

BEFORE

NEW HOPE BOROUGH COUNCIL

In Re: Regular Meeting

- - - -

TUESDAY, FEBRUARY 20, 2018

- - - -

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

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350 SOUTH MAIN STREET, SUITE 203
DOYLESTOWN, PENNSYLVANIA 18901
(215) 345-7966

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1 BOROUGH COUNCIL:

2 Mayor Laurence D. Keller

3 Alison Kingsley, President

4 Connie Gering, Vice-President

5 Laurie McHugh, President Pro Tem

6 Tina Leifer Rettig

7 Ken Maisel

8 Dan Dougherty

9 Peter Meyer

10 T.J. Walsh, Esquire, Solicitor

11

12 ALSO PRESENT:

13

14 Karen MacNair, Gilmore Associates

15

16 Chief Michael Cummings

17 New Hope Police Department

18

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1 PAGE

2 D. A request from Ride for the Kids for

3 their annual motorcycle event benefitting the

4 Pediatric Tumor Foundation. Set up will begin

5 at 7 a.m. on Sunday, 9/23 and the ride is from

6 9-10 a.m. and will be police escorted..... 36

7 E. Consideration of issuing a certificate of

8 appropriateness, as recommended by HARB, for:

9 (1) 18-20 West Mechanic Street, Rich

10 Calabrese for the development of phases 1, 2

11 and 3..... 48-106

12 (2) 80 West Ferry, Dan Dougherty and Ron

13 Greco for the installation of a fence and to

14 install a natural stone apron at the driveway 47

15 entrance.....

16 (3) 74 West Ferry Street, Dan Dougherty

17 and Ron Greco for the installation of a railing

18 on an existing porch to match the existing 47

19 railings on the stairs.....

20 5. Council Member Reports on Committees 39

21 A. Parks and Recreation Board (Tina Rettig). 39

22 B. Shade Tree Commission (L. McHugh)..... 39

23 C. Finance Committee (A. Kingsley, C. Gering, D. Dougherty).....

24 D. Revitalization Committee (P. Meyers and 39

25 T. Rettig).....

26 E. Web Site Committee (K. Maisel, C. Gering, 40

27 L. McHugh).....

28 40-46

29 6. Solicitor's Report.....

30 47

31 7. Land Use Preservation and Zoning Reports....

32 106

33 8. Other Business.....

34 106-

35 9. Public Comment..... 124

36 10. Adjournment..... 124

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1 AGENDA

2 PAGE

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

4 2. Mayor's Report

5 A. Consideration of approving the deployment

6 of Eagle Fire Company Police for traffic

7 control duties at the annual Groveland 5K Run

8 in Plumstead Township on March 17, 2018 from

9 8:30 a.m. until 11 a.m..... 5

10 B. Assistance of the Fire Police in

11 Warminster for February 4, 2018..... 6

12

13 3. Council President's Report

14 A. Executive sessions, announcements and

15 updates..... 8

16 B. Appointment of Laura Kent for a part-time

17 position at a rate of \$25.00 per hour..... 9

18 C. Consideration to purchase four more

19 kiosks for the following locations; Waterloo

20 Street, Ferry Street, North Main Street, and

21 South Main Street near John and Peters..... 10

22 D. Grant presentation for Ferry Street..... 19

23 E. Approval of the separation agreement

24 between Cathryn Thomas as Borough Manager and

25 New Hope Borough. Authority has been

officially removed from Cathryn Thomas from all

signatory responsibilities whether financial or

Borough related business..... 17-18

F. Announcement of current signatories for

Borough bank accounts..... 19

4. Consent Agenda

A. Consideration of approving payment of

accounts payable for February, in the amount of

\$172,738.24; of payroll for January 31, in the

amount of \$62,795.58; and payroll for February

14, in the amount of \$62,276.09..... 34

B. Consideration to approve the minutes of

the following meetings:

i. January 16, 2018 regular meeting of

the New Hope Borough Council..... 35

ii. February 5 workshop of the New Hope

Borough Council..... 35

C. A request from the New Hope Film Festival

to display a temporary banner to publicize the

2018 New Hope Film Festival. The banner will

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

2 meeting to order. All rise, please.

3 Connie, would you like to call the

4 roll?

5 MS. GERING: Mayor Keller?

6 MAYOR KELLER: Here.

7 MS. GERING: Peter Meyer?

8 MR. MEYER: Here.

9 MS. GERING: Tina?

10 MS. RETTIG: Here.

11 MS. GERING: Alison Kingsley?

12 MS. KINGSLEY: Present.

13 MS. GERING: Dan Dougherty?

14 MR. DOUGHERTY: Here.

15 MS. GERING: Laurie McHugh?

16 MS. McHUGH: Here.

17 MS. GERING: And Ken Maisel?

18 MR. MAISEL: Here.

19 MS. GERING: And myself Connie Gering.

20 MS. KINGSLEY: And we have the chief,

21 our solicitor T.J. Walsh and approximately 15

22 members of the public.

23 Mr. Mayor?

24 MAYOR KELLER: Sure. We'll start out

25 with Plumstead Township has reached out to our

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1 fire police, the Eagle Fire Company and need
 2 their -- need some additional bodies for a 5K run
 3 on March 17th. So it's council policy that it
 4 has to vote to approve to allow the fire police
 5 to go to the event. So I ask that council
 6 approve the fire police permission to go on March
 7 17th and help from 8:30 to 11 a.m.
 8 MS. KINGSLEY: Do I have a motion?
 9 MS. GERING: I'll make that motion.
 10 MR. MEYER: Second.
 11 MAYOR KELLER: Great.
 12 MS. KINGSLEY: Any discussion?
 13 All in favor?
 14 COUNCIL MEMBERS: Aye.
 15 MS. KINGSLEY: Opposed?
 16 Motion carries.
 17 MAYOR KELLER: Great. And then just
 18 some housekeeping. Back on February 4th we had a
 19 situation that was an emergency and couldn't wait
 20 to a council meeting, so chief and I certainly
 21 agreed that it was okay for our fire police to go
 22 to Warminster to help with a situation with the
 23 train station, I think it was, with parking. So
 24 I contacted our council president, Alison and so
 25 I think we should still just have a formal vote

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1 from the entire council.
 2 MS. KINGSLEY: Absolutely.
 3 Do we have a motion?
 4 MS. McHUGH: I'll make that motion.
 5 MS. RETTIG: I'll second that.
 6 MS. KINGSLEY: Any discussion?
 7 All in favor?
 8 COUNCIL MEMBERS: Aye.
 9 MS. KINGSLEY: Opposed?
 10 Motion carries.
 11 MAYOR KELLER: Wonderful. In addition,
 12 we have -- I had mentioned last meeting that we
 13 had two part-time officers that have now been
 14 given full-time jobs, Dan Naftulin and Matt
 15 Peppelman. So we're in the process of trying to
 16 replace these bodies with other bodies and I ask
 17 council's permission to hire a gentleman by the
 18 name of Dallas Crumb as a part-time officer at
 19 \$20 an hour and he's the first of our multiple
 20 candidates that we'll presenting to council in
 21 the coming month or two.
 22 So if I could have council agree to
 23 hire Dallas Crumb as a part-time officer in our
 24 borough.
 25 MS. KINGSLEY: Can I have a motion?

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1 MR. DOUGHERTY: I'll make that motion.
 2 MR. MAISEL: I'll second.
 3 MS. KINGSLEY: Any discussion?
 4 All in favor?
 5 COUNCIL MEMBERS: Aye.
 6 MS. KINGSLEY: Opposed?
 7 Motion carries.
 8 MAYOR KELLER: Wonderful. That's it
 9 for me this evening.
 10 MS. KINGSLEY: Thank you, Mr. Mayor,
 11 and I hope you're feeling better soon.
 12 MAYOR KELLER: Thanks.
 13 MS. KINGSLEY: Next item, announcement
 14 of an executive session after the last work
 15 session for legal. And just a quick update, at
 16 the January meeting -- as promised last August,
 17 in January 2018 borough council appointed a
 18 shared services committee to address the issue of
 19 shared services between New Hope and Solebury.
 20 And the first meeting of the borough shared
 21 services committee has taken place, they're
 22 gathering data and at the point that they're
 23 finished with their data collection and review,
 24 then they will schedule a meeting with Solebury
 25 Township.

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1 Next, I'd like to ask for a motion to
 2 appoint Laura Kent for a part-time position at
 3 the rate of \$25 per hour. Also ask for -- well,
 4 maybe we should separate these.
 5 So do I have a motion for B?
 6 MS. GERING: I'll make that motion.
 7 MS. KINGSLEY: Second?
 8 MS. RETTIG: I'll second it.
 9 MS. KINGSLEY: Discussion? Dan?
 10 MR. DOUGHERTY: So you don't need -- I
 11 know that this was actually budgeted for, so we
 12 anticipated this expense and I'm very familiar
 13 with the -- the job description. Is it
 14 possible -- would it be possible that we could,
 15 maybe not tonight, but assign sort of a job title
 16 to it that may be a little difficult, but
 17 something that we have a little definition around
 18 the title, that type of thing. I know this
 19 changes a lot, but otherwise it was funded for,
 20 discussed and all those good things, prior to
 21 doing the budget process. So just carrying out
 22 what was previously approved basically.
 23 MS. KINGSLEY: Okay. We can certainly
 24 do that.
 25 Any other discussion?

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1 Any comments from the public?
 2 All in favor?
 3 COUNCIL MEMBERS: Aye.
 4 MS. KINGSLEY: Opposed?
 5 Motion carries.
 6 Laura's here. Congratulations, Laura.
 7 And by the way, just so people know
 8 that Laura has been handling the complaints
 9 basically that have been coming in regarding the
 10 kiosks. And literally almost every complaint
 11 that's come in, in writing, Laura's handled
 12 personally and in many cases, has physically gone
 13 down and talked to whoever the people are and
 14 turned them into little kiosk ambassadors as
 15 opposed to people who are, you know, out there
 16 complaining. So she's doing a great job, we're
 17 very appreciative.
 18 The next thing is the consideration for
 19 the purchase of four more kiosks at Waterloo,
 20 Ferry Street, North Main and South Main. When we
 21 first walked the streets to determine how many
 22 kiosks we thought we would need, we knew that we
 23 were going to be light. We were trying to see if
 24 there were a few locations where we could
 25 actually get away without purchasing additional

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1 The problem isn't that so much, the problem is
 2 that the parking enforcement allows a two to
 3 three minute window from the time you leave your
 4 car till you actually purchase a ticket if
 5 there's a dispute on the ticket and that goes
 6 beyond that time limit. So we need one in the
 7 middle of Waterloo.
 8 MR. MEYER: Got it.
 9 MS. KINGSLEY: If you get out of your
 10 car on Ferry Street on the east side, which is
 11 between the canal and Main Street --
 12 MR. MEYER: Right.
 13 MS. KINGSLEY: -- there's no kiosk
 14 visible. So if you got out of your car and
 15 walked across the street to the Logan Inn, you
 16 might never see a kiosk or know that you needed
 17 to go to one. The other --
 18 MR. MEYER: I understand what's going
 19 on. Thank you.
 20 MS. KINGSLEY: So the other one near
 21 John and Peters, same thing, there's too big a
 22 distance between the one south of Fran's Pub and
 23 the one in -- at the east side of Mechanic
 24 Street, it's just too long of a distance.
 25 There's about -- you have to walk about seven

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1 machines; but after reviewing some of the
 2 enforcement issues that the PEOs are having, as
 3 well as watching people actually look for a kiosk
 4 on the street, we decided that we really do need
 5 four more. So this is a motion to consider the
 6 purchase of four more not to exceed \$30,000.
 7 MR. WALSH: This is off the COSTARS,
 8 correct?
 9 MS. KINGSLEY: Yes, this will also be
 10 COSTARS. We're purchasing under the same
 11 conditions that we purchased the first group.
 12 Do I have a motion?
 13 MR. DOUGHERTY: I'll make that motion.
 14 MS. KINGSLEY: Second?
 15 MR. MEYER: Second.
 16 MS. KINGSLEY: Any discussion?
 17 MR. MEYER: I guess I might ask the
 18 question. These streets are more than one block
 19 long, where are these locations? Can you help us
 20 a little?
 21 MS. KINGSLEY: Sure. Waterloo Street
 22 doesn't have anything on it. And the original --
 23 the original thought process was that to get out
 24 of Waterloo Street, you have to come out at
 25 either end and there's a kiosk at either end.

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1 cars in either direction to find one, so we need
 2 one in the middle there. And then the last one
 3 would be up on North Main.
 4 MR. MEYER: Got it. Thank you.
 5 MS. KINGSLEY: You're welcome. Any
 6 other questions?
 7 Ed?
 8 ED DUFFY: How many kiosks are there
 9 now?
 10 MS. KINGSLEY: We have 22 right now.
 11 ED DUFFY: Counting the new ones?
 12 MS. KINGSLEY: No. And then adding
 13 these would put us at 26.
 14 MS. McHUGH: And I'd like to add that
 15 our original quote was for 26 kiosks when we
 16 first starting looking that was our first number,
 17 was 26, but we tried to get it down. And we know
 18 that putting it out this time of year would be a
 19 soft rollout and that we would have time to
 20 figure out where we really needed to --
 21 ED DUFFY: Can I ask one more thing?
 22 Maybe you want to up that in-between time where
 23 the meter people -- from three minutes to five
 24 because during the summer they're gonna be lined
 25 up at the kiosk. Three minutes is --

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1 MS. McHUGH: Kiosk time is usually less
 2 than 30 seconds.
 3 ED DUFFY: What's that?
 4 MS. McHUGH: The kiosk time is less
 5 than 30 seconds for a transaction.
 6 ED DUFFY: If you're standing behind
 7 somebody that's learning how to do it.
 8 MS. McHUGH: Actually that's even
 9 faster. When somebody's standing behind somebody
 10 and watching them do it, the time is even faster
 11 and then they end up getting --
 12 ED DUFFY: Okay.
 13 MS. McHUGH: -- they have fun together,
 14 they figure it out together. But if they have to
 15 just go up and read it and figure out, it's 30
 16 seconds more or less average.
 17 PAMELA KERR: I'd like to point out
 18 that it takes some of us a lot longer just to
 19 figure out how to push the button so they work,
 20 and it really took more like three or four
 21 minutes, which is -- and then we had to get there
 22 first. So it took Shaquinley (phonetic) less
 23 time, but she's got better fingers and a better
 24 age. Seriously it took longer and some of them
 25 aren't right across the street, so it does seem

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1 thinking if we have another flood on Waterloo
 2 Street, just a thought, you know.
 3 MS. GERING: If they flood? Hopefully
 4 they won't float away.
 5 POLLY WOOD: Well, no, but I mean, when
 6 that sign is damaged will they cover that?
 7 MS. KINGSLEY: The borough has property
 8 and liability coverage, so, yes, they're covered
 9 under that.
 10 POLLY WOOD: Just checking.
 11 MS. KINGSLEY: But we actually did have
 12 a kiosk hit.
 13 MS. GERING: Yes, it still operates
 14 even though it was hit by a car and the case was
 15 cracked.
 16 ED DUFFY: Keeps on ticking.
 17 MS. KINGSLEY: Yep. Took a hit and
 18 it's still ticking. Okay.
 19 So can I call that motion?
 20 MR. DOUGHERTY: I'll make that motion.
 21 Do we have a motion?
 22 MS. KINGSLEY: Yeah, we had a motion
 23 just need a vote.
 24 MR. DOUGHERTY: There's one thing and
 25 you said up to a maximum of \$30,000, is that

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1 like three to four minutes isn't quite enough for
 2 some of us aging people.
 3 MS. KINGSLEY: But I think that's
 4 something that we can monitor and certainly the
 5 chief has -- the nice thing about this, is that
 6 the points you're bringing up, because of the
 7 data collection availability we now have that we
 8 never had before, we can actually see if somebody
 9 says, here's my receipt, we can see when the time
 10 ran out. And we can actually track the time
 11 differential and if chief feels that he needs to
 12 adjust it with the PEOs, we can do that.
 13 ED DUFFY: Yeah, so you can look at the
 14 ticket time and the kiosk time.
 15 MS. KINGSLEY: Polly?
 16 POLLY WOOD: Yeah. Well, actually now
 17 I have a second. Having been a kiosk ambassador
 18 today, I was able to stop somebody midway to the
 19 kiosk because they didn't have their plate
 20 number. So the time it takes to get up there,
 21 realize they need it -- despite the signs around
 22 the borough, so that adds to the time. Just
 23 throwing that out there.
 24 Secondly, are the kiosks protected in
 25 terms of it -- if they get damaged? I'm just

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1 number totally -- you sure that's okay, not 32,
 2 like a little higher? Because I thought the
 3 number was just a tad higher.
 4 MS. GERING: It's 7600.
 5 MR. DOUGHERTY: Well, times four is
 6 more than \$30,000, that's why --
 7 MR. MEYER: It's 30,400, let's be
 8 specific.
 9 MR. DOUGHERTY: So up to --
 10 MS. KINGSLEY: So we'll add \$2,000
 11 how's that? Up to and not to exceed 32, how's
 12 that?
 13 MR. MEYER: Excellent.
 14 MS. KINGSLEY: Motion is amended to
 15 reflect not to be more than 32 for the 4 kiosks.
 16 All in favor?
 17 COUNCIL MEMBERS: Aye.
 18 MS. KINGSLEY: Opposed?
 19 Motion carries.
 20 I'm going to save Item D here for a
 21 minute and go to E and F. Looking for the
 22 approval of the separation agreement between
 23 Cathryn Thomas as borough manager at New Hope
 24 Borough and also --
 25 MR. WALSH: Do them separate.

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1 MS. KINGSLEY: So we're separating E-1
 2 and 2?
 3 MR. WALSH: Yeah, E-1 and E-2.
 4 MS. KINGSLEY: Okay. E-1, do I have a
 5 motion?
 6 MS. GERING: I'll make that motion.
 7 MS. KINGSLEY: Second?
 8 MR. DOUGHERTY: I'll second it.
 9 MS. KINGSLEY: Any discussion?
 10 Any questions?
 11 PAMELA KERR: Later?
 12 MS. KINGSLEY: All in favor?
 13 COUNCIL MEMBERS: Aye.
 14 MS. KINGSLEY: Opposed?
 15 Motion carries.
 16 E-2, to officially remove Cathryn
 17 Thomas as a signatory from all responsibilities
 18 financial or otherwise for borough-related
 19 business.
 20 MR. MEYER: So moved.
 21 MS. KINGSLEY: Second?
 22 MS. RETTIG: I'll second.
 23 MS. KINGSLEY: Discussion? Questions?
 24 All in favor?
 25 COUNCIL MEMBERS: Aye.

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1 bump-out and traffic column.
 2 So the next piece was to look at Ferry
 3 Street and there's a grant opening now which
 4 would give us an opportunity to put the Ferry
 5 Street, south side, which would go from Stockton
 6 over the canal bridge and down to just above the
 7 Parry Mansion basically right across there's a
 8 driveway right at the base of the bridge.
 9 So, Karen, if you want to go through
 10 that and share that with everyone, that would be
 11 great.
 12 MS. MacNAIR: Thank you for having me
 13 here tonight. It's a grant that will be opening
 14 on February 26th, so it's not currently open yet.
 15 It's the PennDOT Multimodal Transportation Fund
 16 Grant Program and the application deadline is
 17 March 30th. So that will give you time to do the
 18 presentation tonight, consider if you want to
 19 move forward with it and still have time to pass
 20 the necessary resolution at your March council
 21 meeting if you decide to move forward.
 22 The grant program is for a project cost
 23 between a hundred thousand and \$3 million and it
 24 does require a 30 percent cash contribution
 25 match. Projects that are permitted under the

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1 MS. KINGSLEY: Opposed?
 2 Motion carries.
 3 And then the current signatories --
 4 this will be Item F -- current signatories for
 5 the bank accounts would be Christina Szabo,
 6 Connie Gering and Alison Kingsley.
 7 Do we have a motion?
 8 MR. DOUGHERTY: I'll make that motion.
 9 MS. KINGSLEY: Second?
 10 MS. McHUGH: I'll second.
 11 MS. KINGSLEY: Discussion?
 12 From the public?
 13 All in favor?
 14 COUNCIL MEMBERS: Aye.
 15 Motion carries.
 16 Going back to Item D. Council has in
 17 front of you a schematic and I'm going to ask
 18 Karen MacNair -- over the last year and a half or
 19 so we worked at trying to line up grant funding
 20 for the improvement of Bridge Street, Ferry
 21 Street and Mechanic Street. And the Bridge
 22 Street grant was approved, so on the north side
 23 of Bridge Street, the process has now been
 24 started to put a sidewalk from the canal
 25 basically down to the traffic light with the

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1 grant are ones that enhance communities,
 2 pedestrian safety and transit revitalization. So
 3 this would fit right in within the scope of
 4 requirements.
 5 As you can see this is the view from
 6 Stockton looking down West Ferry Street. What
 7 would we be doing is keeping the existing curb
 8 line where your paid parking is today using it as
 9 a curb line, using that as a curb line,
 10 installing new sidewalk. And what we would have
 11 to do as part of that is relocate the wall that
 12 is currently there to leave room for the sidewalk
 13 to be installed, putting a fence along there and
 14 again moving that storm sewer that's currently
 15 there now. There's something in the brick, we're
 16 going to have to relocate that over to stay in
 17 front of the wall. And as space permits, we'd
 18 also be doing some grass strips and greenery as
 19 space permits.
 20 Over the canal bridge, you can see
 21 again that we would keep that existing curb line,
 22 putting in concrete curb, concrete sidewalk. You
 23 would lose this parking space that had been
 24 striped the last parking space along there to tie
 25 in the sidewalk to the existing sidewalk there.

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1 So that's the scope that we are proposing. We do
2 not have the complete cost yet because we were
3 just alerted to this grant on February 9th, but
4 ball park you're probably going to be total
5 project around \$610,000, match for the borough
6 would be a little under \$300,000 because you can
7 only include a 10 percent engineering -- but the
8 engineering costs would be higher than that
9 because of the wall design and the survey
10 involved in the project.

11 So, again, this would fit very well
12 into the scope requirements if the borough would
13 like to move forward with it; but do you have any
14 questions on the project, the scope or any other
15 projects for consideration?

16 MS. KINGSLEY: T.J.?

17 MS. GERING: I have a question. Do we
18 have a choice of what kind of materials are used
19 for the sidewalk?

20 MS. MacNAIR: You do. This is proposed
21 as concrete, but I think they would permit you to
22 use brick except for the portion that would be a
23 concrete curb ramp that would have to be --
24 sorry, that would have to be concrete to meet
25 accessibility requirements.

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1 MR. DOUGHERTY: Just a question on the
2 curb itself. I live very close by there, so I
3 use this sort of path often. What will the
4 height -- the height on the curb on the Stockton
5 Bridge is quite -- is significant and where I'm
6 leaning toward is, it would -- walking -- on the
7 other picture, walking towards Main Street, the
8 cars are coming over your shoulder and it's
9 always -- and they're really actually pouring on
10 the gas in order to get up the hill and that type
11 of thing. What's the tallest -- I know that we
12 don't want to make it so that it's an impediment
13 for folks, but what -- how tall can that curb
14 line be so people would have some sense of safety
15 that the car isn't going to jump the curb and get
16 them, if you will?

17 MS. MacNAIR: Sure. And that's why
18 we're trying to incorporate the grass strip as
19 well to give some distance between cars and
20 pedestrians. The borough standard curb height is
21 six inches, PennDOT's standard is eight inches.
22 And here there's no parking, so usually we do six
23 inches so that people can open their car doors
24 without scraping the bottom of the car door, but
25 if we needed to consider going up to eight inches

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1 MS. GERING: Okay. Thank you.
2 MR. MEYER: One further question, if I
3 may. With regard to the section down on Ferry
4 Street getting closer to Main where we're losing
5 a parking space, actually that sidewalk is going
6 to extend into what would have been a street
7 cartway with -- in accordance with the original
8 plans for moving the -- moving the island because
9 one of the things that was happening with moving
10 the big pine tree and the cannon island closer to
11 the Logan Inn is that the parking that is
12 currently -- well, you can see the meter in the
13 photograph -- on the south side on the street is
14 now going to be on the north street.

15 So rather than in fact losing that
16 parking space, we're going to have a little bit
17 of sidewalk sticking out into what otherwise
18 would be cartway with this current design. I
19 don't know whether that's significant or not, but
20 it does strike me as something that needs to be
21 thought of.

22 MS. MacNAIR: We did look into that. I
23 will double-check and make sure that the designs
24 are compatible with each other.

25 MR. MEYER: Okay. Good. Thank you.

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1 here for, you know, any additional safety measure
2 we could; but, again, that's really why we're
3 trying to incorporate the grass strips to provide
4 the separation.

5 MR. DOUGHERTY: That's perfect. Thank
6 you.

7 MR. MAISEL: The 600,000 that you just
8 estimated, I know you're not going to be held to
9 that. And you're saying that our responsibility
10 is as much as 50 percent, would normally be 30
11 percent? Your fees that are not included in
12 that, is that how it works?

13 MS. MacNAIR: The grant allows you to
14 include up to 10 percent engineering into the
15 grant that you could use either as your match or
16 -- grant funds, but because of the amount of work
17 that we would have to do for survey and design of
18 the wall and permitting, I think we're going to
19 be well above the 10 percent here to get it done
20 correctly.

21 MR. MAISEL: So are you estimating your
22 fees?

23 MS. MacNAIR: I am estimating again,
24 just at this point probably a little over a
25 hundred thousand dollars.

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1 MR. MAISEL: Okay. So if we have 30
 2 percent of 500, that would be 150 and then we
 3 would have to pay a hundred percent of the
 4 hundred thousand, is that correct? So that would
 5 be 250,000, is that right? If it's 600,000?
 6 MS. GERING: Thirty percent of six
 7 hundred is one eighty.
 8 MR. MAISEL: One eighty plus a hundred,
 9 so it would be two -- okay, I see how you got it.
 10 PAMELA KERR: I have a question. Is
 11 there any sidewalk going on the Logan Inn side
 12 that little strip between where the sidewalk on
 13 the bridge.
 14 MS. MacNAIR: That is not included as
 15 part of this project.
 16 GERI DELEVICH: Isn't it more cost
 17 effective to move that down?
 18 MS. KINGSLEY: I'm sorry. Say that
 19 again.
 20 GERI DELEVICH: Yes, wouldn't it be
 21 more cost effective to move that down?
 22 MS. KINGSLEY: Karen, do you know if
 23 the Logan is doing sidewalk up to the canal
 24 bridge or not?
 25 MS. MacNAIR: They are not doing it up

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1 go up the middle of the road, is there any kind
 2 of light that can be on the side there that would
 3 make people aware?
 4 MS. MacNAIR: So we wouldn't want to
 5 put anything in the roadway because in the winter
 6 months they get plowed up very easily and so they
 7 don't stay in the roadway for very long.
 8 Lighting here, I'm not sure, we could look --
 9 MR. DOUGHERTY: There is a light that's
 10 on the -- on this side of the bridge. It's not
 11 fully functional right now, that's why it's kind
 12 of not hard to spot, but there's a full street
 13 lamp set back about eight feet off of the peak of
 14 this side of the bridge in towards the canal.
 15 It's a street lamp, a big street lamp, but it's,
 16 you know -- it's not functioning for some reason.
 17 MS. KINGSLEY: So, Karen, if we were to
 18 say tonight to go ahead and move forward with
 19 this, when would we be looking at the grant award
 20 potentially? And then when would we need to do
 21 the funding so that our financial guru can
 22 include it in our budget?
 23 MS. MacNAIR: So we need to be able to
 24 say you have matching funds when you would apply
 25 for the grant, so that would have to be in place

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1 to the canal bridge. It stops at where their
 2 driveway comes in. Part of the issue there is
 3 not -- there's very limited space to put in a
 4 sidewalk in that location.
 5 MS. KINGSLEY: Based on the cost of
 6 these, the Bridge Street grant is what 140?
 7 MR. DOUGHERTY: One thirty-two.
 8 MS. KINGSLEY: To do the stretch on
 9 Bridge Street -- so we've been taking it kind of
 10 one side of the street at the time. The next one
 11 that we were going to discuss doing potentially
 12 is Mechanic Street. And then actually when
 13 Karen, Jim Ennis and I walked this, we also did
 14 look at the north side of Ferry Street because we
 15 know it's also a problem. So eventually we'd
 16 come back and do the north side, because these
 17 are real safety hazards, there's no question.
 18 GERI DELEVICH: It's a great idea to do
 19 it because it is a safety hazard. And I'm not
 20 even sure I feel safe with that sidewalk because
 21 your back is to the traffic. Is there any way to
 22 put some kind of light --
 23 MS. KINGSLEY: Geri, can't hear you.
 24 Mic. Thank you.
 25 GERI DELEVICH: You know the lines that

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1 in March. The award is typically several months
 2 for them to go through the review process of all
 3 the grant applications and provide the award
 4 notices.
 5 MS. KINGSLEY: So we would be looking
 6 at November, December of this year at the award
 7 time?
 8 MS. MacNAIR: I can check. I can get
 9 back to you, they haven't provided a specific
 10 deadline, but we can ask them.
 11 PAM CAN: Karen, down at the canal, we
 12 are getting rid of that grass strip --
 13 MS. KINGSLEY: Excuse me. Would you
 14 mind coming up and using the mic and announcing
 15 your name? Thank you.
 16 PAM CAN: Pam Can. We are getting rid
 17 of the grass strip because dogs use it all the
 18 time and it doesn't get cleaned up. You may want
 19 to consider that in the design, just a thought
 20 and also it dies out very easily.
 21 MR. WALSH: Karen, on the first page
 22 there's a balloon and it says replace the wall
 23 and provide fencing, see that in the center of
 24 the page? So over the years that wall has been a
 25 bit of a -- I don't want to call it issue, but

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1 it's -- the questions are who owns it, it's
 2 condition is fairly poor and the maintenance of
 3 it if it was ever going to fixed and repaired.
 4 So over the years there have been times where it
 5 was either told it was the property owner's
 6 responsibility or the borough did some cosmetic
 7 maintenance to it because I believe it's old. It
 8 might even have some historic valu -- it probably
 9 has historic value, I don't know if it's
 10 condition has sort of dinged that a little bit.
 11 But I think just to be very clear look into that
 12 wall and the history of it just to make sure that
 13 if there's -- if you need off-site permission for
 14 that because I know that we had issues -- we've
 15 had questions pop up over the years as to who
 16 owns that wall and who is supposed to maintain
 17 it.
 18 MS. MacNAIR: Yeah, part of the cost
 19 that we have as well is that we know some of
 20 these improvements we will need easements from
 21 the property owners that are along Ferry Street,
 22 at least in this location for the first picture
 23 that we were just showing. Some of the
 24 improvements will either be into their property
 25 or will be very close to the property line. So

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1 down in the gully there, that's probably six feet
 2 tall, the whole length of that wall is in decline
 3 and then basically much of that money, I would
 4 imagine, is to repair that wall.
 5 MS. MacNAIR: That's correct. That is
 6 primary cost of this project.
 7 MR. DOUGHERTY: Do you have an estimate
 8 of those two numbers as far as how much of it is
 9 -- let's suppose that wall was in fine shape, can
 10 we get that -- not off the top of your head, but
 11 maybe if you provide that to us because if that
 12 wall does not belong to the borough, it belongs
 13 to the property owners -- and where I'm going
 14 with this is, if it's a structural failure and
 15 it's owned by the property owners they may have
 16 insurance coverage for that.
 17 MS. MacNAIR: Okay.
 18 MR. DOUGHERTY: It may not belong to us
 19 and I'm not saying they are going to have to pay
 20 to fix it, where I'm going with this is,
 21 structural collapses are usually covered under
 22 homeowners policies.
 23 MS. MacNAIR: We can coordinate that.
 24 MR. DOUGHERTY: Thank you.
 25 MS. KINGSLEY: Any other discussion

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1 we will be coordinating with all the residents
 2 down there.
 3 MR. WALSH: Who would maintain those
 4 off-site improvements then once they go in?
 5 MS. MacNAIR: That would have to be
 6 something we'd have to discuss with the borough
 7 and property owners.
 8 MS. GERING: Karen, can you repeat
 9 again what the estimated cost is?
 10 MS. MacNAIR: Sure. Well, the ball
 11 park cost around this time is around \$610,000.
 12 MS. GERING: Thank you.
 13 MS. KINGSLEY: And without engineering
 14 and that detail, that's the closest she can come
 15 with at the moment.
 16 MS. MacNAIR: Yeah, we'll have a
 17 refined number for you in March because you're
 18 required as part of the application to include
 19 the -- the request amount.
 20 MR. DOUGHERTY: Does that figure
 21 forecast rebuilding this wall?
 22 MS. MacNAIR: It does, yes.
 23 MR. DOUGHERTY: So it's basically
 24 making the wall that we can't see in this
 25 picture, I guess, on the Stockton side that's

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1 from council?
 2 Any other questions from the public?
 3 Pam?
 4 PAMELA KERR: Is there going to be a
 5 crosswalk officially in all of this? Just
 6 because with Nurture Spa there and them using the
 7 Logan Inn, I was wondering if it could made a
 8 little safer by putting (inaudible).
 9 MS. MacNAIR: We were not proposing any
 10 new crosswalks here. You can see the crosswalk
 11 at Stockton, that existing one today. We will
 12 restripe that as necessary based on if we have to
 13 move the location of that curb ramp, but we're
 14 not proposing any new crosswalk at this time.
 15 Because any crosswalk -- there's no intersection
 16 where we would be able to provide a crossing.
 17 PAMELA KERR: On the west side of the
 18 bridge, it's safer to cross there.
 19 MS. MacNAIR: It wouldn't -- to provide
 20 a crosswalk without it being a mid-walk crossing
 21 would have to be an intersection.
 22 MS. KINGSLEY: The other problem we
 23 have at that bridge crossing at either end of
 24 that bridge, you take your life in your hands
 25 because you come off of the bridge.

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1 PAMELA KERR: Well, it's gonna happen.
 2 MS. KINGSLEY: Well, it may happen, but
 3 anybody doing it is probably making a bad
 4 decision. It's hard to legislate bad decisions.
 5 So do we have a motion to move this
 6 project forward?
 7 MS. GERING: I'll make that motion.
 8 MS. KINGSLEY: Do we have a second?
 9 MS. McHUGH: I'll second.
 10 MS. KINGSLEY: Any other discussion?
 11 All in favor?
 12 COUNCIL MEMBERS: Aye.
 13 MS. KINGSLEY: Opposed?
 14 Motion carries.
 15 MS. MacNAIR: Thank you very much.
 16 MS. KINGSLEY: Thank you. Appreciate
 17 your presentation.
 18 Next item. The consent agenda, items
 19 -- first item consideration of approving payment
 20 of accounts payable in the amount of \$172,238.24;
 21 payroll for January 31st in the amount of
 22 \$62,795.58; and payroll for February 14th in the
 23 amount of \$62,276.09.
 24 Do I have a motion?
 25 MS. McHUGH: Can you repeat that first

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1 MS. KINGSLEY: Motion carries.
 2 Is there anyone here from the New Hope
 3 Film Festival? Okay. A request for New Hope
 4 Film Festival to display temporary banners that
 5 publicize the 2018 New Hope Film Festival. The
 6 banner will be up from July 20th through July
 7 29th.
 8 Second would be Item D, a request for
 9 the Ride for the Kids for the annual motorcycle
 10 event benefiting The pediatric Tumor Foundation.
 11 That set up will begin at 7 a.m. on Sunday 9/23
 12 and the ride is from 9 a.m. to 10 a.m. with a
 13 police escort.
 14 Do we have a motion for Items C and D?
 15 MR. MAISEL: Make that motion.
 16 MS. KINGSLEY: Second?
 17 MR. MEYER: Yep.
 18 MS. KINGSLEY: Any discussion?
 19 MS. GERING: Yes. On the film
 20 festival, I'd like to put a contingency that in
 21 order for them to get the nonprofit benefits that
 22 they produce their nonprofit certificate.
 23 MS. KINGSLEY: Okay.
 24 MR. DOUGHERTY: What is the nonprofit
 25 benefit?

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1 number for me?
 2 MS. RETTIG: I think you got the first
 3 number -- you said 238 instead of 738.
 4 MS. KINGSLEY: Oh, okay. Correction
 5 under Item A, the first amount of \$172,738.24.
 6 MR. DOUGHERTY: Do you need a motion?
 7 MS. KINGSLEY: Please.
 8 MR. DOUGHERTY: I'll make that motion.
 9 MS. GERING: I'll second.
 10 MS. KINGSLEY: Any discussion?
 11 All in favor?
 12 COUNCIL MEMBERS: Aye.
 13 MS. KINGSLEY: Motion carries.
 14 The next would be consideration to
 15 approve the minutes of the general council
 16 meeting of January 16th and the workshop of
 17 February 5th.
 18 Do I have motion?
 19 MS. McHUGH: I'll make that motion.
 20 MS. KINGSLEY: Second?
 21 MS. GERING: I'll second.
 22 MS. KINGSLEY: Discussion?
 23 Corrections?
 24 All in favor?
 25 COUNCIL MEMBERS: Aye.

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1 MS. GERING: We waive the fee.
 2 MR. DOUGHERTY: Oh, waive the fee.
 3 Okay. Thank you.
 4 PAMELA KERR: If they don't have the
 5 nonprofit, do they just pay a fee?
 6 MS. GERING: Yes, they just pay a fee.
 7 MR. DOUGHERTY: So they'll just pay a
 8 fee --
 9 MS. GERING: Correct.
 10 MR. DOUGHERTY: -- they won't have to
 11 come back to get approval?
 12 MS. GERING: No.
 13 MS. KINGSLEY: So do I have a motion to
 14 amend?
 15 MR. MAISEL: I'll make that motion.
 16 MS. KINGSLEY: Thank you.
 17 MS. McHUGH: I'll second it.
 18 MS. KINGSLEY: All right. Motion
 19 amended to include a contingency for the New Hope
 20 Film Festival for 501(c)(3) exemption certificate
 21 in order to have their fees waived for that
 22 event.
 23 All in favor?
 24 COUNCIL MEMBERS: Aye.
 25 PAMELA KERR: I have a question? Can

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1 they use New Hope Arts as the 501(c)(3), just
 2 asking?
 3 MR. MEYER: If they make that
 4 arrangement.
 5 PAMELA KERR: Well, that's not what
 6 Connie said.
 7 MR. DOUGHERTY: Who filled out the
 8 application, I guess is the --
 9 MS. KINGSLEY: We'll refer that to
 10 legal.
 11 MR. WALSH: They either are or they
 12 aren't. If they're not they'll have to have a
 13 co-applicant on the Film Festival.
 14 PAMELA KERR: That's why I was asking.
 15 Can they go back and get a co-applicant?
 16 MS. GERING: Pam, we could have more
 17 groups coming into town claiming that they're
 18 501(c)(3) in order to waive their fees and it's
 19 really not fair.
 20 PAMELA KERR: Oh, no. I'm just saying,
 21 did they -- never had before.
 22 MS. GERING: They haven't been able to
 23 produce a certificate.
 24 PAMELA KERR: There's a good reason for
 25 that, they've never pretended that I know.

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1 MS. GERING: Finance committee has been
 2 meeting every two weeks. The latest undertaking
 3 was to put together a chart of items we want to
 4 target for this year and we're work on getting
 5 subcommittees to start working on that, so we'll
 6 have a better report next month.
 7 MS. KINGSLEY: Okay. Revit.
 8 MR. MEYER: Revit is working on, among
 9 other things right now, I think the major thing
 10 that revit is trying to do is moving forward on
 11 some signage to point to things that are off of
 12 Main Street on some of the side streets in New
 13 Hope that'll akin to what you can see in
 14 Lambertville and hopefully that will be coming
 15 forward with a proposal for council shortly.
 16 MS. KINGSLEY: Great. Website.
 17 MS. McHUGH: I'm very happy to report
 18 that we will be going live with our new website
 19 on March 1st. And it's a really fabulous site, I
 20 think it's going to be great when it first
 21 launches, but it's just going to get better as we
 22 just move on. We have junior council now,
 23 they're going to have their own section, they're
 24 going to help us with it and it's just going to
 25 be amazing. So we're very happy to report that.

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1 MS. KINGSLEY: Any more discussion on
 2 it?
 3 MS. McHUGH: The request came from New
 4 Hope Film Festival.
 5 MS. KINGSLEY: All we're doing is
 6 putting a condition on this motion. We're making
 7 a motion to approve the festival and the only
 8 motion on the floor is to approve it and with the
 9 contingency that -- for them to have the fees
 10 waived, they have to have 501(c)(3) status and it
 11 needs to be verified. That's all we're saying.
 12 All in favor?
 13 COUNCIL MEMBERS: Aye.
 14 MS. KINGSLEY: Opposed?
 15 Motion carries. I'm going to go to
 16 committee reports first tonight and then go back
 17 to the HARB approvals.
 18 Park and rec?
 19 MS. RETTIG: They had a wonderful
 20 turnout at the karaoke night and everything went
 21 well from what I hear. Looking forward to our
 22 next meeting next week.
 23 MS. KINGSLEY: Shade tree?
 24 MS. McHUGH: Nothing to report.
 25 MS. KINGSLEY: Finance?

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1 Thank you.
 2 MS. KINGSLEY: Mr. Walsh?
 3 MR. WALSH: I just have two items I
 4 want to update, I guess everybody's that's
 5 interested in these projects is the two are
 6 Odette's and Cintra. Odette's has been reaching
 7 out to both myself and the borough staff, they
 8 would like to begin the process to actually move
 9 the building some time in March. So we are in
 10 accordance with the approval that the council
 11 granted, if you remember, that building could be
 12 moved provided that the preconditions were met
 13 and we're working through those now.
 14 I've asked Karen and Jim to engage
 15 because we need some escrow estimates frm them as
 16 far as financial security that they'll need to
 17 post to secure that move and there's a few other
 18 hoops that they have to jump through, which will
 19 be PennDOT and Bucks County Water and Sewer
 20 Authority and then they also have to pull a
 21 foundation permit. So they would like to do that
 22 all by March so they will have to work diligently
 23 and we're being responsive to them as they ask.
 24 So you could see something there.
 25 On Cintra if anybody -- I mean, that

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1 project has been sort of sitting dormant for
 2 quite a while, but there's some movement on it.
 3 It has changed ownership, it's under agreement I
 4 don't know if it's closed yet, so I'm not going
 5 to get into the detail to protect
 6 confidentiality; but suffice to say if the people
 7 who have it under agreement, we met with them at
 8 a staff level and we've given them a 10,000 foot
 9 view of their plan modifications they would like
 10 to make. They are nothing -- it's nothing earth
 11 shattering, it's -- the project is very similar
 12 to what it was originally approved for back in
 13 2000 and -- when the heck was that, '13 or '14?
 14 So if the buyers of the project are --
 15 when we've given them our opinion, we're
 16 rendering this week, on any amendments to the
 17 plan approval, the zoning, the certificate of
 18 appropriateness that they would need on
 19 everything that they would need because their
 20 plan would need some amendments, if they're
 21 satisfied that they can meet those or they're
 22 satisfied that they'd be able to go through it,
 23 then they've advised us that they will go through
 24 with the closing of the transaction, they'll take
 25 over the project and then hopefully there can be

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1 would like to find out.
 2 MR. WALSH: Whatever it was when it was
 3 approved, that's still valid. If the 10 years
 4 ran with the approval I just don't think it did,
 5 but please don't hold me to that. Whatever it
 6 is, it certainly hasn't been 10 years since that
 7 project was approved. That project was approved
 8 as the president said, sometime, I believe in
 9 2014.
 10 PAMELA KERR: So if I call in to ask,
 11 how long should I wait to call so you don't have
 12 to scramble?
 13 MR. WALSH: You can call Mr. Ennis he
 14 can look into that for you. And then when he
 15 can't find it or if he can't find it, he'll call
 16 me.
 17 MR. MAISEL: T.J.? Are your
 18 discussions or our collective discussions with
 19 them there's not -- I mean, kind of giving them
 20 kind of a comfort feeling about them, it's not --
 21 they're not moving ahead contingent upon your
 22 assessment that -- they have their big boys here,
 23 they're making a determination that they can get
 24 to the closing?
 25 MR. WALSH: That's up to them, right.

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1 movement on it so. That's the only update on.
 2 MS. KINGSLEY: Thank you.
 3 Land use and zoning.
 4 PAMELA KERR: I have a question. I'm
 5 so sorry. What is the deal with the open space
 6 and the start date for the 10 years that the
 7 library has?
 8 MR. WALSH: I don't know the answer to
 9 that without looking at the details. We didn't
 10 analyze that part because it didn't come up.
 11 It's still part of the approval, but their plan
 12 changes haven't affected that. So whatever the
 13 details of what were at the time, are still
 14 valid.
 15 PAMELA KERR: I thought I had heard at
 16 some point that it was when construction started,
 17 that 10 years started. From pam, I didn't look at
 18 that.
 19 MS. KINGSLEY: We'll have to go back
 20 and actually look.
 21 PAMELA KERR: I just love to know what
 22 it is at some point.
 23 MR. WALSH: That I didn't commit to
 24 memory.
 25 PAMELA KERR: No, it's okay. I just

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1 We just told them what revisions to the existing
 2 approval would be required and then it's up to
 3 them to decide whether they want to do them. No,
 4 we certainly didn't say oh, that's -- you know,
 5 that's a slam dunk, nothing like that.
 6 MR. MAISEL: Right. I understand.
 7 MS. KINGSLEY: Geri?
 8 GERI DELEVICH: Will the new owners be
 9 required to make a presentation to council?
 10 Originally they talked about a sod roof, sod
 11 roofs, they talked about first doing Cintra
 12 before they did the other parts of it. Will they
 13 come before council to --
 14 MR. WALSH: The plan -- the changes to
 15 the plan, Geri, are going to require an amended
 16 plan submission so that would go through land
 17 approval, planning commission, council
 18 presentation, yes.
 19 GERI DELEVICH: Because originally they
 20 were not going to be large, they were going to be
 21 reasonable priced, which had a lot people ready
 22 to sign up right away.
 23 MR. WALSH: Okay.
 24 BRETT WEBBER: Hi. Good evening.
 25 Brett Webber from the Friends of the Delaware

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1 Canal. Just a question about Odette's. You
 2 referred to some of the approvals that are
 3 outstanding, so that project still has some
 4 components of the final land development approval
 5 --
 6 MR. WALSH: Many, yeah. There was just
 7 this little sort of piece that was, you know,
 8 carved off so the building could be moved in
 9 advance of actual plans being recorded for not
 10 only that site, but for the actual Odette's site.
 11 BRETT WEBBER: Right. So council is
 12 still waiting to receive a traffic analysis and a
 13 final parking assessment?
 14 MR. WALSH: Oh, yes. This is strictly
 15 just to move the building, nothing else is either
 16 addressed, deemed approved, considered submitted,
 17 all of those are still outstanding.
 18 BRETT WEBBER: But so you'll be
 19 reviewing a foundation permit that --
 20 MR. WALSH: The staff will, yeah.
 21 BRETT WEBBER: That DCNR could be
 22 submitting because they have a new plan for that
 23 foundation.
 24 MR. WALSH: Whatever the building code
 25 department requires, yes, they will. We actually

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1 the stairs.
 2 MR. DOUGHERTY: I'll be recusing myself
 3 in this.
 4 MS. KINGSLEY: Thank you.
 5 Do I have a motion for Items D-2 and 3?
 6 MS. GERING: I'll make that motion.
 7 MR. MEYER: Second.
 8 MS. KINGSLEY: All in fav -- or any
 9 discussion on those items?
 10 From the public?
 11 All in favor?
 12 MR. MAISEL: Aye.
 13 MS. McHUGH: Aye.
 14 MS. GERING: Aye.
 15 MS. KINGSLEY: Aye.
 16 MS. RETTIG: Aye.
 17 MR. MEYER: Aye.
 18 MS. KINGSLEY: Opposed?
 19 Items D-2 and 3 are approved. Item D-1
 20 18-20 West Mechanic Street Rich Calabrese for the
 21 development of Phases 1, 2 and 3, and council has
 22 the attached exhibits. For the purposes of this
 23 discussion, I'm going to recuse myself having
 24 previously had a real estate engagement with the
 25 property owner.

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1 told them because, you know, a lot of what
 2 happens is, Odette's isn't the only one guilty of
 3 this, people they want to submit the permit, they
 4 want it yesterday, they want it right away. So
 5 we said to them, if you want to submit a
 6 foundation permit now or soon so the borough can
 7 start to review, we'll do that as a courtesy, but
 8 we're not going to release it until you've
 9 addressed the laundry list of items you need to
 10 address as it relates to moving this building.
 11 BRETT WEBBER: By March.
 12 MR. WALSH: Pardon?
 13 BRETT WEBBER: By March?
 14 MR. WALSH: It's up to them how fast
 15 they want to move.
 16 MS. KINGSLEY: Okay. Land use and
 17 zoning reports.
 18 MS. GERING: There's no report for
 19 zoning.
 20 MS. KINGSLEY: I'm going to go back to
 21 Item 4-D, Items 2 and 3, 80 West Ferry Street for
 22 the installation of a fence and natural stone
 23 apron at the driveway; and Item D-3, 74 West
 24 Ferry Street for the installation of a railing on
 25 the existing porch to match the existing rail on

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1 MR. MEYER: I'm going to recuse myself
 2 because I own property within 200 feet of the
 3 subject property. Actually It was the property I
 4 was talking about when we were looking at the
 5 pictures on Ferry Street.
 6 MS. KINGSLEY: The applicant is here
 7 tonight, so I'm not sure if you want to make a
 8 presentation before council takes any action on
 9 this.
 10 Mr. Laboski?
 11 GAVIN LABOSKI: I guess you're the
 12 president.
 13 MS. GERING: I guess so. I didn't know
 14 that, but that's all right.
 15 GAVIN LABOSKI: My name's Gavin Laboski
 16 and I represent the developers of the property
 17 18-20 Mechanic Street. We're here before council
 18 to request the issuance of a certificate of
 19 appropriateness as the -- of your historic
 20 ordinance. The applicant was before HARB earlier
 21 this month where the applicant received approval
 22 -- or recommendation of approval for the issuance
 23 of a COA with a couple of conditions. Two very
 24 minor conditions that the applicant agreed to.
 25 One was to eliminate a railing on one

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1 of the roofs and another was to add some trim
 2 boards on some of the historic building. I have
 3 with me Paul Licitra, property owner Rich
 4 Calabrese and Ralph Fey, who you are all familiar
 5 with. There's a couple different ways we can
 6 present this. We can either have Ralph give his
 7 entire spiel, which I can tell you is quite long.
 8 He can give you sort of a broad brush overview or
 9 perhaps if council has some specific areas of
 10 concern, I can have Ralph address those specific
 11 areas within his thumb drive. So it's your
 12 preference, we're happy to proceed any way you'd
 13 like.

14 MR. DOUGHERTY: Well, just one note,
 15 you mentioned there are two things -- two
 16 conditions as -- what we have before us there are
 17 five, that's the first thing. It includes -- one
 18 of them is fairly major. Having spent a great
 19 deal of time the last few days reviewing the
 20 minutes from the HARB meetings, actually two HARB
 21 meetings that went quite long, you know, it's --
 22 there are many things inside those minutes in
 23 fact that we have some questions about that
 24 probably this may not be the perfect venue for
 25 that say, how about this, how about this, how

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1 clear up some of your issues.
 2 MS. GERING: Well, one of the other --
 3 you have three different phases listed here. And
 4 if I read this correctly, please correct me,
 5 Phase 1, you're starting with the town houses in
 6 the back, is that the way this is --

7 RICHARD CALABRESE:
 8 GAVIN LABOSKI: I'll ask Rich since
 9 he's the one involved in the construction.

10 RICHARD CALABRESE: Yes.

11 MS. GERING: Okay. But my
 12 understanding is the requirement was that your
 13 Phase 1 is the historic building and then you
 14 move to Phase 2 and 3 with your town houses.

15 RICHARD CALABRESE: No, the agreement
 16 in the conversation with the borough had been
 17 that we are starting reconstruction of the
 18 historic building probably as soon as we get our
 19 approval to go forward. The actual construction
 20 phase will be Phase 1, the three town homes
 21 across the back of the Towpath.

22 MS. GERING: Well, since I don't have
 23 --

24 MR. WALSH: That was never agreed on.

25 RICHARD CALABRESE: No, that was just

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1 about this.
 2 GAVIN LABOSKI: Well, I'm not sure what
 3 other venue we would use.

4 MR. DOUGHERTY: I don't know.

5 MS. GERING: Well, we looked at your
 6 design and I was at the last HARB meeting. And I
 7 think some of the questions are, you are located
 8 smack in the middle of the historic district with
 9 this particular property which should showcase
 10 our historic district. And there were different
 11 questions that I know I personally had about the
 12 designs and so forth, but, again, we haven't had
 13 the opportunity to review them. And there's
 14 quite a few pages of minutes that have to be
 15 read. So I know I can only speak as one council
 16 member, that's one of the issues I had with this.

17 GAVIN LABOSKI: Well, as I understand
 18 it, the HARB recommendation has five components.
 19 I don't have the benefit of your memo or whatever
 20 you're looking at. So it seems to be that
 21 there's five issues to address. To the extent
 22 council has other issues, we can talk about those
 23 as well. Perhaps we could begin with the five on
 24 HARB's memo or whatever it is that you're looking
 25 at and then go from there. Perhaps that will

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1 -- that was a discussion within it was never any
 2 sort of phasing or means and methods of
 3 construction given to us.

4 MR. WALSH: So the phasing's on the
 5 table, that's what you're proposing?

6 RICHARD CALABRESE: That's what we're
 7 proposing, yes.

8 MR. WALSH: The borough has been pretty
 9 clear on this that the only reason this project
 10 even exists is that building is getting fixed.

11 RICHARD CALABRESE: Right.

12 MR. WALSH: Is that --

13 RICHARD CALABRESE: And I've committed
 14 to yourself and the borough that the
 15 reconstruction of the historic building will
 16 start just about immediately.

17 MS. GERING: So when you start with the
 18 historic building, you would complete that whole
 19 phase there?

20 RICHARD CALABRESE: No, we would just
 21 complete the reconstruction that we already have
 22 a permit issued on.

23 MS. GERING: You have a permit to --

24 RICHARD CALABRESE: Yes.

25 MS. GERING: -- to repair it?

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1 RICHARD CALABRESE: To repair the side
 2 of the building, yes.
 3 MS. GERING: So that's one more
 4 question that we would need to look into because
 5 my understanding was that Phase 1 would be the
 6 historic building and once that was completed,
 7 you can move on to Phase 2 and 3.
 8 GAVIN LABOSKI: I think --
 9 RICHARD CALABRESE: That --
 10 GAVIN LABOSKI: If I may, I think when
 11 you're asking about phases of construction and
 12 what he's talking about is Phase 1, 2 and 3
 13 relates to construction. The first phase or the
 14 first set of work that's being done is the
 15 reconstruction of the existing building not --
 16 when you say phase, he's talking about new
 17 construction.
 18 MS. GERING: So when you say -- so what
 19 you're talking about is -- and correct me, please
 20 all right. So basically when you're saying with
 21 the historic building what you meant by Phase 1
 22 for that one you would just repair the wall on
 23 there and then move on to the back, is that what
 24 I'm understanding?
 25 RICHARD CALABRESE: Yes. Logistically,

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1 further buildings behind it and down, et cetera?
 2 RICHARD CALABRESE: The reconstruction
 3 of the historic building will start basically
 4 immediately when the demolition of the other
 5 buildings is being taken place. That's gonna
 6 start right away. It's building out the rest of
 7 the historic building as approved, the additions
 8 --
 9 MR. DOUGHERTY: For back --
 10 RICHARD CALABRESE: The restaurant
 11 addition on the side, that would impede the
 12 progress of getting to the foundations of doing
 13 the retaining wall across the Towpath and all the
 14 necessary work going to the back there. So the
 15 repair and reconstruction of that building, to
 16 make it safe, is gonna start immediately while --
 17 as soon as we get on site that is.
 18 MR. DOUGHERTY: I think that we -- those
 19 of us who have been able to dedicate the time in
 20 the last, I'd say, 48 hours since we received
 21 this material -- it is voluminous to say the
 22 least and I appreciate the amount of effort that
 23 you folks obviously put in in trying to obtain
 24 the COA at this point -- but going through it, we
 25 -- I have concerns about a number of HARB

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1 if the extension of things go on the back of the
 2 historic building and that's built out, it's
 3 going to impede the progress on the rest of the
 4 development. So as builders, we're gonna build
 5 from the back and come forward. We probably will
 6 jump into the historic building not only the
 7 --cause -- well, obviously site work is gonna
 8 come first, but after the ground's cleared and
 9 sidewalk is completed, we're going into
 10 reconstruction of the historic building will be
 11 taking place as demolition is started on the rest
 12 of the structure on the building that we're on
 13 asking for the C of A on that also, which was
 14 approved by HARB last week on the demolition
 15 phase.
 16 But we would go ahead and start the
 17 foundations, basically we might do all five --
 18 all six foundations at the same time, but that's
 19 still a logistical problem that if we build out
 20 the historic building, we got to close ourselves
 21 out from getting to the back of the siding.
 22 MR. DOUGHERTY: The historic building,
 23 my understanding is, is the historic building is
 24 going to be stabilized and repaired. How would
 25 that close out, if you will, the ability to build

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1 oriented aspects of things where the nature of
 2 the HARB -- which brings in the question for me
 3 sort of the validity of the HARB decision.
 4 That's just the nature of what I read.
 5 I read the entire HARB minutes, which
 6 are verbatim minutes of the meeting and I had a
 7 very hard time squaring what I read in the
 8 minutes, which is an accurate description of
 9 everything that was presented to HARB. I would
 10 imagine that HARB doesn't have any information
 11 outside of what occurred in that public meeting,
 12 I would hope that to be the case, that squaring
 13 what I read in there and when I look at the plans
 14 with the historical guidelines. I just spent a
 15 lot of time over the last couple of days and I
 16 wouldn't be able to even come close to providing
 17 a recommendation, accepting a recommendation at
 18 this time; that's one problem.
 19 The other problem is that I've only --
 20 I have not lived here a long time, but I also
 21 have looked at sort of the plot, the land that's
 22 there and I don't have a lot of confidence that
 23 the historical building that at least in these
 24 plans is being said that will stay there will
 25 survive a construction site. Literally, even

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1 since the last engineer's report was received,
 2 just a layman's observation of the exterior of
 3 the building indicates that it continues to
 4 practically fall down. The front of the building
 5 now is starting to peel away. My sense is
 6 tearing buildings down behind it on a hill that
 7 basically is next to a creek, so it's not exactly
 8 bedrock, would -- that building could come down
 9 pretty easily or it becomes so damaged that it
 10 will be unsalvageable.

11 So that is what we're really talking
 12 about. We have concerns about the HARB approval
 13 itself and we have concerns about phase zero, I
 14 guess is a way to describe it here, one, two and
 15 three going clockwise with the canal then the
 16 creek. Then Phase 3 is specifically stated to
 17 add the additions to the historic structure and I
 18 guess the glass addition. We have a lot of
 19 concerns from soup to nuts sort of thing. And I
 20 know you folks have done a lot of work, but I
 21 have no confidence in that this comes even
 22 remotely close to satisfying the requirements
 23 that are in the guidelines.

24 GAVIN LABOSKI: So can I ask you then
 25 just so we have some guidance going forward,

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1 give at least a presentation?
 2 RALPH FEY: So it appears that the --
 3 the overhead does not connect to the computer.
 4 It is on the computer and I do have two copies of
 5 the presentation, but it's probably the same
 6 exact presentation from HARB, but I'm happy to
 7 give them up. I have limited understanding of
 8 the system here.

9 MR. WALSH: We have a record, let him
 10 get that in.

11 MR. DOUGHERTY: Would you like the
 12 specificity?
 13 GAVIN LABOSKI: That would be helpful,
 14 thank you.

15 MR. WALSH: Ralph, I believe it was
 16 distributed so they have a electronic version of
 17 this.

18 MR. DOUGHERTY: In Section 1.2 of the
 19 guidelines, intent of the guidelines, that's the
 20 overarching intent of having a historical
 21 architectural review process is the intent of the
 22 guidelines; it's on page 3. To safeguard the
 23 heritage of New Hope Borough by preserving and
 24 regulating historic districts which reflects
 25 elements of its cultural, social, economical,

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1 which of the specific guidelines are you most
 2 concerned about?
 3 MS. GERING: Well, I think in order to
 4 be fair, council would need more time to review
 5 all your guidelines in your designs and make
 6 proper recommendations.

7 GAVIN LABOSKI: I'm not asking for
 8 everyone's issues right now. Mr. Dougherty
 9 indicated that he had some specific concerns and
 10 if we are walking out of here tonight, we want to
 11 be able to put our efforts and direct Ralph in
 12 the direction he needs to go. So to the extent
 13 that in the last 48 hours he has spent a lot of
 14 time on this, it would be helpful for us to know
 15 what issues are most important, and that goes for
 16 any other member of council who may have spent
 17 some time looking at this just so we have some
 18 guidance.

19 MR. DOUGHERTY: I'm willing to share
 20 one with you. I mean, there are, you know, a
 21 number that I think need to be validated, people
 22 need to go -- I need to go over them again, but
 23 I'm willing to share one of them, if that's okay.

24 GAVIN LABOSKI: Just one?
 25 MR. WALSH: Ralph, are you going to

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1 political and architectural history. That's sort
 2 of the goal. To preserve -- and it says it
 3 almost again, to preserve the cultural,
 4 historical and the architectural assets of New
 5 Hope Borough that have been determined to be of
 6 significance.

7 I'm going give you two. This is --
 8 they're sort of both kind of related, if that's
 9 okay. The three new town homes and the addition
 10 to the historic structure, by the addition here,
 11 I mean, the glass enclosure that are proposed to
 12 line the canal, which is Phase 1, I guess, and
 13 Phase 3. Phase 1 being 3 -- the canal -- three
 14 on the canal and then the glass structure is
 15 attached to the historic structure, which is not
 16 till Phase 3, obliterate the natural look and
 17 context of the canal by towering over it.
 18 Directly in view of our residents and visitors,
 19 there will be no -- this would be no different
 20 than placing an overly large home directly next
 21 to any historic site, the canal itself is a
 22 historic asset. And it is inappropriate and
 23 marginalizes the historic nature of the canal.
 24 So that's a finding of -- that I feel is
 25 appropriate.

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1 So I have given you the citing of where
 2 it came out of the guideline, that's an example
 3 of it. And my suggested resolution to it, if you
 4 -- would you like that?
 5 GAVIN LABOSKI: Absolutely.
 6 MR. DOUGHERTY: The homes must be
 7 reduced in mass and height. That's one example.
 8 GAVIN LABOSKI: Can I just interrupt
 9 you, the new homes?
 10 MR. DOUGHERTY: Yes, the three town
 11 homes. So from Section 6.1.12, which is exactly
 12 in the new construction section of the
 13 guidelines, scale and massing of new buildings
 14 that's what these are. Large buildings should be
 15 designed as a series of masses or building
 16 elements compatible with the immediate
 17 streetscape. Borough council's -- this is a
 18 borough council finding, the use of minimal
 19 staggered setbacks over 120 foot span does not
 20 diminish the massive row home look of these
 21 three, forty feet tall -- nearly forty feet, I'm
 22 sorry, three, forty feet wide nearly forty feet
 23 tall canal side town houses. So resolution if
 24 you'd like that.
 25 GAVIN LABOSKI: Are you suggesting that

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1 because of their height and their width.
 2 MR. DOUGHERTY: The mass and the
 3 height. Height, mass -- mass is different --
 4 RALPH FEY: So it's not the width of
 5 them, it's the --
 6 MR. DOUGHERTY: Mass is a combination
 7 of both height and width, but mass is the size
 8 and sort of the --
 9 RALPH FEY: Height and width of the
 10 facade.
 11 MR. DOUGHERTY: Of the facade and the
 12 proximity of that to the right-of-way, the
 13 massiveness of it sitting on the edge of the
 14 right-of-way.
 15 RALPH FEY: So I'm going to ask the
 16 questions. So if I was to bring up on my screen
 17 five homes that are of equal mass and height that
 18 are the same distance from the canal, would that
 19 satisfy your need that it's consistent with the
 20 nature and character of the community?
 21 MR. DOUGHERTY: Are they historic
 22 structures? Or are they structures that got
 23 approved by someone who did not follow the
 24 guidelines?
 25 RALPH FEY: I don't agree that these

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1 the footprint be --
 2 MR. DOUGHERTY: No, I'm not. I
 3 wouldn't do that, no. Borough council's
 4 suggestion, therefore, is that this is the second
 5 reason that the homes must be reduced in mass and
 6 height. So if -- that's just two examples, but
 7 there are things that when you get into railing
 8 designs and things like that that are also
 9 problematic from, in my perspective, historical
 10 architectural review guideline. So those are the
 11 two, you asked for them.
 12 GAVIN LABOSKI: So maybe Ralph can
 13 address those.
 14 Ralph, are you able to talk to some of
 15 those issues?
 16 RALPH FEY: I unfortunately don't have
 17 any digital medial to use to -- so let me restate
 18 what I heard the concerns were.
 19 MS. McHUGH: You know what, Ralph, can
 20 you hand me the -- I'll mess with it. Just
 21 unplug it and hand me the whole thing.
 22 RALPH FEY: So if I can restate your
 23 first comment, which is that the three town
 24 houses along the canal are, in your opinion, not
 25 in keeping with the historic guidelines 1.2

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1 don't follow the guidelines, but I understand
 2 your comments.
 3 MR. DOUGHERTY: It was a question.
 4 RALPH FEY: If other buildings in this
 5 --
 6 MR. DOUGHERTY: It was a question, it
 7 wasn't a comment. Are they historic structures?
 8 RALPH FEY: They are fictitious, I'm
 9 making them up. If I find five structures,
 10 historic or not or any number of structures that
 11 are similar proximity and similar mass, does that
 12 satisfy or not satisfy you that the buildings are
 13 appropriate in the community, which is what 1.2
 14 is about?
 15 MR. MAISEL: Can I add something to
 16 this? Because I think you're speaking to Dan as
 17 if he represents the absolute consensus of this
 18 board.
 19 MR. DOUGHERTY: Very good point. Very
 20 good point.
 21 MR. MAISEL: So these are concerns. We
 22 haven't had a lot of time because of Sunshine
 23 Laws and for a variety of reasons, we haven't
 24 been able to, you know, talk this through
 25 completely and get the kind of airing that, you

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1 know, it clearly deserves and needs. So I think
 2 what is valuable for you to end up walking away
 3 and say and we're getting a feel for what's going
 4 on and what happened, you know, with the time and
 5 the effort and cost into this whole thing that at
 6 an appropriate time, shortly, not necessarily my
 7 understanding, but that in short order we could
 8 respond, you know -- I don't want to suggest
 9 intelligently, but in a meaningful enough way
 10 that you could try to remedy if it is something
 11 that is a major issue. Is that method that we
 12 could -- because I don't see us getting through
 13 it --

14 MR. WALSH: I think it's important as
 15 the record starts here that they make it, that
 16 they put a presentation on so that it starts to
 17 be recorded in the minutes as opposed to just an
 18 airing of sort of some generalizations, which is,
 19 you know, the three specifics -- the two
 20 specifics that have been mentioned so far is the
 21 sequencing of the repair of the preserved
 22 building, the linchpin of this project. I
 23 apologize for my voice.

24 And secondly, I think to Dan's
 25 commentary, the town houses along the canal. To

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1 you're adding a glass cube that is -- just does
 2 not fit the historic district or the neighborhood
 3 or the character. So I guess that's one of my
 4 concerns.

5 RALPH FEY: And I understand that,
 6 that's actually a very clear statement of your
 7 thoughts on what would be appropriate next to a
 8 historic structure and I can answer that.

9 MR. WALSH: The building, you said was
 10 1700? Is it an 1840 building?

11 RALPH FEY: 1850.

12 MR. WALSH: Well, the borough's
 13 historic inventory, which I have a copy of up
 14 here identifies it has a large two and a half
 15 story frame with stucco shop slash apartment
 16 circa 1840 and it is designated as a contributing
 17 resource.

18 RALPH FEY: Absolutely.

19 MR. WALSH: Is that accurate still?

20 RALPH FEY: We do not -- did not change
 21 that, yes.

22 MR. WALSH: So just to correct you.

23 RALPH FEY: We are talking about the --
 24 you used the word glass box, I'll stick with
 25 that. The building that's directly to the side

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1 back up to you point, that's fair, but I think it
 2 should be in response also to a presentation so
 3 there is a record that's starting to be made on
 4 this as opposed to just what's been submitted.

5 GAVIN LABOSKI: I agree.

6 MR. WALSH: If there's a record and a
 7 presentation generating the discussion.

8 RALPH FEY: Six HARB meetings preceded
 9 this, six dialogues about the interpretation of
 10 the ordinance and our understanding and our
 11 presentation. So I can go through --

12 MS. GERING: Ralph, since you're the
 13 designer of this, I guess my question is you have
 14 the historic building and I looked at the design
 15 at the last HARB meeting and you're actually
 16 placing a glass cube done in gray steel next to
 17 this historic building and I guess -- I read the
 18 guidelines as Dan did, not as thorough as he did,
 19 but I guess I can't understand how that reflects
 20 the historic nature of the street. You have the
 21 Vansant House, you got the Parry Mansion there
 22 and you've got the property on Ferry Street
 23 that's another historic building. So you've got
 24 three of them within proximity and yet you take
 25 this historic building that's from the 1700s and

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1 of the masonry building, which is the small --
 2 (Discussion off the record relating to
 3 equipment set up.)

4 RALPH FEY: So I'm just gonna be very
 5 clear here talking about this box here, which is
 6 on the side slightly back from the front.

7 You're gonna have to go through a few
 8 of them to get to the front elevation in color.
 9 Keep going, keep going. There, back one, back
 10 two, one more, stay.

11 I would like to kind of put the
 12 guidelines in play. Guidelines interestingly
 13 enough very clearly do not recommend doing a
 14 recreation or a historic building next to a
 15 historic building. I know that sounds odd, but
 16 the guidelines talk about keeping a very clear
 17 and distinct separation between the original
 18 1840s building and what is being added as being
 19 current to the time we're building it.

20 The reason that we have the flatish
 21 glass boxish look can be seen in many other
 22 historic structures. I think of towns like
 23 Boston and Philadelphia where a new building is
 24 built next to a historic building and there's a
 25 little glass slot between them. The glass slot

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1 is there, A, to say this is old and this is newer
 2 and it also doesn't interfere with the side of
 3 the building. So when you're looking from the
 4 canal, hopefully, through the building, you're
 5 still gonna be seeing the outside of that stone
 6 building because it's proposed to be a restaurant
 7 space. So we are doing the least amount we can
 8 to impact the existing building and we are guided
 9 to build our structure in such a way that it
 10 literally sits next to. We don't even make holes
 11 in the wall, the only point that there is a
 12 connection is at the floor so that we can keep a
 13 floor to floor connection.

14 Guideline talks about being able to
 15 remove that building at a later date and have the
 16 original building still there and minimally
 17 changed. So the structure to the side is meant
 18 to play honor to the existing building by not
 19 putting another stone building or another
 20 historic brick building next to it or any other
 21 type of building that could be misconstrued as a
 22 recreated structure done 160 years later.

23 So our understanding and interpretation
 24 and use of the guidelines is to find forms that
 25 are sympathetic to the form using current

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1 that the only box that could be built next to it?
 2 No. We actually had five different designs that
 3 we presented at our earlier meeting. We actually
 4 had models of them and we put each one in. One
 5 had a pitched roof, one had a vaulted rood, one
 6 had a flat roof, one had a flat roof with a
 7 balcony.

8 The choice was made for this scheme and
 9 to take the balcony off and remove the railings,
 10 which was one of those comments that we said we
 11 adjusted and we adjusted it in this picture and
 12 that's what's different about this presentation
 13 from the one that was made to HARB. This one
 14 took the railing off and -- I think that's the
 15 only adjustment to this elevation.

16 MR. DOUGHERTY: Is that the only
 17 adjustment? I read a great deal in the minutes
 18 whereby the -- it was supposed to be lowered.

19 RALPH FEY: The back addition.
 20 Can you now push the forward button?
 21 Yes.

22 So the rear addition from the side --
 23 this is the driveway coming down, three meetings
 24 ago was up here and then two meetings ago was
 25 here and then in the last meeting, we were asked

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1 materials, in this case metal and glass, in a
 2 simple way so as not to detract from the original
 3 building. It is set back, it is lower, it is in
 4 mass smaller as you can see in the footprint. So
 5 it's not a taller building, which would dominate
 6 it, it is not a building form, which would cause
 7 this existing building to be subservient and it
 8 is not a material that is recreating material
 9 like a stone building would be back in the day
 10 when this was built.

11 So we interpret this to mean we have
 12 honored the building, we have provided
 13 transparency, we have set it up and it's a
 14 smaller addition to the side not the front. It
 15 also creates an appropriate eating/dining space
 16 to be able to look out across the canal. So we
 17 are fortunate that it's not someone's bathroom,
 18 'cause that wouldn't work out so well. So the
 19 use is very consistent with the transparency and
 20 the intended being able to see the side of the
 21 building.

22 I understand and I do struggle
 23 sometimes with contemporary architecture next to
 24 historic architecture, but the guidelines give us
 25 that goal as to not compete and not recreate. Is

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1 to lower it so that that band right there could
 2 continue across unobstructed. So it has
 3 consistently moved lower and lower and lower.

4 Can I have the next slide, please?

5 MR. DOUGHERTY: There's a building
 6 behind that, isn't there?

7 RALPH FEY: In the plan?

8 MR. DOUGHERTY: Is there -- in that
 9 last shot there, is there a building on the canal
 10 on the other side of that that would be basically
 11 in sort of the fore -- not the foreground.

12 RALPH FEY: Background?

13 MR. DOUGHERTY: Yes.

14 RALPH FEY: Sure. You will be seeing
 15 part of the three town houses.

16 MR. DOUGHERTY: And they wouldn't
 17 overlap that building at all?

18 RALPH FEY: They do.

19 MR. DOUGHERTY: That's what I thought.

20 RALPH FEY: We are standing here and
 21 looking this way and as you can see there is the
 22 first town house --

23 MR. DOUGHERTY: So there'd be another
 24 town house towering over the rear addition of the
 25 -- that's being placed on the back of the

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1 historic structure?
 2 RALPH FEY: So if I'm gonna answer you
 3 directly, no, nothing towers, but if that's the
 4 language you like to use, I'm gonna disagree.
 5 This elevation here is a true elevation of the
 6 buildings as they are on the site. The tallest
 7 building on the site is the original stone then
 8 stuccoed over building, which will be completely
 9 restored and windows restored and windows on the
 10 side restored and windows readded that have been
 11 filled in over the years.
 12 MR. DOUGHERTY: I understand.
 13 RALPH FEY: Well, I need to say it to
 14 finish my comment, I wasn't done. The building
 15 that you're asking about that you think towers is
 16 actually this building and you can see by the
 17 height of this building and where it sits that
 18 the roof of this building is about the height of
 19 the windows of that building.
 20 GAVIN LABOSKI: Just so -- we have a
 21 record going --
 22 MR. DOUGHERTY: They're not to scale.
 23 RALPH FEY: They are to scale, I drew
 24 them.
 25 MR. DOUGHERTY: So on the left, so

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1 gray continues down. This is the street and the
 2 canal is somewhere like here and rear courtyard
 3 is down below.
 4 GAVIN LABOSKI: Can you just hold on.
 5 Because, T.J., we're having a record going and
 6 we're having a lot of thises and thats. When I
 7 used to try a lot of cases, I'm starting to get
 8 in conniptions here. The image on the screen is
 9 part of Ralph's plan and it appears to be --
 10 MR. WALSH: The entire HARB
 11 application. The entire HARB application, which
 12 is all part of council's packet which is going to
 13 be incorporated as part of the record. So
 14 everything that you submitted that is in the
 15 packet we can verify. If anything's different,
 16 Ralph indicated some things may be, that would be
 17 supplemented.
 18 MR. DOUGHERTY: So is the material here
 19 is exactly what's up there? So this reflects the
 20 changes from --
 21 RALPH FEY: I only knew of three. I
 22 wasn't at the last HARB meeting, but that there
 23 are five --
 24 MR. DOUGHERTY: I can read them to you.
 25 MR. WALSH: The question is, has that

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1 those aren't -- the ones on the left that you
 2 just pointed out there, the three stories that's
 3 there, are equivalent of the ones that you just
 4 pointed out, those three stories with the dormers
 5 are equivalent to the new addition in height?
 6 RALPH FEY: Except they sit lower.
 7 MR. DOUGHERTY: I'm sorry?
 8 RALPH FEY: Except they sit
 9 significantly lower.
 10 MR. DOUGHERTY: They sit lower, I see.
 11 RALPH FEY: So they don't loom or
 12 anything like that because they're actually
 13 lower.
 14 MR. DOUGHERTY: I thought you said
 15 lower, okay.
 16 MR. WALSH: From grade.
 17 RALPH FEY: From grade.
 18 MR. WALSH: Ralph, from grade, right?
 19 MR. DOUGHERTY: So you wouldn't
 20 necessarily see them?
 21 RALPH FEY: The roof line of the ones
 22 that are beyond --
 23 MR. DOUGHERTY: That are behind that.
 24 RALPH FEY: -- will be similar to like
 25 right there, they won't be lower because this

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1 packet --
 2 RALPH FEY: Been revised?
 3 MR. WALSH: Let me finish the question,
 4 I know it's been revised has it been submitted to
 5 the borough? So what the council has as part of
 6 their packet is what was submitted to HARB either
 7 for the December meeting or the February meeting,
 8 so that's in the record already. So now we have
 9 a paper copy of what you would like also to be
 10 admitted, which is a true-up, if you will, of
 11 that HARB application and that's that paperwork?
 12 RALPH FEY: Yes.
 13 MR. WALSH: Okay. Fine.
 14 RALPH FEY: And I know of three
 15 revisions that I incorporated. As I mentioned,
 16 the first one was the railing taken off of the
 17 glass box, the lowering of that roof to expose
 18 the rafter board. We were asked to add a board
 19 here behind that leader so as to be a distinct
 20 separation between these two buildings and
 21 they're the only ones I know.
 22 MR. DOUGHERTY: I'm very sorry to do
 23 this to you. The three that you know of?
 24 RALPH FEY: Remove of railings on the
 25 top of the restaurant box.

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1 MR. DOUGHERTY: That's the glass
 2 structure. Removing the railing atop the glass
 3 structure, okay.
 4 RALPH FEY: Lower roof line to expose
 5 the freeze board.
 6 MR. DOUGHERTY: Lower roof line
 7 marginally just below that eave.
 8 RALPH FEY: And that's on the rear of
 9 the stone historic building.
 10 MR. DOUGHERTY: That's two.
 11 RALPH FEY: Add a trim board between
 12 the two masses of the rear addition to help
 13 highlight that there's two buildings side by side
 14 at the middle vertically. And I'm hoping you
 15 have two more that I don't.
 16 MR. DOUGHERTY: This is produced in
 17 conjunction -- I guess it's a draft is basically
 18 what it boils down to. It says railing and
 19 chimney on the west elevation to be removed.
 20 RALPH FEY: Yes, the chimney was also
 21 removed.
 22 MR. DOUGHERTY: So that's four things.
 23 RALPH FEY: That's four.
 24 MR. DOUGHERTY: We're up to four, okay.
 25 Good. And this is part of what we're struggling

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1 meeting with those five revisions.
 2 MR. DOUGHERTY: Five things, so then --
 3 RALPH FEY: And I only know of four.
 4 MR. DOUGHERTY: Four and a half, that
 5 are sort of in this chunk of paper that we don't
 6 have in our possession right now, except I'm
 7 touching it, but --
 8 RALPH FEY: That's right and I'm
 9 showing it to you.
 10 MR. DOUGHERTY: Yeah. You can see and
 11 we have -- there are things in the minutes that
 12 were reviewed by folks up here that were sort of
 13 agreed to that didn't make it into this piece of
 14 paper. And I don't have them right off the top
 15 of my head unfortunately because it's complicated
 16 stuff as we've demonstrated here tonight. It's
 17 two, it's three, it's four, it's five items.
 18 It's complicated stuff and for us to try to tie
 19 literally 40 little mini-discussions that
 20 occurred just in the prior two HARB meetings with
 21 plot plans and applications and materials
 22 descriptions it's, you know --
 23 RALPH FEY: It's a lot to process.
 24 MR. DOUGHERTY: Yes, and we're up to
 25 it, but when the stuff keeps moving as you're

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1 with, Ralph, because we started with two, then
 2 we're at three and now we're at four.
 3 RALPH FEY: So one of them is the
 4 request to put these windows in, but that was
 5 never changed, 'cause they were always proposed.
 6 So I think that was a reinforcing of what was
 7 always there and that was that we would add this
 8 window, this window and this window, which are
 9 currently blocked off, but we will recreate the
 10 windows, sills, sashes and windows, place them as
 11 the building is originally designed.
 12 MR. DOUGHERTY: Yeah. This actually
 13 says two existing windows restored on lower east
 14 side, so that doesn't talk -- so that does not
 15 speak to what might be a fifth thing that you're
 16 saying you're already going to do.
 17 RALPH FEY: I believe they mean these
 18 two, but, again, I didn't write it.
 19 MR. DOUGHERTY: I understand. So you
 20 have to put yourself in our place, we are -- the
 21 parts are moving as fast as they can be described
 22 to us and we have a chunk of paper here, which is
 23 reflective of the last HARB meeting, I guess it
 24 sounds like, that's true?
 25 RALPH FEY: That's the last HARB

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1 reading it, it's a little daunting when we're
 2 trying to, quote, approve something this big that
 3 has this much impact on our borough.
 4 RALPH FEY: Sometimes when we have
 5 things to change we say will-comply. In this
 6 case we chose to not only comply, but to show you
 7 what it would look like when we did comply,
 8 doesn't change the submission that was made to
 9 the HARB meeting. It clarifies our agreement and
 10 understanding of the conditions and our solution.
 11 I don't think the mass of the building was ever
 12 questioned in the HARB nor was the --
 13 MR. WALSH: Which building?
 14 RALPH FEY: Any.
 15 MR. WALSH:
 16 RALPH FEY: So that's clearly not one
 17 of the five, six, seven, eight points.
 18 MR. DOUGHERTY: No. There were lots of
 19 questions about the mass of the building, but
 20 they were replied to, to the satisfaction perhaps
 21 of the HARB board, but that doesn't necessarily
 22 mean --
 23 MR. WALSH: In the December meeting --
 24 Ralph, in the December meeting, the mass of the
 25 glass addition and the rear addition, which I

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1 think are made of separate material, that was
 2 discussed.
 3 RALPH FEY: So I'm looking at the upper
 4 drawing which is the elevation facing the canal
 5 and in plan is this elevation here. I know it's
 6 small, I can pass it along. What you can see in
 7 this drawing is that there are some ins and outs.
 8 And those ins and outs are there intentionally to
 9 create smaller or vertical elements here, here.
 10 Elements that step back and then breaking the
 11 roof line elements are discontinuous.
 12 Now, if this was a solid mass starting
 13 here and coming cross to here, I would be in
 14 complete agreement with your critique; however,
 15 it is buildings that are pushed together that
 16 very clearly have low points, high points, low
 17 points, pieces that project, pieces that recede,
 18 changing materials from base to upper and
 19 changing materials from face to face all of which
 20 reenforce separation.
 21 They are visibly two stories with shed
 22 dormers that are less than half the width of the
 23 building. So although they are occupiable as
 24 three story buildings, they present to the canal
 25 as two story buildings significantly smaller that

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1 RALPH FEY: It's nine feet wide.
 2 MR. DOUGHERTY: It's nine feet.
 3 Dormers typically aren't nine feet wide those are
 4 -- those to me are large windows in a separate
 5 structure on a third floor of a building, that's
 6 not a -- you described it in the HARB meeting as
 7 a two -- that presents as a two and a half story
 8 building, that is not a two and a half story
 9 building by any stretch of the imagination.
 10 RALPH FEY: I understand that's your
 11 opinion.
 12 MR. DOUGHERTY: Well --
 13 RALPH FEY: The guidelines that you are
 14 referring to actually have shed dormers as an
 15 improved dormer in a drawing of it. But we're
 16 not trying to sit here and negotiate the finer
 17 points of the guidelines, I think you just don't
 18 like the building.
 19 MR. DOUGHERTY: No, that's not the
 20 case. Actually I think the -- well, it's an
 21 opinion, I like the look of the building I just
 22 -- to me it's not in keeping with the historic
 23 texture -- fabric of our village.
 24 MS. GERING: Susan Taylor, do you have
 25 a question?

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1 the buildings directly across the street done by
 2 George Michaels.
 3 MR. DOUGHERTY: Yeah. The use of the
 4 word dormer in this situation is generous at
 5 best. The fact that they are less than half of
 6 the width of the building of the footprint of the
 7 building, that's probably mathematically correct.
 8 But those things that are up there on that third
 9 floor are probably -- are not dormers that anyone
 10 has seen before, they're basically windows that
 11 jut out, they are sort of bay windows that jut
 12 out on a third floor.
 13 RALPH FEY: I understand you may not
 14 like --
 15 MR. DOUGHERTY: If I --
 16 RALPH FEY: But they're shed dormers.
 17 (Indiscernible discussion.)
 18 GAVIN LABOSKI: Only one person can
 19 talk.
 20 MR. WALSH: One at a --
 21 MR. DOUGHERTY: So if I saw a third
 22 story dormer in this town that was 11 or 13 feet
 23 wide, I don't know the number, I don't typically
 24 call that a dormer, but I'm not -- maybe it's a
 25 shed dormer or something, but --

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1 SUSAN TAYLOR: Susan Taylor, Friends of
 2 the Delaware Canal. I'd like to address aspects
 3 of this plan, which as I understand it, HARB did
 4 not review, and that is what happens between the
 5 property line of the canal park and the building
 6 itself, okay? On the drawing it's shown that
 7 there is a wall set one foot back from the canal
 8 property line. I have asked Mr. Ennis, I have
 9 asked Dee Dee Bowman, I have asked Kevin Joy of
 10 HARB, how high is that wall and what is that wall
 11 made of and I have not gotten an answer from
 12 anyone.
 13 So both Kevin and Dee Dee related that
 14 no, they didn't really look at the wall, they
 15 didn't look at the patios attached to the wall.
 16 That from a safety aspect is very important. New
 17 Hope Borough and I can -- I've been on all 58.9
 18 miles in the canal, New Hope Borough has the
 19 narrowest Towpath of any place along the Delaware
 20 Canal. You also have a whole lot more people
 21 than many other places along the Delaware Canal.
 22 So having a wall jutting out just one foot back
 23 from the property line, which is only twelve feet
 24 can be a hazard to visitors.
 25 I would also maintain that having a

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1 five foot wide patio is going to be nothing but a
 2 nuisance that close to the Towpath where you have
 3 people going up and down it at all times. The
 4 elevation shows that there are French doors, I
 5 believe, facing out on to the Towpath. The
 6 building itself is six feet away from the
 7 property line, so you're going to have town
 8 houses where people will have curtains, where
 9 their curtains aren't working, they're going to
 10 want a barrier between their French doors and all
 11 the activity happening on the Towpath. A five
 12 foot patio, you're not going to do much with.
 13 Anything that you're gonna put out in that patio
 14 that is not secured down, is probably gonna end
 15 up in the canal, 'cause that's where a lot of
 16 things end up.
 17 So I would ask that someone provide the
 18 answers about that wall and that HARB review the
 19 wall and that serious consideration be given to
 20 the existence of those patios. I share the
 21 concerns that have been voiced about the actual
 22 setback, I believe it was a product of either
 23 continuance of a nonconformity or a result of
 24 variances. And the mass of the building, you're
 25 six feet back, okay, that's eighteen feet from

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1 the setback in the neighborhood of two feet. You
 2 might remember a lot of discussion on keeping the
 3 wall there versus moving the wall to a compliant
 4 location. So the wall is there only, it's about
 5 six feet tall. I think our wall is five-six
 6 similar height here.
 7 We wanted to leave the wall, but the
 8 goal of making a completely compliant plan meant
 9 that we should take the wall, which is currently
 10 on here and rebuild it further back giving more
 11 space than is currently there to the Towpath.
 12 The wall is higher on the Towpath side and lower
 13 on this side because our houses are slightly
 14 higher than the Towpath. We saw the wall and the
 15 use of the wall as a good way to keep that
 16 public/private separation. And, yes, there are
 17 some French doors off of that side on to --
 18 MS. GERING: Is there a small patio
 19 there between the property and the wall? Do I
 20 understand that?
 21 RALPH FEY: This is generally outdoor
 22 space that is part of the residence and it
 23 is taller than that.
 24 MR. DOUGHERTY: So there's French doors
 25 that lead out to that patio. There's a five foot

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1 the waterway and you're going up, effectively,
 2 three stories and I know they're shed dormers.
 3 So it's a significant impact on the
 4 canal. I've shared at many a revitalization
 5 meeting the vision of having the Towpath be used
 6 as an alternate to Main Street for the people who
 7 visit, creating the situation where people, you
 8 know, are tightly enclosed perhaps creating
 9 hazards. Having neighbors that aren't too fond
 10 of you being there is counter to that overall
 11 vision of the canal being a vital asset to New
 12 Hope Borough. So there's my speech.
 13 MS. GERING: Thank you, Susan.
 14 Ralph, anything else that you would
 15 like to --
 16 RALPH FEY: Would you like me to point
 17 to the wall so everyone knows what we're talking
 18 about?
 19 MS. McHUGH: Yes.
 20 RALPH FEY: Susan is talking about the
 21 wall that depicted here. I think that's C-33,
 22 but I can't tell -- C-2.3 the canal. That wall
 23 is actually an existing wall and it is a brick
 24 wall and it's the wall of the restaurant that's
 25 there now. The entire current restaurant is over

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1 deep patio sort of sitting there next and there's
 2 a six foot wall between that patio and the canal
 3 path and it's a five foot wall, I'm sorry.
 4 RALPH FEY: I'm not sure without
 5 measuring, but it's in that range.
 6 MR. DOUGHERTY: Five or six feet, okay.
 7 So the -- and the floor of the patio appears to
 8 be about four or five feet above the walkway of
 9 the canal path.
 10 RALPH FEY: We're gonna guesstimate it
 11 at about three.
 12 MR. DOUGHERTY: Three feet.
 13 RALPH FEY: That's the natural height
 14 of the wall beyond this.
 15 MR. DOUGHERTY: So when people
 16 effectively -- they'll effectively be a nine foot
 17 wall if I'm standing on the Towpath?
 18 RALPH FEY: So from the Towpath, I'm
 19 gonna be generalizing, it's roughly a six foot
 20 wall.
 21 MR. DOUGHERTY: I see.
 22 RALPH FEY: Then from this side, six
 23 feet, from this side, three, three-six, in that
 24 range.
 25 MR. DOUGHERTY: So when people are

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1 standing on their patio, a six foot -- five foot,
2 six foot person from the belt up, their belt will
3 be in line with the top of that wall?

4 RALPH FEY: They're overlooking the
5 wall, yes.

6 MR. DOUGHERTY: They'll be standing
7 above -- they'll be standing here from their belt
8 up, don't line up will be staring at the Towpath,
9 that's the design. Okay.

10 MS. GERING: Geri?

11 GERI DELEVICH: Geri Delevich. I'd
12 like to give an example of the different
13 interpretation of the HARB idea that goal of
14 keeping historic district, would be the George
15 Michael project. There was an old historic
16 building there and they chose to make the other
17 buildings look historic. One of the goals at the
18 time people said is that they wanted it to like
19 are these old or new. And if anyone has noticed
20 the old building, it's hard to tell which
21 building is the old one and which one -- you
22 wouldn't look at it and go, oh, that's obviously
23 the old one so that was a different
24 interpretation that didn't have to be set aside
25 as something obviously not historic.

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1 in looking at the upper elevations, which are on
2 the Towpath, where is this six foot wall?

3 RALPH FEY: So on this particular
4 drawing, the wall has been ghosted in so that you
5 could see for the HARB board what's beyond.

6 Can you put it back down?

7 So this is the wall and that's dirt and
8 that light line there represents the height of
9 the wall and if we are standing on the Towpath,
10 we're standing here. And if we're standing where
11 that shadow of a person is that's standing on the
12 porch. So the wall isn't shown because we're
13 trying to show the (indiscernible) behind, but in
14 fact this is the reconstruction of the existing
15 brick that's there reconstructed to match that
16 brick here.

17 MS. McHUGH: And that's six foot tall.

18 RALPH FEY: So you can see a person.

19 MS. McHUGH: Yes.

20 RALPH FEY: And you can imagine
21 dropping that person down there.

22 MS. McHUGH: So if you were on the
23 Towpath, you wouldn't see over the wall?

24 RALPH FEY: So hopefully when you're on
25 the Towpath between the height of the wall and

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1 And the other thing I wanted to say is
2 when did this project begin?

3 MR. WALSH: 2011, give or take,
4 probably before that.

5 GERI DELEVICH: So basically I feel
6 sorry for the people that have businesses on
7 Mechanic Street because we basically -- as well
8 as the people, the tourists that come, the people
9 that live here, and in looking at a building that
10 is in disrepair and has not been maintained at
11 all, it was a hazard, it had doors that would
12 open that anybody could've been dragged off the
13 canal and behind the red doors that were there;
14 the weeds aren't pulled, the ice still sits there
15 when a storm comes. So I do -- I do question
16 what kind of progress has been made on that
17 building based on what we've seen in the past and
18 I think it should be fixed first. Thank you.

19 MS. GERING: Thank you, Geri.

20 Susan?

21 SUSAN TAYLOR: May I ask that they put
22 up the elevation of the Towpath town house again.

23 MR. DOUGHERTY: Susan, if you would
24 come to the mic, I think would work better.

25 SUSAN TAYLOR: So I think I'm confused

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1 you, that you're looking like that as opposed to
2 walking along the edge of the building.

3 MS. McHUGH: Okay.

4 RALPH FEY: But, again, this is a
5 recreation of what's there now, which is what I
6 was trying to get at.

7 SUSAN TAYLOR: And effectively at the
8 elevation of the base of the building the wall is
9 three feet?

10 RALPH FEY: Six feet if you're standing
11 on the canal.

12 SUSAN TAYLOR: No, at the base of the
13 building if I'm standing on my terrace, whatever
14 we're calling them, the wall in front of me is
15 three feet.

16 RALPH FEY: About 42 inches.

17 MS. GERING: That's not six feet.

18 RALPH FEY: So I never said it was
19 exactly six feet, but I'm using that drawing and
20 I don't know the dimensions because I didn't come
21 prepared for those, but it's six -- sixish feet
22 on the canal, it could six-four, six-three,
23 six-two and it's three and change on the porch
24 side.

25 SUSAN TAYLOR: Well, I would suggest

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1 that it's very important to understand the exact
 2 dimensions and the impact for both canal park
 3 visitors and the people -- (1:47:44).
 4 MS. GERING: Thank you.
 5 Mr. Duffy?
 6 ED DUFFY: This is being made really
 7 difficult because you're missing the one element
 8 the HARB people that made decisions. They should
 9 have been in this room with you, so that they
 10 could give you an interpretation. Ralph depicted
 11 that addition of the new piece next to the
 12 historical piece as exactly what they told him
 13 they wanted to see and they said it on other
 14 applications too. The other things I don't know.
 15 But you really -- if you really want to
 16 do a fair analysis of this from both sides, you
 17 need the HARB people in the room to give their
 18 interpretation of how this thing went and why
 19 things were approved not approved -- well
 20 approved, of course -- or recommended I should
 21 say.
 22 MS. GERING: Thank you, Ed.
 23 ED DUFFY: They should be in the room.
 24 MS. GERING: Ralph, any more to your
 25 presentation?

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1 about reducing floor plans and stepping back. So
 2 if we could find a venue where the groups can get
 3 together and hammer these things out, it feels
 4 like I would be willing to do that, whatever that
 5 venue looks like.
 6 GAVIN LABOSKI: So I know that I put
 7 you on the spot and I appreciate you responding
 8 and giving us the feedback. I'm hopeful that
 9 Ralph's discussion on those points were helpful
 10 for all the board members, not just your
 11 concerns. And I'll ask one more time if anybody
 12 else on council has any specific concerns after
 13 you've had the chance to review it. I recognize
 14 that's only been a short period of time, but
 15 we're here now. If there's something that you
 16 want Ralph to address, we'd really like the
 17 opportunity to address it now, recognizing that
 18 there are some larger, conceptual ideas. If
 19 there's any specific ideas anyone wants to talk
 20 about, I would like to hear that.
 21 MS. GERING: I'd like to -- whatever
 22 the direction of the council is, that this
 23 application give council time to review it and
 24 review the guidelines because it seems there's a
 25 lot of questions and then put you on the agenda

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1 Oh, we have one more.
 2 LARRY PANZICA: Hi. Larry Panzica.
 3 Again, this comes -- it's not a problem with the
 4 property, it's a problem with HARB, there's no
 5 clear guideline. Everything is generalized,
 6 there's different opinions for different -- and
 7 you'll have -- you don't know what you can and
 8 can't do and everything is on, you know, who they
 9 like and who they don't like. Their idea on one
 10 person is totally generalized to another person's
 11 building and you're gonna keep having these
 12 problems until HARB has a set of guidelines that
 13 applies to everybody.
 14 MS. GERING: Thank you, Larry.
 15 RALPH FEY: I would like -- every
 16 project is an evolution of all the feedback from
 17 community stakeholders, boards. I heard some
 18 things today that are easily incorporated into
 19 the plan, changing shed dormers to dormers in the
 20 front, which are called hip dormers, so a lot of
 21 elements that can be adjusted and changed. I'm
 22 speaking as an architect not as the stakeholders
 23 and the owners to possibly head in a direction
 24 that is seen as more palatable. The part that's
 25 obviously a little more difficult is we talk

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1 for next month for approval.
 2 GAVIN LABOSKI: I'll have to consult
 3 with my client, could you give me 15 seconds?
 4 MS. GERING: Sure.
 5 (Brief pause in proceedings.)
 6 GAVIN LABOSKI: Well, obviously this is
 7 a project that's been pending for quite some time
 8 and the property owners are here to get the
 9 property, the historic building reconstructed and
 10 worked on. So the difficulty that we're having
 11 is postponing this another month without any
 12 assurance that we can have a decision made on the
 13 application at that time. So I think sort of
 14 what I'm asking is, what is it that needs to be
 15 done between now and then that we can do so that
 16 when we show up here next month perhaps that
 17 everyone's in a position to speak about it, vote
 18 on it, we can present you with clear answers to
 19 your questions.
 20 MR. WALSH: I think you heard tonight
 21 what they voiced tonight based upon the
 22 presentations from Ralph, some of the dialoguing
 23 and the initial chance to review the quite
 24 voluminous material. It's entirely within the
 25 board's discretion if they want to table it, so

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1 that they can come back next month and schedule
 2 you for a vote to approve with revised conditions
 3 or whether to deny it and then give you the
 4 reasons that changes to the plan that would be
 5 required in order for you to get a COA because
 6 everybody knows that's what's required under the
 7 law.
 8 So any assurances one way or the other
 9 are impossible, but my feeling would be come back
 10 next month with a more specific list. I'm just
 11 articulating what I think I heard from at least
 12 two people, either a more specific list towards
 13 formulating a vote one way or the other.
 14 Is that fair?
 15 MR. DOUGHERTY: I think that's fair.
 16 MR. WALSH: I didn't ask you if you
 17 thought it was fair.
 18 RALPH FEY: No. Can we get a list
 19 before the meeting, so we can come prepared?
 20 MR. WALSH: If it's available, of
 21 course. That permit has been sitting -- that's a
 22 good point. That permit has been sitting, to
 23 prepare that irrespective of what happens either
 24 through HARB or here, probably as a show of good
 25 faith it might be a good idea to pick it up and

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1 MS. KINGSLEY: Well, if I can interject
 2 here and this is not about this approval process,
 3 but it's about this permit. The permit that was
 4 applied was issued on December 1st for emergency
 5 repairs. And since then it's, A, still sitting
 6 there, it's never been picked up and there's been
 7 a request to pick it up and pay for it. And
 8 secondly, since that was issued, there's
 9 additional damage to the front of the building.
 10 And so to T.J.'s point, A, it needs to
 11 be picked up and then emergency repair needs to
 12 start because it's now two and a half months past
 13 when it was an emergency. And now it appears
 14 there's additional damage. And my personal
 15 feeling is that there should be another
 16 structural look at this from an engineer to see
 17 what additional repairs should be done in, quote,
 18 that emergency because the -- this whole plan
 19 hinges on that building being there. If that
 20 building falls down my understanding is legally
 21 there's no more approval.
 22 MR. WALSH: To pick up on that point my
 23 hearing that as a sequencing matter, the repair
 24 of that building start, I would like to, I think
 25 to council's benefit to know some more details

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1 start doing something about it.
 2 RALPH FEY: For clarity that is to
 3 repair the side wall not the entire building?
 4 MR. WALSH: That's what's --
 5 RALPH FEY: The approval was for the
 6 side wall, they gave us approvals --
 7 MR. WALSH: Well, whatever it is, pick
 8 it up and do something with it, because it's been
 9 sitting there.
 10 MR. DOUGHERTY: I'm a little confused
 11 because of the beginning of the conversation
 12 somebody said that they had the permit and they
 13 had --
 14 MR. WALSH: No. He said -- he was
 15 referring to when they start all the approvals
 16 that's when they would begin repair --
 17 MR. DOUGHERTY: When was the permit
 18 sort of ready to --
 19 GAVIN LABOSKI: There's a permit right
 20 now.
 21 MR. DOUGHERTY: What is precluding your
 22 client from stabilizing that wall?
 23 GAVIN LABOSKI: There's a lot of
 24 reasons I can't go into publically.
 25 MR. DOUGHERTY: Okay.

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1 around that because I heard site work start might
 2 start first, that's a bit troubling. So I think
 3 for your next meeting, I'm already giving you
 4 something that I know I would like to hear
 5 because any COA that may be approved, and I'm
 6 just speaking may, would certainly in my mind I
 7 would be recommending council consider a
 8 condition that it actually shows a sequencing
 9 plan to repair the building because that -- as
 10 we've all sat here and it's not an elephant in
 11 the room that nobody sees, if that building
 12 suffers a critical failure, this project in its
 13 totality doesn't have any approvals anymore.
 14 MR. DOUGHERTY: So what are we doing?
 15 Can I make a motion?
 16 MR. MAISEL: I didn't hear what --
 17 MR. WALSH: Motion to table with the
 18 caveats.
 19 MR. DOUGHERTY: What are they, so that
 20 we get them exact.
 21 MR. WALSH: It was specifics of the
 22 plan objectives to the plan changes that would
 23 need to be made in order to get a COA and the one
 24 I raised -- the two I raised were between, you
 25 know, essentially starting tomorrow the wall

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1 permit be acted upon. Two, there also be a more
 2 detailed plan for restoration that involves
 3 what's gonna be done, sequencing of it, how long
 4 can that expect to take.
 5 RALPH FEY: I understood that. It's
 6 clear and I wrote it down.
 7 MR. WALSH: Ralph, as far as the plan
 8 objections that have not been mentioned tonight
 9 and also the plan changes, I'm deferring to my
 10 clients, all of them here, to say they are going
 11 to come forward with that because they've asked
 12 time to review it between meetings --
 13 RALPH FEY: I will submit this as soon
 14 as I can it done.
 15 MR. WALSH: If we can get those in
 16 advance we will provide them as soon as possible.
 17 Everybody up here in good faith will make an
 18 effort to get that to you, but I dont' know,
 19 Connie, how you want to handle that.
 20 MS. GERING: Can we have a motion to
 21 table this?
 22 MR. DOUGHERTY: I'll make that motion.
 23 MS. RETTIG: I second it.
 24 MR. DOUGHERTY: Subject to the --
 25 MS. GERING: Subject to T.J.'s --

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1 puzzle.
 2 MR. MAISEL: Well, I think you're being
 3 slightly disingenuous --
 4 GAVIN LABOSKI: I'm not and I don't
 5 appreciate --
 6 MR. MAISEL: I say it respectfully
 7 because I was here for the HARB meeting where
 8 there was a request to repair the wall in an
 9 emergency. It was a matter, time was of the
 10 essence and that was granted and a lot of people
 11 ran through a lot of hoops. I don't know what
 12 the economics of that repair are, but I mean,
 13 you're taking on a major project here and far be
 14 it for me to say that, you know, that there isn't
 15 enough money to deal with this emergency,
 16 there -- you know, there needs to be enough money
 17 to handle that emergency taking on a project of
 18 this sort and, you know, it really isn't our
 19 problem.
 20 The problem is really your problem and
 21 for three months to have not picked that up is --
 22 that's where, you know, there's a disconnect for
 23 me maybe even more so than the essence of the
 24 project itself, but -- and that has to be dealt
 25 with, 'cause from what I understand if that

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1 MR. DOUGHERTY: Contingencies that Mr.
 2 Fey is aware of.
 3 GAVIN LABOSKI: Before we have a vote
 4 on the motion. One of the biggest concerns of
 5 the applicant is and one of the reasons why the
 6 --
 7 GERI DELEVICH: Can you speak into the
 8 mic, please?
 9 GAVIN LABOSKI: One of the reasons why
 10 the repairs haven't been made is because of
 11 finance and you can't get financing on a project
 12 that isn't finally approved. And the last
 13 condition that this council needs to approve is
 14 this COA. So we wait 30 more days and there's no
 15 financing, there's no reconstruction. I know
 16 what you're gonna say, that's not our problem, I
 17 get it. But there's a way if we get cooperation
 18 on the borough on completing all the other
 19 requirements associated with the approval and
 20 leave this open, you can get the financing and go
 21 forward.
 22 But we can't do any more than we're
 23 capable of doing in terms of the financing, banks
 24 won't lend you money unless you have your
 25 approvals and this is the last piece of the

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1 building does crumble or is compromised in a
 2 really significant way -- which is a problem for
 3 this borough. We want to see something wonderful
 4 go up in this location and it's not
 5 obstructionist in anyway it's to be -- create
 6 something wonderful for the community.
 7 GAVIN LABOSKI: We understand that and
 8 that's what the applicant is working towards the
 9 same thing that you just expressed. Everybody's
 10 got a different perspective, everybody's got
 11 different motivation. So we hear what you're
 12 saying, we understand that that's an emergency,
 13 we understand the permit's been sitting there
 14 waiting to be picked up, discussed it with my
 15 client and we'll see what we can do.
 16 MR. DOUGHERTY: Call the question to
 17 table --
 18 MR. WALSH: To table it with all the
 19 things I mentioned and like I said, it's gonna be
 20 on council members individually to make sure we
 21 get these things in advance, we will do that.
 22 RALPH FEY: Understood.
 23 MR. WALSH: I'm mimicking that, I'm not
 24 suggesting that.
 25 MS. GERING: Do we have a second?

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1 MS. RETTIG: Second.
 2 MS. GERING: Any questions from
 3 council?
 4 We're going to have a roll call on
 5 that.
 6 Ken?
 7 MR. DOUGHERTY: We're doing a roll call
 8 on the tabling.
 9 MR. MAISEL: In agreement.
 10 MS. McHUGH: I'm in agreement.
 11 MR. DOUGHERTY: I'm in agreement.
 12 MS. GERING: In agreement.
 13 MS. RETTIG: In agreement.
 14 MS. KINGSLEY: Alison Kingsley
 15 abstains.
 16 MR. MEYER: Peter Meyer abstains.
 17 MR. WALSH: Thank you.
 18 PAMELA KERR: I just wanted to be on
 19 the record saying I heard what Ralph said about
 20 the different building and different modern
 21 materials. But in -- I'd like to at least have
 22 some reference to modern materials in New Hope
 23 because I happen to hate the Cambridge Library
 24 and what they did, what you're doing for the
 25 reasons I assume you're saying; but it's also a

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1 I wanted to apologize to the mayor. He
 2 was helping people with the parking kiosk
 3 situation and, you know, I thought he was for it,
 4 he really was not in favor of it. And we can see
 5 many, many problems and I just wanted to, you
 6 know, address or point out a couple of problems
 7 to you guys and see if we can kind of work
 8 together if that will be okay with you. It will
 9 only take me five minutes.
 10 MS. KINGSLEY: Go for it.
 11 BRIAN MONTGOMERY: Thank you. What
 12 I've seen -- first of all, I've seen many people
 13 park their car, get out of their car, walk up to
 14 the kiosks, not know what to do and then just get
 15 back in their car and leave. So I don't think
 16 that's good for anybody, you know, for revenue or
 17 for the merchants especially. This is one of the
 18 major concerns. Now, I heard you're gonna get
 19 rid of the parallel lines.
 20 MS. McHUGH: That's not even not up for
 21 discussion right now, we're not even looking at
 22 that.
 23 BRIAN MONTGOMERY: Okay. Well, I want
 24 to tell you if you get rid of the parallel lines,
 25 it's going to be a disaster because have a people

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1 city that has other glass buildings and
 2 Philadelphia has other glass buildings and glass
 3 and steel in New Hope hasn't been used a lot,
 4 certainly not for an entire structure. And like
 5 you to give you some consideration to that.
 6 Thank you.
 7 MR. WALSH: Ralph, would you mind -- so
 8 we have a record, can you submit either leave
 9 this and/or submit electronically to Mr. Ennis?
 10 RALPH FEY: You can keep this and I can
 11 also submit it electronically.
 12 MS. KINGSLEY: T.J., do you have
 13 anything else?
 14 Does any council member have any other
 15 business?
 16 Thank you, gentlemen.
 17 Council have any other business?
 18 Hearing none. From the audience?
 19 BRIAN MONTGOMERY: Yes, ma'am. Hi. My
 20 name's Brian Montgomery, I have a store Three
 21 Cranes Gallery in New Hope, been here 17 years, I
 22 pay \$13,000 in real estate taxes and, you know, I
 23 basically put my whole life into this town. You
 24 know, I'm passionate, so please don't construe
 25 that for me being rude.

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1 have a hard time parallel parking as it is, if
 2 you've ever seen --
 3 MS. McHUGH: You know what, let's not
 4 even waste our time talking about that, that's
 5 down the road. It's not worth -- it's a major
 6 conversation it's not worth having right now for
 7 something that's not even on the table.
 8 BRIAN MONTGOMERY: It's not. I just
 9 wanted to say that, you know, everybody knows
 10 that people have a hard time parallel parking --
 11 MS. McHUGH: Hey, I agree --
 12 BRIAN MONTGOMERY: -- so if you get rid
 13 of the lines --
 14 MS. McHUGH: We've had a committee
 15 that's gone to different boroughs and different
 16 towns that have it and we talked to the police
 17 officers that swear it works. So I was a
 18 nonbeliever too, yet it's --
 19 BRIAN MONTGOMERY: There's no way it's
 20 gonna work because people are take up huge
 21 amounts of space, they're gonna park and they're
 22 gonna leave extra space for themselves to get in
 23 and out.
 24 MS. McHUGH: This is why we're not
 25 talking about this right now.

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1 BRIAN MONTGOMERY: They have a hard
 2 time parallel parking anyway, right?
 3 MS. McHUGH: Again, this is a major
 4 discussion --
 5 MS. KINGSLEY: Laurie, let him finish.
 6 BRIAN MONTGOMERY: And then the bikers,
 7 the bikers, okay, they -- if you get rid of the
 8 lines, they're not gonna be able to park like
 9 this, so what are they gonna do, they're gonna
 10 park like this. And you've had this problem in
 11 the town before where bikers took up the whole
 12 street and that's exactly what they're going to
 13 do especially when you charge them 75 cents each
 14 to park their bikes. Now, they are able to share
 15 a spot and you get, you know, five bikes in a
 16 spot with ten people on it, you know, and a lot
 17 of us depend on the bikers for our business and
 18 the restaurants and everything. When you put
 19 money into the kiosks, if you put a \$20 bill, it
 20 eats your money, it doesn't give you a change,
 21 that's also a major concern.
 22 Then you have a situation with the
 23 police, they're taking the brunt of this, they're
 24 getting yelled at, they're getting phone calls,
 25 people complaining. We're worried about -- we've

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1 another thing.
 2 MS. KINGSLEY: Brian --
 3 BRIAN MONTGOMERY: I won't speak about
 4 the lines any more. So anyway, can we just --
 5 can we at least agree that we could have some --
 6 make another time or whatever to try to work --
 7 we can all prosper in the town together. You
 8 know, we can work as a coexisting unit for
 9 merchants and you guys and we can all make more
 10 money. But these things are going to ruin you
 11 guys, it's gonna kill your revenue, it's gonna
 12 kill our revenue, I'm telling you. You got to
 13 believe me.
 14 I've been a salesman my whole life. I
 15 watch people get angry and leave, they don't like
 16 it, but if you at least have somebody out there
 17 being nice to them saying, hey, you know, this is
 18 how you do it, they're gonna love it. Put signs
 19 on the kiosks, you know, directing them to
 20 certain stores. You know, you can put ones near
 21 my store that say come to Three Cranes and
 22 they'll help you with the parking, give you
 23 dollar bills or make change for you. You know,
 24 we used to get extra quarters and give them to
 25 people, any reason to get somebody in the store

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1 heard that you're going to also use this to
 2 increase the parking, you're gonna raise the
 3 rates in certain areas like South Main Street.
 4 This is a big concern. You're gonna increase the
 5 price of tickets, this is another thing we've
 6 heard. These are rumors that are going around
 7 the town.
 8 And, you know, Laura I've been speaking
 9 with her, very nice lady, she's agreed to work
 10 with us, you know, and we've had some great ideas
 11 together. So we just want to know if these can
 12 be implemented like such as having people out
 13 there helping people like teaching them how to
 14 use it. Nobody knows how to use these things,
 15 they're not user-friendly, they're very
 16 confusing. People don't even know that there's
 17 an ap, you know. I guess that's really about it.
 18 Oh, yeah, a bus, what if a bus parks?
 19 MS. KINGSLEY: What was that?
 20 BRIAN MONTGOMERY: A bus, like an RV,
 21 they're gonna take up 10 spots or five spots I
 22 heard they have to go to the police station to
 23 get permission. We don't want RVs and buses
 24 parking taking up the whole street because you're
 25 getting rid of those parallel lines, that's just

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1 is good. It's a good thing for people to come in
 2 the store for whatever reason.
 3 MS. KINGSLEY: So, Brian, let me ask
 4 you a question because I like the fact that, A,
 5 you're coming with a positive attitude to try to
 6 make this work. So have you talked to the
 7 chamber?
 8 BRIAN MONTGOMERY: Well, yes, I'm
 9 actually gonna join it and we're gonna work with
 10 this.
 11 MS. KINGSLEY: Excellent because that's
 12 a great start. And I think that some of the
 13 ideas that you brought up and some of your
 14 concerns, I think that putting ambassadors on the
 15 street --
 16 BRIAN MONTGOMERY: Volunteers, people
 17 will volunteer for free you don't have to pay
 18 them.
 19 MS. KINGSLEY: -- is absolutely the way
 20 this thing will take off. The rest of the
 21 world's been doing kiosks for 25 years.
 22 BRIAN MONTGOMERY: I understand.
 23 MS. KINGSLEY: We're behind the curve.
 24 So most people coming to town have used them,
 25 they may not have used this one, but you also

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1 have people -- and there's a couple of things
2 that maybe that Laura actually can enlighten you
3 on, for example, putting signs on the kiosks.
4 The reason that the stickers for Park Mobile and
5 Pay-By-Phone haven't gone on is partially because
6 of the weather and partially because one of them
7 didn't get us their stickers. So those things
8 are coming.

9 There's also additional signage going
10 up on the streets, there's also going to be
11 stencil on curb, pay to park. And some of the
12 issues regarding giving change and things like
13 that, those things are actually posted right on
14 the machine, some people don't take the time to
15 read.

16 BRIAN MONTGOMERY: But it's posted like
17 way down here, so if you're standing there they
18 can't even see it, they have to have a no change
19 on the top where you can see it.

20 MS. KINGSLEY: Those are things that
21 having ambassadors and having people out there --
22 the other thing that's one thing that you didn't
23 even bring up and I know that the chief has
24 gotten complaints about this is that the kiosks
25 in the parking lots that are private charge much

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1 these kiosks, even more now, 'cause you're adding
2 more. I just don't know where the money's gonna
3 come from unless you raise the rates.

4 MR. DOUGHERTY: No. I can assure you
5 that in no part of the budgeting process and
6 everything we've looked at that, there's not been
7 discussion or contemplation or calculation or
8 planning or planning to plan to raise rates,
9 period.

10 BRIAN MONTGOMERY: Okay. This is just
11 rumors that are going around. I represent all of
12 the merchants right now on Main Street too, Los
13 Catrines.

14 MR. DOUGHERTY: You can spread the
15 rumor that rates are not going up.

16 BRIAN MONTGOMERY: I don't spread
17 rumors. I've had rumors spread about me, I've
18 been a victim of rumors. I don't ever spread a
19 rumor.

20 MR. DOUGHERTY: I'm just saying there's
21 been no discussion whatsoever.

22 BRIAN MONTGOMERY: If I have something
23 to say to somebody, I say it to their face
24 everybody knows me for that. I've gotten
25 probably in a lot of trouble for it, you know, I

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1 more than the borough charges for parking. The
2 borough is 75 cents an hour right now, the
3 private lots are anywhere from \$3 and up for
4 private lots.

5 BRIAN MONTGOMERY: I understand, but
6 are you --

7 MS. KINGSLEY: Our discussion of
8 eliminating lines and raising rates is going to
9 be totally dependent on evaluation of data that
10 we get which we can now get, but couldn't get
11 before.

12 BRIAN MONTGOMERY: Yeah, because doing
13 this and then raising the rates, you know --

14 MS. KINGSLEY: We didn't say we're
15 raising the rates. We need to evaluate data, all
16 right. And that's one of the primary reasons for
17 doing this. The borough has never had real data
18 on, A, how much money we actually were getting
19 out of kiosks, where people are parking, where
20 people are coming from. There's all this
21 additional data that we'll now have to make
22 decisions going forward. Some of the things that
23 you're concerned about will be --

24 BRIAN MONTGOMERY: I just can't see how
25 you gonna recoup \$180,000 that you guys spent for

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1 have a big mouth, but I don't go talk behind
2 people's backs. That's why I'm here, to tell you
3 guys in person.

4 MS. KINGSLEY: We appreciate you
5 coming.

6 BRIAN MONTGOMERY: And they're concerns
7 that all the merchants are having right now. A
8 lot of them are afraid to even say anything
9 because they think people are gonna come down on
10 them.

11 MS. GERING: Brian, I'm gonna be out of
12 line when I say this, please, take it with good
13 spirits. You can tell the merchants to not park
14 their cars not in front of their stores, so this
15 way the customers can come in. That's the only
16 thing I notice.

17 BRIAN MONTGOMERY: I got in two fights
18 with two merchants at Christmastime, I'm not
19 gonna say who they are, they got mad at me. You
20 know, like really these are for customers, you
21 have to park your car -- oh, well, you know what,
22 I get tickets all the time, I deserve it. That's
23 what one of them said.

24 MS. GERING: Well, if you could just
25 pass that, I would appreciate it.

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1 BRIAN MONTGOMERY: Like I said I got in
 2 fights with two of them passing back to them. So
 3 I really appreciate it. Thank you very much.
 4 MS. KINGSLEY: Thank you, Brian.
 5 BRIAN MONTGOMERY: Are we gonna get a
 6 time to talk about this?
 7 MS. KINGSLEY: Through the chamber.
 8 Laura is the point person on parking, you're
 9 talking to the right person.
 10 BRIAN MONTGOMERY: We're talking about
 11 -- before anyone gets rid of the lines, we're
 12 gonna -- we're not gonna make any more decisions.
 13 MS. GERING: Yeah.
 14 MS. KINGSLEY: It will be fine. Thank
 15 you. Sorry I didn't mean to yell at you there.
 16 MIKE PICONE: Good evening. My name is
 17 Mike Picone, I live in Riverwoods.
 18 MS. GERING: He's my neighbor.
 19 MIKE PICONE: I was here in December to
 20 talk about park and rec and I'm back. As you
 21 guys I imagine read, Solebury is now charging or
 22 will be charging the borough and out of state
 23 people an additional fee to park and rec. I
 24 think that is a mistake on a variety of levels.
 25 Part of why I moved here 11 years ago is the

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1 BRETT WEBBER: Brett Webber, again.
 2 Just a couple of points about two projects that
 3 are clearly in the public realm. It's
 4 unfortunate Ralph's not here, but I assume that
 5 the minutes will reflect some comments. I would
 6 suggest for the Mechanic Street project that full
 7 elevations of what is actually seen in the public
 8 realm are presented to HARB. So the ghosting
 9 line, as an architect -- Ralph and I used to work
 10 together -- I'm familiar with that kind of
 11 presentation because it's deceptive because it
 12 doesn't fully illustrate the impact of that
 13 project.
 14 Additionally, the elevation that was
 15 presented tonight does not reflect the entirety,
 16 it is not a full site section, it doesn't extend
 17 all the way to include the restaurant facing the
 18 canal to understand the impact of that terrace,
 19 which presumably will not be the same elevation
 20 as the town houses, so therefore there's a more
 21 public realm impact. So does it spill out on to
 22 the canal or does it not? That section is not
 23 actually --
 24 MR. DOUGHERTY: How would you describe
 25 that? The full elevation I understand, but how

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1 school district, I have four kids, park and rec
 2 is a big part of that.
 3 What I ask of this group is to
 4 negotiate in good faith with Solebury to make
 5 some headway on this. I assume there's ability
 6 to make some headway, all the things -- all the
 7 shared services that we have between the EMT, the
 8 school, park and rec is a peanut from a budget
 9 perspective. And so I ask, if you need help in
 10 doing that in any way, any way that I can help
 11 make some progress. It will collapse,
 12 Solebury-New Hope Park and Rec, if -- it's not
 13 that hard for me to go somewhere else and play,
 14 my kids to play sports in other districts. And I
 15 think that's a problem both for Solebury and for
 16 New Hope. I appreciate your help in coming to a
 17 resolution.
 18 MS. KINGSLEY: We're working on it.
 19 Were you here at the beginning of the meeting?
 20 MIKE PICONE: I was not.
 21 MS. KINGSLEY: I'm going to reiterate
 22 -- actually rather than reiterate, if you'd like
 23 to stay, I'll be happy to share the information
 24 that I did at the beginning of the meeting. And
 25 if there's no other business, I'll adjourn.

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1 would you describe that request from an arch --
 2 like --
 3 BRETT WEBBER: It's a full elevation
 4 along the Towpath along the entirety of the
 5 project. So from north to south it would be a
 6 full west elevation of that. In addition, the
 7 side elevations that you see from the east side
 8 don't reflect the oblique elevation that people
 9 will see, so there are no perspectives.
 10 Typically with a development project, there would
 11 be perspectives that give the average residents
 12 and you an understanding of what that will really
 13 feel like three dimensionally. So that might be
 14 a request that I'm sure Ralph has as his disposal
 15 would be a helpful tool to fully understand the
 16 project's impact. And will probably help put to
 17 rest some of the concerns that both our council
 18 and HARB may have been a request that was made
 19 before.
 20 MR. WALSH: Didn't he have a model?
 21 MS. GERING: He did. He had a model.
 22 MR. DOUGHERTY: He did, but it was
 23 somewhere around 70 years old and it did not
 24 reflect the last five or six iterations, so at
 25 which is a big part of the problem.

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1 BRETT WEBBER: It's probably easier for
2 him to demonstrate that digitally than it is
3 physically.

4 MR. MEYER: Would this be able to
5 include, for example, are you suggesting a view,
6 for example, Bridge from Main Street looking at
7 it?

8 BRETT WEBBER: Sure. I would recommend
9 that you request what you think you need to
10 understand the project, but I think that part of
11 the limitation of a detail drawing is it doesn't
12 illustrate the balance of the project. So when
13 you look at the site plan and look at the east
14 elevation of the restaurant, you need to also see
15 this oblique, that's how it referred to because
16 it's not straight on, it's that elevation that's
17 in the distance, so a perspective would help or a
18 presentation that represents the full length.
19 It's a site section elevation of the project.

20 The other things briefly that I would
21 mention is that I think one the residents here
22 mentioned some concern about the Ferry Street
23 improvements. I think that part of the dilemma
24 about a design consultant generating or
25 activating a grant project and presenting it to

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1 individual who ends up playing that liaison role
2 to help educate HARB and borough council; but I
3 think the really important thing because it's a
4 lot of money that's been expended, but they all
5 have a huge impact of what New Hope is and what
6 it is going to the future.

7 I would say one last thing, regarding
8 HARB and the kind of ongoing discourse about New
9 Hope is that, it's unfortunate that Ralph made a
10 very elegant argument about the differentiation
11 between something modern and something historic
12 and gone through the Odette's proposal of taking
13 a historic structure and moving it to place that
14 removes its history. I think that if there's
15 modernity those facts between something new and
16 something old it's a great solution.

17 New Hope has always been creative and
18 artistic community and I don't think you really
19 as citizens should really be shunning things that
20 are kind of challenging us. I think we have to
21 figure out a way -- figure out a way of
22 incorporating those things and I think that's
23 shown to be successful in most historic districts
24 around the world. And it is always with a
25 dilemma because there are things that are

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1 borough, is that there doesn't seem to be a
2 design liaison for the borough to actually help
3 navigate. I'm assuming that's staff, but these
4 two projects represent something that meddles
5 with the public realm in New Hope. I'm not
6 saying with New Hope's brand.

7 So those, whatever the dollar amount
8 is, those things have a lasting impact on the
9 touch and feel of your experience in New Hope. I
10 used to live on Ferry Street, I lived on
11 (indiscernible) Road when I was in high school.
12 So the scale of those things, the proposal of
13 things that seem nice and friendly like a green
14 strip are utterly unsustainable and those are
15 things that really you need to have careful
16 consideration, so I would recommend that however
17 staff interacts with that design consultant going
18 forward, that you're really paying attention to
19 those things. Because that's what visitors from
20 around the world and more importantly, the
21 residents really have a touch and feel for are
22 experiencing every day.

23 And it highlights also on the Towpath
24 that need for some kind of more comprehensive
25 planning and it may be that there's just an

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1 pleasing and more benign to build, but they're
2 not intellectually or creatively really
3 provocative and that's the kind of moral loss for
4 New Hope. So I think that's something that
5 everyone should kind of wrestle with.

6 His argument broke apart how -- when we
7 look at how that building addition wraps around
8 the back of the building, so it's an elegant
9 argument on chemistry, but it falls apart because
10 it's not a complete solution. And that's
11 something that HARB should really be addressing,
12 you know, for you. So I think those -- all those
13 points though reflect, you know, you had a brand
14 design kind of identify consultant that was
15 retained by the borough to sort of tease out
16 these aspects of authenticity and originality in
17 New Hope and how to wrestle with going to the
18 future and it is about design and it's about
19 quality.

20 So somewhere along the way, hopefully,
21 you know, I know on the Ferry Street project
22 whether revitalization has a role in fine-tuning
23 or advocating for quality of materials and
24 understanding what they really are and all that I
25 would encourage you to pursue that. So that's

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1 it.
 2 Thank you.
 3 MS. KINGSLEY: Thank you.
 4 No other comments from the public or
 5 the board?
 6 Meeting adjourned.
 7 (Meeting concluded at 9:24 p.m.)
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1
 2
 3 CERTIFICATE
 4
 5
 6
 7 I hereby certify that the proceedings
 8 and evidence are contained fully and accurately,
 9 to the best of my ability, in the notes taken by
 10 me at the meeting in the above matter; and that
 11 the foregoing is a true and correct transcript of
 12 the same.
 13
 14
 15
 16 TARA WILSON, C.R.
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