

BEFORE

NEW HOPE BOROUGH COUNCIL

In Re: Regular Meeting

- - - -

TUESDAY, FEBRUARY 19, 2019

- - - -

A public meeting was held at the Borough Municipal Building, 125 New Street, New Hope, Pennsylvania 18938, commencing at 7:00 p.m. on the day and date above set forth, before Edward McKenna, Professional Reporter.

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350 SOUTH MAIN STREET, SUITE 203

DOYLESTOWN, PA 18901

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1 BOROUGH COUNCIL:

2 Connie Gering, President

3 Dan Dougherty, Vice-President

4 Alison Gering

5 Laurie McHugh

6 Ken Maisel

7 Peter Meyer

8 Mayor Keller

9 T.J. Walsh, Esquire, Solicitor

10 ALSO PRESENT:

11 Chief Michael Cummings, New Hope Police

12 E.J. Lee, Borough Manager

13 Dee Dee Bowman

14 Kevin Joy

15 James Ennis, Zoning Officer

16 Joann Connell

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• Consent Agenda:

i. Meeting Minutes: Consideration to approve..55
the minutes from the January 7, 2019 workshop
and the January 15, 2019 regular meeting.

ii. Approval of Accounts Payables: February.. 55
accounts payable in the amount of
\$189,425.10 and Jan. 16, Jan. 30, and Feb.
13 payroll in the amounts of \$64,430.97,
\$65,410.42 and \$66,158.39.

6. Council Member Reports on Committees:

• Parks and Recreation Board (A. Kingsley).....55

• Shade Tree Commission (L. McHugh).....55

• Finance Committee (C. Gering, D. Dougherty)...56

• Revitalization Committee (P. Meyer).....56

• Land Use and Historic Preservation (HARB – K..56
Maisel; ZHB – C. Gering; PC – P. Meyer)

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PRESIDENT GERING: I'd like to call the
meeting to order.
(The Pledge of Allegiance was recited.)

PRESIDENT GERING: E.J., would you please
take roll?

MS. LEE: Thank you.
President Gering?

PRESIDENT GERING: Here.

MS. LEE: Vice President Dougherty?

MR. DOUGHERTY: Here.

MS. LEE: Ms. Kingsley?

MS. KINGSLEY: Here.

MS. LEE: Ms. McHugh?

MS. McHUGH: Here.

MS. LEE: Mr. Maisel?

MR. MAISEL: Here.

MS. LEE: Mr. Meyer?

MR. MEYER: Here.

MS. LEE: Mayor Keller?

MAYOR KELLER: Here.

MS. LEE: Please note President Pro Tem
Rettig is not here. Solicitor T.J. Walsh is here,
as well myself, the borough manager. Also here is

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1 borough staff Chief Cummings, the zoning officer,
2 Jim Ennis and Administrative Assistant Joann
3 Connell.
4 We have several members of the public. We
5 have representatives of HARB, Dee Dee Bowman and
6 Kevin Joy. We have several applicants of
7 certificates of appropriateness, and as I said,
8 general members of the public.
9 PRESIDENT GERING: Thank you.
10 Under announcements, we only have one
11 today, and that's that our May 21st council
12 meeting will be rescheduled at a later date due to
13 the primary election. We will announce that next
14 month.
15 Mayor Keller, your report?
16 MAYOR KELLER: Sure. I guess I'll start
17 off with a request from Plumstead Township to the
18 borough to allow our fire police to participate in
19 their Blaze of Glory 5K Run, and that is taking
20 place on March 16th, and for anybody in the
21 audience who isn't aware of it, the fire police
22 are still under the auspices of the borough, and
23 so they are under our workmen's compensation
24 coverage. So, therefore, we need the blessing of
25 council to allow them to assist the Plumsteadville

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1 Fire Company with their Blaze of Glory 5K run.
2 So I ask council if they would please make
3 a nomination to approve fire police attending that
4 event?
5 MS. KINGSLEY: So moved.
6 MR. MEYER: Second.
7 PRESIDENT GERING: All in favor?
8 THE BOARD: Aye.
9 PRESIDENT GERING: Opposed?
10 Thank you.
11 MAYOR KELLER: On another issue, we have a
12 need to elect a fire marshal and deputy fire
13 marshal, and in this case for our borough, I think
14 that it has been decided that we would like to ask
15 council to consider electing Jim Becker as our
16 fire marshal and Kevin Doherty as the deputy fire
17 marshal. So I ask council for their blessing.
18 PRESIDENT GERING: Can we have a motion?
19 MR. MEYER: So moved.
20 PRESIDENT GERING: Second?
21 MS. KINGSLEY: Second.
22 PRESIDENT GERING: Discussion?
23 Any questions from public?
24 All in favor?
25 THE BOARD: Aye.

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1 PRESIDENT GERING: Congratulations.
2 MAYOR KELLER: Great. And Kevin was not
3 able -- our deputy fire marshal was not able to
4 make it tonight. So even though I have a badge
5 for you, Jim, we're going to swear them in
6 together. So I'll coordinate with them either
7 tomorrow or Thursday, based on the weather
8 tomorrow. So we'll get them in by the weekend, so
9 we'll have both of them ready to go and that's it.
10 PRESIDENT GERING: Well, we also have a
11 one-year extension to the agreement that we have
12 with Eagle Fire Company. We have had an agreement
13 with them for the last three years to do all of
14 our fire inspections, and we would like to extend
15 it under the same terms for one more year.
16 Can I have a motion?
17 MS. KINGSLEY: So moved.
18 PRESIDENT GERING: Second?
19 MS. McHUGH: Second.
20 PRESIDENT GERING: Any questions from
21 council?
22 Any questions from the public?
23 All in favor?
24 THE BOARD: Aye.
25 PRESIDENT GERING: We need authorization

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1 for the -- we missed -- I'm so sorry, guys.
2 Can we have the presentation from Eagle
3 Fire Company? You're sitting so patiently back
4 there.
5 MR. McMILLEN: You're holding us back. We
6 got a new toy tonight, so we want to go back, and
7 I'll show you that in a minute.
8 PRESIDENT GERING: Did you bring it?
9 MR. McMILLEN: It's not totally ready yet.
10 It's just tucked in the garage.
11 So thank you, everybody. I used to do
12 this, and I think it's a good idea start doing it
13 again. Every year, I want to do a state of the
14 union, per se, for the fire company. And I'm
15 Keith McMillen. I'm president of the fire
16 company, also a firefighter, live in New Hope on
17 Kingswood Drive.
18 Jim Becker is our chief, and he's handing
19 out to everybody what we call a challenge point,
20 and these are items that we give to folks that we
21 know have our back, and I tell you, I hear
22 nightmare stories of how some fire companies
23 relate with their boroughs and township councils.
24 We don't have that here. I tell people a
25 lot of times the story of getting our firehouse

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1 built and everything else. They're like, are you
2 kidding me? I said, no, no, we just -- you know,
3 the borough at the time, there were certain things
4 we had to follow, and we did, and the rest of the
5 stuff out of our way, and we got that done on time
6 and under budget. So we thank you for working
7 with us.

8 What I want to do is I got a real short
9 video to show, but realize this is in the public
10 domain. It's something that's being talked about
11 all around the country. I just want to first let
12 us set things, but do not panic. The beginning of
13 this is an advertisement. It's not my
14 advertisement, but it's the only way to get the
15 video, but it is what's going on around the
16 country right now, and if it won't come up, then I
17 can skip it.

18 MS. LEE: You know what? I'm sorry. I
19 didn't realize there was a video, and our computer
20 connects --

21 MR. McMILLEN: Okay. Don't worry about
22 it.

23 MS. LEE: -- to the AV and not the wi-fi.

24 MR. McMILLEN: That's fine. I can
25 summarize real quick. The summary is that

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1 a false alarm than the fire get out of hand before
2 we get there.

3 So what we're asking of our volunteers is
4 going out for 407 calls. If you go back to 1995,
5 188 calls. That's when I moved here. The hours
6 of training required to be a volunteer
7 firefighter, when I started, it was 90, 90 hours
8 to get your firefighter one certificate. Now it's
9 almost 200 hours to get your firefighter one
10 certificate.

11 Fires are burning hotter, faster, more
12 dangerous. We used to have, usually, from the
13 start of the fire until collapse, 20 minutes or
14 so, collapse to flashover, which would give us
15 time to get there, maybe put the fire out. In a
16 lot of the new construction, that is now down to
17 six minutes.

18 Think about a volunteer fire company.
19 We're out the door quick. We're one of the
20 quickest in the county, three to four minutes from
21 when the whistle blows. It doesn't give you a
22 whole lot of time once you get there.

23 Over the last couple of years, though, we
24 have been lucky. We have had -- if we arrive with
25 a chance to save the structure, we have. There

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1 approximately 20 years ago, there were 300,000
2 volunteer firefighters in the State of
3 Pennsylvania, and today there's less than 35,000,
4 and, regrettably, the average age is they say over
5 40. I guess both Jim and I fit that mold to the
6 T.

7 So it is an issue, and in many
8 municipalities, fire companies are either
9 consolidating, hiring, going to paid staff, and it
10 gets very intensive. The good news is we're not
11 in that position. Our job and your job and I
12 think all of our jobs combine is to keep it that
13 way.

14 So we want to go to the next. It should
15 be that the graph. Back up one. There we go.

16 So just a few statistics. This is our run
17 volume. Last year we broke a record, 407 calls.
18 That was the most we have ever run, but as you can
19 see by the trend line, it's going up and up and
20 up. We really started seeing the big uptick, I
21 want to say 15, 18 years ago when Riverwoods and
22 North Pointe, a lot of development went in, but
23 there's still more development going in, and more
24 people putting in automatic alarm systems, which,
25 by the way, is a good thing. We would rather have

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1 have been a few fires where we arrived and it's
2 already through the roof, and there's just nothing
3 we can do.

4 Most recently, not in New Hope, but in
5 Solebury, we had a third-floor fire where we were
6 able to keep it to the third floor, save that
7 building, that whole row of apartments.

8 So next, I know it's always of interest.
9 I put this up there, how does it cut, Solebury
10 versus New Hope. The statistic is fairly level,
11 about 35, between 35 and 40 percent New Hope.
12 Mutual aid, we go all over. Mostly, it's
13 Lambertville and Stockton.

14 Most recently, you might have seen there
15 was a big fire in Montgomery County, a ski shop.
16 Believe it or not, hour and ten minute drive, we
17 were called to help with that fire. With our
18 tanker we go the Pennington and other places. So
19 that's about 15 percent of our calls are calls
20 outside of our district, where they're either
21 asking for manpower, which is very critical
22 anymore, or asking for our tanker, which carries
23 4,200 gallons of water. We have one of the
24 biggest tankers in the county.

25 All right. And we are the 17th busiest

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1 company in Bucks County. So, again, there was a
 2 time when we were a lot further down, when New
 3 Hope and Solebury was a little bit more rural, but
 4 we're right up there now with Croydon and Edgely,
 5 and, you know, the towns in Bensalem that are jam
 6 packed. So we're really not any more than the
 7 normal 100 call, 200 call a year rural company.
 8 We're much busier.

9 So by the way, the new toy, that's it
 10 right there. Our Quick Attack just came in 40
 11 minutes ago. So but here is the point: We are
 12 strong. Sometimes we look at each other and go,
 13 what have we done, right? Because we're rolling
 14 two to three trucks when other companies aren't
 15 rolling one.

16 Daytime, nighttime, our engine is out.
 17 Our ladder is out and usually another piece is
 18 rolling out. We have 29 active firefighters, and
 19 these are true firefighter one folks that can
 20 still don the gear and SCBA. Sometimes you'll see
 21 folks will put out the big numbers, and those are
 22 not people actually going to be putting on SCBA
 23 and fighting the fire.

24 We have some very active junior programs,
 25 which I believe is one of the reasons why we have

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1 full staff to man that truck, eight firefighters
 2 out of Solebury School. So during the day, that
 3 truck will be there. At night it comes back to
 4 the station, and that truck gets out faster than
 5 we tend to get the truck out of even the main
 6 station, and that is just an awesome thing for us.

7 Again, as I said, two to three truck
 8 response daytime, nighttime. There was a point
 9 not long ago, there might be three or four of us
 10 in the middle of the night, and now multiple
 11 trucks are rolling. So we are healthy.

12 We thought the Quick Attack was arriving
 13 at the end of the month; it just showed up. Why
 14 is that truck important? We struggled more and
 15 more to get up driveways. Folks don't remember to
 16 trim their trees. There's folks building houses
 17 along the canal. We can't get over the bridges.
 18 So actually now have to approach some of those
 19 houses down the canal. Because of the tree
 20 overhang, our taller trucks won't make it.

21 So we brought in a bunch of trucks from
 22 other manufacturers to see what could get down the
 23 canal path and fight fires along the canal. This
 24 truck will be able to do it. It's a Class-A
 25 pumper. It doesn't carry a lot of water. It

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1 29 active firefighters today. We have close
 2 relationship with the school, and we have a
 3 wonderful group of young men and women that are
 4 still in high school that volunteer with us. They
 5 are not allowed to go into dangerous situations,
 6 but they can come on calls.

7 They can't go interior. They can't go on
 8 the river when we have marine rescues, but they
 9 can throw ladders for us. They can help hump the
 10 boats up to the door, and most of what we love is
 11 when the fire is all over, and us old guys are
 12 dead tired, they still have the energy to help
 13 back 1,000 feet of five-inch hose and everything
 14 else and it's awesome.

15 The other benefit of that is we usually
 16 manage to get a mom or a dad with the junior.
 17 Most of the juniors go on to college, but the
 18 parents stick around. We have a lot of
 19 father-son, father-daughter teams at the
 20 firehouse, which is great.

21 And then we now have a great partnership
 22 with Solebury School. They have changed their
 23 hiring policy. Now anybody hired for maintenance
 24 crew and security has to be a firefighter. That's
 25 where that truck is going to be. We now have a

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1 carries 300 gallons, but being part of the fire
 2 business, you either put it out with that first
 3 300 gallons or you're backing out and you're using
 4 thousands of gallons, because it's over. You got
 5 to get in there and get there quick. That's why
 6 it's called Quick Attack.

7 Financially, we are very healthy right
 8 now. Not coming asking for a tax increase. We
 9 paid for that out of our own proceeds. We're not
 10 looking for that right now. It is the beauty of
 11 New Hope and Solebury. We have a very generous
 12 base that we serve, and if we need help, folks
 13 usually step in and help.

14 Cover a little bit more on the finances.
 15 So less than half of our income is tax money. So
 16 not only do the volunteers provide the
 17 firefighting, they provided the fundraising to do
 18 the firefighting, and this is where a lot of
 19 municipalities start getting in trouble, because
 20 if they don't have the volunteers to do the
 21 firefighting, now it's a big tax bill, and that we
 22 want to avoid, getting to the point where it's an
 23 all-paid fire department. Could it be there in
 24 20, 30, 40 years? It could, but our mission is to
 25 keep that as long as we can.

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1 So just to -- our annual operating
 2 expenses are right around \$750,000 a year. That
 3 does not include, necessarily, a new truck, and
 4 then you can see the tax break up. Last year, in
 5 2018, Solebury was late in paying some 2017 tax
 6 money. That's why we had a bump in 2018, but a
 7 lot of our moneys are raised through the fund
 8 drive, events like the flea markets and the
 9 breakfast with Santa.

10 Our parking lot, you're probably all
 11 aware, we run the parking lot at the Legion. We
 12 have an arrangement where we lease the lot. We
 13 installed kiosks this year. It really bumped it
 14 up. We're now making money during the week when
 15 nobody is working there. So really the kiosks
 16 have helped us there.

17 The event center by Cornerstone, they run
 18 our banquet hall, and we get rent money from that,
 19 and then grants. We just passed a fire inspector
 20 plan and miscellaneous.

21 If any of you ever want to see the details
 22 of this, I would be glad to share it with you.
 23 Okay. So just ask, come to the firehouse or I can
 24 bring you copies and go over line by line where
 25 all of this money goes and comes from.

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1 be with the fire department, you don't necessarily
 2 have to be a firefighter. We have a shorter
 3 training program to drive the trucks, and, again,
 4 we want to continue to be a strong volunteer fire
 5 company, and I emphasize that we don't want to
 6 have to go paid.

7 Final slide. So where do we end up?
 8 Volunteer incentives, right. Anything that we can
 9 do to make it a little easier for people to
 10 volunteer, be it money, be it -- we actually give
 11 them free parking in our lot. So we don't need
 12 free parking. Anything that creatively you can
 13 come up with as incentives to get people
 14 interested, we would be more than willing to work
 15 with you on that.

16 E.J. and I are working on finalizing the
 17 process for the workmen's compensation insurance.
 18 There was some mixups in previous years. We think
 19 we got that down.

20 Continue to focus on fire inspections.
 21 There was a long period of time where they really
 22 weren't done that well in New Hope. Those fire
 23 inspections should, hopefully, save lives. We do
 24 them not to harass people, and I know people don't
 25 see it that way, but the things we call out,

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1 So what are our initiatives this year? We
 2 have got a recruit initiative. We find that most
 3 of our volunteers come from somebody they know,
 4 meaning they have a friend that said, come with me
 5 to the firehouse or whatever. So we're incenting
 6 our members to create interior firefighters.

7 Our goal this year is three new interior
 8 firefighters. You might say that doesn't sound
 9 like a lot, but remember that's three people
 10 willing to get up in the middle of the night,
 11 willing to do 200 hours of training. That's a big
 12 commitment.

13 We're also starting a program to try and
 14 reduce our ISO rating, hence the truck we have
 15 coming tonight and maybe another one. Jim is
 16 taking that on. That means savings to everybody
 17 here. If we can get the ISO rating to drop from a
 18 four to a three -- what's your average?

19 MR. BECKER: \$245 per household up to
 20 \$550.

21 MR. McMILLEN: 250 to \$500 savings on your
 22 homeowner's insurance. So we're trying to do
 23 that. It is not easy, but we're working for that.

24 We're also looking to train additional
 25 drivers, operators. So if anybody here wants to

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1 things like blocked exits, no alarm systems, bad
 2 sockets, things that could lead to a fire, and
 3 there are certain areas in downtown New Hope, if a
 4 fire gets going, it's not just your place that's
 5 burning down. It's going to be everything
 6 attached to it. If you've ever seen the
 7 construction, it's not the greatest.

8 MR. BECKER: The Perkasio fire.
 9 MR. McMILLEN: Yes, burned a block and a
 10 half. We were the first volunteer fire company in
 11 Bucks County, and so we have a committee now
 12 underway to do our 200 year party. For those of
 13 you who were around for our grand opening of the
 14 firehouse, we want outdo ourselves.

15 I know you were there for that. We're
 16 going to probably come in the next six, eight
 17 months to ask permission to do what we call an
 18 Americana parade, where when we have that, we'll
 19 have bands. We already have a couple of high
 20 school marching bands that want to do it, that
 21 type of thing, but it will be a community
 22 celebration. Because of the community, we have
 23 been around 200 years.

24 And spread the word, if you have friends
 25 that might be interested. It is still amazing,

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1 there are people that don't know we're volunteer.
2 They actually think we're a paid department. So
3 sometimes if you get the word out, maybe we'll get
4 a few more volunteers.

5 The only potential uh-oh money-wise is the
6 last item. If you've been in the firehouse, you
7 see we have a 100-foot ladder truck. It's a tower
8 ladder. That should be replaced in about three
9 years, if we stick to our replacement schedule.
10 They're one and a half million dollars. We can't
11 save up that much.

12 And so what we're thinking of is, A, are
13 we really going to want to replace it?
14 Lambertville has one and Midway has one, but then
15 they're looking and saying, why should we replace
16 ours, because New Hope has one. But if we find
17 ourselves in the position of having to replace
18 that piece, our belief is may we want to go to a
19 bond issue. Ask the voters. Tell them the pros
20 and cons, and are you willing to pay a little bit
21 more to get that new ladder truck.

22 We're also going to try to nurse it along
23 as long as we can. We just don't want it to
24 nickel and dime us to death, but it is the most
25 expensive type of fire apparatus there is, and,

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1 What Jim is asking me to mention, talking
2 about the number of people, you probably heard
3 there was a fire at Cold Spring Elementary School
4 last week. Four of us -- so Midway was called.
5 We were on the second alarm. There were four of
6 us that were there after just one engine showed up
7 from Midway. We actually -- our guys, myself
8 included, were part of the interior attack on that
9 fire.

10 So you just think of what that means,
11 response time. It was amazing. I think the chief
12 was just shocked when we pulled up so fast, during
13 the day. So that's why I'm saying we're healthy,
14 help us stay that way, and, you know, those same
15 11 guys are going to be there when any of you have
16 a fire.

17 Any questions?

18 MS. KINGSLEY: No. That was a great
19 presentation.

20 MR. McMILLEN: Thank you. We are going to
21 head back and go play with our new toy. I welcome
22 any of you to come by the station tomorrow, if you
23 want to see it.

24 PRESIDENT GERING: Thank you so much.

25 MR. McMILLEN: Thank you very much.

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1 regrettably, we need it, and, again, we welcome
2 you to come by and see it. It looks brand new,
3 but we're already starting to have some issues.

4 One thing I missed though on there -- you
5 don't have to go back. We are looking at possibly
6 buying another used engine. You might say, you
7 just got that four man, why are you looking at
8 another new one? We got firefighters right now,
9 we're leaving guys behind at the station.

10 It's the worst thing you want to do. You
11 know, you need everybody there. They went through
12 all of this training, and because they live a
13 little further out, there's nothing for them to
14 come to the fire on. We don't allow personal
15 vehicle responses.

16 And so anyhow, we're looking at possibly
17 buying a used engine from Doylestown for \$12,000,
18 dirt cheap. It's worth a lot more, but there's
19 not a huge market for used firetrucks, and we're
20 also looking at -- I know you're a rower, right.
21 We have looked at jet skis, but they're
22 fiberglass, and they break in the river. We have
23 come across a used all-aluminum jet ski that would
24 last, that we may look at purchasing to supplement
25 our river rescue.

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1 PRESIDENT GERING: Next on the agenda is
2 our BBT tax. As most of you -- or if you don't
3 know, New Hope Borough has a business privilege
4 tax that has been in existence for multi years,
5 and what we'd like to do is to advertise that
6 we're making changes.

7 We're not changing what we charge. We're
8 just changing when the bills will go out. Right
9 now they go out in June, July. We would like to
10 put them as of January 18th. So anyone that pays
11 the tax this year will get a bill for a half a
12 year, and then in January, they will be billed for
13 the whole year.

14 I'd like to have a motion so we can just
15 do the advertisement.

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

17 PRESIDENT GERING: Second?

18 MS. KINGSLEY: Second.

19 PRESIDENT GERING: Any discussion from
20 council?

21 MR. WALSH: It would be a public hearing
22 in March.

23 PRESIDENT GERING: Thank you.

24 Any questions from the public?

25 All in favor?

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1 THE BOARD: Aye.
 2 PRESIDENT GERING: Thank you.
 3 I'd like to have a motion for a
 4 certificate of appropriateness for 1820 North Main
 5 Street, and this was a recommendation from HARB
 6 for the approval of a new sign.
 7 Can I have a motion?
 8 MR. DOUGHERTY: I'll make that motion.
 9 PRESIDENT GERING: Second?
 10 MR. MAISEL: Second.
 11 PRESIDENT GERING: All in favor?
 12 THE BOARD: Aye.
 13 PRESIDENT GERING: We also an approval for
 14 828 South Main Street, and this is for facade
 15 improvements, and that was recommended by HARB.
 16 I'd like to have a motion for that,
 17 please.
 18 MS. McHUGH: I'll make that motion.
 19 PRESIDENT GERING: Second?
 20 MR. MEYER: Second.
 21 PRESIDENT GERING: All in favor?
 22 THE BOARD: Aye.
 23 MAYOR KELLER: That was 328 South Main.
 24 PRESIDENT GERING: I'm sorry. 328. Thank
 25 you.

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1 it so that I get the facts in.
 2 The historic districts within the Borough
 3 of New Hope were created in Ordinance 183.A-1 in
 4 1987, and at the same time, New Hope Borough
 5 Historical and Architectural Review Board,
 6 otherwise known as HARB, was created.
 7 The ordinance, according to our borough
 8 website, states that the ordinance demonstrated
 9 the commitment of the citizens of New Hope to
 10 preserve and protect buildings of architectural
 11 and historical significance and the cultural
 12 heritage of the community, to promote, protect,
 13 enhance professionally and preserve historic
 14 districts with educational, cultural, economic and
 15 general welfare of the public through the
 16 preservation, protection and regulation of the
 17 buildings, structures and areas of historic
 18 interest or importance within New Hope Borough, to
 19 safeguard the heritage of New Hope Borough by
 20 preserving and regulating the historic districts,
 21 which reflect elements of its cultural, social,
 22 economic, political and architectural history, to
 23 preserve and enhance the environmental quality of
 24 neighborhoods.
 25 And this is very important, I believe,

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1 We have 10 East Mechanic Street, which is
 2 an appeal. HARB has denied that, and I guess
 3 we'll start with Dee Dee and Kevin in reference to
 4 this appeal.
 5 MR. ENNIS: Just some quick background,
 6 the application was submitted in January. I think
 7 it was January 15th. It appears during the
 8 February 5th, 2019, HARB meeting. 10 East
 9 Mechanic is the address. Glen Stephan is the
 10 applicant acting on behalf of the property owner,
 11 Susan Richie, and it is -- the proposed
 12 improvement to the property is an addition over an
 13 open deck right now.
 14 It is on the facade that's facing the
 15 Aquetong and Delaware River side of the property,
 16 and it is very easily noticeable from -- most
 17 commonly from the Main Street bridge.
 18 The two members of HARB tonight are the
 19 chairperson, Dee Dee Bowman, and vice chairperson,
 20 Kevin Joy, and from there I'll let them basically
 21 get into the details as to why they denied the
 22 application during the February HARB meeting.
 23 MS. BOWMAN: Thank you.
 24 First, I have been asked to give a brief
 25 description of what HARB is, and I'm going to read

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1 because not everybody understands this aspect of
 2 historic preservation and conservation, is to
 3 strengthen the borough's economic base by the
 4 stimulation of the tourist industry, and to
 5 establish and improve property values and foster
 6 economic development, to foster civic pride and
 7 the beauty and accomplishments of New Hope
 8 Borough's past, and preserve and protect cultural,
 9 historical and architectural assets of New Hope
 10 Borough that have been determined to be of
 11 significance, specifically, the structures within
 12 the historic district.
 13 HARB guidelines are drawn from guidelines
 14 defined by the US Department of Interior, and in
 15 2015 were republished in a user friendly
 16 illustrated form and is available as a hard copy
 17 and online.
 18 Kevin Joy and another HARB member, Carolyn
 19 Chaiko, an architect, edited and designed this
 20 book, which was published with funding from
 21 Landmark Towns, from Landmark Towns' grant.
 22 The New Hope Borough Historical and
 23 Architectural Review Board consists of nine
 24 members. Currently we have six members appointed
 25 by Borough Council to serve three-year overlapping

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1 terms. HARB provides council recommendations,
2 Borough Council on the advisability of issues of
3 certificates of appropriateness, which are
4 required in order to erect, construct, alter,
5 restore, demolish or raze any building or
6 structure within the historic district.

7 HARB is an advisory board, which makes
8 recommendations to council on the appropriateness
9 of applications, based on the guidelines. Council
10 can, at its discretion, accept or reject these
11 recommendations.

12 I was also asked to give a brief
13 background on our members, the two of us who are
14 here. I have been a member of HARB for 13 years,
15 and have served as chair since 2015. My
16 background includes an undergraduate degree in art
17 history with a concentration in 18th Century
18 architecture.

19 I served as historical interpreter for the
20 Thomas Park House, which was one of the State of
21 New Jersey's -- is one of the State of New
22 Jersey's historic sites. My husband and I moved
23 to New Hope in 1982, when we bought and restored
24 our home, which was built in 1817.

25 Over the years, I've taken classes and

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1 conserve the local resources that have so inspired
2 him. Kevin is also vice president of the New Hope
3 Historical Society, and has led the society's
4 committee responsible for the preservation and
5 maintenance of the Parry Mansion and the Parry
6 Barn.

7 He has conducted comparative architectural
8 and building conservation studies of the 1790
9 Trent House Museum, and has recently completed
10 overseeing the architecture and rehabilitation of
11 that house.

12 So at this point, I am going to turn this
13 over to Kevin, who will discuss the specifics of
14 this application.

15 MR. JOY: We based our decision on this,
16 which are never easy, on very specific citations
17 in the guidelines. When we first saw it, I think
18 we all agreed that we thought the scale of this
19 addition, which is enclosing a deck, was too heavy
20 and the massing was incorrect, particularly
21 because it's so visible from the riverscape.

22 You know, in most cases, that would be
23 considered a secondary facade, but because it's so
24 prominently facing the river, we have to look at
25 it as a main facade. I would even argue that what

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1 attended workshops on historic preservation and
2 conservation. I have also served on the board of
3 New Hope's Historical Society and was the
4 society's president for three years, during which
5 time we continued the restoration and preservation
6 of the historic Parry Mansion, one of New Hope's
7 premiere historic structures.

8 With me tonight is Kevin Joy, who has
9 served on HARB for nine years, and has been vice
10 chair for five. He is a retired New York City
11 business executive and long time resident of the
12 area. He is a past president of the Trent House
13 Association of New Jersey, and is a historic
14 preservation consultant and architectural
15 historian, who has done projects in Pennsylvania,
16 New Jersey and New York.

17 Kevin's interests in historical
18 architecture began in 1990, when he bought and
19 restored the Samuel Cooper home in Solebury.
20 Inspired by the history and architecture
21 surrounding him, Kevin returned to college to
22 study architectural history and historic
23 preservation, and is a certified historic
24 preservationist.

25 Kevin is determined to help preserve and

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1 you would consider the main facade on Mechanic
2 Street would be the secondary facade. It's very,
3 very obvious.

4 And we feel that enclosing that area
5 wrecks the massing, and it changes the street
6 appeal and the riverscape appeal, and we have
7 specific citations, if you want me to mention
8 them, but they're all based on citations and the
9 guidelines, and I think there might be an
10 interpretation problem in what we consider
11 adjacent buildings.

12 When we were talking about this building
13 probably Glen was looking at some of the
14 neighboring buildings down the street and across
15 the street. We're strictly talking about -- I
16 would imagine it's 1016 East Mechanic. It's
17 strictly that building, and I think the four units
18 that are on that.

19 We find that enclosing that deck is
20 incompatible with the rest of the units, and it
21 might even set a precedent that if they want to
22 enclose their decks, they can build bump-outs over
23 the river. There might be no limit. So we
24 strictly concentrated on that particular addition,
25 and we mentioned several citations in the

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1 guidelines that lead us to that decision, and I
 2 can read them for you, if you want.
 3 Obviously, this is a matter of
 4 interpretation. I'm sure the applicant would
 5 interpret our citation differently, but this is
 6 our interpretation, and I think we still feel that
 7 that massing is too big and too prominent for such
 8 an important streetscape.
 9 I'm happy to answer any questions.
 10 PRESIDENT GERING: Thank you.
 11 Anyone from council have questions?
 12 MR. MEYER: Let me just ask a general
 13 question, I guess. You're talking about the fact
 14 that if this were permitted, there would be all
 15 sorts of possible extensions permitted.
 16 As I understand the proposal, it does not
 17 extend beyond the existing rear wall of the
 18 building. So, you know, this question of whether
 19 or not additional awnings could go out, et cetera,
 20 et cetera, seems to me stretching it a little bit.
 21 Maybe I misunderstood.
 22 MR. JOY: It might be, but we have to kind
 23 of look at mitigation, if we possibly can. For
 24 instance, I don't know if that's a co-op or a
 25 condo or anything like that, but if -- that was a

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1 that would maintain the uniformity of the
 2 presentation of the facade. That's our problem,
 3 symmetry and uniformity with such a prominent view
 4 scape.
 5 So to answer your question, if it came
 6 together, and said we all want to do this exactly
 7 the same, I don't think we would have had a
 8 problem.
 9 MR. MEYER: Prominent view scape vis-a-vis
 10 the river --
 11 MR. JOY: Yes.
 12 MR. MEYER: -- at what distance? In other
 13 words --
 14 MR. JOY: And the road. It's not just the
 15 river, but the river is a very prominent view
 16 scape. You also see it from Main Street. You
 17 also see it from the Main Street bridge. There's
 18 other locations where you can see the impact of
 19 that.
 20 MR. MEYER: Thank you.
 21 PRESIDENT GERING: Any other questions
 22 from council?
 23 Glen?
 24 MR. STEPHAN: My name is Glen Stephan. My
 25 client approached me about a year ago, more on the

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1 secondary consideration.
 2 The first consideration, we thought the
 3 massing was overwhelming for the site, and how it
 4 affected the neighbors' view, because those are
 5 open decks, and by enclosing that, you impact the
 6 appearance of the other units, and I mentioned the
 7 fact that -- and if perhaps the next door
 8 neighbors, seeing that they were encouraged to
 9 allow this to happen, might build a bump-out with
 10 awnings. I'm just saying, there's a precedent for
 11 actually making a bad situation worse.
 12 MR. MEYER: There's a precedent that you
 13 are describing, and what the precedent that exists
 14 is a precedent to enclose the existing deck. That
 15 does not constitute a precedent for extending any
 16 kind of bump-out. That's one question I guess I
 17 don't quite see the connection on.
 18 But I guess I have another question for
 19 you, which is were all five or however many units
 20 there are in the building to have come before HARB
 21 and said, we all want to enclose our deck, how
 22 would HARB have approached that situation, and
 23 what would the argument have been?
 24 MR. JOY: We probably would have been a
 25 little bit more amenable to that actually, because

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1 condition -- this is a four-condo unit. The
 2 actual construction of this unit isn't the
 3 greatest throughout. It's an old building.
 4 The decks up there are actually -- all of
 5 them, I've been up there to fix a couple of them.
 6 They're all pitched the wrong way. They go back
 7 to the house and the drains are literally in their
 8 house.
 9 So she approached me to do something with
 10 that, and she asked about enclosing it.
 11 Truthfully, me and Susan, when she looked at it,
 12 they did next door, which, again, if you look
 13 back, you can see, and you saw the side elevation,
 14 in terms of just mass and scale.
 15 I do have a thumb drive. I don't know if
 16 you're able to plug that in.
 17 MS. LEE: Is this different from what --
 18 MR. STEPHAN: It's got two additional
 19 files.
 20 MS. LEE: Was it what you picked up today?
 21 MR. STEPHAN: It's what I -- this is what
 22 I plugged in today, yeah.
 23 MS. LEE: Was it these?
 24 MR. STEPHAN: Yes. Yes. Yes. So if you
 25 go to -- just scroll up, just for side views.

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1 This is, again, what she's looking at.
2 This is what was improved on back of the house
3 next door, which if you talk about mass or scale,
4 from both the side and the back -- again, we have
5 no concerns there. We were just going to enclose
6 the existing rear wall and side yard, not encroach
7 on anything.

8 So she was a little taken aback with this
9 whole thing got denied, based on her neighbor
10 doing this, and, again, I know that doesn't --
11 every property is taken in itself, but if we go
12 back to the denial letter file and zoom in, yeah,
13 zoom back out.

14 My first picture there is just, again,
15 really the riverfront, and I don't believe there's
16 prominent views, as they're talking about, and I
17 do have a side view from Main Street, but if we're
18 talking about uniformity, this town is not
19 uniform. That's the beauty of it.

20 I actually took a bunch of pictures, which
21 I'll bring up in the other file. I couldn't find
22 any building that was the same, that had a simple
23 front old historic look to it, and then looked at
24 the back, and assuming they had HARB approval to
25 do what they do, but they're nothing in the scale

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1 The last one was just, again, on what I
2 said that, you know, historically, these buildings
3 are old. They were small. Here is, again, the
4 pictures. If you scroll, there's the Carriage
5 House, and, obviously, the back of the Carriage
6 House, which was approved by HARB.

7 The next one is Nurture Spa. Again, a
8 similar historic front, and that's the back of
9 Nurture Spa with the box on the back with --
10 scroll down a little bit. Yeah -- with an
11 addition onto the right of that. And then
12 continuing down, the Ferry Street condo and
13 replacements, and that's the back of those.

14 So I'm having a hard time trying to figure
15 out why this very simple, to me, in scale, and
16 un -- not breaking the rhythm of the neighborhood,
17 you know, had been denied.

18 I certainly would take any questions to me
19 on this.

20 MR. WALSH: I have kind of a general
21 question for all of you. I want to hear you both
22 speak. Thank you, everybody, for speaking.

23 How old is this structure? Does anybody
24 know?

25 MS. BOWMAN: It's a 19th Century building.

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1 of what we're looking to do up there.

2 So, you know, to me, if there's any -- I'm
3 a little confused on the interpretation of just
4 the uniformity of the neighborhood and everything
5 like that, just the side view from Main Street,
6 which you only see because the trees don't have
7 leaves.

8 So I don't believe it's a prominent view,
9 and, again, the scale of it, which is their
10 Number 1 item on there is, to me, not too big. If
11 we go to the -- again, most of the other two --
12 I'm reading from their proposed additions --
13 should follow the pattern of adjacent historical
14 buildings and their additions in order to blend
15 into the developmental pattern of the immediate
16 neighborhood.

17 Well, to me, if you want to blend into the
18 neighborhood, you got to do what the Play House
19 did, the Carriage House, Gale Vetri did down the
20 line, you know. So I'm a little confused on, you
21 know, they're setting out this Section 6.14 in
22 terms of, you know, development and pattern and
23 continuing that. You know, I don't feel not
24 allowing this continues that pattern. Really, I
25 don't want to harp too much on that.

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1 MR. WALSH: Thank you. And one of the
2 things that, under our historic ordinance, is
3 required is that if there's going to be a
4 recommendation to deny the application, the COA,
5 either by HARB or by council, that there's
6 discussion about what changes to the plan could be
7 had that would afford a COA. Was anything
8 discussed, because I didn't see anything in the
9 letter?

10 MR. STEPHAN: Let me go back. The
11 homeowners' association of that had approved her
12 to do this. So they were brought into the whole
13 discussion. She went to the homeowners'
14 association, told them what she was doing, showed
15 her the plans, and they were in favor. So in
16 terms of anyone objecting to this, that's not a
17 part of it.

18 MR. WALSH: Yeah, that's fine. That
19 doesn't really have any bearing on the COA.

20 MR. DOUGHERTY: His question, I believe
21 is, the question part -- I lived through this, so
22 part of the HARB decision, when HARB says no, part
23 of that decision is that they have to give you
24 what would sort of correct it.

25 Were you given --

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1 MR. WALSH: That's correct.
 2 MR. DOUGHERTY: Were you provided with
 3 alternatives that would pull this thing into a
 4 state where they would have given you an approval?
 5 MR. STEPHAN: No. I did ask that, and,
 6 again, it's such a simple placement to this
 7 addition. You know, they did express the neighbor
 8 could do it two doors down. Again, these are
 9 private properties. So I know it's the same
 10 building, but, you know, there was -- I did harp
 11 on trying, is there something else to do here.
 12 We didn't want to put a big gable or a
 13 reverse gable on this thing. We just wanted to
 14 keep it simple, so that, you know, really, if you
 15 didn't know it was there or put on there, I don't
 16 think you would know. There's a fence currently
 17 on the side of the deck, on that side, and I don't
 18 believe anybody would know it would be any
 19 different, but they did not offer any choices to
 20 do that at all.
 21 MR. MAISEL: There was an extensive
 22 exchange, what could I do, because I was at the
 23 meeting, and it was very specifically asked, you
 24 know, what can I do to get this, and I think at
 25 this point, to modify the size or -- because that

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1 character of the building. I'm just asking if
 2 that was done.
 3 MS. BOWMAN: So our recommendation is that
 4 that not be done, because there's nothing in
 5 filling in a void, which, essentially, if you look
 6 at that -- the rear elevation of that building,
 7 there's a series of voids and solids.
 8 The top is a void, and, actually, every
 9 one of the examples that Glen has presented
 10 have -- yes, they are additions, and most, many of
 11 them were not done with HARB approval,
 12 specifically, Ferry Street, but every one of those
 13 has the top that have not been filled all the way
 14 to the rear walls.
 15 The voids are on top, which creates a
 16 likeness, as opposed to a solid, and this is where
 17 our concern lies, in that filing in that void
 18 creates a very heavy load visually over another
 19 solid, and with the rest of them not being that.
 20 So it interrupts the rhythm of that building.
 21 Now, we believe that those four units
 22 create the neighbors. That's all one building, so
 23 but we know that you bring up the neighbor
 24 building that's owned by the Play House. Those
 25 also have the top level are voids. They're decks.

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1 wasn't the issue, you know, the size or an
 2 alternative. It was just the very essence of what
 3 was being asked.
 4 MR. STEPHAN: Apparently, the size is an
 5 issue. They just again expressed how crazy big
 6 and out of scale this thing is. He just said it
 7 here. I disagree with that.
 8 MS. BOWMAN: May I address that issue?
 9 PRESIDENT GERING: Yes, please.
 10 MS. BOWMAN: T.J., I believe I'm going to
 11 disagree with your interpretation of it. We are
 12 not required to redesign anything for the
 13 applicants. We can offer suggestions in a design
 14 that might help make it more appropriate, for
 15 example, using wood windows instead of vinyl
 16 windows or using one color over another color,
 17 using certain materials, but we specifically are
 18 not supposed to design for them.
 19 MR. WALSH: Well, I'm not saying you are.
 20 I'm not trying to talk past you. I'm reading what
 21 it says here, that the written recommendation to
 22 the denial shall inform the applicant of the
 23 changes in plans, if any, which would meet HARB's
 24 conditions for protecting the historic character
 25 of the historic district and the architectural

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1 They're not enclosed. So it creates a likeness
 2 about them with the solid below, which is more
 3 appropriate, rather than this very heavy visual
 4 mass.
 5 And so while we don't believe that the
 6 neighboring building is part of the neighborhood,
 7 yes, but the specifics to this application are
 8 looking at the four units in that building as the
 9 main neighbor, so to speak, to which we feel that
 10 it was an inappropriate addition.
 11 MR. DOUGHERTY: I have a question, I
 12 guess, and just for clarification, it
 13 sounded like -- I don't want to put words in your
 14 mouth, but it sounded like you -- if there were
 15 four applicants here today, you would not -- you
 16 would likely approve that, but don't -- I'm going
 17 to say what I heard.
 18 So where I'm going with this is supposing
 19 I have one of those four houses, and those houses
 20 originally had shutters on all sides of them, all
 21 that stuff, and now none of them have the shutters
 22 on it, and I came -- I think I would have to come,
 23 in order to get shutters approved on my house, I
 24 would have to -- none of them have shutters now,
 25 but they all did, and in order to put them back, I

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1 think I probably have to get a HARB approval to
 2 make sure the shutters were the appropriate
 3 shutters, I would imagine.
 4 Are you saying, taking your logic, that I
 5 would not be allowed to put the shutters back
 6 unless all four properties put the shutters back?
 7 MS. BOWMAN: That's a really interesting
 8 question, and that's probably one that I believe
 9 would go to the state, to Harrisburg, and to
 10 the -- what is that, the Secretary of the
 11 Interior, and to try to get some clarification,
 12 because I think that's a rough one, because we do
 13 like to see things restored, obviously, and --
 14 MR. DOUGHERTY: I'm just saying, I would
 15 hope that in this particular situation --
 16 MS. BOWMAN: We would certainly -- it's
 17 less impact than adding to --
 18 MR. JOY: You're not building an addition.
 19 MR. DOUGHERTY: I could give other
 20 examples. I was putting clapboard back, I was
 21 replacing the windows and putting the shutters
 22 back, all original, but it sounds like I would
 23 have to go -- not be permitted to do that, unless
 24 I got the other three entities to do it at the
 25 same time and apply with me. That's basically

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1 thing, and I just want to disagree a little bit
 2 with Glen. The photograph taken from the street,
 3 from the bridge, if you want to go to that? So
 4 and you have the unit circled, and it's behind the
 5 tree.
 6 Number 1, we don't pay attention to trees
 7 because they can fall down and get chopped down,
 8 but, in fact, if you walk about seven or eight
 9 steps, maybe ten, maybe 15, if you're me, and you
 10 take small steps, the view is much stronger, the
 11 angle. You can see it very fully. You can see it
 12 from your car, if you are standing anywhere
 13 between where the Parry Barn is or right where the
 14 Parry Barn meets the bridge, and about where this
 15 point is. You can see that in its entirety. It
 16 is not hidden.
 17 PRESIDENT GERING: That's the bridge in
 18 New Hope you're talking about?
 19 MS. BOWMAN: Yes.
 20 PRESIDENT GERING: Okay. Because I drove
 21 there today. I pulled in the parking lot. I was
 22 having difficulty finding it. That's why I was
 23 questioning it.
 24 MS. BOWMAN: You can actually see it if
 25 you are in a car, if you're driving.

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1 what you're saying. That sounds like what you're
 2 saying.
 3 MS. BOWMAN: Well, we do have conundrums
 4 like that. We have had twins where one of the
 5 twin units did a dormer prior to HARB, and no HARB
 6 approval, that was probably deemed inappropriate.
 7 The neighbor wanted to do another dormer, and
 8 theirs was totally different, and we felt that in
 9 the interest of a harmonious view scape, that they
 10 should match. Even though it was not probably the
 11 best design, it was the best of -- it was better
 12 than doing something totally different.
 13 MR. DOUGHERTY: Thank you.
 14 MR. JOY: We have to look at each thing
 15 individually. It's kind of hard to generalize,
 16 because there's always conditions that don't
 17 become apparent until it comes before us and we
 18 can analyze it.
 19 So I understand where you're going, but
 20 it's difficult, because we're not looking at that
 21 stipulation in this case. I think we really have
 22 to examine that before we would give you a general
 23 answer.
 24 MR. DOUGHERTY: Thank you.
 25 MS. BOWMAN: I would like to add one other

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1 MS. McHUGH: You can see that building
 2 from everywhere in New Hope, coming over the
 3 bridge on Main Street. It's very prominent. You
 4 can see where it is.
 5 PRESIDENT GERING: Thank you.
 6 Glen?
 7 MR. STEPHAN: Just briefly, last thing,
 8 then I'm done.
 9 Again, she's putting on a code compliant
 10 addition. There's no variances. It's within all
 11 acceptable building codes. You know, that's not
 12 an issue. We're looking to put, you know, the
 13 appropriate materials back on, continue the look
 14 of the building with the wood clapboard and
 15 everything to match, trim and everything like that
 16 identical, and we don't want to change the
 17 roofline. We want to continue that simple
 18 roofline, and, basically, get her, you know, a
 19 problematic area that's on this building.
 20 And, last, I mean, again, I hear all of
 21 this stuff, and I turn around to look at the
 22 neighbor, and I -- I'm going to bring it up again
 23 just to see what she's looking at, in terms of
 24 scale and stuff with the Carriage House, and I'm
 25 just really beside myself trying to figure out how

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1 this is happening here and on the drawing, the
2 drawing that I -- the copies I got today, and how
3 they say all of this stuff, and, again, it's one
4 by one, but in terms of scale and side view of
5 what was approved there, I'm just -- I don't know
6 how to answer that she can't do this other
7 project, so.

8 MR. JOY: Again, I just want to reiterate,
9 we strictly made this determination looking at
10 those four units. So I actually put blinders on,
11 because I'm not considering -- if I wanted to look
12 at the neighbors, I would probably have other
13 issues.

14 I'm strictly talking about the four units
15 that we're looking at. So I'm not comparing the
16 neighbors, because to me, in a way, they don't
17 compare. I'm strictly looking at how those four
18 units apply and comprise each other, not the ones
19 that are across the street or anything like that.

20 So that's why -- I know it's hard to
21 interpret. We were strictly interpreting based on
22 those four units. So, again, I'm not really
23 looking at the other units, which is what we have
24 to do. We have to be very specific looking at
25 these things. We apply the guidelines. This is

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1 PRESIDENT GERING: All right. Can I have
2 a motion for approval?

3 MR. MEYER: Approval of the certificate
4 of --

5 PRESIDENT GERING: Appropriateness.

6 MR. MEYER: Appropriateness, so moved.

7 MR. STEPHAN: Approval of the denial or of
8 the --

9 MR. DOUGHERTY: It's the approval for --

10 PRESIDENT GERING: Approval for the
11 certificate of appropriateness.

12 MR. WALSH: To not follow the
13 recommendation.

14 MR. MEYER: To not follow the
15 recommendation and approve the certificate of
16 appropriateness. That's what I think I moved.

17 MR. DOUGHERTY: Are you okay with that?

18 MR. STEPHAN: I'm happy to go back if
19 there's any questions they have.

20 PRESIDENT GERING: No, just stop.
21 Can I have a second?

22 MR. DOUGHERTY: I'll make the second.

23 PRESIDENT GERING: Any discussion by
24 council?

25 MR. MAISEL: So voting to allow the

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1 not --

2 MR. STEPHAN: I understand, but the
3 specifics in the denial was the scale was way too
4 big, and that they continued, and the rhythm of
5 the neighborhood, you know, it wasn't compatible,
6 and I'm trying to apply that to what this is, and
7 I'm having a hard time with the section that you
8 cited to deny this.

9 Thank you.

10 PRESIDENT GERING: Thank you.

11 Can I have a motion to approve this
12 certificate?

13 MS. McHUGH: I have one more question.
14 You said the neighbors in the building are all
15 fine with this?

16 MR. STEPHAN: Correct. She came to the
17 HOA association before she came here to present
18 that.

19 MS. McHUGH: Can you provide us with --

20 MR. STEPHAN: I can, but she's on
21 vacation. So I can get that.

22 MS. McHUGH: But they don't have a problem
23 with it?

24 MR. STEPHAN: No. They approved it at
25 their meeting.

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1 addition as --

2 MS. McHUGH: Enclosure.

3 PRESIDENT GERING: That's the motion.

4 MR. WALSH: That's correct.

5 PRESIDENT GERING: Any other discussion
6 from council?

7 Any questions from the public?

8 Mr. Duffy? Please state your address
9 please.

10 MR. DUFFY: Yeah. Ed Duffy, New Hope, up
11 in Village II.

12 It's interesting, I was just volunteering
13 over at the Play House Sunday night, and as I got
14 done volunteering, I went to the deck in the back
15 to have a beer. So I sat on the side of the creek
16 and I looked at that.

17 As a long-term resident, it was phenomenal
18 what I saw, and it's going to be so much more
19 exposed by that deck back there, and the windows,
20 and especially when they open up. So it's public,
21 in terms of exposure, and it was just stunning to
22 see what -- how the different structures look, and
23 how they sort of had a rhythm that wasn't a
24 rhythm, but that looked really great.

25 And I would recommend that you support

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1 HARB on this request, because it is going to be
 2 seen, like, all the time --
 3 MS. BOWMAN: Thank you, Ed.
 4 MR. DUFFY: -- by visitors. It's not
 5 tucked step away anymore, like it used to be,
 6 because there was nothing there. The deck wasn't
 7 there. So that's my request. Please support the
 8 HARB. They work very hard on this.
 9 PRESIDENT GERING: Thank you, Mr. Duffy.
 10 Any other comments from the public?
 11 All in favor?
 12 THE BOARD: Aye.
 13 PRESIDENT GERING: Opposed?
 14 MR. MAISEL: Opposed.
 15 PRESIDENT GERING: Okay. You got your
 16 appropriateness. Thank you.
 17 Thank you, HARB.
 18 MR. STEPHAN: Thank you.
 19 PRESIDENT GERING: I'd like to have a
 20 motion to table the discussion of having the
 21 borough manager signing for Penn Community Bank,
 22 and have it discussed at our finance committee. I
 23 need a motion.
 24 MR. DOUGHERTY: I'll make that motion.
 25 PRESIDENT GERING: Second?

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1 at 7:00.
 2 PRESIDENT GERING: Thank you.
 3 Finance committee, Mr. Dougherty?
 4 MR. DOUGHERTY: Yes. Just to update on
 5 the audit, the audit is complete, as complete as
 6 it's going to get. We're just waiting for the
 7 report. It's come back that the books accurately
 8 reflect the financial condition of the 2018 audit
 9 that is about to commence. So I think we expect
 10 the 2018 audit to commence on April 1st.
 11 ---
 12 (Discussion off the record.)
 13 ---
 14 MR. DOUGHERTY: So that's all for me.
 15 PRESIDENT GERING: Okay. Thank you.
 16 Revitalization, Peter?
 17 MR. MEYER: We did not meet in January.
 18 PRESIDENT GERING: Okay. Thank you.
 19 HARB, Ken?
 20 MR. MAISEL: No report.
 21 PRESIDENT GERING: Okay. For zoning, we
 22 had a meeting, and excuse me. They approved 253
 23 North Main Street for a floating deck. McDonald's
 24 got an approval, and 107 Pine Wood Circle, which
 25 is up in Riverwoods, for an addition to a sunroom.

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1 MS. McHUGH: I'll second.
 2 PRESIDENT GERING: All in favor?
 3 THE BOARD: Aye.
 4 PRESIDENT GERING: Thank you.
 5 All right. For our consent agenda,
 6 approving the minutes from January 19th and
 7 approving payables, the February accounts in the
 8 amount of \$189,425.10, and then January 16th,
 9 January 30th and February 13th payrolls in the
 10 amount of \$64,430.97, \$65,410.42 and \$66,158.39.
 11 Can I have a motion for approval?
 12 MR. MEYER: So moved.
 13 PRESIDENT GERING: Second?
 14 MS. McHUGH: I'll second.
 15 PRESIDENT GERING: All in favor?
 16 THE BOARD: Aye.
 17 PRESIDENT GERING: Thank you.
 18 Any reports from the park and rec?
 19 MS. KINGSLEY: No meeting in January. So
 20 next meeting is February 25th, at 7 o'clock, right
 21 here.
 22 PRESIDENT GERING: Thank you.
 23 Shade tree?
 24 MS. McHUGH: Nothing to report, but we are
 25 meeting monthly, and our next meeting is tomorrow

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1 Any report from the planning commission?
 2 MR. MEYER: We did not meet in January.
 3 PRESIDENT GERING: Okay. Thank you.
 4 Now we're going to the manager's report.
 5 MS. LEE: Sure. I have two items to
 6 report. One is the first meeting with Wawa to
 7 discuss the potential zoning ordinance was held.
 8 It was held on Monday, February 4, and Peter was
 9 not available for that meeting. Jim, our zoning
 10 officer and our solicitor, T.J. Walsh, as well as
 11 myself. Currently, we are working through a draft
 12 order.
 13 MR. DUFFY: Can you speak into the mic?
 14 MS. LEE: Sure.
 15 Currently, we're working through the draft
 16 ordinance that our solicitor has proposed, and
 17 just at the early stages at the current time.
 18 And then the only other item that I need
 19 to report is the last finance committee meeting,
 20 the subcommittee authorized a new traffic counter
 21 equipment for the police department in the amount
 22 of \$3,500.
 23 This is equipment that was necessary to
 24 finish a traffic study over on Ferry Street --
 25 Bridge Street. Sorry. We were using borrowed

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1 equipment and it died. So it kind of set the
2 whole study back a little bit. So our police
3 chief found us a good deal for new equipment. So
4 that study commenced so we can have a better idea
5 of what pedestrian improvement and traffic
6 improvement there can be in that area of the
7 borough.

8 That's it for me.
9 PRESIDENT GERING: Thank you.
10 Solicitor?

11 MR. WALSH: All of my items have been
12 covered.

13 PRESIDENT GERING: Good job.
14 Any comments the public?

15 Meeting adjourned.

16 Thank you, everybody.

17 (At 8:06 p.m., proceedings were
18 concluded.)

19 ----
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4 **C E R T I F I C A T E**

5
6
7 I hereby certify that the proceedings and
8 evidence are contained fully and accurately, to
9 the best of my ability, in the stenographic notes
10 taken by me at the meeting in the above matter;
11 that the foregoing is a true and correct
12 transcript of the same.

13
14
15 **EDWARD McKENNA, C.R.**
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