridge Street after you've gone
17 through drive-thru or when you're coming off
18 Sungan Road you're going to make a right from the
19 McDonald's you're going to come over to park next
20 to the handicapped spot and that seems like it's
21 a little tight on the -- on the Sungan Road side.
22 I shouldn't say west, because that may throw you
23 off, but it's a Sungan Road side of the building.
24 I'm just asking since you're the engineer, right?

25 MR. RAYMOND WENT: Over here? If I'm

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1 MR. ENNIS: Real fast, for the
2 council's benefit can you just go through what
3 exists?

4 MR. WALSH: Jim?

5 MR. MEYER: Mic.

6 MR. ENNIS: Only because there were
7 some questions that have been raised, can you
8 just go through real quickly what is existing and
9 what is proposed as far as signage?

10 MARTIN SWAGGER: Okay. Sure.

11 As far as what is existing, there is an
12 -- excuse me one second, I'll grab my notebook.

13 As far as building signage, we have no
14 existing wall signage on the building right now.
15 There are several window signs on the building,
16 arch signs on three sides of the building.
17 There's like a big huge decal in the window.
18 Those will be removed with the remodel, not going
19 to be able to see in some of those.

20 MR. RAY WENT: See the McDonald's
21 golden arch window on each side there are these
22 window decals I was telling about, there's not
23 going to be any of that. Right now it's
24 plastered with them.

25 MARTIN SWAGGER: So as part of the

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1 not mistaken, you start with the drive-thru
2 here --

3 MAYOR KELLER: Yeah, so that's the
4 south side if that helps you, if that helps you.
5 That's south side, that would be the east end, go
6 to the other, keep going, yep and then towards
7 Main. So, yeah right there. I was just asking
8 because it's not as I recall that wide.

9 I wasn't there recently, Ken.

10 MARTIN SWAGGER: When we did our site
11 investigation, you know, we usually note any
12 types of deficiencies that we see and we kind of
13 drive the site --

14 MAYOR KELLER: So you feel it's fine?

15 MARTIN SWAGGER: Yeah, yeah.

16 MAYOR KELLER: That's okay. And where
17 you're putting the handicapped spots there, the
18 shading there, the gray and then -- is that any
19 significance, the gray?

20 MARTIN SWAGGER: That's just where
21 we're going to be replacing asphalt to try to
22 blend it back in with the existing asphalt
23 pavement.

24 MAYOR KELLER: Just didn't -- that's
25 great. Thank you.

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1 project, the windows are cleaned up and all
2 decals are removed to provide a cleaner look.
3 But we are proposing as far as wall signage is
4 what we're proposing on the front elevation,
5 we're proposing McDonald watermark, which says
6 McDonald's and a golden arch.

7 And if you can show them the proposed
8 elevations.

9 So in the front elevations we have a
10 watermark and arch. On the drive-thru elevation,
11 non-drive-thru elevation, there is an arch and a
12 small welcome sign over the front door. On that
13 side right now there is just, you know, like I
14 said, that said has the decals in the windows as
15 well and they'll be taken out, the arch decals.

16 MAYOR KELLER: So is McDonald's just
17 they feel that going forward that it's really
18 important for them to have McDonald's on that
19 side? I mean, everybody knows the arch, mine
20 from three years old.

21 MARTIN SWAGGER: It's part of their
22 branding. They do feel that's important to
23 identify their building with that sign, which --

24 MAYOR KELLER: Because many McDonald's
25 have no McDonald, they just have the arches. I'm

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1 just asking.

2 MS. RETTIG: We don't currently have

3 the arches, do we? They're in the windows, but

4 there's no arches currently --

5 MARTIN SWAGGER: Not on the walls, but

6 there're just there're decal signs in the windows

7 right now. That's kind of what they do when wall

8 signs aren't allowed by code. On the

9 non-drive-thru side there is nothing now except

10 for the decal on the drive-thru there's nothing

11 now except for the decals, but we're not

12 proposing anything on that side. It's not

13 something anybody would see, it would be useless

14 and obviously on the rear, we're not proposing

15 anything.

16 As far as ground signage, what's

17 existing is their one main pole mounted sign out

18 front, they have an existing 42 square foot menu

19 board at the drive-thru. And they have their

20 speaker box down a little bit to that sign. It's

21 just where you order your food. What we're

22 proposing is a 20 square foot digital menu board,

23 a 10 square prebrowsal board, then the ordering

24 canopy, like I said, so you pull up and it's got

25 the little screen where you order and gives you a

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1 stick?

2 MR. RAY WENT: You mean the length of

3 the bar across?

4 MAYOR KELLER: Yeah, the canopy maybe

5 it's not 10 foot long 6 foot wide.

6 MARTIN SWAGGER: Yeah, I'd say it's

7 nine feet. It projects nine foot, but it's

8 offset inward from the curb, so it probably

9 extends for a total length of nine feet. But it

10 hangs out over the curb to cover the car.

11 MR. RAY WENT: So council understands

12 about the signage and the arches, we're not

13 increasing the size of the arches in any

14 meaningful way. It's not like we're trying to

15 dominate the Wells Fargo sign, which is the first

16 thing I saw. We're using the same type of

17 dimensions, we're not trying to be the biggest

18 sign on the block.

19 MARTIN SWAGGER: Another thing I might

20 add too is this is part of a national program.

21 So these stores that qualify for these

22 improvements basically have all the same branding

23 elements. It's like modifications to each site,

24 our architects will look at the -- look at the

25 area and think which color for the building is,

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1 little protection from the elements. It's not

2 much it's just a small canopy. And then the --

3 the new clearance bar, which will replace the

4 existing one that's out there with their new

5 style. Is that clear? If that wasn't clear

6 enough, I can --

7 MAYOR KELLER: Let me just ask a

8 questions. You're not sure of the width, is it

9 20 square feet? How big is the canopy?

10 MARTIN SWAGGER: The top of the it's

11 like the -- like the face where it says "Order

12 Here."

13 TOM NEWMAN: So this profile, the

14 L-shape is 3 point -- the order here letter is

15 3.35 square foot.

16 MARTIN SWAGGER: Okay. The word "Order

17 Here" lettering is 3.35 square feet.

18 TOM NEWMAN: The canopy itself is like

19 three and a half foot wide to cover the rain.

20 MARTIN SWAGGER: So the canopy is -- he

21 said, the canopy's about three and a half feet

22 wide.

23 MAYOR KELLER: And the width of that

24 would be? The width of the arch, the bar?

25 MS. KINGSLEY: How far up is the bar

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1 you know, fits in the best with the surrounding

2 use. And as far as all the branding elements,

3 it's the same. They want to go for the same

4 thing for each site.

5 MS. GERING: Are you using that vintage

6 brick that you're doing a lot of your stores

7 with?

8 MARTIN SWAGGER: I believe basically

9 whatever's on the facade is existing, but they do

10 have the brand walls that are proposed. And

11 these ones, the material is -- so the existing

12 siding, it will be stucco on the side, the brand

13 wall is stucco as well. The brand wall stucco,

14 this side stucco and the existing brick remains

15 and it's just painted to match the new building.

16 And then the rest of the building is stuccoed.

17 MS. GERING: Thank you.

18 MS. RETTIG: I have a question is this

19 store open 24/7? And what's the new lighting

20 going to do? Like is it going to be on

21 constantly?

22 MARTIN SWAGGER: As far as whatever

23 lighting, we're not changing any site lighting at

24 all. The menu board's are LED backlight, so at

25 night they are lit, but it's an LED light so it's

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1 not as bright as the current fluorescent
 2 backlight. They're also programed to actually
 3 dim automatically so that, you know, based off
 4 ambient so they don't cast out a lot of light.
 5 MR. RAY WENT: 5 a.m. to 11 p.m.
 6 MS. RETTIG: Okay. So it's not at
 7 three o'clock in the morning there's going to be
 8 this orange glow.
 9 MARTIN SWAGGER: No, not at all. And
 10 they are behind the building so it's kind of hard
 11 to see from any road till you actually get up to
 12 the site.
 13 MS. RETTIG: Thank you.
 14 MS. GERING: Any more questions from
 15 council?
 16 Any questions from the public?
 17 And council?
 18 Oh, I'm sorry, Pam.
 19 PAMELA KERR: I just wanted to you
 20 consider how this fits in with whatever's going
 21 on with the bank that ou choose to say yes or no.
 22 It's all gonna be on the same strip within a
 23 quarter of a mile.
 24 Pam Kerr. Sorry about that.
 25 MS. GERING: I'm sorry. We have a new

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1 there's a walkout basement, so it is the ground
 2 level of the home is actually the second level in
 3 the rear. There's currently an elevated deck
 4 behind the home, they're looking to replace that
 5 deck and to construct a small addition onto the
 6 home. They're looking to put a sun room in back
 7 of the kitchen. The dimensions of the room it's
 8 going to be 12 and a half feet by 17 feet.
 9 They are going to increase the building
 10 coverage on the lot. The zoning ordinance allows
 11 15 percent building coverage. The property's
 12 already at 22.3 percent and they're looking to
 13 increase it to 23.4 percent. Just over one
 14 percent increase, which I think would be
 15 considered a de minimus increase. In addition,
 16 there is a 25 foot rear yard setback, their
 17 proposal will push the addition to 22.1 feet.
 18 Again, what I believe would be considered a de
 19 minimus variance request.
 20 There are no homes behind their
 21 property, so there really is no one that would be
 22 affected by that increased setback. My clients
 23 have reached out to their neighbors, they've
 24 received, so far, only positive response. Our
 25 hope is by the time we go to zoning, we'll have

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1 procedure we're starting this year, you have to
 2 give your street address please.
 3 PAM KERR: North Main Street. And I'm
 4 just saying that down the road, a month or two
 5 ago you were asked about the bank. So I mean, I
 6 thought since this is close I just wanted to you
 7 consider how they go together.
 8 MS. GERING: Thank you.
 9 Any other questions from the public?
 10 Council position?
 11 MS. GERING: Council's not taking a
 12 position. Good luck at zoning.
 13 MR. RAY WENT: Thank you very much.
 14 MS. GERING: Next on the agenda is 107
 15 Pinewood Circle with Mr. Cohen.
 16 MR. PAUL COHEN: Paul Cohen. I
 17 represent James Clare and Cathy Schray, the
 18 owners of the property at 107 Pinewood Circle. I
 19 apologize I did not bring a PDF, I do have extra
 20 copies of the plans if anybody needs one.
 21 This is a relatively simple
 22 application. This is a residential property of
 23 the Riverwoods section. The applicants are
 24 looking to build a modest addition on the rear of
 25 their home where there is currently in the back

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1 some more responses from the neighbors; but I
 2 think that this addition is in keeping with other
 3 similar additions in the area.
 4 Just to clarify there is a single story
 5 addition. So the room that's being added is only
 6 on the ground level of the home. It will be
 7 elevated in the rear because of the walkout
 8 basement and they're not building up to the
 9 second floor. This is just a single story sun
 10 room. My clients are here if you have any
 11 questions that I can't answer or I'll answer what
 12 I ask.
 13 MS. GERING: Any questions from
 14 council?
 15 MR. DOUGHERTY: Yeah. I just have one
 16 question. There's a list of neighbors here.
 17 They were mailed this summary of things. I just
 18 reviewed it real quickly. I can't see where --
 19 when were they mailed?
 20 MR. PAUL COHEN: Well, that's handled
 21 by the zoning hearing board, so I don't know when
 22 the notices went out. We actually are scheduled
 23 for February 7th, so there's still some time to
 24 actually --
 25 MR. DOUGHERTY: So the zoning hearing

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1 board mails those notices to the list of people
 2 that are in here.
 3 MR. PAUL COHEN: Yes. The ordinance
 4 actually does put that burden on the applicants,
 5 but practice of the zoning hearing board of New
 6 Hope is that they send out all those notice.
 7 MR. DOUGHERTY: And you've not received
 8 any negative commentary or feedback so far.
 9 MR. PAUL COHEN: Not so far. We've
 10 reached out and we're hoping to get some more
 11 positive responses.
 12 MS. CONNELL: We just recently received
 13 the date.
 14 MR. WALSH: And then she fills out the
 15 --
 16 MS. CONNELL: Correct. That will all
 17 be probably taken care of by Friday.
 18 MR. PAUL COHEN: Thank you.
 19 MS. CONNELL: We have to create
 20 affidavits, we have to also post the property.
 21 MR. WALSH: And we post it to --
 22 You post it, correct?
 23 MS. CONNELL: Yes.
 24 MR. WALSH: Jim's posted --
 25 MS. CONNELL: Correct.

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1 MR. WALSH: Does anybody care what the
 2 vacancy board does? It has one job. Nobody has
 3 -- everybody was going to say, you had one job.
 4 You had one job, you didn't do it.
 5 In the event of a vacancy on this
 6 board, let's say somebody resigns or moves out of
 7 the borough, there is spot to fill. And the
 8 council itself has the opportunity fill that
 9 vacancy for 30 days from when it's created. If
 10 the council can't fill the vacancy, then the
 11 vacancy board is convened and the vacancy board
 12 is the council plus this person who is the
 13 vacancy board chair. Then that board now it's
 14 called the vacancy board, it's basically council
 15 plus one. That board then gets another 15 days
 16 to try to fill the vacancy. And if it can't fill
 17 the vacancy, then it goes to court. Somebody,
 18 anybody then can petition to have a court -- a
 19 judge say, all right, this person is appointed.
 20 That's what the vacancy board does.
 21 It's in my lifetime of doing this
 22 board, I've never seen it needed, but that's not
 23 to say it can't happen. There's a first time for
 24 everything.
 25 MS. GERING: Can we have a motion to

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1 MR. WALSH: And then they both fill out
 2 affidavits, that's how it's done every
 3 application.
 4 MR. PAUL COHEN: All of the notices are
 5 handled by the borough.
 6 MS. GERING: Any other questions by the
 7 council?
 8 Any from the public?
 9 Council?
 10 All right good luck at zoning. Thank
 11 you so much.
 12 MS. GERING: Okay. Our next item is
 13 resolution --
 14 MS. LEE: Okay. This is a resolution
 15 that council adopts every year for the
 16 designation of chairperson of the vacancy board.
 17 This is just a technicality that we are required
 18 to do as part of the borough code. This is to
 19 appoint the chairperson of the vacancy board for
 20 the year 2019 to be Edward Duffy who has already
 21 been appointed at the December meeting as a
 22 member of the vacancy board.
 23 MR. WALSH: Does everybody know what
 24 the vacancy board does?
 25 AUDIENCE: No.

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1 accept the resolution?
 2 MS. McHUGH: I'll make that motion.
 3 MS. GERING: Second?
 4 MR. MEYER: Second.
 5 MR. WALSH: Does the resolution say who
 6 it is?
 7 MS. GERING: It did, Ed Duffy.
 8 MR. WALSH: He's been the vacancy board
 9 chair for two years.
 10 MS. GERING: Could we have a second?
 11 MR. WALSH: Ed's good to give that job
 12 to.
 13 MR. MEYER: Second.
 14 MS. GERING: All in favor?
 15 COUNCIL MEMBERS: Aye.
 16 MS. GERING: Opposed?
 17 All right, Mr. Duffy.
 18 MR. WALSH: Is he here? Usually he is.
 19 MS. GERING: Can we have a motion to
 20 accept the minutes from the December 18th regular
 21 meeting?
 22 MS. McHUGH: I'll make that motion.
 23 MS. GERING: Second?
 24 MS. RETTIG: I'll second it.
 25 MS. GERING: All in favor?

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1 COUNCIL MEMBERS: Aye.
 2 MS. GERING: All right. Now we have
 3 approval of accounts payable. The January
 4 accounts payable in the amount of \$115,466.26;
 5 end of the year accounts payable for December
 6 28th and January 31st (sic), '18, combined amount
 7 of \$71,878.33; December 19th and January 2nd
 8 payroll in the amount of \$66,604.54 and
 9 \$68,267.96 and the December quarterly payroll in
 10 the amount of \$4,397.64.
 11 Can we have a motion to accept the
 12 payables?
 13 MR. MEYER: So moved.
 14 MS. GERING: Second?
 15 MR. DOUGHERTY: I'll second that.
 16 MS. LEE: Oh, I'm sorry. Can I
 17 interrupt?
 18 MS. GERING: Sure.
 19 MS. LEE: I had one last invoice that
 20 came in kind of late that I was hoping to be able
 21 to include and that's an invoice for \$25,030.80
 22 payable to T. Schiefer who's the contractor that
 23 is currently working on the Main Street
 24 pedestrian improvement project. They've
 25 completed a third of the project so far.

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1 MR. WALSH: Right.
 2 MS. GERING: All in favor?
 3 MR. WALSH: Ask if there's any --
 4 MS. GERING: Oh, I'm sorry.
 5 MS. GERING: Any questions?
 6 MR. DOUGHERTY: I would just like to
 7 point out to the folks that we during our finance
 8 committee meeting, we reviewed these invoices in
 9 fairly gory details at the least and went through
 10 them. And we feel confident on the finance
 11 committee that everything's, you know, copacetic
 12 and everything's fine with all of the invoices
 13 that are being paid here today.
 14 MS. GERING: Any questions from the
 15 public?
 16 All in favor?
 17 COUNCIL MEMBERS: Aye.
 18 MS. GERING: Thank you.
 19 All right. Next is a change order for
 20 the Main Street pedestrian improvement project
 21 for Main and Ferry.
 22 MS. LEE: Yeah, I'll take that one.
 23 MS. GERING: Thank you.
 24 MS. LEE: We had discussed this at the
 25 workshop last week where -- and I had explained

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1 MR. WALSH: Well, that's --
 2 MS. LEE: Parry and Main.
 3 That's the change order.
 4 MR. WALSH: Oh, that's a different one?
 5 MS. LEE: That's a different one.
 6 So if you could also include that as
 7 part of this.
 8 MS. GERING: Thank you.
 9 MS. KINGSLEY: There's one correction
 10 to your motion and that should be Item 2 end of
 11 year accounts, December 28th and December 31st
 12 not January 31st.
 13 MS. GERING: Oh, I'm sorry. I'll
 14 correct myself to --
 15 Thank you, Alison.
 16 -- December 31, 2018, I will be
 17 corrected.
 18 Any more? Okay.
 19 Can we have a motion to accept this?
 20 MR. DOUGHERTY: I think you have the
 21 motion.
 22 MR. MEYER: Yes.
 23 MS. GERING: We have a motion?
 24 MR. DOUGHERTY: And I think I seconded
 25 it.

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1 that the Main Street pedestrian improvement
 2 project is an ongoing project, so about a third
 3 of it is completed with Parry and Main having
 4 been completed about a month ago, maybe a little
 5 bit longer than that. Basically we're adding ADA
 6 accessible ramps and crosswalks for safer
 7 pedestrian access at some of these intersections.
 8 The other two intersections are Ferry and Main
 9 and Mechanic and Main.
 10 We had a change order in place as we
 11 had discussed so that everything that is removed
 12 is replaced in-kind. So if the current sidewalk
 13 is brick, that would also be replaced as brick.
 14 And in addition, the intersection at Ferry and
 15 Main there is one business where there would be
 16 zero accessibility during the construction
 17 period, so this change order includes a not to
 18 exceed clause to allow for a pedestrian foot
 19 bridge to access into that building. The change
 20 order is for the amount of \$13,414.
 21 MS. GERING: Could we have a motion to
 22 approve the changes?
 23 MS. McHUGH: I'll make that motion.
 24 MS. GERING: Second?
 25 MS. RETTIG: I'll second it.

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1 MS. GERING: Any discussion from
 2 council?
 3 Any questions from the public?
 4 HINDI JAIN: I have some questions
 5 regarding --
 6 MS. GERING: Can you please come up and
 7 identify yourself?
 8 HINDI JAIN: Hi. My name's Hindi.
 9 MS. GERING: And your address, please?
 10 HINDI JAIN: 76 South Main Street. My
 11 mother and I own the shop right there and we also
 12 live above the shop. So it's our residence and
 13 it's our business. So we're also having the same
 14 construction work done to our corner of the Main
 15 Street.
 16 MS. GERING: Can you get closer to the
 17 microphone? Thank you.
 18 HINDI JAIN: So I kind of drafted up
 19 some sketches of what we would like to see it
 20 look like. I know we want to work with the
 21 borough with the changes that you want to make.
 22 I brought it up on my computer, can I connect it
 23 to the TV?
 24 MS. LEE: No, the TV's only connected
 25 to our computer internally so it would have to

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1 took some pictures of it today.
 2 MR. WALSH: Are these the same thing?
 3 HINDI JAIN: Yes.
 4 MR. WALSH: Why don't you just hand
 5 those out individually.
 6 HINDI JAIN: It kind of goes together.
 7 I kind of did some research.
 8 MR. WALSH: But it's easier for -- then
 9 you can go back there, because then nobody else
 10 can hear you.
 11 HINDI JAIN: Oh, okay.
 12 MR. WALSH: At that microphone. You
 13 can pass those around and you can refer to this,
 14 they'll have this to look at.
 15 HINDI JAIN: Sure.
 16 MS. LEE: Let me just clarify that this
 17 change order is actually only work for Ferry and
 18 Main. So Mechanic and Main is actually not part
 19 of this change order. So if you wanted to move
 20 forward with the motion and then --
 21 HINDI JAIN: That's the same issue, I
 22 think --
 23 MS. LEE: Well, no the change order
 24 only applies to the changes that have been
 25 calculated at Ferry and Main.

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1 have been pre --
 2 HINDI JAIN: I can send it over right
 3 now and we can discuss it afterwards.
 4 MS. LEE: Unfortunately our computer
 5 only has access -- it's only connected to the TV,
 6 it doesn't have access to the Wi-Fi. I know it's
 7 --
 8 HINDI JAIN: I have a hotspot here, do
 9 you --
 10 MS. LEE: No, no. It won't connect to
 11 the Wi-Fi at all, that's they way it's configured
 12 so that it only connects -- I know it doesn't
 13 make any sense. I've had my frustrations with it
 14 too.
 15 HINDI JAIN: I don't need it, it's
 16 fine.
 17 MS. MCHUGH: Do you have a flash drive?
 18 MR. WALSH: If you have a flash drive,
 19 it'll work.
 20 HINDI JAIN: I might. This is big
 21 enough, honestly. Okay. I don't know maybe you
 22 guys could pass it around or something. I wasn't
 23 like -- I didn't know this is how this meeting's
 24 done. I like have never been, but our sidewalk
 25 has already been marked up as you can sort of. I

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1 HINDI JAIN: It's the project, right?
 2 MS. LEE: Yeah. If you want, I don't
 3 know if you wanted to --
 4 MR. WALSH: Call this question and move
 5 off this and then --
 6 MS. GERING: Yeah, let's move off of
 7 this and then --
 8 MS. LEE: Right. There will be a
 9 time --
 10 MS. GERING: We'll get you on here.
 11 HINDI JAIN: Sure. Okay. It's so good
 12 to get everybody in one room, that would be nice.
 13 MS. GERING: All in favor?
 14 MR. MAISEL: Of what?
 15 MS. GERING: The change order?
 16 The existing change order --
 17 MR. WALSH: For Main and Ferry.
 18 MS. GERING: Yes.
 19 COUNCIL MEMBERS: Aye.
 20 MS. GERING: Thank you.
 21 We're going to go into committee
 22 reports.
 23 Any from park and rec?
 24 MS. RETTIG: Yes. Saturday night,
 25 January 26th is our acapella extravaganza as part

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1 of Winterfest, so everybody should be coming out,
 2 buying tickets, joining us. It benefits parks
 3 and rec and that's where we make our big money
 4 for the year, so everybody please, please, please
 5 show up.
 6 MS. GERING: Thank you.
 7 Shade tree?
 8 MS. McHUGH: Nothing to report.
 9 MS. GERING: Finance committee?
 10 MR. DOUGHERTY: Just three quick
 11 things. The finance committee met yesterday at
 12 great length for the first time in 2019. Just
 13 three quick hits, the 2017 audit is coming to a
 14 close and we expect it to close off in
 15 mid-February, which will move directly into the
 16 2018 audit. At the time, we know that the 2018
 17 audit will take far less effort because of the
 18 efforts of our treasurer and our borough manager
 19 now, the 2018 books are in far, far better shape
 20 than the 2017 books were when we had -- we had
 21 that turn over we had. So we're looking very
 22 good in that regard.
 23 Second this is that some credit card
 24 fees were looked at a workshop and we've
 25 determined that the credit card fees that the

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1 here, a lot of folks are raising taxes all the
 2 time. The other thing to note is only roughly,
 3 less than 10 percent of anyone's real estate are
 4 borough taxes, so we basically do a lot with a
 5 small fraction of those of the overall real
 6 estate tax balances. I just wanted to put that
 7 out there because I don't think that's gotten
 8 enough knowledge and awareness of that. So
 9 that's it.
 10 Thank you.
 11 MS. GERING: Thank you, Dan.
 12 HARB?
 13 MR. MAISEL: No report.
 14 MS. GERING: All right.
 15 So now, I'm going to let you come up
 16 under public comment.
 17 Oh, I'm sorry.
 18 Oh, hold on.
 19 Revit, Peter, any?
 20 MR. MEYER: No. Polly's sitting there
 21 shaking her head at me. The last thing we did
 22 was a Christmas meeting.
 23 POLLY WOOD: We had a lovely party.
 24 MR. MEYER: Precisely.
 25 MS. GERING: Just be patient, I'll be

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1 borough is incurring from people using their
 2 credit seemed higher than we would have liked.
 3 We've also -- we've had a chance to look into
 4 that, there's still more work to be done and our
 5 manager -- our borough manager and our treasurer
 6 are looking into it. It's not -- it's not the
 7 degree of problem that we thought it was
 8 initially. It is basically credit card fees are
 9 much -- the aggregate credit card fees are higher
 10 now because there is so much more credit card
 11 revenue, so it used to be it just seems like a
 12 bigger number because there's more credit card
 13 transactions. But we still have some work to do
 14 on that. We'll report out on that at a later
 15 date.
 16 Lastly, I just want to mention
 17 something for the folks that are here, something
 18 that probably had not gotten enough, I feel,
 19 spread or knowledge or awareness. In 2019, the
 20 borough did not increase our real estate taxes
 21 thanks to the efforts of all the folks up here
 22 and the treasurer. We did not raise taxes now,
 23 we didn't raise them the prior year, we're
 24 basically doing very well. So if you read
 25 articles in the paper of other boroughs around

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1 better next month.
 2 So the -- the zoning? Land use?
 3 MR. WALSH: I can report on that, but
 4 we have a liaison.
 5 MS. GERING: That's me.
 6 MR. WALSH: Oh, you're delegating,
 7 you're directing. Okay.
 8 There were two zoning hearing boards
 9 that were fairly well attended in many weeks here
 10 previous. Both of which were ultimately
 11 continued to subsequent dates. One was the
 12 Mansion Inn and one was the River Cat Cafe. No
 13 resolution, no final decision on either one.
 14 The one -- the Mansion Inn was
 15 continued from -- it opened January 3rd, got
 16 through most of Mr. Cretella's direct testimony.
 17 That was then continued on the record until, it
 18 was supposed to be Thursday, now I'm hearing
 19 potential rumor from Mr. Cohen this evening
 20 before the meeting started that they may ask to
 21 continue that; but until I -- that was the first
 22 I heard it, so I don't know if that's true or
 23 not.
 24 PAMELA KERR: Does that mean it won't
 25 be Thursday or it could go longer?

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1 MR. WALSH: Pam, I don't know. Unless
 2 I get something in writing from Mr. Panzer or
 3 Steve Fiala, you know, the chairman of the board
 4 and the solicitor of the zoning hearing board
 5 that says it's continued, I'm going to be here as
 6 will be Mr. Ennis, and anybody else. If we find
 7 out in advance, we'll let everybody know that
 8 it's continued, but right now it's still
 9 scheduled for this Thursday at seven o'clock in
 10 this room, that's the Mansion Inn.

11 Are you all right? Did I make you
 12 sick?

13 Secondly, the River Cat Cafe started
 14 last week, that was on the 10th. They got
 15 through, I guess, most of the direct testimony.
 16 They had not started, there were several parties
 17 to that that have not started yet, the public
 18 comment portion of it. That is going to be
 19 reconvened in March, that was the next earliest
 20 date that everybody could make it. I think it's
 21 March 14th?

22 MS. GERING: 14th.

23 MR. WALSH: 14th, so if anybody is
 24 interested in that, that's when that will resume,
 25 but neither hearing decided anything, it's still

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1 let out of the barn in full until at least all
 2 the material permits and approvals have come in
 3 from all those outside agencies. So that's in
 4 part what the meeting on Friday is designed to go
 5 through and make sure we've got that lined up.

6 MS. GERING: Thank you.

7 Under public comments prior to our
 8 meeting tonight, we had an executive session
 9 dealing with personnel issues. Also for the
 10 record, all of council is present here tonight
 11 along with the chief, our zoning officer and
 12 JoAnn Connell.

13 Now, we're going to go into public
 14 comment.

15 And would you like to come up and do
 16 your presentation?

17 HINDI JAIN: Feel more prepared now.
 18 (Brief pause in meeting.)

19 MR. WALSH: I guess while we're
 20 waiting, the only other thing that the zoning
 21 hearing board had was Penn Community Bank. They
 22 also had that same night as the Mansion Inn. I
 23 forgot about that, but they got approval.

24 PAMELA KERR: Was that approval for the
 25 signs?

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1 ongoing.

2 MS. GERING: Thank you.
 3 Manager's report?

4 MS. LEE: Nothing to report.

5 MS. GERING: Solicitor's report?

6 MR. WALSH: In addition to what I just
 7 reported on, just to keep everybody in the loop
 8 on Odette's, they are chomping at the proverbial
 9 bit to get moving. We are having a staff meeting
 10 this Friday, myself, Mr. Ennis, the borough
 11 engineer and the manager, to find out if all
 12 their ducks are in a row, what pieces are out of
 13 order, what pieces they're trying to put out of
 14 order, what pieces are in order. There is
 15 activity down at the site, is anybody going to
 16 say that?

17 There's activity down at the site,
 18 which probably everybody has seen and it's more
 19 prep work. They have -- again, we've okayed and
 20 this is very customary to okay this site to begin
 21 preparatory work for when the real stuff starts.
 22 There are a lot of moving parts still to this, a
 23 lot of outside agencies and jurisdiction, PennDOT
 24 specifically, DCNR specifically and, you know,
 25 until the horse can -- the horse really can't be

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1 MR. WALSH: It was for the signs and
 2 for the bump-out for the drive-thru. They're
 3 taking out the drive-thru exit, you know, with
 4 the tray and it slides that's going -- I think
 5 it's going to be more the pill shot to.

6 STEVEN COPPENS: Just wondering if I
 7 could ask a question while they're getting the
 8 computer ready?

9 MS. GERING: Sure. Come on up.

10 STEVEN COPPENS: Steven Coppens, 12
 11 through 20 West Bridge Street. Couple different
 12 things here. In as far as the finance committee,
 13 do we know when the meetings are scheduled and
 14 are they open to the public?

15 MS. LEE: They are not open to the
 16 public.

17 STEVEN COPPENS: Why?

18 MS. LEE: They are -- they consist of
 19 three members of council and myself and the
 20 borough treasurer. Oftentimes some of the items
 21 of discussion does relate to personnel and
 22 they're usually not open to the public, which is
 23 one of the members of the finance committee
 24 reports on a summary of that meeting at a public
 25 meeting.

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1 STEVEN COPPENS: Okay.
 2 MS. LEE: If there is anything, a
 3 financial question that anyone would like to
 4 bring up to the borough, our entire 2019 budget
 5 is on our website. And so, if you or anyone has
 6 any questions, please feel free to e-mail me or
 7 just call me.
 8 STEVEN COPPENS: How about if I just
 9 ask you this right now, are there any federal
 10 closing affect, federal government closing
 11 affects on the borough? Anything direct?
 12 MS. LEE: Could you repeat that?
 13 MS. GERING: Get closer to the
 14 microphone.
 15 STEVEN COPPENS: The federal government
 16 --
 17 MS. LEE: No.
 18 STEVEN COPPENS: I just want to know if
 19 the borough is having -- feeling any effects
 20 because personally I had some effect, I'm not
 21 real thrilled. I called my congressman and both
 22 senators and blasted them and reminded them what
 23 happens in November; but --
 24 MR. DOUGHERTY: I'm sorry. You asked a
 25 question does it effect us, that's the question.

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1 MR. WALSH: Well, wait a minute, are
 2 you talking, Steve, not the lengths, but the
 3 process from where I come in, I apply for a
 4 zoning permit, I get it and I do my work without
 5 having to go to the zoning hearing board?
 6 Because that does happen.
 7 STEVEN COPPENS: No, I'm talking about
 8 -- let's just take the Mansion for example, they
 9 were at workshops, council meetings, zoning
 10 hearing boards, now it's postponed till March?
 11 MR. MEYER: Thursday this week.
 12 STEVEN COPPENS: If it doesn't happen
 13 Thursday, it's --
 14 MR. WALSH: You'll have to find the
 15 date.
 16 STEVEN COPPENS: Okay. I just think
 17 it's way too long.
 18 Thank you, Miss.
 19 MS. GERING: Thank you.
 20 MR. WALSH: I've seen longer. It's a
 21 court hearing essentially, Steve. So you have
 22 with permitted public involvement and when you
 23 have all kinds of that factored into it, you're
 24 necessarily going to have a process --
 25 STEVEN COPPENS: Procedure.

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1 MS. LEE: So far we have not really
 2 felt any effects of that from a borough
 3 administrative perspective.
 4 STEVEN COPPENS: Okay. Sounds like
 5 there's a but in there.
 6 MS. LEE: No.
 7 MR. MEYER: So far.
 8 STEVEN COPPENS: Question about
 9 finances again. Any -- find any surprises since
 10 the workshop? I mean, every now and then
 11 something gets discovered concretes that break or
 12 vice-versa, I just want to know if we had any
 13 surprises in the last week or 10 days whatever
 14 it's been.
 15 MS. LEE: With respect to? I mean, we
 16 have the change order that was presented tonight
 17 that was already discussed and that is all we
 18 have at the moment.
 19 STEVEN COPPENS: Okay. The only other
 20 note I have is regarding zoning, the zoning
 21 hearing. And I mean, I've been trying to follow
 22 what goes on, how the procedures all work and
 23 everything and it just seems like all that takes
 24 so long for everybody. So I don't know if we can
 25 expedite that somehow or --

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1 MR. WALSH: Yeah. And there's actually
 2 provisions in the Municipalities' Planning Code
 3 that talks about to address that very point where
 4 a board is obligated to give an applicant at
 5 least the opportunity to prevent this -- you
 6 know, to wrap up its case within the first
 7 hundred days of when the hearing opens, so it's
 8 not dragged out.
 9 STEVEN COPPENS: But it can be extended
 10 MR. WALSH: If the applicant -- like,
 11 let's say tomorrow, if the applicant is asking
 12 for that continuance, that's necessarily on them,
 13 they pushed the case forward. The board's not
 14 obligated to grant that, but they may depending
 15 being on what they hear, the reason for the
 16 continuance, so there's just -- when you have a
 17 lot of -- a big project with multiple parties and
 18 a lot of people in the room.
 19 MAYOR KELLER: Four attorneys.
 20 MR. WALSH: What?
 21 MAYOR KELLER: Four attorneys'
 22 schedules that have to --
 23 MR. WALSH: And board members. I mean,
 24 that -- it takes a while, sorry.
 25 STEVEN COPPENS: Thank you, sir.

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1 MS. GERING: Thank you, Steve.
 2 Polly, do you have a quick question?
 3 I'm going to let you come up and then we're going
 4 to get started.
 5 Name and address.
 6 POLLY WOOD: Polly Wood, Old York Road.
 7 And I just want to say on behalf of the
 8 library board, thank each and every one of you
 9 for the increase for funding for next year, we
 10 greatly appreciate it. And I also just want to
 11 let you know that we're doing the Spelling Bee
 12 again. So I'm giving you guys plenty of lead
 13 time and you guys, 'cause you said after the fact
 14 that you wished you had a team. So lots of lead
 15 time, it will be in the fall.
 16 Thank you very much.
 17 MS. GERING: Thank you.
 18 All right. You're on.
 19 HINDI JAIN: Microphone makes me
 20 nervous.
 21 MS. GERING: You're doing a great job.
 22 HINDI JAIN: So we attended a couple
 23 meetings over the past two years, but it's been
 24 really hard to get everybody on-board. One man
 25 said, oh, you need to talk to the solicitor about

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1 that was overlooked. We've had this building for
 2 50 years. And my father passed away, he was
 3 really sick, my mother was dealing with three
 4 kids like this just wasn't a priority to think
 5 about these things; but, you know, now that I'm
 6 grown up and we have a little time and it's
 7 becoming more of a struggle for her like go up
 8 and down two flights of stairs, then down across
 9 the street, end of the block into a parking lot
 10 where we're paying to the borough, like \$3,000
 11 when we have our own land that the borough is
 12 also making money off of our parking spot just
 13 doesn't seem to make sense.
 14 Like there should be some kind of
 15 middle ground like either you make money from our
 16 land and we get the parking spot for free in the
 17 information center parking lot or we get our
 18 parking spot back and maybe that's part of this
 19 new construction work that's done.
 20 I also have a couple of other, just
 21 some thoughts. I was kind of just looking up you
 22 could do something like this over here and
 23 possibly like build the ramp out and that
 24 beautifies the street. This is also a one-way
 25 street, it's a way to control traffic. I feel

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1 this or we need the zoning officer or the borough
 2 council manager. So I'm really happy to have you
 3 guys all here, so you guys can listen to my
 4 story.
 5 So my mom and I live in this building
 6 and we own the shop underneath. So our whole
 7 life is this buildings basically and we realize
 8 that this spot where this parking like meter is
 9 right here is actually on our land. Like our
 10 deeds say that the land plot says it, several
 11 pieces of paperwork show that this is our land.
 12 And so with the new construction that
 13 you're looking to do, we're hoping that a
 14 compromise we can come to is that you can bring
 15 the sidewalk out so it's more beautiful and that
 16 we can get our parking spot back. So you can see
 17 like, it's kind of clear right here where the
 18 carriage house park land ends, our land also
 19 follows that same -- same line.
 20 NEELAM JAIN: Up to the stop sign.
 21 HINDI JAIN: I have a picture of that,
 22 let's see if I can make this bigger. So 147 is
 23 our land so it's literally -- this is a one-way
 24 street and so it follows the same line up onto
 25 the curb. And so I think it's just something

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1 like this seems like a win-win and like having
 2 spoken to, you know, Brian who owns the shop
 3 across the street from us, Three Cranes Gallery,
 4 and all of our neighbors, everyone in this
 5 particular area seems to approve and think this
 6 is a good plan. I'm not really sure technically
 7 how it works on your end, this seems fair given
 8 there's so much -- you know, we've provided all
 9 the paperwork over time. I know we met with Jim.
 10 And you were like asking to see our
 11 deeds and provided that had information, then it
 12 just sort of -- nothing happened after that. We
 13 just thought maybe this is a good time while
 14 they're doing the construction to --
 15 NEELAM JAIN: Like, kind of like a new
 16 product here.
 17 MS. GERING: Microphone. Your name?
 18 NEELAM JAIN: Sorry. Neelam Jain, 76
 19 South Main Street, New Hope. So I'm kind of
 20 seeing like when we have five people, they said
 21 oh, it's not my job and this is not my
 22 department. So we came today because we finally
 23 got you guys up here and say, let's talk to them
 24 because everybody can hear our voice, what we
 25 want to see. And it's -- you can see, like it is

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1 our land. And all of these years, we pay \$3,000
 2 parking lot and this is basically my land so, you
 3 know, \$60,000, \$70,000 I just paid for the
 4 parking, I could've paid for my one kid college
 5 education fees, which you'd pay me interest. And
 6 you guys (indiscernible) make it like this.
 7 HINDI JAIN: We're hoping that with
 8 this new, you know --
 9 MS. McHUGH: Sure.
 10 NEELAM JAIN: New plan can
 11 (indiscernible) and myself I understand --
 12 MR. WALSH: I don't know why
 13 everybody's looking at me.
 14 (Indiscernible comments.)
 15 MS. GERING: Listen, I'm totally
 16 sympathetic to you. I know that corner was
 17 approved for improvements to the \$230,000 that
 18 the borough will be paying for to improve your
 19 personal property, okay? So I'm going to put
 20 T.J. on because he's very familiar with this and
 21 what has transpired.
 22 MR. WALSH: I will say up front I had
 23 no idea you were going to be here tonight.
 24 HINDI JAIN: We didn't plan -- we just
 25 started this dialogue today.

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1 as long at least the plans. I don't know how
 2 long they went back, but my initial reaction was
 3 okay, that's still a public street there. And to
 4 cure everybody's misunderstanding, I'll bet if
 5 you checked the deeds of most of the properties
 6 up and down Main Street, a lot of them go to the
 7 center of the road.
 8 HINDI JAIN: But this isn't -- this is
 9 on Mechanic Street and Main Street.
 10 MR. WALSH: Okay. Take out Main Street
 11 that I just said and say, check a lot of people's
 12 properties that abut the street that is older
 13 like this, the deed description a lot of times
 14 goes into the roadway. So when you're dealing
 15 with, where does my property end versus where
 16 does my usable property start, okay, you have to
 17 take into consideration not just what the four
 18 corners your legal description is, but where is a
 19 public roadway.
 20 HINDI JAIN: I understand that, but
 21 then, you know, something else that confuses me
 22 is, I don't understand why we've had this
 23 property here for so many years, 50 years right?
 24 And then right next door to us and I don't know
 25 those people they're probably real nice people,

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1 MR. WALSH: I'm sorry. That's not a
 2 slight to you, that's not meant to -- that's
 3 meant to defend my ignorance that's going to be
 4 probably coming out in a few minutes here because
 5 I don't know all the details about any of it.
 6 HINDI JAIN: And we've had e-mails
 7 dating back for two years saying, oh, we're
 8 talking to solicitor. I don't know how long
 9 you've been the solicitor, but we have --
 10 MR. WALSH: Longer than that, but --
 11 HINDI JAIN: So certain people keep
 12 telling us they're talking to you.
 13 MR. WALSH: Okay. Hold on. My limited
 14 point is I didn't know you were going to be here
 15 tonight. So I had no prep for this.
 16 HINDI JAIN: That's fine. We don't
 17 need an answer right now. I'll send you this and
 18 we can talk further, but I just thought while
 19 everyone's here, I'd like to just --
 20 MR. WALSH: Let me just be very open
 21 and transparent with you. Some people in the
 22 borough did talk to me about this, it must've
 23 been a year or plus ago, okay? I did an initial
 24 analysis of looking at many plans, many
 25 improvements going back for as long as, you know,

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1 but I don't understand why if -- why is it so
 2 complicated for us and then right next door if
 3 you were needing parking and all the same reasons
 4 you might have, why wouldn't you take the parking
 5 there as well?
 6 MR. WALSH: I don't know the answer to
 7 that question.
 8 NEELAM JAIN: Maybe you can find it
 9 out.
 10 MR. WALSH: I don't know if that's a
 11 fact -- that's a question that has a simple fact
 12 answer that seems like you're voicing a little
 13 more concern or opinion mixed in there.
 14 HINDI JAIN: I'm just saying like --
 15 okay. Anyway, I'm not expecting an answer right
 16 now you, but you guys can maybe be more
 17 organized, I can be more organized too.
 18 MS. GERING: I'd like to make a
 19 suggestion. Let's schedule a meeting, I'll be
 20 happy to meet with you, our borough manager and
 21 our zoning officer.
 22 MR. WALSH: Do you have --
 23 MS. GERING: Let's schedule a meeting
 24 that's mutual, if you can e-mail EJ and she
 25 schedule with everyone. So bring what you have,

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1 let's see what we have and this way we can have
 2 an intelligent conversation.
 3 HINDI JAIN: Sure. And yeah, I'm also
 4 thinking as part of this Main Street project, you
 5 know, this can be incorporated into the Main
 6 Street project as they're making changes to the
 7 corner.
 8 MS. GERING: Well, just for your
 9 information, every time we make a change, it
 10 costs you taxpayers money because we get charged.
 11 So when you say we can make changes --
 12 HINDI JAIN: But isn't there a grant
 13 right now that you guys have?
 14 MS. GERING: We overspent the grant,
 15 it's coming out of taxpayer -- our funds, so --
 16 and it's funny because most people don't
 17 understand that every time we make a change,
 18 there's engineering fees and all kinds of fees
 19 and we've gone so overbudget, but we also thought
 20 it was important to improve that corner.
 21 NEELAM JAIN: See corner improvement,
 22 fine, but see behind that, it really upset like
 23 meter -- like that you were making meter parking
 24 there, were making money over there on my spot;
 25 either no cars or like they just leave the empty

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1 staff. So thank for your patience and I'm sure
 2 we'll figure it out.
 3 HINDI JAIN: Thank you.
 4 MS. McHUGH: You want to be heard I
 5 understand.
 6 NEELAM JAIN: And it's like
 7 (indiscernible) it's like one family we should
 8 help each other.
 9 Thank you.
 10 MS. GERING: Any other public comment?
 11 Pam?
 12 PAMELA KERR: Just 'cause you're
 13 talking about Parry Street and Main, it's nice
 14 that you put the stanchion in the middle so even
 15 I can't miss where the pedestrian crossing is, so
 16 thank you; but quite often when I go there,
 17 there's a big truck parked right at the corner,
 18 that north corner, northwest corner of Main
 19 Street and Parry. And it's often well beyond the
 20 line and it can be difficult to get through the
 21 space now because the crosswalk is right there.
 22 I just thought I'd put it out, I don't if there's
 23 a way to limit the one -- that last section to
 24 not have a truck, you know, like you do in front
 25 of the Diana Michaels.

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1 space because that even when they shop here in
 2 the summer, when people come, I want to leave
 3 open to see the window so you can see through the
 4 shop like what is this and that's how we can park
 5 this -- our own car on that time or times, we
 6 thought see through like --
 7 HINDI JAIN: She's saying we didn't
 8 park it when we could.
 9 NEELAM JAIN: We pay rent \$1,000 that's
 10 part of the business, but then this other --
 11 HINDI JAIN: You're making money off of
 12 that spot, but we chose to not park.
 13 MS. GERING: That's fair. All right.
 14 So we'll schedule a meeting. Please call the
 15 office EJ who will coordinate something and then
 16 let's continue the conversation.
 17 NEELAM JAIN: Thank you.
 18 MS. McHUGH: I'd like to add something
 19 too. I know you guys have been going through
 20 this for a couple years now and I know we did
 21 speak about this. I just want to apologize. We
 22 did go through a staff -- a lot of staff problems
 23 when you came. So I thought it was being taken
 24 care of and it might have fallen through cracks
 25 just because, but we now have a brilliant support

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1 MS. GERING: Pam, I'm going to be
 2 really funny on that, do you just want to ticket
 3 him?
 4 PAMELA KERR: Am I allowed to? No, I
 5 don't know, I just -- I don't know if it's one
 6 person and we should just go and stare at him
 7 together or -- it's just really hard coming down
 8 the street and I don't speed and it's still hard.
 9 MS. GERING: Thank you.
 10 Any other public comments?
 11 HINDI JAIN: Can I just -- I just
 12 noticed the -- there's like a mirror right in
 13 front of Three Cranes Gallery for like when
 14 you're pulling out of the parking that's there
 15 and it's missing lately and it's hard to figure
 16 out how to pull out.
 17 MS. GERING: Chief?
 18 HINDI JAIN: Do you know like there's a
 19 mirror that's in right --
 20 MALE VOICE: It was on the ground the
 21 other day.
 22 HINDI JAIN: Oh, it was, yeah. So it's
 23 just -- it's kind of hazardous 'cause when you're
 24 pulling out you can't see the traffic.
 25 CHIEF CUMMINGS: I'll take a look at it

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1 tomorrow.
 2 HINDI JAIN: Thank you.
 3 MS. GERING: Lee?
 4 STUART LEE FRIEDMAN: Lee Friedman,
 5 Bucks County Herald. I just had a question on
 6 the possibility of a McCaffrey's coming in. I
 7 was wondering if there was -- if anybody had any
 8 information on that?
 9 MS. GERING: Only news I've gotten is
 10 from the New Hope Free Press, so maybe he can
 11 comment. He's sitting right there.
 12 CHARLIE SAHNER: They are working
 13 towards it, so they are in talks right now, but
 14 they won't say anything more. So I know they
 15 want to and are hoping, but they haven't signed
 16 an agreement yet.
 17 STUART LEE FRIEDMAN: Have they talked
 18 to the borough at all?
 19 MS. LEE: We have not received
 20 anything.
 21 MR. MEYER: Have you talked to county
 22 Industrial Development Authority? Have you
 23 talked to the potential landlord, the Industrial
 24 Development Authority?
 25 STUART LEE FRIEDMAN: No, I've talked

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 2
 3
 4 **CERTIFICATE**
 5
 6
 7
 8 I hereby certify that the proceedings
 9 and evidence are contained fully and accurately,
 10 to the best of my ability, in the notes taken by
 11 me at the meeting in the above matter; and that
 12 the foregoing is a true and correct transcript of
 13 the same.
 14
 15
 16
 17 **TARA WILSON, C.R.**
 18
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1 to McCaffrey's, but --
 2 MR. MEYER: Yeah, because the
 3 Industrial Development Authority owns the
 4 shopping center.
 5 MS. GERING: Any other comments?
 6 Public comments?
 7 With that, can I have a motion to
 8 adjourn?
 9 MR. DOUGHERTY: I'll make that motion.
 10 MS. GERING: Second?
 11 MS. RETTIG: I'll second.
 12 MS. GERING: All in favor?
 13 COUNCIL MEMBERS: Aye.
 14 (Meeting concluded at 8:10 p.m.)
 15 ---
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A	affidavits 26:20 27:2	applications 11:23	62:24 63:3	better 38:19 41:1
a.m 22:5	agencies 43:23 44:3	applies 36:24	automatically 22:3	beyond 60:19
ability 64:10	agenda 23:14	apply 48:3	awareness 39:19 40:8	big 16:17 19:9 35:20 38:3 49:17 60:17
able 16:19 30:20	aggregate 39:9	appoint 27:19	aye 5:15 6:19 7:11,12,25 29:15 30:1 32:17 37:19 63:13	bigger 39:12 51:22
abut 56:12	ago 23:5 33:4 55:23	appointed 27:21 28:19		biggest 20:17
acapella 37:25	agreement 62:16	appreciate 50:10	B	bit 14:4 18:20 33:5 43:9
accept 29:1,20 30:11 31:19	Alison 2:4 31:15	approval 3:19 30:3 44:23,24	back 15:22 23:25 24:6 36:9 51:16 52:18 55:7,25 56:2	blasted 46:22
access 11:8,10 11:12 33:7,19 35:5,6	allegiance 3:3 5:4	approvals 44:2	backlight 21:24 22:2	blend 15:22
accessibility 33:16	allow 33:18	approve 3:17 33:22 53:5	backlit 12:16	block 20:18 52:9
accessible 9:6 33:6	allowed 3:12 10:23 14:12 18:8 61:4	approved 54:17	balances 40:6	BLUM-MOO... 1:23
accounts 3:19 3:20,21 30:3,4 30:5 31:11	allows 24:10	approving 3:19	bank 22:21 23:5 44:21	board 3:15 4:3 8:20 9:4,16 10:4,25 12:6,9 12:16,19 13:12 18:19,22,23 25:21 26:1,5 27:16,19,22,24 28:2,6,11,11 28:13,13,14,15 28:20,22 29:8 42:3,4 44:21 48:5 49:4,23 50:8
accurately 64:9	ambient 22:4	arch 11:2,3 16:16,21 17:6 17:10,11,15,19 19:24	bar 13:3,4 19:3 19:24,25 20:3	board's 21:24 49:13
activity 43:15,17	amount 3:20,21 3:22,23 14:11 30:4,6,8,10 33:20	arches 17:25 18:3,4 20:12 20:13	based 22:3	boards 12:4 41:8 48:10
actual 13:11	analysis 55:24	architects 20:24	basement 24:1 25:8	books 38:19,20
ADA 9:3,5 11:9 11:14,16,18,21 11:25 33:5	announce 8:3	area 11:14,20 20:25 25:3 53:5	basic 13:4	borough 1:3,12 2:1,6 27:5,18 28:7 34:21 38:18 39:1,5 39:20 40:4 43:10 45:20 46:4,11,19 47:2 51:1 52:10,11 54:18 55:22 57:20 62:18
add 20:20 59:18	Announcements 3:4	articles 39:25	basement 24:1 25:8	boroughs 39:25
added 25:5	answer 13:10,10 25:11,11 55:17 57:6,12,15	asked 23:5 46:24	basic 13:4	box 12:10,24
adding 33:5	anybody 18:13 23:20 28:1,18 42:6,23 43:15 62:7	asking 5:21 14:24 15:7 18:1 49:11 53:10	basically 10:8 13:8 20:22 21:8 28:14 33:5 39:8,24 40:4 51:7 54:2	
addition 3:12 14:8 23:24 24:5,15,17 25:2,5 33:14 43:6	anyone's 40:3	aspects 9:17	beautifies 52:24	
additions 25:3	Anyway 57:15	asphalt 15:21,22	beautiful 51:15	
address 23:2 34:9 49:3 50:5	apologize 23:19 59:21	Assistant 2:8	becoming 52:7	
adjourn 63:8	applause 6:23 8:6	assume 7:14	Bee 50:11	
Adjournment 4:8	applicant 49:4 49:10,11	attended 41:9 50:22	behalf 50:7	
administrative 2:8 47:3	applicants 23:23 26:4	attorney 8:17	believe 10:23 14:8 21:8 24:18	
adopts 27:15	application 3:10 3:11 8:13 10:4 10:21 11:6 23:22 27:3	attorneys 49:19	benefit 16:2	
advance 42:7		attorneys' 49:21	benefits 38:2	
advertise 12:12 12:14,19		Audience 6:23 8:6 27:25	best 21:1 64:10	
aesthetics 9:2		audit 38:13,16 38:17	bet 56:4	
affect 46:10		Authority 62:22		

18:20	C 64:4,4	36:24 58:6,11	coming 14:16,17	35:11
brand 11:4	C.R 64:17	changing 21:23	38:1,13 55:4	conform 11:21
21:10,12,13	Cafe 41:12	charged 58:10	58:15 61:7	confuses 56:21
branding 17:22	42:13	CHARLIE	62:6	Congratulations
20:22 21:2	calculated 36:25	62:12	commencing	6:21 8:5
break 47:11	call 3:3 5:1,12	check 56:11	1:13	congressman
Brian 53:2	11:4 12:10	checked 56:5	comment 4:7	46:21
brick 21:6,14	37:4 46:7	chief 2:10 44:11	40:16 42:18	connect 34:22
33:13,13	59:14	61:17,25	44:14 60:10	35:10
bridge 3:10 8:13	called 28:14	chomping 43:8	62:11	connected 34:24
8:25 14:16	46:21	choose 22:21	commentary	35:5
33:19 45:11	canopy 12:24,25	chose 59:12	26:8	connects 35:12
Brief 44:18	18:24 19:2,9	Christmas 40:22	comments 44:7	Connell 2:8
bright 12:17	19:18,20 20:4	Circle 3:11	54:14 61:10	26:12,16,19,23
22:1	canopy's 19:21	23:15,18	63:5,6	26:25 44:12
brilliant 59:25	car 20:10 59:5	Clare 23:17	Commission 4:4	Connie 2:2 5:24
bring 23:19 46:4	card 38:23,25	clarify 25:4	committee 4:4,5	6:17,21 8:3,5
51:14 57:25	39:8,9,10,12	36:16	32:8,11 37:21	consider 22:20
brought 34:22	care 26:17 28:1	clause 33:18	38:9,11 45:12	23:7
Bucks 62:5	59:24	cleaned 17:1	45:23	consideration
budget 14:9	carriage 51:18	cleaner 10:20	Committees 4:3	3:17,19 56:17
46:4	cars 58:25	17:2	Commonwealth	considered 14:9
budgets 14:12	case 49:6,13	clear 14:13 19:5	1:16	24:15,18
build 23:24	cast 22:4	19:5 51:17	Community	consist 45:18
52:23	Cat 41:12 42:13	clearance 13:3,3	44:21	constantly 21:21
building 1:12	Cathy 23:17	19:3	completed 30:25	construct 11:18
3:12 10:15,16	cause 50:13	clients 24:22	33:3,4	24:5
10:18,21,22	60:12 61:23	25:10	compliance 9:3	construction
11:1,8,13,23	center 52:17	close 23:6 38:14	compliant 9:6,6	3:12 33:16
11:24 13:23	56:7 63:4	38:14	11:10 12:2	34:14 51:12
14:23 16:13,14	certain 14:11	closer 34:16	complicated	52:19 53:14
16:15,16 17:23	55:11	46:13	57:2	contained 64:9
20:25 21:15,16	certify 64:8	closes 6:16	complies 11:8	contains 12:7
22:10 24:9,11	chair 3:15 28:13	closing 46:10,10	component 11:6	continuance
25:8 33:19	29:9	code 18:8 27:18	12:3	49:12,16
51:5 52:1	chairman 42:3	49:2	compromise	continue 41:21
buildings 10:9	chairperson	Cohen 23:15,16	51:14	59:16
51:7	27:16,19	23:16 25:20	computer 34:22	continued 4:1
bulb 12:8	chance 39:3	26:3,9,18 27:4	34:25 35:4	41:11,15,17
bump-out 45:2	change 3:24	41:19	45:8	42:5,8
burden 26:4	31:3 32:19	college 54:4	concern 57:13	contractor 30:22
business 33:15	33:10,17,19	color 20:25	concluded 63:14	control 52:25
34:13 59:10	36:17,19,23	combined 30:6	concrete 11:17	convened 28:11
buying 38:2	37:15,16 47:16	come 14:19 34:6	concretes 47:11	conversation
by-right 10:23	58:9,17	40:15 44:2,15	conditions 10:13	58:2 59:16
	changes 3:10	45:9 48:3 50:3	confident 32:10	coordinate
C	33:22 34:21	51:14 59:2	configured	59:15

copacetic 32:11	coverage 3:12	16:22 17:2,14	discovered	Ed 29:7
copies 23:20	24:10,11	17:15 18:11	47:11	Ed's 29:11
Coppens 45:6	cracks 59:24	December 3:17	discuss 9:17	education 54:5
45:10,10,17	Cranes 53:3	3:22 27:21	35:3	Edward 27:20
46:1,8,15,18	61:13	29:20 30:5,7,9	discussed 11:7	effect 46:20,25
47:4,8,19 48:7	create 26:19	31:11,11,16	32:24 33:11	effects 46:19
48:12,16,25	created 28:9	decided 42:25	47:17	47:2
49:9,25	credit 38:23,25	decision 12:22	discussion 34:1	effort 38:17
corner 34:14	39:2,8,9,10,12	41:13	45:21	efforts 38:18
54:16 58:7,20	Cretella's 41:16	deck 24:3,5	doing 9:7 21:6	39:21
58:21 60:17,18	crossing 60:15	deed 56:13	28:21 39:24	either 41:13
60:18	crosswalk 60:21	deeds 51:10	50:11,21 53:14	52:15 58:25
corners 56:18	crosswalks 33:6	53:11 56:5	dominate 20:15	EJ 2:6 57:24
Corporation	Cummings 2:10	defend 55:3	door 11:5 17:12	59:15
8:18	61:25	deficiencies	56:24 57:2	Election 3:6,6,7
correct 26:16,22	curb 20:8,10	15:12	Dougherty 2:3	electronic 9:25
26:25 31:14	51:25	degree 39:7	5:9,23 6:10 7:3	elements 13:2
64:12	cure 56:4	delegating 41:6	7:10 25:15,25	19:1 20:23
corrected 31:17	current 22:1	department	26:7 30:15	21:2
correction 31:9	33:12	2:10 53:22	31:20,24 32:6	elevated 24:3
costs 58:10	currently 12:1	depending 49:14	38:10 46:24	25:7
could've 54:4	18:2,4 23:25	description	63:9	elevation 11:3
council 1:3 2:1	24:3 30:23	56:13,18	DOYLESTO...	17:4,10,11
3:5 4:3 5:15,22	customary 43:20	designation 3:14	1:24	elevations 17:8,9
6:18,19 7:1,8		27:16	drafted 34:18	empty 58:25
7:11,12,18,22	D	designed 44:4	dragged 49:8	ends 51:18
7:23,25 8:4	D 2:2 3:1 4:1	designer 9:24	drawings 13:13	engineer 9:22
10:3 20:11	Dan 2:3 6:9 7:2	details 32:9 55:5	drive 15:13	14:24 43:11
22:15,17 23:10	7:10 40:11	determined	35:17,18	engineering
25:14 27:7,9	date 1:14 26:13	38:25	drive-thru 12:21	58:18
27:15 28:8,10	39:15 42:20	Development	13:5,6,25	Ennis 2:11 16:1
28:12,14 29:15	48:15	62:22,24 63:3	14:17 15:1	16:6 42:6
30:1 32:17	dates 41:11	dialogue 54:25	17:10 18:10,19	43:10
34:2 37:19	dating 55:7	Diana 60:25	45:2,3	enter 13:5
44:10 45:19	Davis 8:18	difference 11:16	ducks 43:12	entire 46:4
48:9 51:2	day 1:14 61:21	different 31:4,5	Duffy 27:20 29:7	entitlements
63:13	days 28:9,15	45:11	29:17	11:22
council's 16:2	47:13 49:7	difficult 60:20		entry 11:5
23:11	DCNR 43:24	digital 12:16,18	E	equipment 12:5
county 62:5,21	de 24:15,18	13:19 18:22	E 3:1 4:1 64:4,4	Esquire 2:7
couple 45:11	dealing 6:12,13	dim 22:3	e-mail 46:6	essentially 48:21
50:22 52:20	44:9 52:3	dimensions	57:24	estate 39:20
59:20	56:14	20:17 24:7	e-mails 55:6	40:3,6
court 28:17,18	Dec 3:22	direct 41:16	earliest 42:19	evening 8:11,16
48:21	decal 16:17 18:6	42:15 46:11	easier 11:17	41:19
cover 19:19	18:10	directing 41:7	12:17 36:8	event 28:5
20:10	decals 9:12	directly 38:15	east 15:5	everybody 17:19

27:23 28:3 37:12 38:1,4 42:7,20 43:7 43:18 47:24 50:24 53:24 everybody's 54:13 56:4 everyone's 55:19 everything's 32:11,12 evidence 64:9 exactly 13:15 example 48:8 exceed 3:12 33:18 exceeds 14:12 Excellent 10:7 excuse 16:12 executive 44:8 exhibits 9:25 existing 10:13 11:25 15:22 16:8,11,14 18:17,18 19:4 21:9,11,14 37:16 exists 16:3 exit 45:3 expect 38:14 expecting 57:15 expedite 47:25 expert's 9:20 explained 32:25 extended 49:9 extends 20:9 exterior 3:10 extra 23:19 extravaganza 37:25	fair 53:7 59:13 fairly 32:9 41:9 fall 50:15 fallen 59:24 familiar 54:20 family 60:7 far 16:9,11,13 17:3 18:16 19:25 21:2,22 24:24 26:8,9 30:25 38:17,19 38:19 45:12 47:1,7 Fargo 20:15 fast 16:1 father 52:2 favor 5:13,14 6:4,17 7:10,23 29:14,25 32:2 32:16 37:13 63:12 February 25:23 federal 46:9,10 46:15 feedback 26:8 feel 14:3 15:14 17:17,22 32:10 39:18 44:17 46:6 52:25 feeling 46:19 fees 38:24,25 39:8,9 54:5 58:18,18 feet 12:6 19:9,17 19:21 20:7,9 24:8,8,17 felt 47:2 Ferry 3:24 32:21 33:8,14 36:17 36:25 37:17 Fiala 42:3 figure 60:2 61:15 fill 27:1 28:7,8 28:10,16,16 fills 26:14 final 41:13	finally 53:22 finance 4:4 32:7 32:10 38:9,11 45:12,23 finances 47:9 financial 46:3 find 42:6 43:11 47:9 48:14 57:8 fine 15:14 32:12 35:16 55:16 58:22 firm 8:17 first 8:19 9:19 20:15 28:23 38:12 41:21 49:6 fits 21:1 22:20 five 53:20 flag 5:3 flash 35:17,18 flat 11:21 flights 52:8 floor 25:9 fluorescent 12:8 22:1 folks 32:7 39:17 39:21 40:1 follow 47:21 follows 51:19,24 food 18:21 foot 13:19 18:18 18:22 19:15,19 20:5,5,7 24:16 33:18 foregoing 64:12 forgot 44:23 forth 1:14 forward 17:17 36:20 49:13 four 49:19,21 56:17 fraction 40:5 free 46:6 52:16 62:10 Friday 26:17 43:10 44:4	Friedman 62:4,4 62:17,25 front 11:2 17:4,9 17:12 18:18 54:22 60:24 61:13 frustrations 35:13 full 44:1 fully 64:9 funding 50:9 funds 58:15 funny 58:16 61:2 further 9:16 55:18	58:14 59:13 60:10 61:1,9 61:17 62:3,9 63:5,10,12 getting 8:23 45:7 give 23:2 29:11 49:4 given 53:7 gives 18:25 giving 50:12 glow 22:8 go 9:15 10:19 15:5 16:2,8 21:3 23:7 24:25 36:9 37:21 41:25 44:4,13 48:5 52:7 56:6 59:22 60:16 61:6 goes 28:17 36:6 47:22 56:14 going 9:7 10:24 12:21 13:25 14:18,19 15:6 15:21 16:18,23 17:17 21:20,20 22:7,20 24:8,9 28:3 37:21 40:15 42:5,18 43:15 44:13 45:4,5 48:24 50:3,3 54:19 54:23 55:3,14 55:25 59:19 61:1 golden 16:21 17:6 gonna 22:22 good 8:16 23:12 27:10 29:11 37:11 38:22 53:6,13 gory 32:9 gotten 39:18 40:7 62:9
<hr/> F <hr/> F 64:4 facade 21:9 face 19:11 fact 50:13 57:11 57:11 factored 48:23			<hr/> G <hr/> G 3:1 4:1 Gallery 53:3 61:13 gentlemen 8:15 Gering 2:2 5:1,5 5:10,14,16,24 6:18,22 7:19 8:3,7,12 21:5 21:17 22:14,25 23:8,11,14 25:13 27:6,12 28:25 29:3,7 29:10,14,16,19 29:23,25 30:2 30:14,18 31:8 31:13,23 32:2 32:4,5,14,18 32:23 33:21,24 34:1,6,9,16 37:6,10,13,15 37:18,20 38:6 38:9 40:11,14 40:25 41:5 42:22 43:2,5 44:6 45:9 46:13 48:19 50:1,17,21 53:17 54:15 57:18,23 58:8	

government 46:10,15	hearing 9:16 10:4,25 25:21 25:25 26:5 41:8,18 42:4 42:25 44:21 47:21 48:5,10 48:21 49:7	idea 54:23	interested 42:24	Jim 16:4 53:9
grab 16:12	held 1:11	ideas 9:1	interior 11:13 11:24	Jim's 26:24
grant 49:14 58:12,14	help 12:22 60:8	identify 17:23 34:7	internally 34:25	JoAnn 2:8 44:12
gray 15:18,19	helps 15:4,4	ignorance 55:3	interrupt 30:17	job 28:2,3,4 29:11 50:21 53:21
great 15:25 38:12 50:21	Herald 62:5	important 17:18 17:22 58:20	intersection 3:25 33:14	joined 9:21
greatly 50:10	Hi 34:8	improve 9:2 54:18 58:20	intersections 33:7,8	joining 38:2
ground 18:16 24:1 25:6 52:15 61:20	higher 39:2,9	improvement 3:24 30:24 32:20 33:1 58:21	investigation 15:11	judge 28:19
grown 52:6	Hindi 34:4,8,8	improvements 11:25 14:10 20:22 54:17 55:25	invoice 30:19,21	jurisdiction 43:23
guess 42:15 44:19	hits 38:13	in-kind 33:12	invoices 32:8,12	<hr/> K <hr/>
guys 35:22 50:12,13 51:3 51:3 53:23 54:6 57:16 58:13 59:19	hold 40:18 55:13	include 30:21 31:6	involvement 48:22	keep 15:6 43:7 55:11
<hr/> H <hr/>	home 23:25 24:2 24:4,6 25:6	includes 33:17	involves 10:9	keeping 25:2
half 19:19,21 24:8	homes 24:20	incorporated 58:5	inward 20:8	Keller 2:2 5:18 5:19,25 6:3,7 6:17,20,25 7:4 7:7,13,17,21 8:1,10 13:22 14:15 15:3,14 15:16,24 17:16 17:24 19:7,23 20:4 49:19,21
hand 36:4	hoping 26:10 30:20 51:13 54:7 62:15	increase 24:9,13 24:14,15 39:20 50:9	issue 36:21	Ken 2:5 15:9
handicapped 14:20 15:17	hope 1:3,13 2:10 24:25 26:6 53:19 62:10	increased 24:22	issues 44:9	Kerr 22:19,24 23:3 41:24 44:24 60:12 61:4
handled 25:20 27:5	horse 43:25,25	incurring 39:1	it'll 35:19	Kid 54:4
hangs 20:10	hotspot 35:8	indiscernible 54:6,11,14 60:7	item 12:19,20 27:12 31:10	kids 52:4
happen 28:23 48:6,12	house 51:18	individually 36:5	items 12:7 45:20	kind 12:12,24 13:1 14:5 15:12 18:7 22:10 30:20 34:18 36:6,7 51:17 52:14,21 53:15,19 61:23
happened 53:12	hundred 49:7	Industrial 62:22 62:23 63:3	<hr/> J <hr/>	kind 12:12,24 13:1 14:5 15:12 18:7 22:10 30:20 34:18 36:6,7 51:17 52:14,21 53:15,19 61:23
happens 46:23	<hr/> I <hr/>	informal 10:5	Jain 34:4,8,10 34:18 35:2,8 35:15,20 36:3 36:6,11,15,21 37:1,11 44:17 50:19,22 51:20 51:21 53:15,18 53:18 54:7,10 54:24 55:6,11 55:16 56:8,20 57:8,14 58:3 58:12,21 59:7 59:9,11,17 60:3,6 61:11 61:18,22 62:2	kid 54:4
happy 8:3 13:10 51:2 57:20		information 52:17 53:11 58:9 62:8	James 2:11 23:17	kind 12:12,24 13:1 14:5 15:12 18:7 22:10 30:20 34:18 36:6,7 51:17 52:14,21 53:15,19 61:23
HARB 40:12		initial 55:23 56:2	January 1:9 3:20,22 30:3,6 30:7 31:12 37:25 41:15	kinds 48:23 58:18
hard 22:10 50:24 61:7,8 61:15		initially 39:8	Jersey 8:20	Kingsley 2:4 19:25 31:9
hazardous 61:23		Inn 41:12,14 42:10 44:22		kitchen 24:7
head 40:21		intelligent 58:2		know 8:23 9:11 10:11,18 12:7 13:4,24 14:10
heading 14:1		interest 54:5		
hear 36:10 49:15 53:24				
heard 41:22 60:4				

15:11 17:13	45:15,18 46:2	41:25 48:20	59:11	14:6,19 16:20
21:1 22:3	46:12,17 47:1	55:10	MALE 61:20	17:6,16,18,24
25:21 27:23	47:6,15 62:3,4	look 10:14,20	man 50:24	McHugh 2:4 5:8
32:11 34:20	62:4,17,19,25	13:16 17:2	manager 2:6 4:6	13:11,17 29:2
35:6,12,21,23	left 14:1	20:24,24 34:20	9:23 38:18	29:22 33:23
37:3 38:16	left-hand 14:14	36:14 39:3	39:5,5 43:11	35:17 38:8
41:22 42:1,3,7	legal 56:18	61:25	51:2 57:20	54:9 59:18
43:24 45:3,13	Leifer 2:3	looked 38:24	Manager's 43:3	60:4
46:18 47:12,24	length 20:2,9	looking 9:4,15	mansard 10:10	mean 17:19 20:2
49:6 50:11	38:12	23:24 24:4,6	10:11,17	23:5 41:24
52:5 53:2,8,9	lengths 48:2	24:12 38:21	Mansion 41:12	47:10,15,21
54:3,8,12,16	let's 8:8 9:11	39:6 51:13	41:14 42:10	49:23
55:5,8,14,25	28:6 37:6 48:8	52:21 54:13	44:22 48:8	meaningful
56:1,21,24	49:11 51:22	55:24	March 42:19,21	20:14
57:6,10 58:5	53:23 57:19,23	looks 13:17,21	48:10	meant 55:2,3
59:19,20 60:24	58:1 59:16	loop 43:7	marked 35:25	Mechanic 33:9
61:5,5,18	letter 19:14	lot 8:21 11:9	Martin 9:21	36:18 56:9
62:14	lettering 19:17	21:6 22:4	10:8 13:14,18	meet 57:20
knowledge	level 24:2,2 25:6	24:10 40:1,4	14:5 15:10,15	meeting 1:6,11
39:19 40:8	liaison 41:4	43:22,23 49:17	15:20 16:10,25	3:17,18 5:2
knows 17:19	library 50:8	49:18 52:9,17	17:21 18:5	8:21 27:21
	life 51:7	54:2 56:6,11	19:10,16,20	29:21 32:8
L	lifetime 28:21	56:13 59:22	20:6,19 21:8	40:22 41:20
L-shape 19:14	light 21:25 22:4	lots 50:14	21:22 22:9	43:9 44:4,8,18
Ladies 8:15	lighting 21:19	lovely 40:23	match 21:15	45:24,25 57:19
land 4:5 41:2	21:23,23	low 14:9	material 21:11	57:23 59:14
51:9,10,11,18	liked 39:2	luck 23:12 27:10	44:2	63:14 64:11
51:18,23 52:11	limit 60:23		matter 64:11	meeting's 5:10
52:16 54:1,2	limited 14:6,10	M	maximum 3:12	35:23
landlord 62:23	55:13	mailed 25:17,19	Mayor 2:2 5:18	meetings 45:13
lastly 7:14 39:16	line 51:19,24	mails 26:1	5:19,25 6:3,7	48:9 50:23
late 30:20	60:20	main 1:23 3:24	6:17,20,25 7:4	meets 11:14
lately 61:15	lined 44:5	3:24 15:7	7:7,13,17,21	member 4:3
Laurence 2:2	list 25:16 26:1	18:17 23:3	8:1,10 13:22	27:22
Laurie 2:4	listen 51:3 54:15	30:23 31:2	14:15 15:3,14	members 5:15
law 8:17	lit 12:8 21:25	32:20,21 33:1	15:16,24 17:16	6:19 7:12,25
lead 50:12,14	literally 51:23	33:3,8,9,15	17:24 19:7,23	29:15 30:1
lease 14:7	little 9:10 12:25	34:10,14 36:18	20:4 49:19,21	32:17 37:19
leave 58:25 59:2	13:24 14:2,21	36:18,25 37:17	mayor's 3:8 8:9	45:19,23 49:23
LED 12:16	18:20,25 19:1	53:19 56:6,9	McCaffrey's	63:13
21:24,25	33:4 52:6	56:10 58:4,5	62:6 63:1	mention 39:16
Lee 2:6 27:14	57:12	60:13,18	McDonald 17:5	menu 12:4,6,9
30:16,19 31:2	live 34:12 51:5	Maisel 2:5 13:20	17:25	12:16,18 13:12
31:5 32:22,24	long 13:8 20:5	37:14 40:13	McDonald's	13:19 18:18,22
34:24 35:4,10	47:24 48:17	making 11:7	3:10 8:14,18	21:24
36:16,23 37:2	55:8,25 56:1,2	14:1 52:12	8:24 9:2 10:11	met 38:11 53:9
37:8 43:4	longer 33:5	58:6,23,24	10:16 11:2,11	meter 51:8

58:23,23	29:22 30:11	2:10 3:11 8:20	Odette's 43:8	Opposed 5:16
Meyer 2:5 6:12	31:10,19,21,23	10:20 12:5,24	office 59:15	29:16
7:6,20 16:5	33:21,23 36:20	13:3,12,18	officer 2:11	orange 22:8
29:4,13 30:13	63:7,9	19:3,4 21:15	44:11 51:1	order 3:3,24 5:2
31:22 40:20,24	Motions 3:16	21:19 22:25	57:21	12:11 18:21,25
47:7 48:11	mounted 18:17	26:5 51:12	offset 20:8	19:11,14,16
62:21 63:2	move 8:8 36:19	52:19 53:15,19	Oftentimes	31:3 32:19
Mic 16:5	37:4,6 38:15	54:8,10 62:10	45:20	33:10,17,20
Michael 2:10	moved 30:13	Newman 9:23	oh 22:18 30:16	36:17,19,23
Michaels 60:25	moves 28:6	19:13,18	31:4,13 32:4	37:15,16 43:13
microphone	moving 43:9,22	news 62:9	36:11 40:17,18	43:14,14 47:16
34:17 36:12	multiple 49:17	nice 11:21 13:21	41:6 50:25	ordering 12:23
46:14 50:19	Municipal 1:12	37:12 56:25	53:21 55:7	12:24 18:23
53:17	Municipalities'	60:13	61:22	ordinance 24:10
mid-February	49:2	night 21:25	okay 6:14 7:4,7	26:3
38:15	must've 55:22	37:24 44:22	7:17,21,23	organized 57:17
middle 52:15	mutual 57:24	nine 20:7,7,9	15:16 16:10	57:17
60:14		nominate 5:23	19:16 22:6	ou 22:21
mile 22:23	<hr/> N <hr/>	6:9 7:2,19	27:12,14 31:18	outdoor 11:20
mine 17:19	N 3:1 4:1	nomination 5:21	35:21 36:11	outside 9:10
minus 24:15	name 8:16 50:5	7:18	37:11 41:7	12:9 43:23
24:19	53:17	nominations 6:6	43:20 46:1	44:3
minute 5:20	name's 34:8	6:8,16 7:1,8,22	47:4,19 48:16	overall 40:5
48:1	national 20:20	non-drive-thru	54:19 55:13,23	overbudget
minutes 3:17,17	necessarily	11:3 17:11	56:3,10,16	58:19
29:20 55:4	48:24 49:12	18:9	57:15	overhead 12:25
mirror 61:12,19	need 35:15	north 23:3 60:18	okayed 43:19	overlooked 52:1
missing 61:15	50:25 51:1	northwest 60:18	old 10:10 12:4,6	oversized 13:5
mistaken 15:1	55:17	Notary 1:16	12:9,9 17:20	overspent 58:14
misunderstan...	needed 28:22	note 15:11 40:2	50:6	owners 23:18
56:4	needing 57:3	47:20	older 11:10	owns 53:2 63:3
mixed 57:13	needs 23:20	notebook 16:12	56:12	
modest 23:24	Neelam 51:20	notes 64:10	on-board 50:24	<hr/> P <hr/>
modifications	53:15,18,18	notice 11:15	Once 6:15 11:22	p.m 1:14 22:5
20:23	54:10 57:8	26:6	one-way 51:23	63:14
mom 51:5	58:21 59:9,17	noticed 61:12	52:24	PAGE 3:2 4:2
moment 47:18	60:6	notices 25:22	ones 21:11	paid 32:13 54:3
money 38:3	negative 26:8	26:1 27:4	ongoing 33:2	54:4
52:12,15 58:10	Nehmad 8:17	November 46:23	43:1	painted 21:15
58:24 59:11	neighbor 14:1	number 39:12	open 21:19	Pam 22:18,24
month 23:4 33:4	neighbors 24:23		45:14,15,22	23:3 42:1
41:1	25:1,16 53:4	<hr/> O <hr/>	55:20 59:3	60:11 61:1
morning 22:7	neither 42:25	o'clock 22:7	opened 41:15	PAMELA 22:19
mother 34:11	nervous 50:20	42:9	opens 49:7	41:24 44:24
52:3	never 28:22	obligated 49:4	opinion 57:13	60:12 61:4
motion 5:6,8	35:24	49:14	opportunity	Panzer 42:2
28:25 29:2,19	new 1:3,12,12	obviously 18:14	28:8 49:5	paper 39:25

paperwork 51:11 53:9	30:8,9	54:24	44:10	projects 14:13 20:7
park 14:19 37:23 51:18 59:4,8,12	PDF 23:19	Planning 49:2	presentation 8:13 44:16	properties 56:5 56:12
parked 60:17	pedestrian 3:24 30:24 32:20 33:1,7,18 60:15	plans 13:24 23:20 55:24 56:1	presentations 3:9 9:20	property 14:7 23:18,22 24:21 26:20 54:19 56:15,16,23
parking 11:8,12 11:16 51:8,16 52:9,12,16,17 52:18 54:2,4 57:3,4 58:23 61:14	Penn 44:21	plastered 16:24	presented 47:16	property's 24:11
part 10:21 16:25 17:21 20:20 27:18 31:7 36:18 37:25 44:4 52:18 58:4 59:10	PennDOT 43:23	please 5:6 6:1 7:11 8:9 23:2 34:6,9 38:4,4,4 46:6 59:14	Preservation 4:5	proposal 3:10,12 24:17
parks 4:3 38:2	Pennsylvania 1:13,17,24	pledge 3:3 5:4	president 2:2 3:6,7 5:22 6:13 6:18 7:22,24 8:4	propose 10:19
Parry 31:2 33:3 60:13,19	people 26:1 39:1 49:18 53:20 55:11,21 56:25 56:25 58:16 59:2	plenty 50:12	Press 62:10	proposed 11:1 16:9 17:7 21:10
part 10:21 16:25 17:21 20:20 27:18 31:7 36:18 37:25 44:4 52:18 58:4 59:10	people's 56:11	plot 51:10	prevent 49:5	proposing 17:3 17:4,5 18:12 18:14,22
particular 9:3 53:5	percent 24:11,12 24:13,14 40:3	plus 28:12,15 55:23	previous 41:10	protection 13:2 13:4 19:1
parties 42:16 49:17	Perillo 8:17	point 19:14 32:7 49:3 55:14	previously 11:7	proverbial 43:8
parts 43:22	period 9:6 33:17	pole 18:17	prior 39:23 44:7	provide 9:4 10:14,20 17:2
party 40:23	periodically 12:20	Police 2:10	priority 52:4	provided 53:8 53:11
pass 35:22 36:13	permit 11:23 48:4	Polly 40:23 50:2 50:6,6	pro 2:3 3:7 7:15 7:18,22,24	provides 13:1
passed 5:20 52:2	permits 44:2	Polly's 40:20	probably 20:8 26:17 39:18 43:18 55:4 56:25	provisions 49:2
patience 60:1	permitted 9:15 48:22	portion 42:18	problem 39:7	public 1:11,16 4:7 22:16 23:9 27:8 32:15 34:3 40:16 42:17 44:7,13 45:14,16,22,24 48:22 56:3,19 60:10 61:10 63:6
patient 40:25	person 28:12,19 61:6	position 5:22 10:3 23:10,12	problems 59:22	pull 18:24 61:16
patio 11:13	personal 54:19	positive 24:24 26:11	procedure 23:1 48:25	pulling 61:14,24
Paul 23:16,16 25:20 26:3,9 26:18 27:4	personally 46:20	possibility 62:6	procedures 47:22	push 24:17
pause 44:18	personnel 44:9 45:21	possibly 52:23	proceedings 64:8	pushed 49:13
paved 11:17	perspective 47:3	post 26:20,21,22	process 48:3,24	put 9:11 12:11 24:6 26:4 40:6 43:13 54:19 60:14,22
pavement 15:23	Peter 2:5 40:19	posted 26:24	product 53:16	putting 15:17
pay 54:1,5 59:9	petition 28:18	postponed 48:10	products 12:13	
payable 3:20,21 30:3,4,5,22	photo 13:16,17	potential 41:19 62:23	professional 1:15 9:22	
payables 3:19 30:12	photos 13:12,15	practice 26:5	professionals 9:18	
paying 52:10 54:18	picture 51:21	pre 35:1	profile 19:13	
payment 3:19	pictures 36:1	prebrowsable 12:18	program 20:20	
payroll 3:22,23	pieces 43:12,13 43:14 51:11	prebrowsal 18:23	programed 22:2	
	pill 45:5	Precisely 40:24	project 3:24 9:23,24 10:8 12:3 17:1 30:24,25 32:20 33:2,2 37:1 49:17 58:4,6	
	Pinewood 3:11 23:15,18	prep 43:19 55:15		
	place 33:10	preparatory 43:21		
	plan 53:6 54:10	prepared 44:17		
		present 2:9		
				Q

qualify 20:21	realize 51:7	replace 12:4,15	Revit 40:19	schedule 57:19
quarter 22:23	really 14:13	13:3 19:3 24:4	Revitalization	57:23,25 59:14
quarterly 3:23	17:17 24:21	replaced 12:23	4:5	scheduled 25:22
30:9	43:25 47:1	33:12,13	right 5:17 8:8,12	42:9 45:13
question 5:12	50:24 51:2	replacing 15:21	10:22 12:5,10	schedules 49:22
13:22 21:18	52:3 53:6	report 3:8 8:9	14:18,24 15:7	Schiefer 30:22
25:16 37:4	58:22 61:2,7	8:10 38:8	16:14,23 17:13	Schray 23:17
45:7 46:3,25	rear 18:14 23:24	39:14 40:13	18:7 27:10	scope 14:6
46:25 47:8	24:3,16 25:7	41:3 43:3,4,5	28:19 29:17	screen 18:25
50:2 57:7,11	reason 49:15	reported 43:7	30:2 32:1,19	seating 11:20
62:5	reasons 57:3	Reporter 1:15	34:11 35:2	second 5:9,25
questions 13:9	rec 37:23 38:3	REPORTING	37:1,8 40:14	6:2 7:5,6,20
16:7 19:8	recall 15:8	1:23	42:8,11 46:9	11:6 16:12
22:14,16 23:9	received 24:24	reports 4:3,6	50:18 51:9,17	24:2 25:9 29:3
25:11,13 27:6	26:7,12 62:19	37:22 45:24	55:17 56:23,24	29:4,10,13,23
32:5,14 34:3,4	recited 5:4	represent 8:19	57:2,15 58:13	29:24 30:14,15
46:6	recommenda...	23:17	59:13 60:17,21	33:24,25 38:23
quick 38:10,13	9:15	representing	61:12,19 62:11	63:10,11
50:2	reconfigure 9:5	8:18	62:13	seconded 6:3
quickly 16:8	reconvened	request 24:19	River 41:12	31:24
25:18	42:19	required 11:18	42:13	Secondly 42:13
quite 60:16	record 41:17	27:17	Riverwoods	section 23:23
	44:10	requirements	23:23	60:23
R	Recreation 4:3	11:9,14,22	road 14:18,21	see 9:8,19 10:3
R 64:4	refer 36:13	research 36:7	14:23 22:11	10:10,15,25
rain 19:19	regard 38:22	residence 34:12	23:4 50:6 56:7	11:4,9 12:21
raining 13:1	regarding 34:5	residential 23:22	roadway 56:14	15:12 16:19,20
raise 39:22,23	47:20	resigns 28:6	56:19	18:13 22:11
raised 16:7	regular 1:6 3:17	resolution 3:14	roof 10:10,12,17	25:18 34:19
raising 40:1	29:20	27:13,14 29:1	room 24:6,7	51:16,22 53:10
ramp 52:23	relate 45:21	29:5 41:13	25:5,10 37:12	53:25,25 58:1
ramps 33:6	relatively 23:21	Resolutions 3:13	42:10 49:18	58:21,22 59:3
Ray 8:15,16	relief 10:25	respect 47:15	roughly 40:2	59:3,6 61:24
10:7 16:20	remains 21:14	response 24:24	Round 6:25	seeing 53:20
20:2,11 22:5	reminded 46:22	responses 25:1	row 43:12	seen 13:21 28:22
23:13	remodel 10:9	26:11	rumor 41:19	43:18 48:20
RAYMOND	11:24 16:18	rest 21:16		senators 46:22
14:25	remove 10:17	restrooms 12:1	S	send 26:6 35:2
reached 24:23	removed 16:18	resume 42:24	safer 33:6	55:17
26:10	17:2 33:11	Rettig 2:3 6:2,9	SAHNER 62:12	senior 9:22
reaction 56:2	removing 9:7	6:14 7:2 18:2	salute 5:2	sense 35:13
read 12:17 39:24	rent 59:9	21:18 22:6,13	Saturday 37:24	52:13
ready 45:8	reorganization	29:24 33:25	saw 20:16	SERVICES
real 16:1,8 25:18	3:5 5:7 8:21	37:24 63:11	saying 23:4 55:7	1:23
39:20 40:3,5	repaved 11:15	revenue 39:11	57:14 59:7	session 44:8
43:21 46:21	repaving 11:20	reviewed 25:18	says 17:5 19:11	set 1:14
56:25	repeat 46:12	32:8	42:5 51:10	setback 24:16,22

seven 42:9	site 15:10,13	spot 14:20 28:7	34:10,15 45:11	sympathetic
Shade 4:4 38:7	20:23 21:4,23	51:8,16 52:12	51:24 52:9,24	54:16
shading 15:18	22:12 43:15,17	52:16,18 58:24	52:25 53:3,19	
shaking 40:21	43:20	59:12	56:3,6,9,9,10	T
shape 38:19	sites 11:10,11	spots 15:17	56:12 58:4,6	T 30:22 64:4,4
shop 34:11,12	sitting 40:20	spread 39:19	60:13,19 61:8	T.J 2:7 54:20
51:6 53:2 59:1	62:11	square 10:18	strip 22:22	tacky 9:10
59:4	situation 10:1	12:6 13:19	struggle 52:7	take 10:3 32:22
shopping 63:4	size 20:13	18:18,22,23	STUART 62:4	38:17 48:8
short 13:9	sketches 34:19	19:9,15,17	62:17,25	56:10,17 57:4
shot 45:5	sleek 10:14	SR 3:10	stucco 21:12,13	61:25
show 10:13,19	slides 45:4	St 3:24	21:13,14	Take-off 10:9
17:7 38:5	slight 55:2	staff 43:9 59:22	stuccoed 21:16	taken 17:15
51:11	small 11:5 17:12	59:22 60:1	stuff 9:8 43:21	26:17 59:23
sic 30:6	19:2 24:5 40:5	stairs 52:8	style 10:16 19:5	64:10
sick 42:12 52:3	smaller 12:16	stanchion 60:14	submitted 11:23	takes 47:23
side 10:12,16	smoothly 8:22	stand 5:2	subsequent	49:24
11:3 13:23,25	solicitor 2:7 4:6	standard 12:5	41:11	talk 9:1 50:25
14:2,21,23	42:4 50:25	12:20	Sugan 14:18,21	53:23 55:18,22
15:4,5 16:21	55:8,9	standup 9:9	14:23	talked 62:17,21
17:13,19 18:9	Solicitor's 43:5	stare 61:6	suggestion 57:19	62:23,25
18:12 21:12,14	somebody 28:6	start 5:21 15:1	SUITE 1:23	talking 8:24
sides 16:16	28:17	56:16	summary 25:17	14:14 48:2,7
sidewalk 33:12	somewhat 14:10	started 41:20	45:24	55:8,12 60:13
35:24 51:15	sorry 6:14 22:18	42:13,16,17	summer 59:2	talks 49:3 62:13
siding 21:12	22:24,25 30:16	50:4 54:25	sun 24:6 25:9	Tara 1:15 64:17
sign 3:11 11:5	31:13 32:4	starting 23:1	support 59:25	tax 40:6
17:12,23 18:17	40:17 46:24	starts 43:21	supposed 41:18	taxes 39:20,22
18:20 20:15,18	49:24 53:18	Steve 42:3 48:2	sure 11:7,12	40:1,4
51:20	55:1	48:21 50:1	16:10 19:8	taxpayer 58:15
signage 9:4,5,11	sort 35:25 53:12	Steven 45:6,10	30:18 36:15	taxpayers 58:10
10:22,24 11:1	Sounds 47:4	45:10,17 46:1	37:11 44:5	team 50:14
16:9,13,14	south 1:23 15:4	46:8,15,18	45:9 53:6 54:9	technical 9:17
17:3 18:16	15:5 34:10	47:4,8,19 48:7	58:3 60:1	technicality
20:12	53:19	48:12,16,25	surprises 47:9	27:17
signed 62:15	space 59:1 60:21	49:9,25	47:13	technically 53:6
significance	spaces 11:17	stick 20:1	surrounding	telling 16:22
15:19	speak 59:21	sticker 9:8,12	21:1	55:12
signs 9:9,12	speaker 12:10	stop 51:20	Swagger 9:21	tem 2:3 3:7 7:15
12:12 16:15,16	12:23 13:12	store 14:9 21:19	10:8 13:14,18	7:18,22,24
18:6,8 44:25	18:20	stores 20:21	14:5 15:10,15	temporary
45:1	special 12:13,19	21:6	15:20 16:10,25	12:11
similar 25:3	specifically	story 25:4,9 51:4	17:21 18:5	terms 9:11
simple 23:21	43:24,24	street 1:12,23	19:10,16,20	testimony 41:16
57:11	speed 61:8	8:14,25 14:16	20:6,19 21:8	42:15
single 25:4,9	Spelling 50:11	23:2,3 30:23	21:22 22:9	thank 5:5,17
sir 49:25	spoken 53:2	32:20 33:1	swearing 10:1	6:22 8:7,11

10:7 15:25	14:21	20:14,17 43:13	2:3 3:6 6:10,24	37:3 40:6
21:17 22:13	till 22:11 48:10	47:21	7:1,8,11	wants 10:3
23:8,13 26:18	time 5:19 6:13	TUESDAY 1:9	vice-versa 47:12	wasn't 15:9 19:5
27:10 31:8,15	9:1 24:25	turn 9:21 14:14	vintage 21:5	35:22 52:4
32:18,23 34:17	25:23 28:23	38:21	voice 53:24	watermark 11:2
37:20 38:6	37:9 38:12,16	turned 5:10	61:20	17:5,10
40:10,11 43:2	40:2 50:13,15	TV 34:23 35:5	voicing 57:12	Wawa 14:2
44:6 48:18,19	52:6 53:9,13	TV's 34:24	volume 14:9	way 20:14 35:11
49:25 50:1,8	58:9,17 59:5	two 23:4 29:9	vote 6:16 10:6	48:17 52:25
50:16,17 59:17	times 56:13 59:5	33:8 41:8		58:1 60:23
60:1,3,9,16	Tina 2:3 6:3	50:23 52:8	W	we'll 24:25
61:9 62:2	7:19,24	55:7	W 3:10	37:10 39:14
thanks 39:21	today 9:1 32:13	type 12:13 20:16	wait 48:1	42:7 59:14
thing 20:16,19	36:1 53:22	types 15:12	waiting 44:20	60:2
21:4 36:2 40:2	54:25		walkout 24:1	we're 6:12,13
40:21 44:20	tolerances 11:19	U	25:7	8:23,24,24 9:7
things 9:5,9	Tom 9:23 19:13	uglier 9:8	wall 9:4 10:24	9:14,14,19
12:14 25:17	19:18	ultimately 41:10	11:4 16:14	10:23 11:20
38:11 45:12	tombstone 12:10	unanimous 6:20	17:3 18:7	15:21 17:4,5
52:5	12:23	7:13 8:1	21:13,13	18:11,14,21
think 9:25 10:11	tomorrow 49:11	underneath 51:6	walls 18:5 21:10	20:12,14,16,17
20:25 24:14	62:1	understand 9:18	Walsh 2:7 5:12	21:23 23:1
25:2 31:20,24	tonight 44:8,10	54:11 56:20,22	6:5,11,15,24	26:10 33:5
36:22 40:7	47:16 54:23	57:1 58:17	7:16 10:2 16:4	34:13 37:21
42:20 45:4	55:15	60:5	26:14,21,24	38:21 39:23
48:16 51:25	top 19:10	understands	27:1,23 28:1	44:13,19 50:3
52:4 53:5	total 20:9	20:11	29:5,8,11,18	50:11 51:13
thinking 58:4	totally 54:15	unfortunately	31:1,4 32:1,3	52:10 54:7
third 30:25 33:2	traditional	13:20 35:4	35:18 36:2,4,8	55:7
thought 23:6	10:15	upgrading 11:11	36:12 37:4,17	we've 26:9 38:24
39:7 53:13	traffic 52:25	upset 58:22	41:3,6 42:1,23	39:3,3 43:19
55:18 58:19	61:24	usable 56:16	43:6 44:19	44:5 52:1 53:8
59:6,23 60:22	transactions	use 4:5 21:2 41:2	45:1 48:1,14	55:6 56:22
thoughts 52:21	39:13	useless 18:13	48:20 49:1,10	58:19
three 16:16	transcript 64:12	usually 15:11	49:20,23 54:12	website 46:5
17:20 19:19,21	transparent	29:18 45:22	54:22 55:1,10	week 32:25
22:7 38:10,13	55:21		55:13,20 56:10	42:14 47:13
45:19 52:3	transpired 54:21	V	57:6,10,22	48:11
53:3 61:13	tray 45:4	vacancy 3:15	want 12:4,15	weeks 41:9
thrilled 46:21	treasurer 38:18	27:16,19,22,24	21:3 34:20,21	welcome 8:2
throw 14:22	39:5,22 45:20	28:2,5,9,10,11	37:2 39:16	17:12
Thursday 41:18	tree 4:4 38:7	28:11,13,14,16	46:18 47:12	welding 11:5
41:25 42:9	trellises 13:6	28:17,20 29:8	50:7,10 53:25	Wells 20:15
48:11,13	truck 60:17,24	variance 24:19	59:2,21 60:4	went 8:15,16,21
ticket 61:2	true 41:22 64:12	vehicles 13:5	61:2 62:15	10:7 14:25
tickets 38:2	try 15:21 28:16	versus 56:15	wanted 22:19	16:20 20:2,11
tight 13:24 14:2	trying 12:14	vice-president	23:6 36:19	22:5 23:13

25:22 32:9 56:2 west 8:13,25 13:23 14:2,22 45:11 whatever's 21:9 22:20 Wi-Fi 35:6,11 wide 15:8 19:19 19:22 20:5 widen 14:4 width 19:8,23 19:24 Wilson 1:15 64:17 win-win 53:1 window 16:15 16:17,21,22 59:3 windows 13:7 17:1,14 18:3,6 Winterfest 38:1 wished 50:14 wondering 45:6 62:7 Wood 40:23 50:6,6 word 19:16 work 14:6,11 34:14,20 35:19 36:17 39:4,13 43:19,21 47:22 48:4 52:19 working 9:24 30:23 62:12 works 53:7 workshop 32:25 38:24 47:10 workshops 48:9 worth 8:22 wouldn't 57:4 wrap 49:6 writing 42:2	yard 24:16 yeah 14:15 15:3 15:7,15,15 20:4,6 25:15 32:22 37:2,6 49:1 58:3 61:22 63:2 year 3:21 8:4 23:1 27:15,20 30:5 31:11 38:4 39:23 50:9 55:23 years 17:20 29:9 50:23 52:2 54:1 55:7 56:23,23 59:20 yep 15:6 yesterday 38:11 York 50:6	30:4 12 24:8 45:10 125 1:12 13,414 33:20 147 51:22 14th 42:21,22,23 15 1:9 24:11 28:15 17 24:8 18 3:17 30:6 18901 1:24 18938 1:13 18th 29:20 19 3:22 19th 30:7	3,000 52:10 54:1 3.35 19:15,17 30 3:22 28:9 30-32 3:25 31 31:16 31st 30:6 31:11 31:12 324 3:10 8:13,24 345-7966 1:24 350 1:23 37-38 4:3 38-40 4:4 3rd 41:15	8 8 4:3 8-23 3:11 8:10 63:14 9 9 4:6	
X	Z	2	4	4	
	zero 33:16 ZHB 3:10,11 zoning 2:11 9:16 10:4,24 23:12 24:10,25 25:21 25:25 26:5 27:10 41:2,8 42:4 44:11,20 47:20,20 48:4 48:5,9 51:1 57:21	20 13:19 18:22 19:9 45:11 2017 38:13,20 2018 3:17 31:16 38:16,16,19 2019 1:9 3:15 8:4 27:20 38:12 39:19 46:4 2019-01 3:14 203 1:23 215 1:24 22.1 24:17 22.3 24:12 23-27 3:12 23.4 24:13 230,000 54:17 24/7 21:19 25 24:16 25,030.80 30:21 26th 37:25 27-29 3:15 28th 30:6 31:11 29-30 3:18 2nd 30:7	43 8 4,397.64 3:23 30:10 40 4:5 41-43 4:5 42 12:6 18:18 43-44 4:6 44 3:4 44-63 4:7	5 5 3:3,6,9 22:5 50 52:2 56:23 586.60 3:21	5
	0	2019-01 3:14 203 1:23 215 1:24 22.1 24:17 22.3 24:12 23-27 3:12 23.4 24:13 230,000 54:17 24/7 21:19 25 24:16 25,030.80 30:21 26th 37:25 27-29 3:15 28th 30:6 31:11 29-30 3:18 2nd 30:7	6 6 3:6,13 20:5 60,000 54:3 63 4:8 66,604.54 3:22 30:8 68,189.73 3:21 68,267.96 3:22 30:9	6	
	1	3	7	7	
	1 3:3 1,000 59:9 10 4:7 18:23 20:5 40:3 47:13 101 3:21 107 3:11 23:14 23:18 10th 42:14 11 4:8 22:5 115,466.26 3:20	3 3 3:5 19:14	73 7:16 7:03 1:13 70,000 54:3 71,878.33 30:7 76 34:10 53:18 7th 25:23	7	