

BEFORE  
NEW HOPE BOROUGH PLANNING COMMISSION

In Re: Regular Meeting

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MONDAY, MARCH 2, 2020

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

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DOYLESTOWN, PENNSYLVANIA 18901  
(215) 345-7966

1 PLANNING COMMISSION:  
 2 Keith Voss, Chairman  
 3 Howard Savin  
 4 Jason Apuzzio  
 5 Peter Meyer  
 6 Tracy Tackett, Zoning Officer  
 7 Karen MacNair, P.E., Borough Engineer

ALSO PRESENT:

8 Paul Cohen, Esquire  
 9 Edward Murphy, Esquire

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1 engineer.  
 2 MR. FEY: Ralph Fey, project architect.  
 3 MR. BAKER: Mark Baker with Ralph Fey  
 4 Architects.

5 MS. SOFIA: I'm Jennifer Sofia. I'm with the  
 6 Applicant.

7 MR. COHEN: And my client, Frank Cortella, is  
 8 lurking in the back until we need him, but he is  
 9 available if there are any questions that he may best  
 10 be able to answer for you.

11 I don't know if you have a preferred course  
 12 to proceed this evening. We do have review letters  
 13 from the Borough Engineer and the Borough Zoning  
 14 Officer. What we can do to start off is with regard to  
 15 the engineer's letter, I think it largely will comply  
 16 as a response, but if I can hand it over to Mr. Boyer,  
 17 I believe he may be able to address some of those  
 18 issues specifically.

19 THE CHAIRMAN: That sounds good.

20 MR. BOYER: Good evening. I guess as Paul  
 21 said, we're will comply with all the items. I was just  
 22 thinking below the zoning or the waiver requests, if  
 23 that is something you want to entertain, if that --

24 MS. MACNAIR: Tell me how many issues that  
 25 actually went through and state if they comply so the

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1 THE CHAIRMAN: Let's call the meeting to  
 2 order. If we could just start off for attendance  
 3 purposes, if you can just state your name.

4 MR. APUZZIO: Jason Apuzzio.

5 THE CHAIRMAN: Keith Voss.

6 MR. MEYER: Peter Meyer.

7 MR. SAVIN: Howard Savin.

8 THE CHAIRMAN: All right. Do we have a  
 9 motion to approve the minutes of the February 3rd  
 10 meeting?

11 MR. APUZZIO: Motion to approve.

12 THE CHAIRMAN: Second?

13 MR. MEYER: Second.

14 THE CHAIRMAN: All those in favor?

15 MR. APUZZIO: Aye.

16 MR. MEYER: Aye.

17 MR. SAVIN: Aye.

18 THE CHAIRMAN: Aye. Okay. New business, we  
 19 have Preliminary Land Development for Mansion Inn. So  
 20 since it's your presentation, if you could introduce  
 21 yourselves for the court reporter.

22 MR. COHEN: My name is Paul Cohen. I  
 23 represent the Applicants on this application. I'll let  
 24 the rest of our team at the table introduce themselves.  
 25 MR. BOYER: I'm Brian Boyer, the project

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1 Planning Commission can discuss any questions they  
 2 have.

3 THE CHAIRMAN: That sounds good. If we could  
 4 go step by step, just so we can -- just give us some  
 5 more familiarity.

6 MR. COHEN: Sure.

7 MR. BOYER: So we have Item 1 on page 2 is  
 8 zoning. That discusses the zoning variance that we've  
 9 got. I guess that's Zoning Officer. So we don't have  
 10 that letter, but we can --

11 MR. COHEN: We do have the Zoning Officer's  
 12 letter. Just to go start with the engineering --

13 MR. BOYER: Item 2 is the Zoning Hearing  
 14 decisions. I guess we're going to show location so  
 15 that the outside area is at least 10 feet from the  
 16 property line.

17 Item B talks about the outdoor seating, and  
 18 we'll be showing that on the plan to clarify where that  
 19 location is going to be to meet the zoning requirement.

20 C talks about the safe and efficient  
 21 pedestrian connection, and I guess we're going to  
 22 coordinate with the architect to make sure that we have  
 23 the compliance with the parking lot to --

24 MS. MACNAIR: Well, it's not even just the  
 25 ADA requirements. What is the proposed route between

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1 the two? This would be for deliveries and for patrons  
2 that are valeting over at the Logan, what's the  
3 proposed route for the access?  
4 MR. COHEN: Just bear with us. We'll pull up  
5 a --  
6 MR. BOYER: Are we ready? So jumping from  
7 the engineering to the architectural component site  
8 plan for -- I'm just going to point to the screen, try  
9 to be clear. The initial drop-off for pedestrians  
10 driving to the site is where these cars are lined up at  
11 the current Logan Inn parking lot. If we're  
12 delivering, making a delivery, we're also coming in the  
13 same entrance and we're pulling into this area here and  
14 we're delivering to this door here, which is a delivery  
15 door, and a similar door to the side is a trash door,  
16 and when we get to the actual buildings, you'll see  
17 both deliveries and trash are happening on this side of  
18 the addition.  
19 All of the brick-colored walkways are  
20 intended to be linkages between the buildings. Now, if  
21 21 First Street is no longer part of the linkages, this  
22 one will go away. The idea is that you can leave your  
23 car here and walk across with crosswalks crossing over  
24 the easement, easement here to Marsha Brown's and walk  
25 along the pathway, which would bring you to a walkway

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1 to the Mansion Inn or continue across the garden of the  
2 Mansion Inn to Bridge Street. Again, if this project  
3 isn't purchased, then that connection will go away.  
4 Another crosswalk of the drive here to get to  
5 the rear carriage house. The walkway also is let's  
6 call it a sidewalk to the front entrance of the  
7 existing Logan and Main Street entrance of the Logan  
8 addition. Connecting along the sidewalk is the center  
9 entrance, which is currently the Mansion Inn. Another  
10 entrance in the Mansion Inn which brings you again into  
11 the rear of the Mansion. We're going to call this the  
12 restaurant entrance. We're going to call this the  
13 guest room entrance, and then an additional entrance to  
14 bring you into this outdoor space to the greenhouse.  
15 There's another process that is as I  
16 understand on this drawing, and that's the process  
17 where you would leave your car here, valet person would  
18 take it and either valet it in this lot or valet it off  
19 site. The portion that's shown here which makes it  
20 through this way has eight spaces. Those spaces would  
21 be used to have cars in transition.  
22 Most people coming to the hotel are coming to  
23 the guest rooms are coming in the morning or early  
24 morning or early afternoon, you know, you're going to a  
25 guest room, you're going to leave your car, you're

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1 going to go to your room, you're going to get checked  
2 in at the lobby of the Logan and head over to your room  
3 here, here or in here, and your car will go off site,  
4 and it will be understood when you intend to check out  
5 and when your car needs to be brought back, if you're  
6 leaving very early in the morning, your car will be  
7 brought back and left in this lot, so that when you  
8 check out from the Mansion Inn, your car will be there;  
9 otherwise, the valet will be getting your car when you  
10 call for it.  
11 Does that answer the kind of connections?  
12 MS. MACNAIR: Yes. Thank you.  
13 MR. COHEN: The plans will be updated to  
14 reflect that information, to the extent it can be.  
15 Go to letter D.  
16 MR. BOYER: D discusses the Zoning Hearing  
17 Board restrictions I believe on the gate at the  
18 southern property line?  
19 MR. COHEN: Yes. So that's the access of the  
20 current driveway into the Logan Inn lot.  
21 MS. MACNAIR: So because there's no access  
22 into the Logan property, is that driveway connection  
23 going to be maintained?  
24 MR. COHEN: I'm sorry?  
25 MS. MACNAIR: There's a parking space on the

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1 Logan Inn property where that driveway comes, is that  
2 driveway connection --  
3 MR. COHEN: Those parking spaces, and this  
4 will be addressed, you'll actually receive a letter in  
5 response with regard to the Logan Inn, those parking  
6 spaces are proposed to be, assuming that the plans are  
7 implemented and approved, we would eliminate parking  
8 spaces to allow access into the Mansion Inn property.  
9 MS. MACNAIR: What is the intent use of the  
10 gates that are proposed there?  
11 MR. FEY: Oh. The upper gate, which Mark is  
12 going to point to, we were directed at earlier reviews  
13 to suppress the use of what we call the alley easement  
14 out to Bridge Street, and in our opinion the best way  
15 to suppress that use was to put a gate there. The gate  
16 would be able to be opened for emergency vehicles only  
17 or some other emergency type activity, but if a guest  
18 were to, for whatever the reason, because it wouldn't  
19 be signed that way, come into that alley, it would not  
20 be an access point. It would not be an egress point  
21 either bringing vehicles back out onto Bridge Street.  
22 It is intended to be closed to traffic.  
23 MS. MACNAIR: And then the lower gate?  
24 MR. FEY: I don't know that I have a good  
25 reason to have the lower gate as the project has

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1 developed. I think one of the -- you know, it could be  
2 that if you're driving up and it's nighttime and we  
3 don't want you to park your car in that lot, we want  
4 you to leave your car in the main lot. So that might  
5 be closed for that reason, if the valet is taking a car  
6 up the hill or returning with it, but it doesn't have  
7 the same importance as the upper gate.

8 MR. COHEN: I think it's more of just a  
9 control measure. We can certainly take suggestion on  
10 other options for that to prevent parking on this lot  
11 for reasons that are not appropriate for that use.

12 THE CHAIRMAN: So the small parking lot here,  
13 the drivers will be driving, individual owners will be  
14 driving out of that lot?

15 MR. COHEN: The car will be parked there for  
16 them, is that your understanding?

17 MR. FEY: On very rare occasions, if you  
18 needed your car at 5:00 in the morning and the valet  
19 wasn't on for that hour, didn't come on until 6:00, I  
20 don't know, that is a place where a car can be left. It  
21 is not the norm. It's the exception for when you need  
22 a vehicle that there isn't a valet right there with it.

23 MR. COHEN: I believe that lot is primarily  
24 for employee use, as per discussions with zoning.  
25 Again, we're open to conversation about that, but it's

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1 Bridge Street, I look at that distance and I say,  
2 hmmm, the valets could park, stack five cars down  
3 that alley?

4 MR. COHEN: No. That's not -- the valet  
5 parking is going to occur only on the Logan Inn lot.  
6 They'll come in the Logan Inn lot, and they will circle  
7 around. The valet cars are not going to enter into the  
8 Mansion lot and --

9 MR. MEYER: At all?

10 MR. COHEN: At all.

11 MR. MEYER: What assurance do we have that's  
12 going to happen and how do we assure it?

13 MR. COHEN: Well, we could add a note to the  
14 plan, if that's the purpose, but that lot, if -- and  
15 again Mr. Fey was suggesting for there to be somebody  
16 to pick up a vehicle, but the valets are not going to  
17 be driving up to that lot and dropping people off.  
18 We're fine adding a note to the plans to confirm that.

19 MS. MACNAIR: Well, there is a condition of  
20 the Zoning Hearing Board where that the parking spaces  
21 on the site shall be limited to staff parking. So that  
22 will be noted on the plan because we asked for the  
23 conditions of the Zoning Hearing Board --

24 MR. COHEN: Right, but if there's a concern  
25 that the driveway would somehow be used as part of the

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1 not intended to be a regular in and out.

2 MR. MEYER: So you're not counting those  
3 eight spots there as part of the total parking  
4 available for the Mansion Inn or the Logan Inn?

5 MR. COHEN: It's part of the Mansion parking.  
6 It's not part of the Logan parking

7 MR. MEYER: I mean, if, in fact, they're  
8 using it for parking for employees, then that is not  
9 parking for those who are renting rooms in the Mansion  
10 Inn?

11 MR. COHEN: Well, that still satisfies a  
12 requirement of the parking for the Mansion Inn.

13 MR. MEYER: Even if it's in use by all of  
14 the -- even if it's a hundred percent occupied by  
15 employees?

16 MR. COHEN: Yeah. Yes.

17 MR. MEYER: Because, in fact, a number of  
18 employees is part of the count for the number of  
19 parking spaces required for the Mansion Inn.

20 MR. COHEN: Correct.

21 MR. MEYER: Thank you. Different question as  
22 I look at this, I can conceive of a situation in which  
23 given the gate that I see at the top there, where you  
24 could conceivably have, which is the emergency gate for  
25 the access just in case for something coming off of

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1 valet parking, again, we do not intend that, and we  
2 would be fine with a note to that effect.

3 MR. MEYER: Thank you.

4 THE CHAIRMAN: One last, the gate that  
5 they're pointing out, if the 357 is not developed, is  
6 there a transit, is there a pedestrian transit to  
7 Bridge Street anymore?

8 MR. FEY: No. The alleyway is not really  
9 conducive to walk through. It's not very wide. It's  
10 not much wider than a car.

11 MR. MEYER: If a car is limited, why  
12 can't --

13 MR. BOYER: So the cars are going to the  
14 property, to the -- beside this where the apartments  
15 are and the back of the retail is, are all using that  
16 alleyway. So it has a use that is not us. I don't  
17 remember the address of that property. Darlington  
18 property.

19 MR. COHEN: So just to explain, the access  
20 through that easement coming from the Gross property on  
21 Bridge Street, the Mansion Inn property has an access  
22 easement and they have a right to access through that.  
23 There were concerns expressed when we went through the  
24 zoning process, if you recall, about that being the  
25 primary access point, and we addressed those concerns.

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1 There was not any condition in the zoning decision  
2 saying you can't use it, but our intention is not to  
3 use that as an access point except for emergency access  
4 or if there's some reason that we need to go in there.  
5 If you recall, the original proposal had a portico  
6 share that would have been covering that, that would  
7 have limited who could have come in and out of there  
8 anyway. Our intention is to have that available for  
9 emergency purposes but would not be an ordinary access.  
10 We do not intend to direct guests through that easement  
11 area. If someone is walking out on Bridge Street who's  
12 staying at the hotel or the inn and they look and say,  
13 oh, wait, there's my room, and they walk up there and  
14 we can't stop them, but we're not including that as  
15 part of our circulation plan.  
16 MR. MEYER: I was just trying to clarify  
17 that. Thank you.  
18 MR. COHEN: All right. And then comment E is  
19 talking about cross easements and there are a couple of  
20 occasions in connection with this plan with regard to  
21 the Logan Inn and the Mansion Inn sharing uses where we  
22 would obviously have to work with your solicitor for  
23 coming up with appropriate easements, and we have every  
24 intention of doing that.  
25 Number three regarding area calculations.

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1 MR. BOYER: We will comply with that. The  
2 net area is correct. The gross area needs to be  
3 corrected.  
4 MR. COHEN: So there will be corrections and  
5 clarifications on those points. I'm just going to try  
6 to run through this. If there's a concern, slow me  
7 down, but as we go through this item, we're still on  
8 page 2, Item Number 4, Record Plans, Sheet 1, revised  
9 to include information that the applicable restaurant  
10 and outdoor eating requirements have been met. That  
11 was covered during zoning. To the extent you're  
12 looking for it, we can certainly add a note to that  
13 effect.  
14 The existing impervious surface areas do not  
15 correspond to the areas shown in plain view. We will  
16 address that. That's a will comply. It will be  
17 clarified.  
18 THE CHAIRMAN: Do we have any limitation in  
19 impervious coverage?  
20 MR. COHEN: Well, it's less from what's  
21 currently on site. So it will be a reduction.  
22 THE CHAIRMAN: Okay.  
23 MR. COHEN: 6, building areas, that will be  
24 clarified. Zoning information shall be revised to  
25 indicate building height. That will be added. That's

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1 number seven. Build-to, line number eight will be  
2 added to the plan. Number nine is the comment  
3 regarding fences and walls over a certain height. I  
4 don't believe there are any issues with that.  
5 MR. BOYER: I don't believe so.  
6 MR. COHEN: So that will be -- details will  
7 be added to the plans to confirm that there's no  
8 compliance issues there.  
9 Comment with regard to buffer yard, request  
10 that we identify the uses. We've taken the position  
11 that no buffer would be required because we're not  
12 ordering a residential district where buffers would be  
13 needed, but we'll identify the surrounding uses  
14 nevertheless. We got the variances. So we're fine  
15 with that.  
16 As for lighting, Ralph, is there anything you  
17 can add about proposed lighting at this time?  
18 MR. FEY: So, I mean, the landscape lighting  
19 would be on the engineering drawing. I think all the  
20 proposed lighting is for the building is currently on  
21 building plans.  
22 MR. COHEN: Okay.  
23 MS. MACNAIR: So is there any lighting beyond  
24 what's on the building that's proposed?  
25 MR. FEY: Again, I didn't produce that

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1 drawing. So I'm having difficulty answering that  
2 question. So I'm going to say, is there an exterior  
3 lighting plan?  
4 MR. BOYER: Not yet, but a lighting plan will  
5 be added. So I'm assuming you're talking about the  
6 park area and access from building to building?  
7 MS. MACNAIR: Yes.  
8 MR. COHEN: We will provide that on an  
9 updated plan, and to the extent that there any concerns  
10 about compliance, we'll indicate that and show the  
11 appropriate measurements to confirm that the lighting  
12 is compliant with the requirements.  
13 MR. SAVIN: Will there be walkway lighting as  
14 part of that plan?  
15 MR. COHEN: I do not know offhand.  
16 MS. TACKETT: No.  
17 MR. COHEN: Not that I'm aware of. The  
18 lighting plan has not yet been designed yet.  
19 And, Karen, just as far as compliance, I  
20 assume you're talking about light levels and coming off  
21 the property lines?  
22 MS. MACNAIR: Yes. That's what the section  
23 has in there.  
24 MR. COHEN: Okay. Natural resources and  
25 disturbances, environmental protection mapping and

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1 tabulations will be added.  
 2 Existing trees will be shown and needed to be  
 3 removed greater than 15 inches will be shown. We'll  
 4 show what we can.  
 5 Floodplain regulations, that's deferred.  
 6 So with respect to the parking, the parking  
 7 calculations will be updated to confirm the amount of  
 8 parking with regard to that issue. The zoning decision  
 9 addresses that 8 parking spaces would be on site. To  
 10 the extent that if we are going to be required to  
 11 provide additional parking, we do propose off site  
 12 parking arrangements. We understand that through this  
 13 process, we will need to satisfy the Borough that we  
 14 are providing that off site parking and we will provide  
 15 additional information, but the parking calculation as  
 16 it appears on the plan will be updated.  
 17 THE CHAIRMAN: What's the number right now of  
 18 off site spots?  
 19 MR. COHEN: So we believe that we -- based on  
 20 the existing use, we're actually reducing the use  
 21 substantially by removing a number of seats from the  
 22 restaurant use. We are, however, adding rooms to the  
 23 inn. So our calculation is that we will be required to  
 24 provide an additional 12 parking spaces, but because we  
 25 are removing 3 parking spaces from the existing lot

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1 of 15 feet. Waiver is requested for a setback of 5 and  
 2 2.8 feet for construction of a parking lot with  
 3 accessible parking spaces where there's currently none.  
 4 Item S5 of 20.B, two-foot planting strip  
 5 between the curb and the sidewalk. Waiver's requested  
 6 because there is no planting strip along the existing  
 7 street.  
 8 5.5.0.D, concrete sidewalk, we're asking for  
 9 the waiver to allow the brick since the majority of  
 10 that area is brick and sidewalk.  
 11 228-15.A, the use of the Rational Method.  
 12 We're looking at the Rational Method because it's a  
 13 small scope, and it's also kind of coordinating with  
 14 Penn DOT with that calculation.  
 15 MS. MACNAIR: We had also noted that a waiver  
 16 would be required to permit the parking spaces to be  
 17 18 feet long instead of 22 feet long, but I don't see  
 18 that waiver on here. Would the parking spaces be  
 19 modified?  
 20 MR. COHEN: Yes.  
 21 THE CHAIRMAN: Can you -- I just want to make  
 22 sure so we have trees that are currently in front. So  
 23 I assume none of those -- because I know we don't have  
 24 a planting strip along the curb, but there are two  
 25 trees, do I recall?

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1 from 11 to 8, that adds another 3. So our calculation  
 2 is that we would be required to provide 15 spaces off  
 3 site.  
 4 MR. APUZZIO: And would those spots be at the  
 5 church or are you looking --  
 6 MR. COHEN: We're always looking at this  
 7 point in time. I believe the proposal would be to  
 8 satisfy that parking at the church, but we are  
 9 continually looking for other alternatives, but we do  
 10 understand that before any approval, we would have to  
 11 have a plan in place and that would be provided.  
 12 All right. That gets through zoning.  
 13 Still on page 3 of the review letter,  
 14 Subdivision and Land Development Ordinance, with regard  
 15 to waivers, we actually do have a waiver request letter  
 16 that I can bring up. This may address a number of  
 17 items as we go through there, but, Brian, why don't you  
 18 just run through waivers that are being requested.  
 19 MR. BOYER: The first waiver request is  
 20 Section 4.02.D.1.j for national features plan. We're  
 21 requesting a partial waiver because we've been  
 22 providing site photos and overlapping plan, and we will  
 23 provide the specific information on the adjacent  
 24 properties.  
 25 Item 5.17.E.5 of providing a planting strip

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1 MR. COHEN: Which area are you referring to?  
 2 In the front?  
 3 THE CHAIRMAN: In the front. I was thinking  
 4 in lieu of a strip of what would be grass, I suppose,  
 5 aren't there two trees?  
 6 MR. COHEN: I -- my apologies.  
 7 THE CHAIRMAN: But there's no mention to  
 8 remove any of the trees?  
 9 MR. COHEN: I don't believe so. That area  
 10 wouldn't be touched.  
 11 MR. FEY: There are two trees, one to each  
 12 side of the principal structure.  
 13 THE CHAIRMAN: I just want to make sure that  
 14 trying to waive the planting strip doesn't somehow  
 15 include the removal of trees that are already there.  
 16 MR. BOYER: I think you have the sidewalk and  
 17 there's a fence right there. So I don't know if  
 18 there's really --  
 19 THE CHAIRMAN: I'm thinking about the 2-foot.  
 20 Isn't that up the curb sidewalk? Normally there's a --  
 21 I mean, we just don't have one because it's brick  
 22 pavement now.  
 23 MR. BOYER: It's continuous now with no  
 24 planting strip already. So to put it in would be --  
 25 THE CHAIRMAN: I guess I'm thinking of the

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1 planting strip sort of have one because the trees are  
 2 there, I mean, it's a box. I mean, it's a strip.  
 3 MR. FEY: I think it's just sidewalk. We  
 4 don't have any street trees. The trees are actually on  
 5 the other side of the fence.  
 6 THE CHAIRMAN: They are? Okay. That's fine.  
 7 I was trying to remember. I was walking the streets,  
 8 and I couldn't remember exactly where the trees --  
 9 MR. BOYER: They're on the property, not the  
 10 street.  
 11 THE CHAIRMAN: So then the 15-foot waiver of  
 12 the planting strip, that's inside now the sidewalk  
 13 side, correct?  
 14 MR. BOYER: I think this is actually in the  
 15 back parking lot because it talks about all parking  
 16 areas must be set back a minimum of 15 feet from all  
 17 property lines. So I think we have the 8 parking  
 18 spaces adjacent to the carriage house. Since there  
 19 are -- we're covering over a pool that's already there  
 20 and putting the parking over there, and that pool is  
 21 already less than 15 feet from the property line. We  
 22 could go out there now --  
 23 THE CHAIRMAN: So there is no 15 feet and  
 24 there's no similar 15 feet in the front setback?  
 25 MR. BOYER: No. It's proposed parking for

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1 they were part of the general submission. So we'll  
 2 make sure that those get in.  
 3 MS. MACNAIR: Well, I think he has to present  
 4 them here at the meeting tonight, if you'd be able to  
 5 pull them up and show them to the Planning Commission.  
 6 MR. COHEN: Sure, we can do that now.  
 7 MR. FEY: Well, let's start with the plan.  
 8 Do you want copies of what I'm going to -- do you  
 9 have -- okay.  
 10 So there's a lot of lines on this page. I'm  
 11 going to start with the simple line, which is the  
 12 existing building line which is this dotted line you  
 13 see here. That's the existing inn. Around the bad  
 14 addition will be another addition. It's a  
 15 conservatory. It sits back. It is pushed almost to as  
 16 far back on the property as possible, simply to allow  
 17 the side building to be seen as you're traversing Main  
 18 Street. The addition nestles in behind the existing  
 19 building, actually comes back like this, and the  
 20 kitchen addition is being removed because it's not  
 21 original to the building. The original mansard  
 22 building is being retained, and this represents the  
 23 rear addition footprint, and you can see that this  
 24 floor has seven rooms, and I believe all the floors  
 25 have seven rooms.

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1 the 517.E.5.  
 2 MR. COHEN: Yeah, the parking is only  
 3 proposed in the back. So that's where --  
 4 MS. MACNAIR: So the 15-foot is only required  
 5 around parking areas. So that's the only reason they  
 6 would need it around the perimeter portion.  
 7 MR. COHEN: Okay. Item 2 I believe are just  
 8 technical requirements of information to be added to  
 9 the plan and that will all be added.  
 10 Item 3 is an item for which we are requesting  
 11 a waiver. That was the first item on the waiver  
 12 request list.  
 13 Item 4, identify soil types, that will be  
 14 added from the requirements from that.  
 15 Number 5, revised to include Zoning Hearing  
 16 Board decision and order and all conditions. That will  
 17 be added to the plan.  
 18 Number 6, regarding proposed utilities being  
 19 installed underground. A note will be added to the  
 20 plan with regard to that.  
 21 And my apologies, I missed two pages here.  
 22 Landscape lighting, again, we will be providing that  
 23 plan and the information will be included on the plan.  
 24 Sketches and elevations of the proposed buildings,  
 25 bench. Elevation drawings will be provided. I think

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1 The building in the back is we call it the  
 2 carriage house. There's a building here now. This  
 3 building is the same footprint as the building that's  
 4 there now.  
 5 The interior is being reworked to create  
 6 guest rooms, and there's two guest rooms on this floor.  
 7 Is it two guest rooms on the floor?  
 8 MR. BAKER: Three.  
 9 MR. FEY: Three. And then there's an outside  
 10 stair. Again, the outside stair is there. It's being  
 11 reconstructed. So what we have is the front, the rear  
 12 addition, which is nestled in behind and the rear  
 13 carriage house which is a reconstruction of the one  
 14 that's there.  
 15 Okay. Let's go to the side elevation, as  
 16 though we were sitting at Marsha Brown's fence looking  
 17 to the side. So, again, we can see very clearly the  
 18 mansard roof of the original Mansion Inn, the classical  
 19 center, center bay, classical, relating back to the  
 20 classicism of this, but not trying to copy a French  
 21 mansard with a slate roof, which is precious and really  
 22 difficult to recreate, and the idea here is that there  
 23 is a little, glass entryway that you would enter that  
 24 brings you into the building, and you can go into the  
 25 original Mansion Inn or make a left-hand turn and get

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1 to an elevator. The Mansion Inn doesn't currently have  
2 an elevator, and this allows us to bring handicapped  
3 accessibility to these floors.

4 So when we look at this, we can see that this  
5 is a long, thin building tucked in behind, and it will  
6 be no taller -- what is the current elevation? Are we  
7 able to bring up the current elevation? And when I  
8 say, "current," we lowered this roof line to be -- so  
9 when we drew this, we drew it to be equal to, and we've  
10 actually lowered it to be even lower. So I think I owe  
11 you that revision.

12 MR. MEYER: In other words, what we just saw  
13 were showing equality is not correct, it's going to be  
14 lower?

15 MR. FEY: We're going to bring it down a  
16 smidgen. So here you see that that was a presentation  
17 drawing. This is an actual CAD drawing, and you can  
18 see the line of the existing roof. Mark is moving  
19 around. We want it to be well below that so that there  
20 was no confusion when you looked up at the building.  
21 Initially, we said it was equal, but it would look  
22 taller, and what we did was basically just bring the  
23 entire building down. So this is the line drawing of  
24 the presentation drawing that you see. There's really  
25 no change to the Mansion Inn from what it is now. In

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1 enough for you to throw your doors open and not for a  
2 chair. Literally they're 14, 18 inches deep, depending  
3 on how you measure.

4 MR. MEYER: I was wondering what that was  
5 looking --

6 MR. FEY: They are meant -- so when we think  
7 of the gracious living of the mansard building and  
8 there are, like, giant French doors in this building,  
9 we wanted to bring that attitude to the addition, but  
10 they are not balconies that you can put chairs on or  
11 sit down on. Thank you for asking.

12 You'll see the lower level has some arches,  
13 and as we move up, we change, the windows become  
14 smaller and smaller.

15 The front elevation shows the conservatory.  
16 It is a mostly glass building with a metal roof and a  
17 small cupola. Earlier versions of this, it was bigger,  
18 and through the HARB review process, we have brought  
19 the height down, and it had a roof line that came over  
20 here. We brought the roof line in and with the --  
21 coordinating with the consultant, have reduced it to a  
22 simpler building to add a little more detail and  
23 flourish.

24 So essentially from the front, the only thing  
25 we're seeing new is the bay window which is currently

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1 fact, you've seen it being painted and restored from  
2 the front.

3 Can we have the front elevation, Mark?

4 THE CHAIRMAN: Is the elevator accessible to  
5 the old Mansion Inn for two floors?

6 MR. FEY: So the answer is, not really. The  
7 stair of the Mansion Inn comes up in the middle and  
8 this landing on the back of the Mansion Inn is a  
9 different height than the landing in the front of the  
10 Mansion Inn. So although this will connect through,  
11 there's still steps to get to the four rooms on each  
12 floor that are in the front. So those are not  
13 accessible by the elevator, I mean, you can get to  
14 them, but you have some stairs.

15 THE CHAIRMAN: But all portions of the  
16 restaurant are accessible?

17 MR. FEY: Completely accessible and then also  
18 allows us to bring the elevator down into the basement,  
19 which is helpful because our little workout area will  
20 be down there.

21 MR. MEYER: As long as we're looking at this  
22 for a moment, looking at what looked to be balconies  
23 across four windows --

24 MR. FEY: So we're going to call those the  
25 balconettes. They're about 18 inches deep, just big

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1 there is being moved closer to us. So by bringing that  
2 bay window forward, we can share that with the world  
3 the way it was always intended to be.

4 Okay. The rear building is the cottage, and,  
5 as I mentioned, it's the same footprint as it is now,  
6 cleaned up, two floors tall and to get to the second  
7 floor, there's this outside stair.

8 Is there another elevation? Thank you.

9 So I think one of the more interesting  
10 elevations and the only one you will see of our  
11 addition will be from the bridge, as you come over the  
12 bridge as you're heading to the parking lot on Ferry  
13 Street is the rear elevation of this addition here, and  
14 that's here, and what we have is some symmetrical  
15 stairs bringing you up to the end of the hallway  
16 corridor. So as you're going down the corridor, you  
17 have natural light, and you can go outside and enjoy  
18 the garden space in the rear, so really asking or  
19 encouraging people to walk alongside of the building,  
20 spend some time in the garden, and if we're inside, you  
21 don't have to go all the way to the front of the  
22 building into the lobby. You can exit the building and  
23 be part of the garden space.

24 To the right here, you're seeing Marsha  
25 Brown's elevation. So you can see that the roof line

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1 of Marsha Brown's is up in here, significantly smaller,  
 2 pretty close to the height of the plate of Marsha  
 3 Brown's.  
 4 This is the elevation on the opposite side of  
 5 Marsha Brown's. You see Marsha Brown's beyond further  
 6 towards Main Street and certainly much higher, and you  
 7 see this elevation is basically the same as the  
 8 opposing elevation. A lot of this is covered by the  
 9 fence and the backyard of the 357 building.  
 10 A small portion of this will be seen if  
 11 you're in the street looking over top of the  
 12 conservatory, see a small portion of that, and a little  
 13 bit will be seen -- yup. Thank you. The next floor  
 14 up, can I have the first floor? Thank you.  
 15 So again a small portion of this rear  
 16 addition will be seen from the corner of Love Saves The  
 17 Day, over the top of this, over the top of this, and  
 18 just catches this right here.  
 19 Is that enough for now? Questions?  
 20 THE CHAIRMAN: I have a natural, nature  
 21 question. So the parking lot, there are various tree  
 22 requirements altogether for the -- I'm assuming for the  
 23 entire property, it might not be practical to put the  
 24 trees right next to the parking lot, but I just wonder,  
 25 are there places on here you envision using the --

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1 building, and it's because of the symmetrical, perfect  
 2 nature of this building. These are two flanking trees,  
 3 and the minute we try to put trees closer, we're going  
 4 to start to impact that perfect photogenic building.  
 5 So I think there's a lot better place to put trees.  
 6 I'm not sure that they belong in front of that  
 7 building.  
 8 THE CHAIRMAN: Just in front of the building,  
 9 in the view that you showed us from the street in the  
 10 drawing, it seems it's -- again, I don't know if it was  
 11 the artistic rendering, but I thought I saw a hint of a  
 12 tree behind the -- what do you call it, the greenhouse,  
 13 and just seemed like that is a place -- I'm mentioning  
 14 it only because it's not symmetric, the greenhouse  
 15 isn't. So having something behind it --  
 16 MR. FEY: Unfortunately, there's only 5 feet,  
 17 maybe 6 feet from the property line to the greenhouse.  
 18 Greenhouse is pretty close to the rear yard setback.  
 19 So because of the way it cuts this way, there's about 5  
 20 feet here, 6 feet here, maybe 7 feet here.  
 21 Now, if the property -- if the -- if this  
 22 project were to go ahead, which is my understanding as  
 23 of today that it's not, there would be lots of room to  
 24 manipulate trees in this rear yard to compliment that,  
 25 but at this point, we don't have control over that.

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1 taking advantage of opportunities to put in some more  
 2 trees.  
 3 MR. FEY: Sure.  
 4 THE CHAIRMAN: I see some in the picture.  
 5 MR. FEY: So you're seeing actually some of  
 6 the existing trees and the obvious ones, there's a very  
 7 large green space here and the front here, it's a  
 8 candidate for some more trees. I think when we did  
 9 this, we were mostly mapping the existing trees and  
 10 green space versus non-green space but candidate for  
 11 trees here. A lot of other spaces will be a little too  
 12 close to the building.  
 13 THE CHAIRMAN: I suppose that's what I was  
 14 wondering, is if there were opportunities for any of  
 15 these trees to be seen from the street, from Main  
 16 Street; for example, if -- I don't know, but if  
 17 something to be put that would be taller than the  
 18 greenhouse.  
 19 MR. FEY: So there are some trees out there  
 20 currently. Mark is going to bring up these images of  
 21 the front. There's two major trees, and that is to the  
 22 left and to the right of the building. I would like to  
 23 say that I believe that there's a reason why trees are  
 24 not in front of this building, and I think there's a  
 25 reason why trees never have been in front of this

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1 Our best area is going to be back here and along here.  
 2 MR. MEYER: Right there.  
 3 MR. FEY: And very appropriate, it's the  
 4 parking lot behind Marsha Brown's. Marsha Brown's  
 5 building is here.  
 6 THE CHAIRMAN: Those trees would be visible  
 7 from the street?  
 8 MR. FEY: They'll be more visible from the  
 9 bridge and Ferry Street than they will from Main  
 10 Street. Again, I think the view from Main Street is  
 11 intended to stay as is, kind of unchanged.  
 12 THE CHAIRMAN: Now, for our concern about the  
 13 third gate on Main Street.  
 14 MR. FEY: Yes.  
 15 THE CHAIRMAN: First, I like the idea, but if  
 16 that gate can't be put in because of the damage to the  
 17 fence, let's say, how would you have egress from that  
 18 external area?  
 19 MR. FEY: Well, let's start with the reason  
 20 why it's probably going to happen. The gate is made in  
 21 a series of sections and when you look at the way the  
 22 gate is fabricated, it actually has these little pins  
 23 that drop over a frame, and it doesn't really look that  
 24 way. It kind of looks like it's all welded together.  
 25 It's not. It's actually made in sections, and it's

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1 meant to do that. We have every belief with writing a  
 2 very detailed way that that would be dealt with, if  
 3 it's reasonable, but we always have the option of  
 4 entering here and moving onto the deck and then back  
 5 off the deck. So the main entrance is here, brings you  
 6 to the deck, along the deck and then back down off the  
 7 deck to that. We like the idea of having more than one  
 8 way off of these. We like the idea of engaging the  
 9 public. One of the reasons that we feel the Mansion  
 10 Inn, that maybe why it hasn't been successful over the  
 11 years, but one of the main reasons is that you get to  
 12 this point and you stand there and you're not even sure  
 13 if the building is open, if the restaurant is open, you  
 14 don't see any people. So it really needs a lot of  
 15 activity and that's why you see the introduction of  
 16 some seating. There's always been seating. It just  
 17 hasn't been very cared for and purposeful and having  
 18 the multiple entrances allows you to not have to make  
 19 that big decision. You can kind of just come into the  
 20 courtyard and come back out, but it's not a requirement  
 21 that that be there. It's an improvement.

22 MR. COHEN: All right. Move forward to  
 23 number 9. Our response is will comply. I don't have a  
 24 note, Karen --

25 MS. MACNAIR: The final plan requirements.

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1 have that access easement to Bridge Street, you know,  
 2 if it's minimal usage, that might provide some  
 3 opportunity for access, but not ideal. Let me get  
 4 something from our project manager so we can sort of --  
 5 I know we've done that in the past with regard to  
 6 construction sequence and all that other information.

7 Okay. Number 12, this is one of the items on  
 8 the waiver request.

9 13, we will get the --

10 MS. MACNAIR: So you did not  
 11 (unintelligible).

12 MR. BOYER: Potential waiver until we finish  
 13 the grading, I think. It's not on the letter, but I  
 14 believe we have to do grading at the property based on  
 15 the sidewalks.

16 MR. COHEN: I expect that will be added to  
 17 the letter. Penn DOT well obtain the permit for any  
 18 work on accessing to the stormwater system and  
 19 sidewalk.

20 14, I believe this is all will comply, we'll  
 21 provide the information, and we've addressed the issue  
 22 with the parking spaces on Logan, which again will be  
 23 addressed in a separate letter.

24 Item 15, lighting plan will be revised, as  
 25 well as landscape information will be clarified.

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1 MR. COHEN: Okay. 5.04, plan being updated  
 2 to address any easements, I mean, physical  
 3 demonstration of the easement would likely just be that  
 4 driveway area, but we'll drop a note with regard to the  
 5 easements, to the extent it's not there already.

6 In S, will comply with all five of those  
 7 requirements, if that's fair enough.

8 MS. MACNAIR: Yeah, the specific concern  
 9 about how construction access will safely be taken  
 10 through the Logan Inn property while the Logan Inn will  
 11 be in operation.

12 MR. BOYER: I think what we'll probably do is  
 13 just show the entire cleaning area inside a box so they  
 14 have to clean off before they leave.

15 MS. MACNAIR: I'm more concerned about the  
 16 physical driving of construction vehicles through the  
 17 Logan Inn site and how that would perhaps hinder the  
 18 operation of the Logan Inn, inside are people safely  
 19 operating on site with construction vehicles moving  
 20 through that space.

21 MR. BOYER: Well, I guess it's operating  
 22 while it's under construction now. So --

23 MR. COHEN: We could get some more  
 24 information from our project manager about exactly how  
 25 that will be played out and how it functions. We still

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1 16, same answer.

2 17, I believe it's proposed the street trees  
 3 will be provided or we'll request a waiver to the  
 4 extent there's any reason we cannot provide those.

5 THE CHAIRMAN: So can you add clarity on  
 6 that? You're saying it's either you will have them or  
 7 you won't?

8 MR. MEYER: What is your intent?

9 MR. COHEN: Ralph, do you know?

10 MR. FEY: I'm assuming on Ferry Street.

11 MR. COHEN: I think one of the concerns may  
 12 be again adding the street trees is going to provide a  
 13 buffer to the view of the Mansion Inn, which is not  
 14 something we want to do, and I think this goes to  
 15 Ralph's comments earlier, it's probably not -- we'll  
 16 add that as a waiver because I think there are multiple  
 17 reasons that we're not going to want to put street  
 18 trees out in front.

19 MR. BAKER: At the Logan up the street, the  
 20 utilities run along the street there so that trees  
 21 can't legally be planted in the utility easement. So  
 22 that may be the case.

23 THE CHAIRMAN: Well, you know, the bay window  
 24 you have there was originally I'm assuming designed to  
 25 overlook a garden. There's not much garden left, but I

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1 guess that's what I'm -- you know, you have the  
2 greenhouse, you have restaurant space, little bit of  
3 grass, but I guess that's what my concern is. So if  
4 you're looking for a waiver, is the waiver to move them  
5 elsewhere or waiver just to not have them?

6 MR. COHEN: I believe the waiver would be to  
7 not have them because again street trees are referring  
8 to trees that are in the front that would block the  
9 visibility of the building, and I think it's been  
10 established that we don't want to block the view of the  
11 Mansion Inn. You pointed out the two trees that are  
12 already existing in the front.

13 THE CHAIRMAN: So, for example, a tree  
14 planted in the middle of the restaurant space would be  
15 unreasonable, within the view of the bay window?

16 MR. COHEN: I guess to me --

17 MR. MEYER: Are you talking about the grass  
18 space --

19 THE CHAIRMAN: The grass -- I mean, we're  
20 losing the plantings in the front, we're losing  
21 plantings on the side, we're losing plantings on the  
22 back. I guess I -- there's a reason that we have the  
23 planting regulations. So I'd like to see it taken  
24 advantage of one way or another.

25 MR. COHEN: I don't believe that any planted

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1 because that would have been a garden. So having more  
2 trees or large plantings --

3 MR. COHEN: I think we can -- we can put the  
4 trees, you know, as a street tree would ordinarily be  
5 built on the curb.

6 MS. MACNAIR: That would effectively reduce  
7 the sidewalk as you're walking along Main Street, which  
8 I'm not sure --

9 MR. COHEN: I believe those trees that are  
10 currently there are going to be part of the existing --  
11 in front of the Logan.

12 MR. FEY: So unfortunately I'm just going to  
13 say that the plan that you have in front of you is  
14 based on the Crews plan and the Crews plan doesn't show  
15 the existing feature of trees. So there are trees that  
16 are not shown on that drawing, and I guess the question  
17 is though how many more trees do we need to  
18 accommodate.

19 MR. MEYER: If I may, when I look at this  
20 drawing, at this photograph, I see the tree in the  
21 front over here, and I see two trees back here, which I  
22 think are both going to have to be sacrificed to the  
23 gazebo as I look at it.

24 MR. FEY: I think the one in the back of the  
25 gazebo could be too close. Again, they're not on our

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1 space is going to be reduced. What I think we're  
2 developing the building on is area that's already there  
3 in the front. So I don't know that that's going to  
4 decrease what we have as far as plantings in the front  
5 of the building.

6 THE CHAIRMAN: Well, I guess I'm looking if  
7 you request for a waiver, then we're decreasing the  
8 number that should be there by 3.

9 MR. COHEN: We're not decreasing what's there  
10 now. This waiver is not in connection with our request  
11 to remove anything.

12 THE CHAIRMAN: I understand that, but I'm  
13 looking at getting my support for a waiver, I would  
14 want it in exchange for something, equally, with an  
15 equal visual appeal.

16 MR. MEYER: I'm inclined to agree with that.

17 MR. SAVIN: Me, too.

18 MR. MEYER: So the question is where.

19 THE CHAIRMAN: I mean, ultimately I'd love it  
20 to be the three trees to be seen from the street. If  
21 they're blocking the view of the front, I understand  
22 that that might not be desirable. So is there a  
23 trade-off that we could have so they would still be  
24 visible from the street in a spot that you believe to  
25 be more convenient? And I guess the reason I say that

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1 existing features plan.

2 MR. MEYER: I'm thinking they have to be  
3 sacrificed for the gazebo, and I understand and accept  
4 that, but I think in return for that, it may be useful  
5 to try and think about where else you can put some  
6 other trees to satisfy that street tree scape, and I  
7 don't think that that's a particularly unreasonable  
8 request.

9 MR. FEY: So are we opposed to putting trees  
10 on the sidewalk? Continuing the line of sidewalk  
11 trees?

12 MS. MACNAIR: I believe that whole area, that  
13 whole block is sidewalk between the width that's there,  
14 so you would be effectively reducing sidewalk width.  
15 It's a heavily pedestrian traveled area. So I'm not  
16 sure that would be your best use here to reduce the  
17 sidewalk.

18 MR. MEYER: No one intends to reduce the  
19 sidewalk. I'm looking at where beyond the sidewalk we  
20 might be able to put trees is my question.

21 MR. FEY: So probably not -- yeah, I mean, we  
22 can look at this photo, but unfortunately we don't have  
23 an existing condition features drawing that shows the  
24 canopy of those trees to say whether we can add another  
25 tree in this line here, which is on the left side of

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1 the plan. I know there's enough space for a tree and  
 2 maybe a tree dead center in the middle of the terrace.  
 3 MR. MEYER: Yeah, a tree right in the middle  
 4 of the terrace is what I think you were referring to  
 5 earlier. I think that would be nice. I also see a  
 6 large, round circle to the left of the Mansion Inn is  
 7 conceived here with those three tables to the left,  
 8 there's a green space with what appears to be a large,  
 9 round element there, which I think would be a nice tree  
 10 as well, immediately to the left of the use of what is  
 11 now still the Mansion Inn.  
 12 MR. FEY: Here, where the cursor is?  
 13 MR. MEYER: I'm talking right behind those  
 14 three, there's a big green --  
 15 MR. FEY: Yes, we agree.  
 16 MR. MEYER: Okay. That's what I was --  
 17 MR. FEY: We agree.  
 18 MR. MEYER: Thank you.  
 19 MR. FEY: So if I can just summarize, four  
 20 trees is what we're looking for? Three trees?  
 21 UNIDENTIFIED SPEAKER: Three.  
 22 MR. FEY: Three trees?  
 23 MR. COHEN: But we have two existing in the  
 24 front. So are you looking for I think a well-placed  
 25 additional tree would be sufficient, no?

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1 with the parking spaces but in the area of -- is that  
 2 still going to require a technical waiver?  
 3 MS. MACNAIR: Yeah, I think that would be a  
 4 partial waiver since the parking in the parking lot,  
 5 the intent would be to help shade the parking area so  
 6 if they were in the exterior, I think it would have to  
 7 be a partial waiver.  
 8 MR. BOYER: It's there adjacent between the  
 9 parking area and the carriage house, I mean, it is  
 10 adjacent, it's not an island in the middle of the  
 11 parking lot, but it's there.  
 12 MR. COHEN: We'll see what we can do --  
 13 MR. FEY: We need two trees.  
 14 MR. COHEN: We need two trees.  
 15 MR. FEY: Okay.  
 16 MR. COHEN: All right. 5.20.B, number 24,  
 17 that is a waiver request.  
 18 5.20.D, brick sidewalk, I believe that is a  
 19 waiver request. I think it's referred to as 5.50 on  
 20 the waiver letter, but I think that's 5.20.  
 21 Okay. Additional grading information,  
 22 sidewalk grades will be added.  
 23 27 regarding the gates, again, we're open to  
 24 discussion about the gates, but we'll provide more  
 25 information as discussed tonight regarding the driveway

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1 MR. FEY: And then the other side, the left  
 2 side.  
 3 MR. MEYER: One right and one left.  
 4 MR. FEY: Very good.  
 5 MR. COHEN: Okay. All right. Wheel stops  
 6 will be added to the plan. Parking is -- 19, parking  
 7 spaces. I believe we're saying that they will be  
 8 revised to be 9 by 19.  
 9 20, the access aisle will be increased to 8  
 10 feet and spot elevation shown.  
 11 21, this, as I mentioned before, will be a  
 12 waiver request with regard to the parking.  
 13 22, I think we've already addressed the  
 14 lighting, and we will provide that plan.  
 15 I believe this item 23 regarding trees in  
 16 parking area, I believe that will actually be a waiver  
 17 request.  
 18 MR. FEY: There's a green space just above  
 19 that parking plan.  
 20 MR. COHEN: Okay.  
 21 MR. BOYER: Between the parking and the  
 22 carriage house?  
 23 MR. FEY: Yes.  
 24 MR. COHEN: Well, Karen, as far as you know,  
 25 I mean, the trees are not going to be placed in line

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1 gates.  
 2 28, the response is that we'll provide  
 3 additional information to demonstrate compliance.  
 4 29 regards trash collection.  
 5 MR. FEY: So the current, as I mentioned in  
 6 my earlier walk-through, this is a delivery area here  
 7 and a trash area here. It is a room. It's going to be  
 8 refrigerated. It has a steel door on it. It is  
 9 intended to be clear proof. It's all block walls and  
 10 that is meant to be the trash for both buildings. The  
 11 idea is to bring the trash to this point, so the trash  
 12 truck would come in in the morning hours before we have  
 13 a lot of traffic and basically load from this point.  
 14 If we needed to have on-site trash, they will most  
 15 likely put it underneath our stair, but that is not our  
 16 favorite thing to do because then we're dragging it  
 17 across in the early morning, and it seems inefficient  
 18 and inappropriate.  
 19 MS. MACNAIR: So any trash from the Mansion  
 20 Inn would be walked over to Logan Inn?  
 21 MR. FEY: It would be walked over to this  
 22 point right here.  
 23 MR. COHEN: All right. Number 30 regarding  
 24 the traffic impact study, we have provided a traffic  
 25 impact study with regard to the Logan Inn. I believe

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1 that covered any concerns about the uses. Is the  
2 concern with the additional rooms?  
3 MR. MEYER: With the additional rooms and  
4 additional off-site parking.  
5 MR. COHEN: So we can have that supplemented.  
6 I don't think an entirely new study should be needed,  
7 but we can update the one that we provided previously  
8 to address additional uses.  
9 THE CHAIRMAN: What was the year of that, do  
10 you have any idea?  
11 MR. COHEN: It was within the last year or  
12 two.  
13 MS. MACNAIR: It's fairly recent.  
14 MR. COHEN: Tree protection fencing, that is  
15 a will comply and will show.  
16 Section requires public improvements such as  
17 roadway widening. I guess the question is from the  
18 Boroughs perspective of what may be required, I don't  
19 imagine there are significant changes that would be  
20 requested in front of the building, we've talked about  
21 improving and putting in a brick sidewalk.  
22 And 33, regarding monuments that will be  
23 installed.  
24 All right. Part C goes to stormwater  
25 management. I believe this is all will comply; is that

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1 correct?  
2 MR. BOYER: Yes, except for one waiver we  
3 requested for the Rational Method.  
4 MR. COHEN: Are there any specific issues for  
5 the stormwater --  
6 MS. MACNAIR: Bottom of page 7, there's a  
7 opposed inlet, I believe. How are you going to define  
8 that invert elevation so you know how to design the  
9 storm sewer for the storm drainage in the street? It  
10 looked like you were proposing a new inlet on South  
11 Main Street.  
12 MR. BOYER: I believe we're going to have to  
13 get the information on the existing storm sewage that's  
14 in the street and then tie in with the box or whatever  
15 we're doing there.  
16 MS. MACNAIR: My concern is making sure you  
17 get that information to design for him instead of  
18 getting invert and then the storm system doesn't work  
19 out when you find out the invert may be a little bit  
20 higher.  
21 MR. BOYER: Okay. We will get the proper  
22 elevations then.  
23 MR. COHEN: Okay. If there's nothing further  
24 on stormwater particular concerns, again, one waiver  
25 and a general comments plan features will be required

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1 in response to number one. We will remove the  
2 right-of-way improvements as requested. Details will  
3 be provided with regard to striping information on  
4 signage for the parking will be added. 88 grate will  
5 be provided. Construction details will be added.  
6 Number 7, Borough standard backfill detail  
7 will be added.  
8 Number 8, construction details will be added.  
9 Number 9, copies of the approvals will be  
10 submitted.  
11 MS. MACNAIR: I would just like to say for  
12 the Planning Commission that the stormwater management,  
13 we kind of skipped all over it, but there are some more  
14 major comments in here they need to address. So  
15 there's a lot of questions I would still have about  
16 stormwater management design.  
17 MR. COHEN: Yeah, we're not asking for any  
18 relief on that. We'll provide that information. So  
19 again that section with the exception of the one waiver  
20 is will comply.  
21 Okay. So a proposed -- we can switch over to  
22 the zoning letter, unless there are any questions with  
23 regard to the letter we just reviewed.  
24 Okay. So I believe on the zoning letter, the  
25 comments begin at section 4. I apologize. Larger

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1 sections here, so I just need to confirm what I'm  
2 looking at.  
3 So Number 1 concerns the setbacks, we do have  
4 at this point I believe that the parking areas proposed  
5 is consistent with the relief that was granted by the  
6 Zoning Board, and we can certainly address that  
7 separately with the Zoning Officer. We do have an  
8 alternate plan that would provide for parking  
9 completely within the setbacks. We don't think that  
10 that is the desirable plan. So we certainly would  
11 address that, if necessary. The alternative would be  
12 basically bring the parking in and just stretch it out  
13 from the Logan Inn property line pretty much straight  
14 up to the cottage with just straight pull-in parking  
15 spaces. It would be compliant with the setback, but I  
16 believe what we proposed is appropriate, but again  
17 we'll address that with the Zoning Officer.  
18 Number 2, and, Tracy, I know this came up  
19 with the Logan Inn as well, our proposal was that the  
20 parking spaces that would be lost would be provided off  
21 site, to use alternative methods permitted by the  
22 zoning ordinance.  
23 With regard to the valet parking, we will  
24 provide information on valet parking plan. By the time  
25 we get to that point, you will have that with regards

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1 to the Logan Inn, but we'll confirm whatever you need  
 2 that it would be available and applicable to this  
 3 project as well.  
 4 Vehicular circulation, I think that's the  
 5 same thing. Once again, we are providing that  
 6 information in connection with the Logan Inn project  
 7 and can add it to this project to confirm compliance.  
 8 Information regarding loading, we can  
 9 certainly provide that information. Once again, it  
 10 would be the same as what's provided for the Logan Inn  
 11 as that area will be shared and the Logan Inn in and  
 12 out is going to be the same.  
 13 And parking calculations, as mentioned, we  
 14 will update that.  
 15 Okay. So with regard to the inn expansion,  
 16 the zoning relief granted relief to allow a total of 34  
 17 rooms on the site. It also allowed up to 22,600 square  
 18 feet of improvements. Part of that zoning decision was  
 19 a denial of the request to expand the cottage in the  
 20 rear, which effectively reduced the number of rooms  
 21 that we were able to build in that area. That was not  
 22 accounted for. We were still given the right to build  
 23 34 rooms. So our proposal is to bring those rooms to  
 24 the front building, and we've had communications, and  
 25 it's our understanding that was the intention of the

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1 calculations, that will be corrected. Trash storage  
 2 and pick-up, I think we've addressed that.  
 3 Copy of the November 5, 2018, plan, provided.  
 4 Okay.  
 5 MS. TACKETT: Yeah, so under other comments,  
 6 Number 3, there were a couple of references in the  
 7 Zoning Hearing Board decision that were very specific  
 8 plans and plan dates. If you could provide those just  
 9 so we can do a comparison just to make sure.  
 10 MR. COHEN: Absolutely. Again, what we'll  
 11 see is, during that zoning process, the ones that were  
 12 paying attention to that then, the original proposal  
 13 had an expansion of the restaurant and ultimately what  
 14 happened was at the Borough Council's request, we  
 15 changed it to be hotel rooms in the main building, and  
 16 we believe that that's what their intention was. The  
 17 overall design, we've stayed within the spirit of that,  
 18 but I have marked those plans. We can get that to you.  
 19 I think that covers the zoning review.  
 20 So there are a couple of things that we need  
 21 to address with the Borough, but I don't believe that  
 22 would change the plans as they've been presented this  
 23 evening. I think through the discussions tonight, we  
 24 have a number of notes that we would need and obviously  
 25 technical revisions that we need to make to the plan.

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1 Zoning Hearing Board. The decision incorporates a  
 2 comment by Borough Council or by the Borough solicitor  
 3 referring to limiting the number of rooms in the inn to  
 4 12 rooms. We believe there's a substantial  
 5 inconsistency in the zoning decision at that point.  
 6 Frankly, it's impossible for us to have 34 rooms if  
 7 we're only to put 12 rooms in the front building. So  
 8 we believe that that needs to be worked out as an  
 9 inconsistency and frankly in favor of the property  
 10 owner. We do have an alternative proposal, and I would  
 11 suggest we can address this with the Zoning Officer and  
 12 with the Borough solicitor where we would effectively  
 13 propose this as a separate building. Architecturally,  
 14 it can be constructed as a separate building so it's  
 15 not part of the original inn, so the additional rooms  
 16 would be a separate feature. We were hoping that's not  
 17 necessary, but like I said, we'll have to address that  
 18 technicality with the Borough, with the Zoning Officer  
 19 and with the Borough solicitor, and we'd do that  
 20 outside of here.  
 21 MS. TACKETT: Can you also add the square  
 22 footage calculation to the plans? I didn't see it.  
 23 MR. COHEN: Okay. I'll make sure that's in  
 24 there.  
 25 Under comments, address area and bulk

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1 We talked about adding a couple of waivers. The  
 2 biggest change would be the trees and addressing some  
 3 placement of trees on the site, but most of it really  
 4 gets to the clarification and additional information on  
 5 the plans.  
 6 Our position today is that we will of course  
 7 make those changes to the satisfaction of the Borough  
 8 Engineer and Borough Zoning Officer, and with that, I  
 9 would request the recommendation for approval for the  
 10 preliminary plan as presented.  
 11 MS. TACKETT: I will note that the Borough  
 12 has not received a review yet from Bucks County  
 13 Planning Commission.  
 14 MR. MEYER: Do we have to wait for that?  
 15 MS. TACKETT: Well, that's normally how it  
 16 works.  
 17 THE CHAIRMAN: So at this point, is this  
 18 inappropriate to delay approval? We certainly have no  
 19 reason to disapprove; is that correct?  
 20 MR. COHEN: If I may? Experience on plans of  
 21 this nature where we're really talking about a single  
 22 site, I think if you see the Bucks County Planning  
 23 Commission's letter, I would bet fair amount -- don't  
 24 put that on -- damn, the transcript, that it's going to  
 25 come back essentially pointing to some of the

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1 provisions in the ordinance but will likely not have  
2 any substantive provisions in there, if I can request  
3 that we can get a recommendation from this Commission  
4 this evening, subject to if there are changes  
5 recommended by Bucks County Planning Commission and we  
6 understand we would have to come back. Our goal is to  
7 just move this project along so we can get that  
8 information in. Obviously it's your call on how to  
9 proceed, but I think it's unlikely we're going to get a  
10 letter from Bucks County telling us that they're  
11 recommending significant changes.

12 MR. MEYER: That recommendation obviously is  
13 subject to approval of all the waivers that you are  
14 requesting.

15 MR. COHEN: Of course.

16 MS. MACNAIR: It's not entirely clear to me  
17 still with the discussion what waivers are being  
18 requested. We have the five that are in the letter,  
19 but there's also discussion of some additional waivers  
20 may be requested, they may not be requested,  
21 specifically related to street trees, the parking area,  
22 the landscaping and grading within the property lines.  
23 Part of that is we did not receive grading information.  
24 So we can't even make that judgment and provide a  
25 recommendation at this point.

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1 point, we would request that as well as upon the list  
2 of waivers.

3 MR. MEYER: With all due respect, this may  
4 not be a larger scale of things, a large project, you  
5 described it as a small project, given the size of the  
6 Borough of New Hope, I submit to you that it is a  
7 relatively large project.

8 MR. COHEN: I apologize. I didn't mean to  
9 suggest otherwise. I think that similar projects to  
10 this have been granted and considered as preliminary as  
11 final in the past, and as we would be coming back  
12 before you a second time and hopefully having some  
13 substantive answers to what we went --

14 MR. MEYER: What is the advantage, since you  
15 are coming back to us anyway, of a preliminary vote to  
16 approve -- I just -- I'm not saying I'm opposing. I'm  
17 trying to understand why there is any benefit at all to  
18 you of a preliminary vote to approve contingent upon  
19 your coming up with waivers, the Borough --

20 MR. COHEN: No, I'm not asking for that.  
21 Based on the comments, it's clear that you're not ready  
22 to move forward with that. So we're not asking for a  
23 preliminary vote. I'm simply saying --

24 MR. MEYER: I was trying to understand.

25 MR. COHEN: No, no, no. I'm simply saying,

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1 MR. MEYER: So what is the Borough Engineer's  
2 recommendation at this point?

3 MS. MACNAIR: I think they need to clarify  
4 what waivers are being requested. The stormwater  
5 information we have needs to be heavily revised. I  
6 think they need to clarify what they're requesting from  
7 you.

8 MR. MEYER: I would move that we're not in a  
9 position to approve but --

10 THE CHAIRMAN: I don't know that we need to  
11 vote on that then. Can we make a motion --

12 MR. COHEN: Can I -- before you make a  
13 motion, just hearing the feedback that's coming from  
14 us, we certainly can provide an updated waiver letter  
15 and send that in. I think it would give us an  
16 opportunity to address many of the issues. Given that  
17 we would be coming back again, what I would ask is that  
18 we would also, I'm just trying to get some feedback  
19 from you, upon consideration of this preliminary as  
20 final, so that we can address these issues in one  
21 process. Again, this is a small project. This is a --  
22 we're not talking about a major subdivision land  
23 development here. I think we can address those issues.  
24 I'm not asking for a decision on that, but I believe if  
25 we come back again and review the changes, at that

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1 when we come back again, we'll ask, in addition to the  
2 waivers, is that you would consider it preliminary as  
3 final, just to avoid having to go through the whole  
4 process again.

5 MR. MEYER: That makes sense to me.

6 MR. COHEN: I appreciate that.

7 THE CHAIRMAN: That may mean that if we can  
8 get some turn-around from anything from Bucks County, I  
9 don't know what their time frame is --

10 MS. TACKETT: Well, we'll definitely have  
11 something by next week, but sounds like your plan is to  
12 revise the plans, address most of the comments of the  
13 review letters and then come back with a preliminary  
14 final plan that they're more comfortable with making a  
15 recommendation on.

16 MR. COHEN: That is exactly the case.

17 MR. MEYER: That sounds good. All right.  
18 Thank you.

19 THE CHAIRMAN: Thank you.

20 \*\*\*\*\*

21 (Whereupon, a discussion was held off the  
22 record.)

23 \*\*\*\*\*

24 THE CHAIRMAN: So our old business involves  
25 the Preliminary/Final Land Development application from

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1 Gateway to New Hope for 385 West Bridge Street and,  
 2 again, if you would introduce yourselves.  
 3 MR. MURPHY: Sure. I'm Ed Murphy. I  
 4 represent the Applicant. To my right is Theresa Fera,  
 5 who is the operations manager for the new River House.  
 6 To Theresa's right is Justin Geonnotti. He's the  
 7 project engineer. Then to my right is Joe Blackburn,  
 8 who works with me.  
 9 What I thought we would do today is probably  
 10 a little bit different than the prior Applicant did.  
 11 As I think those who attended, we were here at the  
 12 February meeting, we were here on an informal basis  
 13 because even though the land development plans had been  
 14 submitted that February 4th night, we haven't received  
 15 any of the review letters yet, but we wanted to come  
 16 nonetheless to present the overall plan.  
 17 In the course of the intervening 30 days, we  
 18 have received various review letters from Karen and  
 19 Tracy, Bucks County Planning Commission, kind of  
 20 reviews that you would typically expect.  
 21 Our intention tonight is not to go through  
 22 those review letters because we know what they say.  
 23 They pretty much tell us what all of us already knew,  
 24 and we will address what the point of tonight is to  
 25 show you a revised plan that we think responds to the

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1 That plan that's on the board shows it being an  
 2 emergency access only. It would be protected by  
 3 bollards or other types of break-away chains that if  
 4 people needed access, they could, but the intention  
 5 would be not to have Lower Old York Road become a  
 6 regularly used thoroughfare for vehicles of whatever  
 7 type or nature coming in and out of the lot or the  
 8 future hotel site.  
 9 You also spoke at great length about the  
 10 desire to establish meaningful buffers around the  
 11 perimeter. I think Peter commented both at the  
 12 Planning Commission and at Borough Council as well.  
 13 What you see around the perimeter on the southeast and  
 14 on the West Bridge Street side is a full 25-foot  
 15 buffer, which I believe is what your ordinance  
 16 requires. It would be planted appropriately, and I  
 17 know there was comment made about do we want street  
 18 trees or do we want lower profile plantings. We're  
 19 hoping to accommodate either or both, depending on how  
 20 that goes. So we have eliminated all of the existing  
 21 macadam that is located in all those areas that you see  
 22 now in green, and on the west side, we've increased any  
 23 consistent with one of the Gilmore recommendations, the  
 24 buffer there from 4 feet to 10 feet. So we think that  
 25 we're addressed hopefully any concerns that anybody may

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1 various issues that you raised during our February 4th  
 2 conversation and which were tangentially discussed, as  
 3 Peter knows, when we appeared subsequent to your  
 4 February Planning Commission, but we went to Borough  
 5 Council to talk our talk to Borough Council about our  
 6 pending Zoning Hearing Board application upon which the  
 7 original plan was based. A lot of concerns were  
 8 expressed by Peter and others at the Borough Council  
 9 meeting, and as a result of that, we've taken a step  
 10 back and what we'd like to do tonight is sort of review  
 11 with you the changes that we've made to the plan,  
 12 hopefully addressing your issues that you discussed on  
 13 February 4th.  
 14 So what you see on top is the small colored  
 15 rendering of what we think is a plan that might  
 16 represent a reasonable compromise to the plan that we  
 17 had originally proposed to you.  
 18 I'll tick off in no particular order of  
 19 importance the issues that the Planning Commission and  
 20 others have raised to the original plan.  
 21 One of them was the desire to keep Lower Old  
 22 York Road free from whatever commercial activity occurs  
 23 on this site, be it a proposed parking lot or a hotel  
 24 in the future, and you asked that we either limit or  
 25 close off the access that is on Lower Old York Road.

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1 have about the depth of the buffer, what it would  
 2 contain and the protection it would afford to folks  
 3 that either own property or live around it.  
 4 You had asked that we provide for sidewalks  
 5 along the property frontage. We agree. We will do  
 6 that. I don't know if that plan actually shows it, but  
 7 we understand the desire to provide, if not now, future  
 8 connectivity to other parcels to enable folks to walk  
 9 in and out of town. So we will accommodate that and  
 10 provide, you know, sidewalks along the frontage.  
 11 You had asked about the desire to try to  
 12 minimize the number of unnecessary trips through town  
 13 and to encourage patrons that would be coming to an  
 14 event at the River House to rather than go to the River  
 15 House, park or drop their cars off directly at the lot,  
 16 for those patrons coming from the west or from the  
 17 east. So what we're doing is, we've eliminated some  
 18 parking along the West Bridge Street area behind the  
 19 right-of-way of the 25-foot buffer. We are going to  
 20 provide for a valet shelter so that patrons can come  
 21 directly to the lot, park there and then be, you know,  
 22 shuttled down to the site.  
 23 MR. MEYER: So that rectangle is just about  
 24 the --  
 25 MR. MURPHY: Yeah, orange colored or burnt

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1 orange color.  
 2 MR. APUZZIO: Did you also eliminate a row of  
 3 the older rendering, it had, like, triple parking  
 4 spots?  
 5 MR. MURPHY: I'm going to get to that, yes.  
 6 Well, that little burnt orange area is what  
 7 we refer to as the valet shelter. The intention -- and  
 8 Theresa is here for two reasons, one, she's the  
 9 operations manager, but beyond that, Theresa and I had  
 10 an opportunity to meet with the chief to talk about the  
 11 preferred roof for vehicles to go from this lot to the  
 12 River House, but beyond that, Theresa has also been  
 13 actively involved in developing the actual plan for the  
 14 valet, which you had inquired about, and the intention  
 15 would be for invitations for guests to be going to an  
 16 event at the River House to specifically provide and/or  
 17 require, if at all possible, that you deliver your car  
 18 directly personally to this lot rather than drive to  
 19 the River House. So the intention is to accommodate  
 20 the recommendation which everybody made before,  
 21 including us, and that is to try to have as many people  
 22 as possible start their trip at the lot, then they  
 23 would be able to be shuttled from the lot to the River  
 24 House rather than driving through town, valet your car  
 25 and coming back and forth. So if you'd like to hear

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1 89, I think, 89 spaces from where we were.  
 2 It reduces the impervious surface ratio to a  
 3 number below the existing impervious ratio today. We  
 4 had originally proposed that we increase the impervious  
 5 ratio by 3 and a half percent and go from 75 and change  
 6 to 79 and change. This plan pushes it below 72, 70 to  
 7 71. I don't know the exact number, but below what's it  
 8 existing. Do we still need some zoning relief? Yes.  
 9 If we're going to introduce the all-weather valet  
 10 protector, whatever that valet structure, whatever you  
 11 want to call it, waiting area, that would be obviously  
 12 considered a structure. It would be in the front yard.  
 13 So we would need zoning relief for that. It is in an  
 14 area that today is impervious. So I don't know that  
 15 that's an insurmountable issue, but I think those are  
 16 the highlights of the changes that we made to the plan  
 17 since our presentation to you on February 4th, and the  
 18 purpose of tonight is to present those to you so you  
 19 get an opportunity to comment to us about whether or  
 20 not you think that represents a reasonable compromise.  
 21 I would say to you, and this may not have any  
 22 impact to you, but I think it benefits all of us that  
 23 we try to control the parking as much as possible. I  
 24 think if you're going to suggest that you're not going  
 25 to consider any parking unless the impervious ratio is

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1 more detail about that, Theresa has prepared an outline  
 2 which is part of the package here, but it spells out  
 3 what I just summarized, but also highlights the roof  
 4 that the chief and Theresa talked about which is part  
 5 of this package, and it is -- next one, Justin. Yeah,  
 6 the next one.  
 7 That is the recommended roof that the chief  
 8 has suggested and which we had agreed. It is -- you  
 9 would start out at The Raven, go down 179 and Stockton,  
 10 Mechanic to New Street and then over to River House.  
 11 MR. MEYER: Okay, because avoiding that  
 12 corner of Bridge and Main is fairly critical.  
 13 MR. MURPHY: To the question raised by  
 14 Mr. Apuzzio about the layout of the parking, yes. The  
 15 comment letters as well as your comments suggested that  
 16 a plan should be not presumed that you could valet. So  
 17 the plan that Justin would put his plan back up,  
 18 however you do that, Justin. It is a traditional  
 19 parking lot layout. It is all the spaces are  
 20 dimensioned 10 by 20. There is no effort to stack. It  
 21 is what you see there in more traditional layout. As a  
 22 result of that, the plan that we had originally  
 23 suggested last month and which is reflected in our plan  
 24 had 207 spaces, had been reduced by almost 90. This  
 25 plan now shows 118 total parking spaces, reduction of

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1 50 percent, which is what that limit is, I think you're  
 2 going to have so few spaces there and so many other  
 3 people going on their own to the River House and  
 4 parking wherever they want, that I'm not sure that is a  
 5 public benefit to any of us should encourage. I think  
 6 that we've done by eliminating all the red areas that  
 7 surround that site that you can see that are all today  
 8 impervious, the establishment of the buffers and all  
 9 the other topics I just talked about I think represents  
 10 a real positive outcome. Do we wish there was more  
 11 spaces? Yes, but we understand that that is maybe  
 12 something you can't support.  
 13 So I think that's where we are tonight. The  
 14 areas in green that you see on that plan are four more  
 15 areas of impervious that have been replaced by  
 16 additional buffer. The red area up on Bridge Street, I  
 17 think, Karen, that's the area that gives the  
 18 right-of-way of Bridge Street. So we didn't take  
 19 credit for that. That's impervious now. It's going to  
 20 stay that way.  
 21 So I think the intention tonight is just get  
 22 your reaction to that. We understand we have to revise  
 23 the plan, resubmit it, have Karen and everyone else  
 24 look at it, but that's where we think we are, and  
 25 that's where we'd like to move forward.

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1 MR. MEYER: Couple of quick questions, at  
2 least from me. Looking at what I just saw, when you  
3 had the picture up there with the trees and the buffer  
4 and so on, that appeared to show probably  
5 unintentionally only one point of access off of West  
6 Bridge Street.

7 MR. MURPHY: There's two, the same two  
8 today --

9 MR. MEYER: Because last time, I didn't see  
10 the second one off on the lower left and up on the  
11 upper left. It's in the last diagram, and I just want  
12 to make sure that I knew what I was looking at.

13 MR. MURPHY: Still got two, same two that  
14 exists now.

15 MR. MEYER: All right.

16 MR. SAVIN: I'm presuming it will be a fleet  
17 of valet vehicles?

18 MR. MURPHY: Yes. The handout that we have  
19 lists the types of vehicles that we are going to use  
20 and the passenger capacity for each, yes.

21 MR. SAVIN: Where will they be parked or  
22 located?

23 MR. MURPHY: Well, hopefully they'll be  
24 moving.

25 MR. SAVIN: When they're not moving?

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1 creating a barrier for circulation of --

2 MR. MEYER: It's going to be striped paving,  
3 it's not going to be with a curb around them --

4 MR. GEONNOTTI: Correct.

5 MR. MEYER: So simply maneuvering space?

6 MR. GEONNOTTI: Correct.

7 MR. MEYER: Because if it wasn't maneuvering  
8 space, I was going to suggest throwing the odd tree in  
9 there, but if you're using it for that purpose, then my  
10 suggestion does not make sense. That's why I needed to  
11 clarify.

12 MS. MACNAIR: Some of that can be from the  
13 emergency vehicle circulation from the last plan,  
14 right?

15 MR. GEONNOTTI: Yeah.

16 MR. MEYER: Yeah, and obviously they have to  
17 come up with some sort of appropriate barrier for  
18 emergency access for that situation, back there, in  
19 back of it, but that's not a critical concern at this  
20 point.

21 MR. MURPHY: Well, while you're on that, we  
22 talked about closing off that entrance to Lower Old  
23 York Road. I don't know that that's a good idea. We  
24 could do it. We would pick up some spaces if we did  
25 it, but I think it probably makes sense and I'll defer

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1 MR. MURPHY: Down at the hotel probably.

2 MR. MEYER: I was going to say, 2 o'clock in  
3 the morning, probably down at the hotel.

4 MR. MURPHY: Yes.

5 MR. MEYER: That's to your advantage, because  
6 you don't want them taking up parking spaces.

7 MR. MURPHY: Correct. They're zero use at  
8 the hotel where strategically and operationally they're  
9 more available at the hotel.

10 MR. MEYER: Just generally looking at what  
11 you've got there, the whole question of impervious,  
12 it's at least a piece of the question, when I look at  
13 this and I see those sort of rounded trapezoids to the  
14 lower left, if you will, where you've got the parking,  
15 look like little islands --

16 MR. GEONNOTTI: Where traffic islands would  
17 typically be, yes.

18 MR. MURPHY: The striped islands?

19 MR. MEYER: No, no, no, no. I'm talking  
20 about the --

21 MR. GEONNOTTI: Right here?

22 MR. MEYER: Yeah, exactly.

23 MR. GEONNOTTI: So there's striped traffic  
24 islands. So they fit the end of the aisles that we  
25 can't fit a spot there, but instead of striping in and

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1 to Karen and the chief about whether you want to have  
2 an emergency outlet there.

3 MR. MEYER: Let's at least find out about  
4 that for your sake.

5 MR. MURPHY: I mean, we can leave it that  
6 way. If somebody feels it's not worth having in here,  
7 fine, but we didn't want to presume that to be the case  
8 about getting emergency responders and other people to  
9 weigh in on that.

10 MR. SAVIN: Makes sense.

11 MS. TACKETT: Can I ask a question?

12 THE CHAIRMAN: I do have a question. Could  
13 you flip to the slide there, it was one that had  
14 overlay in parking stripes?

15 MR. GEONNOTTI: On the aerial?

16 THE CHAIRMAN: On the previous photo.

17 MR. GEONNOTTI: Give me a second. Computer  
18 freezes every time I move.

19 This one or the one --

20 THE CHAIRMAN: I think it's this one.

21 MR. GEONNOTTI: This is the one you're  
22 talking about?

23 THE CHAIRMAN: There it is.

24 MR. GEONNOTTI: You can see that we're  
25 staying, I mean, we're well within the existing limits

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1 of paving on the site. That's where we try to stay,  
2 limiting all the what we call existing non-conformities  
3 of parking, side yards, front yards.

4 THE CHAIRMAN: I guess I have a question  
5 about that, because it seems to me that the bottom  
6 third or more of the parking spaces are currently being  
7 or have previously been covered by a building.

8 MR. MURPHY: Covered by what?

9 THE CHAIRMAN: By a building, The Raven  
10 itself. So have you done an analysis actually tells  
11 what the increase from valid non-conforming to what  
12 you're extending because it seems to me you're  
13 increasing by at least 50 percent the paved surface.

14 MR. MURPHY: I think I already said that the  
15 plan we're proposing is not a slave to the 50 percent  
16 impervious ratio that the ordinance would otherwise  
17 require. We are more than that. We are in the 70  
18 range, 70, 71, and you are going to suggest that you're  
19 only allowed to park in the building envelope that  
20 would exist today. We would have maybe 74 parking  
21 spaces in that range. So if that's what you're driving  
22 at, Keith, that's the answer.

23 THE CHAIRMAN: I guess that it's not so much  
24 the impervious because I understand the impervious, how  
25 it was impervious change but --

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1 70 percent versus the 50. I'm talking about  
2 boundaries, the setback requirements.

3 MR. GEONNOTTI: Do you want me to walk him  
4 through it?

5 So the way the ordinance is written, there is  
6 no parking permitted outside the building setback  
7 lines. So you have an 80-foot front yard, you have  
8 25-foot side yards, and you have a dual frontage. So  
9 you have another 50-foot rear yard along York Road. So  
10 anything outside of those setbacks are technically  
11 non-conforming.

12 Now, the existing Raven was non-conforming  
13 over that entire area. So we're --

14 MR. MEYER: Understood.

15 MR. GEONNOTTI: Yeah. So what we're  
16 proposing as to a compromise to where we were last time  
17 is, there's still going to be some existing  
18 non-conformities that we're going to claim as existing  
19 non-conforming whether we need relief.

20 MR. MEYER: Those are the ones that were  
21 previously paved that you're still entitled to.

22 MR. GEONNOTTI: Correct. So what we're  
23 proposing in addition to that is enhanced buffering, so  
24 along the perimeter adding additional 25-foot, whatever  
25 is requested, additional on the frontage and along the

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1 MR. MURPHY: Well, that's just arguing to  
2 Tracy, has advanced in her -- and I get it, I  
3 understand the position that she thinks the minute we  
4 touch any non-conforming area to transform it, we lose  
5 the right to rely on it, and if that's the hard-line  
6 view that everybody is going to take, we would end up  
7 with about 74 parking space anyway, the very small area  
8 in the middle of the site which would be our allowable  
9 building lot based on any side yard, front yard, rear  
10 yard application.

11 MR. MEYER: Let me pursue the question, if I  
12 may, Keith, you're putting down paving where previously  
13 there were buildings. Okay, fine.

14 MR. MURPHY: Yes.

15 MR. MEYER: Now -- understood, but the  
16 question that arises is where the buildings were  
17 required to some degree some -- they were  
18 non-conforming with regard to setbacks and the like.  
19 On the plan that you're showing us now, what's the  
20 conforming versus -- in other words, what's the extent  
21 of the non-conformities per Tracy's reading of, the  
22 Zoning Officer's reading of what you're entitled to  
23 now --

24 MR. MURPHY: 20 percent.

25 MR. MEYER: What -- I'm not talking about the

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1 western front and we're taking it it was up to about 2  
2 and a half right now is with the separation of the  
3 property line was. We're buffering it out to ten and  
4 get a planting as well, even though it's commercial  
5 zoning. So what we're proposing is there's still  
6 existing non-conformities because of the setbacks  
7 themselves are so restricting, we can only get about 79  
8 spots, but we're going to buffer the whole perimeter,  
9 to the extent of the SALDO requirements and provide  
10 full buffering that way.

11 MR. SAVIN: Though the case is being made  
12 that whatever spaces we're not comfortable with are  
13 going to come out of the hide of the town anyway.  
14 That's what we're being told. What is the rational  
15 solution here? It's going to be the same number of  
16 people that are going to come to New Hope.

17 THE CHAIRMAN: I don't think that's being  
18 held over our head. I don't think they mean it that  
19 way.

20 MR. MURPHY: No, I don't -- I think we're --

21 THE CHAIRMAN: When the -- for the new  
22 project to open, there must be 207 or 208, whatever the  
23 number is, parking spots accounted for already. If  
24 they cannot account for those, then it doesn't open.  
25 So we don't have trust on human nature in saying

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1 they're going to park -- the property cannot begin if  
2 the parking spots --

3 MR. SAVIN: I understand.

4 MR. MURPHY: That's not exactly true.  
5 That's not exactly true. If we want to, which we  
6 don't, we could purchase those spaces that we don't  
7 want. So to say that we have to find all 259, I think  
8 is our number, that is not accurate. Would we like to?  
9 Yes. Are we going to make every effort to do that?  
10 Yes. But we don't have --

11 MR. MEYER: But I think getting back to my  
12 point, I think this would be very important when you  
13 go, for example, Zoning Hearing Board for that  
14 proposition that you're putting before us, that you  
15 have what you don't have up there, which is a map of  
16 what the setbacks are --

17 MR. MURPHY: We do have a map that shows the  
18 building --

19 MR. MEYER: -- waiver on -- that's a  
20 particular diagram that's missing in what we're looking  
21 at today. That's all I was trying to get at.

22 MR. MURPHY: We understand that, and we did  
23 that just because we know what the number of, quote, by  
24 right spaces we could accommodate is that few. So we  
25 have done that plan, and we know what that number is.

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1 10 by 20?

2 MR. MURPHY: No, the ordinance --

3 MS. TACKETT: I mean, you're going for the  
4 variances anyway, right?

5 MR. MURPHY: We would love to go to 9 by 18  
6 so we can make it more efficient, but I thought the  
7 point of your review was we don't want to see that, we  
8 want to see 10 by 20 park in a traditional layout of a  
9 retail parking lot, which is what we did. I would  
10 prefer to park them --

11 MS. TACKETT: So that was not the point I  
12 think of my review. My point was, you don't get  
13 credit, non-conforming credit for what you've removed  
14 to encroach with the paved area for parking. So you  
15 just need to accommodate to account for that in your  
16 Zoning Hearing Board application. I mean, I wasn't  
17 giving any opinion as to -- I mean, if you want to try  
18 to consolidate those lots and valet park them better, I  
19 think that seems more efficient, but I'm curious what  
20 the Planning Commission thinks.

21 MR. MURPHY: We would obviously love to do  
22 that, if we could.

23 MR. MEYER: If I can express my opinion, I  
24 would much rather see a, you know, the 9 by 18s and  
25 maybe add slightly to the buffers, so you can gain a

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1 MR. MEYER: The minute you came up with 79,  
2 you knew you had to have that someplace.

3 MR. MURPHY: Yeah. I make up a lot of stuff.

4 MS. TACKETT: Can I just -- I'm just curious.  
5 Is it an option to still valet park people who come  
6 here to try to consolidate the parking on the lot? So  
7 in other words, maybe people come in, they drop off  
8 their car at the valet, wait for the shuttle and then  
9 it gets parked, so that they can be packed in more, so  
10 that maybe you can, you know, fit more or consolidate a  
11 bit, I mean, has that been considered?

12 MR. MURPHY: I'm not sure I follow what you  
13 said, Tracy.

14 MS. TACKETT: So, in other words, when a  
15 guest comes, at this point, they're going to come to  
16 this lot, they're going to park in this lot and then  
17 they're going to walk to the shelter.

18 MR. MURPHY: They're going to come in, park  
19 their car near the front and have the valet park their  
20 car.

21 MS. TACKETT: So they are going to have --

22 MR. MURPHY: Yes.

23 MR. SAVIN: You'll be managing those spaces?

24 MR. MURPHY: Yes.

25 MS. TACKETT: So do you need the spaces to be

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1 few spots and we gain a little bit more buffer out of  
2 it. I would have no objection at all to that myself.  
3 I can't speak for the rest of the Planning Commission.

4 GREG HERLAN: Is there a need to maintain  
5 that exit on York Road? I mean, that was just for  
6 deliveries today.

7 THE CHAIRMAN: Can you say your name?

8 GREG HERLAN: My name is Greg Herlan,  
9 H-E-R-L-A-N. But that would give additional parking  
10 spots. I don't really see an emergency need for that,  
11 and I can speak for residents on York Road, because  
12 we'd rather not see any kind of egress there.

13 MS. MACNAIR: What I would say is, I would  
14 defer to the fire marshal. I don't think that I would  
15 make a decision. I would look to him to make a comment  
16 about that, so if you guys reach out to see him and see  
17 what he feels.

18 MR. MEYER: I think that's a question to  
19 raise with -- as to whether or not it's actually  
20 necessary. I'm not convinced that it is, but I think  
21 that's worth considering.

22 GREG HERLAN: I think that makes sense. It's  
23 not a use for that today, but if it helps out the plan,  
24 it helps out the residents.

25 MR. MEYER: I guess I, you know -- if they

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1 were to be stacked against that back line, I'm not sure  
 2 that that would particularly bother me one way or the  
 3 other. I think that looking at what you have there  
 4 now, looking at the diagram, that looks like parking  
 5 spaces for people to park themselves and then walk over  
 6 to where they valeted, I mean, to where they get  
 7 shuttled.  
 8 MR. MURPHY: We thought that was what we  
 9 were being asked to do a compliant plan.  
 10 MR. MEYER: You know, I think that the  
 11 concern has been both from the side of West Bridge and  
 12 York. The whole question has always been, we don't  
 13 want an extremely visible, quote/unquote, parking lot.  
 14 All right? Now, what gets done inside the parking lot  
 15 by the operators of the lot vis-a-vis what goes on in  
 16 terms of what's visible from the outside is I think a  
 17 far less concern, at least to me. In other words, do  
 18 what you need to do on the inside of the lot. I just  
 19 don't want to see it, and I think that's been part of  
 20 the issue all along. Okay?  
 21 MR. MURPHY: If you think the path we're on  
 22 now is appropriate, then we'd like to revise and  
 23 resubmit a plan. We will look at trying to reconfigure  
 24 the whole size to address it.  
 25 MR. MEYER: Well, and reduce the amount of

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1 emphasis, I think, that I've heard and certainly my  
 2 opinion has to do with visual buffers.  
 3 MR. MURPHY: Right. When you said at the  
 4 last meeting that you thought more lower, denser, low  
 5 profile plantings might be more appropriate than taller  
 6 street trees.  
 7 MR. MEYER: We wanted --  
 8 MR. MURPHY: Discourage people from looking  
 9 in and from people traveling from the west because this  
 10 is a higher spot that nobody wants to see the parking  
 11 lot being the dominant feature at the moment until --  
 12 MR. MEYER: At the entry -- what effectively  
 13 is the entry of the Borough of New Hope.  
 14 MR. MURPHY: Understood.  
 15 THE CHAIRMAN: Question?  
 16 GREG HERLAN: Just on the York Road side just  
 17 because there's a lot of residents on that side, again,  
 18 the comment on the headlights shining into people's  
 19 houses.  
 20 MR. GEONNOTTI: It's a valet lot. So most of  
 21 the cars will be backed in so you're not going to get  
 22 the headlights. They'll be backed in.  
 23 MR. MEYER: Be able to get out quickly.  
 24 MR. GEONNOTTI: Correct.  
 25 THE CHAIRMAN: Question?

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1 waiver that you need for -- I mean, the variances that  
 2 you need vis-a-vis that business by the buildings that  
 3 have been torn down that are now being paved.  
 4 MR. MURPHY: I don't think there's much we  
 5 can do about that, but --  
 6 MR. MEYER: You could reduce the total --  
 7 MR. MURPHY: Well, we have reduced it by, you  
 8 know, a significant amount, as you can see, but we'll  
 9 take a another look at it, but I think where those  
 10 buildings used to be located I don't think there's much  
 11 we can do about using those areas --  
 12 MR. MEYER: Obviously you're trying to  
 13 intrude on that space and expand in that space, that's  
 14 clear.  
 15 MS. MACNAIR: One thing I didn't hear, the  
 16 areas that you were having space in the residential  
 17 areas either have some sort of fencing or Evergreen  
 18 shrubs.  
 19 MR. GEONNOTTI: As part of this design with  
 20 the buffer, we did do low shrubs, but we can address  
 21 that more, too.  
 22 MS. MACNAIR: Well, I'll leave that up to  
 23 them, but I would say something that's going to block  
 24 headlights.  
 25 MR. MEYER: The idea is the visual. The

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1 ED DUFFY: Yeah. Ed Duffy, New Hope. I  
 2 assume you wanted to park them down at the park. Did  
 3 they refuse you or did that not work for your plan?  
 4 MR. MURPHY: At the Washington Crossing  
 5 State Park?  
 6 ED DUFFY: Yeah.  
 7 MR. MURPHY: Refused.  
 8 MR. DUFFY: Refused? Yeah?  
 9 MR. MURPHY: Yup.  
 10 ED DUFFY: Wow. That was the question.  
 11 MR. MURPHY: And I don't mean to elaborate  
 12 too much, but either this body or Council commented  
 13 again or asked again, have you explored all ideas for  
 14 identifying lots south of the town, so that you can  
 15 avoid traversing the town entirely. The answer is,  
 16 yes, we've looked at many, many, many, many sites south  
 17 and for lots of the myriad of reasons, nothing has  
 18 worked out. Do we still continue to look? Yes, we  
 19 are. But at the moment, there is no obvious location  
 20 south of the town.  
 21 MS. TACKETT: And did you say this is about  
 22 70 percent impervious?  
 23 MR. MURPHY: Yes.  
 24 MS. TACKETT: Does the Planning Commission  
 25 have any general feeling about this level of

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1 impervious? I'm just curious.  
 2 THE CHAIRMAN: I mean, the point I brought up  
 3 last meeting, for me, hasn't changed.  
 4 MR. MURPHY: Right, you're a 50 percent guy,  
 5 I know.  
 6 THE CHAIRMAN: Well, part of it's the  
 7 impervious and part of it's just, you know, I mean, you  
 8 are needing variances for setbacks, variances for the  
 9 impervious for the overall coverage, and I guess I just  
 10 I'd like to see if we can in whatever ways just  
 11 minimize the total impervious just because, I mean, it  
 12 is just a parking lot, and that's unfortunate because  
 13 that means there is no drainage over its entire  
 14 surface.  
 15 MR. GEONNOTTI: I will add, and I brought  
 16 this up at the Council meeting, right now, that site is  
 17 about 75 percent impervious and there's no stormwater  
 18 control on it whatsoever. So everything that runs off  
 19 that parking lot or runs off of the surrounding pool  
 20 areas goes right into that stream without any sort of  
 21 water quality control or rate control.  
 22 MR. MURPHY: And Tracy commented at the  
 23 meeting that one of the earlier decisions contemplated  
 24 some type of stormwater controls. We don't believe  
 25 they were ever consoled.

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1 That's why I was making that suggestion.  
 2 MR. MURPHY: Yeah, well, we will certainly  
 3 look at it, Peter. I don't know, I mean, for every 10  
 4 spaces that are 10 by 20, we'll pick up one, if we go  
 5 to 9. So I don't know how many, you may get 5 or 10  
 6 spaces. I don't know it would be that big of an  
 7 increase but --  
 8 MS. TACKETT: You can stack them two or three  
 9 deep. You can --  
 10 MR. MURPHY: If you guys would be supportive  
 11 of that, then maybe we can do something more  
 12 meaningful.  
 13 MR. MEYER: I don't see any reason --  
 14 MR. MURPHY: Again, Tracy, I thought you had  
 15 an issue with that. Okay.  
 16 MR. SAVIN: Manage the lot.  
 17 MR. MEYER: Yeah, professionally managing the  
 18 lot is I don't think an issue. The issue is hiding the  
 19 lot, from our point of view. All right? And if that  
 20 involves some stacking and that is to your advantage, I  
 21 don't think, at least for me, that's not an issue. If  
 22 that can potentially reduce the amount of impervious  
 23 space and/or benefit you, why not.  
 24 MR. MURPHY: Okay. Because it bugs me, I  
 25 want to go back to something Keith said. Keith

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1 MR. GEONNOTTI: Based on the survey, there  
 2 was no stormwater controls installed at all. So as  
 3 part of our application based on your stormwater  
 4 ordinances and more importantly PA DEP and the  
 5 Conservation District, we have to comply with  
 6 significant rate and volume reduction. So just by  
 7 redeveloping this site, even though it's just a parking  
 8 lot, we have to provide water quality and rate control  
 9 for leaving the site to pretty substantial standards.  
 10 So that gets done with this plan or any plan that we're  
 11 providing. So if we're taking this site at 75 percent  
 12 impervious now, discharging directly into a high  
 13 quality stream and making it better. So that's one  
 14 improvement with this redevelopment versus just leaving  
 15 the pavement that's out there now.  
 16 MR. MEYER: If I may just add to Keith's  
 17 point, I'm inclined towards trying to minimize the  
 18 amount of impervious and part of the reason that I made  
 19 the suggestion that I made with regard to the size of  
 20 your parking spaces is that in doing so, you might  
 21 increase the number of spaces you have available at the  
 22 same time as you might also for us increase the amount  
 23 of impervious by a percentage point or two, I mean,  
 24 reduce the amount of impervious by a percentage point  
 25 or two, trying to create win win with that as well.

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1 mentioned the fact that it's just a parking lot. Yes,  
 2 right now it is. I mentioned before multiple times  
 3 that part two or phase two of this is going to be the  
 4 hotel, and the part that offended me, not by you guys,  
 5 but when I was at Council two weeks ago, I was  
 6 challenged and said, well, you've been doing this for  
 7 13 years and you haven't even gotten anything done, so  
 8 why should we believe that you're going to do a hotel.  
 9 MR. MEYER: It wasn't me.  
 10 MR. MURPHY: It was not you, that's true, but  
 11 it really did offend me, but I can assure you we are  
 12 interviewing architects now to design the hotel. There  
 13 will be a hotel. We are not here just for a lark doing  
 14 this stuff. So there will be something meaningful  
 15 coming and the sooner the better for all of us. What  
 16 does that mean? Well, it means that we're going to  
 17 have to continue to find more parking, but again we're  
 18 already thinking about that. So, yes, today is a  
 19 parking lot, but hopefully in the relatively short term  
 20 it will not be, and you'll be seeing land development  
 21 plans as we develop them to submit to you guys to  
 22 review.  
 23 THE CHAIRMAN: I think part of it is when I  
 24 said, just a parking lot, as I think about when I drove  
 25 past, well, when I drive past now, the one part of the

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1 parking lot that I really see, I mean, I can see a lot  
 2 of it, but the one part I see is the part of where the  
 3 building was. I guess there's a slight grade, so --  
 4 MR. MURPHY: Where the hotel was?  
 5 THE CHAIRMAN: And so because of that, I  
 6 think that's part of the reason I keep looking at this  
 7 thinking, well, if these lots were 18 instead of 19,  
 8 you know, without stacking, without doing anything  
 9 else, we just shortened the entire lot 6 feet, because  
 10 if every one of them shortens by a foot and we don't  
 11 change the spacing, we're driving in between them,  
 12 you've pulled that rear setback in 6 feet, I guess  
 13 that's the kind of thing that I'm seeing.  
 14 MR. MURPHY: Well, we can't change the  
 15 elevation.  
 16 THE CHAIRMAN: I'm saying, well, I'm just  
 17 under the condition of meeting, you know, using these  
 18 spots, I can see that happening, stacked along the  
 19 backside, that would actually allow me, in my mind, if  
 20 you stack them on the backside, we could gain, I'd say,  
 21 that's probably 18 spots. I would like to see you say,  
 22 well, we just gained 18 spots, instead of saying we're  
 23 plus 18, I'd like you to say, well, now we can slice  
 24 off that back row and now we don't need to encroach  
 25 even more.

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1 up?  
 2 THE CHAIRMAN: We have a question.  
 3 GREG HERLAN: Just a question, what's the  
 4 plan of route lighting?  
 5 MR. MEYER: Pardon?  
 6 GREG HERLAN: Is there a plan of route  
 7 lighting or any --  
 8 MR. MEYER: Haven't seen it.  
 9 MR. GEONNOTTI: The parking lot will be lit,  
 10 I mean, it will be to Township standards.  
 11 MR. MEYER: Township standards, for the  
 12 record, have got strict limits on the extent to which  
 13 the lighting can be visible off site, because I think  
 14 would be your concern.  
 15 GREG HERLAN: Yes.  
 16 MR. MEYER: All right. There are strict  
 17 standards that the Borough has that limit that. The  
 18 visibility to see anything off site, in other words,  
 19 lights have to come down, they can't go spreading way  
 20 off site.  
 21 GREG HERLAN: Okay. Thank you.  
 22 MR. MEYER: That's already there.  
 23 GREG HERLAN: Okay. Thank you.  
 24 MR. MURPHY: Our intention is not to  
 25 illuminate it so that it looks like a K-Mart parking

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1 MR. MURPHY: We will look and see, we will  
 2 take a hard look at that before we come back.  
 3 MR. MEYER: That's an interesting point.  
 4 THE CHAIRMAN: So for me, then there's a give  
 5 and take a little bit because we can say, okay,  
 6 you're -- we're going to extend the non-conforming  
 7 perpendicular instead of parallel, but we can extend it  
 8 10 feet, and, you know, I can get on board with that.  
 9 MR. MURPHY: We could pick up 10 feet around  
 10 the perimeter all the way around, that's not  
 11 insignificant, that's significant amount of reduction  
 12 in impervious, and we can reorient the parking --  
 13 MR. MEYER: Given the slope, I think the  
 14 point that Keith is making is, let's pay more attention  
 15 to the back, which is going to be visible over the  
 16 barrier from the street, than necessarily the setback  
 17 of the street itself as you think about the  
 18 realignment.  
 19 THE CHAIRMAN: It also helps the  
 20 neighborhood. The parking lot, the farther back, you  
 21 actually use that slight grade along with plantings to  
 22 make the neighborhood --  
 23 MR. MURPHY: Okay. That's a fair comment.  
 24 We'll try to take a hard look at it, see what we can  
 25 find. But are you going to give a slight half a thumbs

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1 lot. The intention would be to have minimal but  
 2 necessary lighting. That doesn't have to be real high,  
 3 and we will make sure no glare will spill onto the  
 4 adjacent properties.  
 5 MR. MEYER: You're not lighting it for its  
 6 publicity value.  
 7 MR. MURPHY: The publicity we've already  
 8 gotten.  
 9 THE CHAIRMAN: So I don't think we have a  
 10 decision to make, but it does sound like -- any other  
 11 feedback from up here?  
 12 MR. MURPHY: You were going to say, you've  
 13 come a long way since last month and you want us to --  
 14 MR. MEYER: Do we have any further questions  
 15 from our professionals, I guess would be my only  
 16 question?  
 17 MS. TACKETT: No.  
 18 THE CHAIRMAN: So the one thing that would, I  
 19 think, impress me the most is knowing exactly what the  
 20 grandfathering non-conformities would give you right  
 21 now, I mean, physically --  
 22 MR. MURPHY: If you ask Tracy, the answer is  
 23 zero.  
 24 MS. TACKETT: If you remove them, right,  
 25 nothing, correct.

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1 MR. MURPHY: Right, zero.  
 2 THE CHAIRMAN: So I just mean if we look at  
 3 the paved lot, the paved spaces that existed, those get  
 4 to carry their non-conformity?  
 5 MR. MURPHY: No. According to Tracy, as long  
 6 as we never touched any of it, yes. The minute we  
 7 touch it and transform it, no.  
 8 MS. TACKETT: Well, if you were moving it and  
 9 then try to put it back, that's correct.  
 10 MR. MURPHY: You even said if we disturbed  
 11 the existing pavement.  
 12 MS. TACKETT: Yeah, if you remove the  
 13 pavement for the stormwater and you want to put it back  
 14 and want to regrade it, then right, correct.  
 15 THE CHAIRMAN: So I'm just -- so I won't  
 16 redefine what I would ask, so if we look at where the  
 17 paving is right now and I guess that's it, so if we  
 18 look at where the paving is right now and allow its  
 19 non-conformities to extend the parallel by the 10 feet,  
 20 it would be helpful for me to see what that would look  
 21 like. I do understand that as soon as you lift it to  
 22 put stormwater management underneath it, that would  
 23 remove that, but at the same time, since we're looking  
 24 for a variance anyway, I just want to know what level  
 25 of variance you are going to be requesting so I can

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1 \*\*\*\*\*  
 2 MR. MURPHY: Peter, that's the plan that  
 3 you --  
 4 MR. MEYER: I'm saying do you want to --  
 5 MR. MURPHY: We can incorporate that next  
 6 time in our deck.  
 7 So does that answer your question, Keith?  
 8 THE CHAIRMAN: I guess the question I still  
 9 have, the question about that, because again I remember  
 10 what I saw a month ago --  
 11 MR. MURPHY: Well, that was it.  
 12 THE CHAIRMAN: -- and when I overlay where  
 13 the buildings were, you can't park in a building. So  
 14 we've -- so where the building is, is not -- would not  
 15 be considered non-conforming, a continuing  
 16 non-conforming use. I guess that's what I'm -- what  
 17 I'm asking is, I'm saying, if you were to take a  
 18 photographic view of the property and map out where you  
 19 could drive or park a car, legally, in the previous  
 20 incarnation and then we allowed the 10-foot extension  
 21 to kick in, what would that look like. And I don't  
 22 think it looks like that because this is assuming you  
 23 are allowed to park on the --  
 24 MR. MURPHY: So that's what I said, you have  
 25 to look at the plan from last October before Gateway

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1 know what I would like to support for the -- you know,  
 2 to the Board.  
 3 MR. MURPHY: This is the plan that we showed  
 4 you last time, and all the area in red is what we  
 5 believed were those areas that were non-conforming.  
 6 I'm not sure if Tracy agreed with that because unless  
 7 Justin's plan in red incorporates where the pool is and  
 8 the cabana --  
 9 MR. GEONNOTTI: It does.  
 10 MR. MURPHY: It does, but as in pool and  
 11 cabana or as --  
 12 MR. GEONNOTTI: As a pool and cabana.  
 13 MR. MURPHY: Because that's the only thing  
 14 Tracy would recognize. Her benchmark is what it was  
 15 last October before we applied to do anything, right?  
 16 The conditions that existed then with the pool, the  
 17 cabana, the motel, and the paving then before we  
 18 entered after The Raven closed to do anything with it,  
 19 that is Tracy's benchmark.  
 20 MS. TACKETT: That's the zoning ordinance's  
 21 benchmark, correct. So I'm just trying to consistently  
 22 apply the zoning ordinance.  
 23 \*\*\*\*\*  
 24 (Whereupon, a discussion was held off the  
 25 record.)

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1 entered the site to change or modify the site. Your  
 2 question is, what would we have been entitled to if  
 3 nothing changed and after we bought the property in  
 4 July and after The Raven closed in October, what was  
 5 there then, right?  
 6 THE CHAIRMAN: Yes, what was there as a  
 7 parking use.  
 8 MR. MURPHY: We could have done a lot of  
 9 different things if we never touched it and just kept  
 10 it the way it was, but obviously we have not done that.  
 11 THE CHAIRMAN: I guess that's where I'm  
 12 confused because I was fairly certain that if you --  
 13 under any regulation, if there's a building there, you  
 14 cannot lift that building and then replace it with  
 15 parking and say, but it was a building with a  
 16 non-conforming use, I mean, when you change the use --  
 17 MS. TACKETT: You could if the building, for  
 18 the portion of the building that's in the building  
 19 envelope, right? So that part --  
 20 THE CHAIRMAN: Right.  
 21 MS. TACKETT: But right, the portions of the  
 22 building that are non-conforming, you can't raise it  
 23 and then put parking there because there has been a  
 24 building there before.  
 25 MR. MURPHY: Under your ordinance. That's

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1 the only ordinance that I know that says that.  
 2 THE CHAIRMAN: Correct.  
 3 MR. MURPHY: It's not Tracy. It's the  
 4 ordinance.  
 5 THE CHAIRMAN: The reason I wanted to be as  
 6 helpful as possible, in order to do that, I would want  
 7 to know actually what you would by right be allowed to  
 8 do.  
 9 MR. MURPHY: 79 spaces in the one area today.  
 10 That's all we can do under the ordinance today since we  
 11 have transformed, quote/unquote, transformed other  
 12 areas that were previously non-conforming, paved,  
 13 building, whatever it was outside the building  
 14 envelope, we have modified those areas. We are only  
 15 left with the white area on that plan within which we  
 16 can do anything which respects the 8-foot front yard  
 17 setback, from the side, from the rear, all that stuff.  
 18 THE CHAIRMAN: Okay. I feel like we're going  
 19 around in circles. I'm asking one thing, sounds like  
 20 you're redesigning it. So I don't know how to clear up  
 21 what my question is.  
 22 Okay. So, yes, presented and as long as we  
 23 know exactly what it is you are presenting and what the  
 24 different colors mean and which type of building, which  
 25 type of resource was sitting on it when you said it had

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1 where we're at.  
 2 Thank you, guys.  
 3 THE CHAIRMAN: Thank you.  
 4 Any other new business?  
 5 MR. SAVIN: Motion to close the meeting.  
 6 MR. APUZZIO: Second.  
 7 THE CHAIRMAN: Motion carries.  
 8 \*\*\*\*\*  
 9 (Whereupon, the proceedings were concluded at  
 10 9:30 p.m.)  
 11 \*\*\*\*\*  
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1 a certain level of non-conformity.  
 2 MR. MURPHY: Okay. We'll be back.  
 3 THE CHAIRMAN: Any other questions?  
 4 MR. MEYER: Thank you both for your patience  
 5 and waiting through the other one.  
 6 MS. TACKETT: So just real quick, so what's  
 7 your plan at this point? You're going to revise the  
 8 plans for land development and resubmit those. Are you  
 9 going to revise your Zoning Hearing Board application?  
 10 MR. MURPHY: Yes.  
 11 MS. TACKETT: Okay.  
 12 MR. MURPHY: Got figure out what we're doing.  
 13 It sounds like we're going to continue to see -- well,  
 14 I have to ask for relief for the whole other structure.  
 15 We'll probably continue the relief, seeking permission  
 16 to park in a fashion other than what the ordinance  
 17 says, the stall size, as well as the ability to valet  
 18 park. We'll take another look and see if we can  
 19 increase the perimeter buffers and maybe we can seek  
 20 less relief from the impervious, recognizing that we're  
 21 going to start at 50 percent from the way the ordinance  
 22 looks at it and see where we go with that number. So,  
 23 yeah, there would be a handful of things that we're  
 24 going to have to revise and resubmit and revise the  
 25 plans and submit those and come back next month and see

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1  
 2 **CERTIFICATION**  
 3  
 4  
 5 I hereby certify that the proceedings and  
 6 evidence are contained fully and accurately, to the  
 7 best of my ability, in the notes taken by me at the  
 8 meeting in the above matter; and that the foregoing is  
 9 a true and correct transcript of the same.  
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**WENDY A. CROWLEY**  
 Official Court Reporter

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