

BEFORE

NEW HOPE BOROUGH COUNCIL

In Re: Workshop Meeting

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MONDAY, APRIL 1, 2019

- - - - -

A public meeting was held at the Borough Municipal Building, 125 New Street, New Hope, Pennsylvania 18938, commencing at 4:03 p.m. on the day and date above set forth, before Tara Wilson, Professional Reporter and Notary Public in and for the Commonwealth of Pennsylvania.

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DOYLESTOWN, PENNSYLVANIA 18901

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1       BOROUGH COUNCIL:  
 2       Connie Gering, President  
 3       Dan Dougherty, Vice-President  
 4       Tina Leifer Rettig, President Pro Tem  
       Laurie McHugh  
       Ken Maisel  
       Alison Kingsley

5       EJ Lee, Borough Manager  
 6       James Ennis, Borough Zoning Officer

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1               MS. GERING: Like to call the meeting  
 2       to order, it's four o'clock.  
 3               Do you want to do a quick update?  
 4               MS. LEE: Sure.  
 5               MS. GERING: Go ahead.  
 6               MS. LEE: I'll just do a quick --  
 7               MS. GERING: Yeah.  
 8               MS. LEE: -- update on the PayByphone  
 9       agreement as I had explained in my memo.  
 10       PayByphone is one of two apps that the borough  
 11       has a contract with to be able to utilize for  
 12       kiosks. The other one is Park Mobile.  
 13       PayByphone is a little bit different in that,  
 14       they just charge a flat 25 cent user rate for  
 15       every time someone uses the app to pay for  
 16       parking here. So if we have 10 people who used  
 17       PayByphone in that month, we get charged \$2.50  
 18       flat, nothing more.  
 19               We had an agreement with them since  
 20       October of 2017. There was a provision in that  
 21       agreement that as of October 2018, there's a \$250  
 22       minimum use fee that the borough would have to  
 23       incur in the event that they don't meet the 1,000  
 24       uses per month that they were expecting from New  
 25       Hope Borough. October 2018 came, the use was not

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1       at a thousand, and so whatever was deficient in  
 2       the user fee that had accumulated up to \$250 each  
 3       month, the borough had to cover that deficiency.  
 4               We did not like those terms because  
 5       they were far from getting a thousand uses each  
 6       month and so we got in touch with them to  
 7       terminate the agreement. They, not surprising  
 8       came back with a counter agreement to waive those  
 9       minimum fees indefinitely moving forward and also  
 10       waived the three months of October, November,  
 11       December of those minimum fees. So it means we  
 12       can move forward, there would not be any cost to  
 13       the borough outside of what is actually being  
 14       used. It would not hit our revenue at all.  
 15       Those are the new terms of the contract.  
 16               MR. MAISEL: So the consideration of  
 17       the 250 is minus what they would've gotten  
 18       otherwise?  
 19               MS. LEE: Yes, yes.  
 20               Are there any questions?  
 21               MS. McHUGH: Are they going to come out  
 22       and do a kind of --  
 23               MS. LEE: They are. So right now they  
 24       are looking at the weekend of the Pride -- the  
 25       weekend prior to the Pride Parade, that's one

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1 weekend. And the other weekend is Memorial Day  
2 weekend where they will have their marketing team  
3 out to meet with businesses, users, to try and  
4 promote themselves a little more, obviously,  
5 because they weren't keeping up to par as to  
6 where they were expecting to be by this time of  
7 the year.  
8 MS. GERING: Our friend's not there  
9 anymore who sold us all the stuff.  
10 MS. McHUGH: Okay. They have a bunch  
11 of cards that are in Borough Hall.  
12 MS. LEE: So that's where we are. If  
13 there are no questions, the next is review of two  
14 temporary special event sign requests.  
15 Per borough ordinance, any kind of  
16 temporary signs that organizations are  
17 requesting, has to get authorization from  
18 council. It should be at a public meeting where  
19 council would make a motion to authorize those  
20 signs. There are two groups that had approached  
21 us recently. One is the Bucks County Visitors'  
22 Bureau, the other one is New Hope Historical  
23 Society; both wanting to put up temporary signs.  
24 The Bucks County Visitors' Bureau  
25 wanted to put up a sign -- you should have a copy

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1 of what that sign looks like in your packets.  
2 It's an eight by three, twenty-four square feet  
3 sign, which is right within the regulation of our  
4 ordinance. They would be putting it up on the  
5 Visitors' Center wall facing Main Street. It  
6 might cover a portion of the window at the very  
7 top, but they would put it up April 17th and they  
8 would remove it May 5th. April 17th because  
9 that's right after the April 16th council meeting  
10 where you could officially make a motion on that.  
11 But they would -- they needed to order everything  
12 in advance and couldn't wait until April 16th, so  
13 they asked if there were any strong feelings with  
14 this council as to the sign, that they would  
15 modify accordingly so there wouldn't be any  
16 issues at the April 16th meeting.  
17 You should all have a copy of that sign  
18 in front of you. If you don't, I will hold it up  
19 for you. It's an eight by three; eight foot wide  
20 by three feet tall.  
21 MS. McHUGH: Okay.  
22 MS. LEE: So you don't have to make a  
23 motion on this. If there's any strong feelings  
24 against it, I will take your feedback to them so  
25 that they can modify it accordingly. Otherwise,

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1 I will put it on the April 16th agenda.  
2 And then the second sign is by the New  
3 Hope Historical Society. This one just came in  
4 over the weekend. This one is a four by six sign  
5 and this -- they are asking to put up at the end  
6 of April to remove at the end of May. And this  
7 it for their event coming up through the month of  
8 May -- or April -- May -- May.  
9 MS. McHUGH: May.  
10 MS. LEE: If there are any strong --  
11 MR. MAISEL: What are the sizes on  
12 that?  
13 MS. LEE: This one is a four by six.  
14 Again, that's a twenty-four square foot sign.  
15 Our regulation allows up to 24 square feet for  
16 temporary event signs.  
17 ED DUFFY: Where are you putting it,  
18 EJ?  
19 MS. LEE: It would be going on the  
20 Parry Mansion. They said either on the Ferry  
21 Street side or the Main Street side, most likely  
22 the Ferry Street side. If there are no feedback,  
23 I will take that back as no feedback and I'll put  
24 it on the April 16th agenda.  
25 MS. GERING: Now comes the good stuff.

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1 MS. LEE: Do you want junior council to  
2 go first or do you want to do the landlord  
3 registration?  
4 MS. GERING: Why don't we let them go  
5 first.  
6 MS. McHUGH: Okay. First of all, this  
7 is our junior council representation --  
8 representatives, I'm sorry. And they're here to  
9 propose an ordinance on single use plastics in  
10 the borough with their initiative to reduce the  
11 carbon footprint of the borough.  
12 Why don't you tell your names, so the  
13 court reporter can get you and then start.  
14 MARYNA CHUMA: All right. I'm Maryna  
15 Chuma.  
16 LARISSA BORYS: Larissa Borys.  
17 DANIEL SCANLON: Hi. I'm Daniel  
18 Scanlon.  
19 MARYNA CHUMA: All right. So  
20 obviously, our initiative is to reduce our carbon  
21 footprint in New Hope so we do not have flyers to  
22 hand out along with our plan. So we have like a  
23 mini presentation we thought would be best to  
24 show from this screen, hopefully everyone can see  
25 it. We'll be talking about all of these points.

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1 MS. LEE: We can -- do you -- what are  
 2 you --  
 3 MARYNA CHUMA: I'm on Google Drive.  
 4 MS. LEE: You're on Dells, so it's not  
 5 going to be able to pick up on that.  
 6 Do you have it on your Mac Book? If  
 7 you want you can -- you've to got to download it  
 8 on your computer first, 'cause you connect to  
 9 WiFi and connect to the screens at the same time.  
 10 Do you have it downloaded on your local drive?  
 11 Then you would have to disconnect from the WiFi  
 12 and connect to the display, the Apple TV display  
 13 in here and connect to our wireless display here.  
 14 Do you want me to help you?  
 15 LARISSA BORYS: So I just have to  
 16 download the presentation --  
 17 MS. LEE: Yeah, it's got to be on your  
 18 local drive.  
 19 MARYNA CHUMA: So while she's  
 20 downloading that, we can give a general overview.  
 21 So to draft our ordinance, we looked at a couple  
 22 of local ordinances that had similar procedures  
 23 or similar goals as we had. And so our main goal  
 24 is at the end of this, to eliminate straw use,  
 25 single bags, use of plastic bags and foam

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1 because we don't want anyone to be lost in like  
 2 the transition from the different phases. So we  
 3 would put posters made out of recycled papers  
 4 downtown, we would use the Ferry Market or other  
 5 business's social media. We would have certain  
 6 days we would establish where a couple junior  
 7 council representatives would wear a green  
 8 T-shirt and talk to the locals walking around and  
 9 let them know specifically what's going on. We'd  
 10 meet with business owners and also we would want  
 11 to establish a debrief session with local  
 12 business owners to both get their input on all of  
 13 our resolutions and also to see -- to keep them  
 14 informed of what's going on. So that's our  
 15 general plan, that's the general spiel.  
 16 Are there any questions?  
 17 LARISSA BORYS: I don't think we're  
 18 going to be able to get the presentation up on  
 19 there, but we can try and -- I mean, I have a big  
 20 screen, I can present that.  
 21 MARYNA CHUMA: Maybe you can show that.  
 22 LARISSA BORYS: Yeah.  
 23 MS. McHUGH: Yeah, that's what I was  
 24 going to say, you show this side and --  
 25 MR. MAISEL: That's good for us over

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1 containers in the borough.  
 2 And so our Phase 1 of the plan would be  
 3 having all of that to be voluntary, so  
 4 encouraging businesses or homes to engage in  
 5 behaviors that would eliminate their use or  
 6 reduce their use of those products. And then  
 7 Phase 2 would be mandatory, so no straws, single  
 8 use bags or foam containers. And then in the  
 9 future, we hope to also maybe eliminate the  
 10 selling of water bottles in the borough, but that  
 11 is not in this ordinance that would be in a later  
 12 draft. And in that, we would also hopefully  
 13 establish a couple refillable water stations in  
 14 the borough so that that transition would be  
 15 easier.  
 16 And also in the Pride Parade, we're  
 17 planning to hand out the shopping bags that a lot  
 18 of people use; they're only a couple cents each.  
 19 And they would have our junior council logo on it  
 20 and a cute little slogan to encourage everyone to  
 21 be more green in the borough. And so that would  
 22 also be a nice way to transition.  
 23 And then in the transitioning phase, we  
 24 would also want to promote this new ordinance to  
 25 the public so that everyone is fully aware

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1 here.  
 2 MARYNA CHUMA: Our second slide is just  
 3 how we're going to promote it.  
 4 MR. MAISEL: So the ordinance, is this  
 5 one that is like a legal -- is this a legal  
 6 ordinance? Is that's what's being contem --  
 7 MS. McHUGH: Yes.  
 8 MS. GERING: Our solicitor would have  
 9 to draw up the ordinance.  
 10 MR. MAISEL: So can the -- first of  
 11 all, by the way, very, you know, great  
 12 presentation in terms of this. Obviously a lot  
 13 of thought went into it and a lot of execution  
 14 after the fact, is going to be necessary. So  
 15 hopefully you guys will come through the way you  
 16 know, you say, so that would be great. But is an  
 17 ordinance -- that doesn't -- it's not voluntary,  
 18 is it, an ordinance generally speaking?  
 19 MS. McHUGH: No. Just the first phase  
 20 of this would be voluntary, it'd be like an  
 21 educational period. So we'll pass -- they're  
 22 here now to ask if we can start drafting an  
 23 ordinance with T.J. and then present it to  
 24 council to pass.  
 25 MS. KINGSLEY: The ordinance could have

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1 a delayed start for the mandatory portion.  
 2 MS. McHUGH: Yes. So we don't want to  
 3 pass it in say, June and say, okay, you can't use  
 4 any plastic bags. We want to give everybody like  
 5 a year so they can use the plastic bags that they  
 6 have and get used to it.  
 7 MS. LEE: So normally, yeah, you would  
 8 have an ordinance and then a resolution that  
 9 would go with that that has the procedures of how  
 10 you would carry out that ordinance.  
 11 MR. MAISEL: So the time frame would be  
 12 established where you attempt to put a time frame  
 13 when you would hope to implement it? I mean,  
 14 would that --  
 15 MS. LEE: Yeah, an ordinance usually  
 16 has an effective date at the end of the  
 17 ordinance, but you can have a resolution that  
 18 goes with it that says, although the ordinance  
 19 goes into effect as of this date, you have this  
 20 period to, you know, correct as many --  
 21 MS. GERING: Transition.  
 22 MS. LEE: Yes.  
 23 MS. McHUGH: So New York State just  
 24 passed the single use plastic bag and that's  
 25 going to become effective March 2020. So they're

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1 2020, which would eliminate more than a billion  
 2 straws a year for them. So it doesn't seem like  
 3 the big hitters have any problem with this,  
 4 they're already working on solutions.  
 5 MS. KINGSLEY: I think one of the  
 6 things you might want to think about is, in  
 7 presenting this, 'cause the big guys never have a  
 8 problem because they're always ahead of the  
 9 curve, small communities are always behind the  
 10 curve. So I think you're pushback is going to be  
 11 from smaller businesses who don't have any  
 12 sources identified for a lot of these products  
 13 and so -- and some of those products are more  
 14 expensive than the disposable ones.  
 15 MS. McHUGH: Agreed.  
 16 MS. KINGSLEY: So I think some research  
 17 just to eliminate pushback would be, to do some  
 18 research on companies that do provide this kind  
 19 of product and talk about the products you want  
 20 them to replace and say, here are some options  
 21 for you if you're looking for outlets.  
 22 MS. McHUGH: They already are. They  
 23 have a committee that's already working with the  
 24 Green Restaurant Association, which would come  
 25 out to a restaurant and help establish in the

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1 giving New York State a year to get used to the  
 2 idea.  
 3 MR. MAISEL: I understand. Thank you.  
 4 MS. McHUGH: Apparently, I'm not --  
 5 this is what I've heard from talking with other  
 6 EACs and stuff is that we would be the first  
 7 borough to actually pass a ban like this. Philly  
 8 is trying to pass something similar and Radnor --  
 9 I think it was Radnor, another borough, they have  
 10 put a five cent fee on plastic bags, but that's  
 11 the only thing that's been done in the State of  
 12 Pennsylvania. Jersey is doing stuff, they passed  
 13 quite a few.  
 14 And in speaking with the businesses  
 15 that we think would be affected most like Wawa, I  
 16 talked with their corporate, they have quite a  
 17 few stores already in New York -- in I'm sorry,  
 18 in New Jersey that are -- been plastic banned  
 19 boroughs and they're not having any problems with  
 20 it. They just offer recyclable bags for sale  
 21 where carry out. CVS same thing, they don't have  
 22 an issue with it, Wawa -- I'm sorry, McDonald's  
 23 and Starbucks are working on a new disposable  
 24 paper cup that can be composted or recycled.  
 25 Starbucks is phasing out all their straw use by

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1 guidelines to be green and actually get  
 2 certification on being green. The Delaware River  
 3 Keepers, there's quite a few organizations out  
 4 there that -- and, again, this will be part of  
 5 the educational section, which will be the first  
 6 year. So it'll be on our Facebook pages, on our  
 7 web pages and then going out and talking to  
 8 people; but, yes, there is help and this is the  
 9 way to do it. You don't have to just absorb the  
 10 costs because we're telling you, there's other  
 11 options out there.  
 12 And it's really -- the idea is to  
 13 change the thinking and the culture behind this.  
 14 We're not trying to replace one problem with  
 15 another problem. You know, we don't really want  
 16 you to go from using plastic bags to paper bags  
 17 because that's not a solution. Paper bags still  
 18 cost a lot of money to produce and cause, you  
 19 know, carbon emissions to ship and stuff. So the  
 20 idea is like when you come to New Hope, we want  
 21 you to bring your own bag, bring your own water  
 22 cooler -- or your water bottle, like a BYOB thing  
 23 and that'll part of their slogan is bring your  
 24 own thing. So change the culture slowly. Like  
 25 you have your own straw.

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1 But you guys should talk more about  
 2 that. I'm sorry, I'm taking over.  
 3 MR. DOUGHERTY: There's two things.  
 4 First off, I agree it's the method rather -- it's  
 5 not, oh, we don't have the plastic bag, use  
 6 paper, 'cause that's really what I -- there was  
 7 an article just yesterday in the New York Times  
 8 concerning this about the fact that paper bags  
 9 are actually more harmful to the environment than  
 10 these plastic bags.  
 11 MS. McHUGH: They do decompose. I  
 12 don't know that it's more --  
 13 MR. DOUGHERTY: No, I'm sorry, as far  
 14 as the carbon footprint of the bag is much, much  
 15 higher.  
 16 MS. McHUGH: Both of them are  
 17 disposable, right? So a paper bag -- a plastic  
 18 bag's going to end up disposable anyway.  
 19 MR. DOUGHERTY: Well, in the back end,  
 20 the paper degrades, but to get it to --  
 21 MS. RETTIG: To get it to the paper,  
 22 right?  
 23 MR. DOUGHERTY: Is apparently 50 times  
 24 worse than plastic bag, but be as it may. I  
 25 think you need to, what Laurie said, is make sure

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1 saying, oh, single use water bottles will not be  
 2 sold in the borough anymore.  
 3 MS. RETTIG: Well, cans. Single use  
 4 soda cans, 'cause aluminum and tin can recycle  
 5 very easily and very cheaply. So there's a way  
 6 to get around that with soda because you can just  
 7 institute soda cans being sold.  
 8 MR. DOUGHERTY: That's sort of my  
 9 question, for the future just keep that in mind.  
 10 MS. McHUGH: We're hoping by then  
 11 there's other products. Like now they are --  
 12 it's starting to catch up, right, they are trying  
 13 -- companies are trying to get away from that  
 14 because they see all the pictures, so there's  
 15 cardboard water jugs now.  
 16 Again, we -- we don't want to trade one  
 17 problem for another so that's why they want to  
 18 institute the refill stations. So then when you  
 19 come to New Hope, bring your own bag, bring your  
 20 own bottle, there's filling stations, filtered  
 21 water. So you don't want to buy this stuff. And  
 22 that's a whole other monster. We started looking  
 23 into the -- getting rid of them and that was --  
 24 we're just not ready to do that at this time and  
 25 I don't think there's anybody that has. So we

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1 it's not, oh, we'll just use paper and that's not  
 2 the answer.  
 3 The only other thing is, I noticed foam  
 4 containers -- so is this a waste management  
 5 thing? I mean, I'm not trying to put words. So  
 6 is it waste management? Is it environmental  
 7 impact? Is it not trying to not have -- you can  
 8 say it's all those things. My understanding you  
 9 just have to be prepared is that the foam  
 10 containers are -- they degrade. They degrade  
 11 much, much, much faster than the plastic bags.  
 12 You should research that a little bit, the  
 13 styrofoam is not apparently the monster that the  
 14 plastic bag is that way. So just follow those  
 15 because people's response you may get pushback  
 16 from this is you want to be prepared that you  
 17 know these answers. That's all.  
 18 MS. McHUGH: Okay.  
 19 MR. DOUGHERTY: The water bottles. The  
 20 single use water bottles, they (inaudible) right?  
 21 MS. RETTIG: They are. Usually I have  
 22 a water bottle.  
 23 MR. DOUGHERTY: Are single use soda  
 24 bottles good? No, right? So my reaction might  
 25 be, if I sell water bottles and soda bottles

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1 don't even have anything to model after. So  
 2 single steps, let's get this in line and then  
 3 start doing research for that.  
 4 But hopefully we don't have to ban it,  
 5 hopefully we can change the culture enough that  
 6 people do just -- nobody's buying that because  
 7 they have their own water bottle. Then we would  
 8 know we were a great success.  
 9 MR. DOUGHERTY: Is there a way to get  
 10 some metrics around this? In other words, it  
 11 would be great as a sales feature if you guys  
 12 could somehow -- I don't know how you estimate  
 13 it. But somehow say, okay, we think right now  
 14 the current state is, you know, 68,000 straws and  
 15 432,000 plastic bags and then 2 years later to  
 16 measure the success, we think now that the  
 17 numbers have been cut by 90 percent. So you can  
 18 actually put some concrete achievements around  
 19 it, I think. Then you can say -- I'm sure  
 20 there's calculations you can say that that did  
 21 this for the environment.  
 22 MS. McHUGH: Yeah, we have the numbers.  
 23 I'm sure there's a calculator online we could  
 24 find. We could probably do that when you're out  
 25 talking to the business, just ask them what are

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1 you using, how much.  
 2 LARISSA BORYS: And maybe even if we're  
 3 presenting it, we can show them some stats from  
 4 other areas that have done the same thing. And  
 5 maybe we can -- 'cause I'm sure that's public  
 6 somewhere, I mean, we can say, well, this -- this  
 7 area or New York State or what --  
 8 DANIEL SCANLON: I know California and  
 9 Hawaii have --  
 10 LARISSA BORYS: Yeah, this area has  
 11 done this and this is the improvement.  
 12 MS. RETTIG: Austin, Texas. You might  
 13 want to look at Austin, Texas, they've done a lot  
 14 of stuff.  
 15 MS. KINGSLEY: And the other thing you  
 16 might want to do is, as you're talking to the  
 17 businesses, just have an inventory sheet where  
 18 they can actually just fill in and keep a copy  
 19 for you and a copy for them. Oh, sorry, that's  
 20 paper. But where you have straws and they put  
 21 down approximately how many they're currently  
 22 using, you know, their plastic in a year and what  
 23 kind of bags they use and how many. And then go  
 24 back in six months or in a year and see what kind  
 25 -- you can even measure the progress as you go

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1 a lot of -- but they didn't bother with any  
 2 education because they got it through so quickly,  
 3 so a lot of places don't know.  
 4 MR. DOUGHERTY: I think I just read --  
 5 MS. McHUGH: And they're still working  
 6 out enforcement.  
 7 MR. DOUGHERTY: -- that they're either  
 8 about to go mandatory or they are, I don't know.  
 9 This is was just a coup -- I just saw it two days  
 10 ago.  
 11 MS. GERING: It was online.  
 12 MR. DOUGHERTY: So you may want to look  
 13 into that.  
 14 MS. McHUGH: Yeah, but we met with  
 15 them. We met with their environmental council  
 16 and Solebury and Doylestown. And they're all  
 17 very excited about this and would love to follow  
 18 our lead. So that the whole area has the same  
 19 ban, so there's not any confusion.  
 20 MR. MAISEL: Sounds good.  
 21 MS. McHUGH: Any questions from the  
 22 public?  
 23 STEVEN COPPENS: What is the junior  
 24 council slogan?  
 25 MARYNA CHUMA: Oh, we did come up with

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1 and give them a metric to work with.  
 2 MS. McHUGH: That's a good idea.  
 3 MS. GERING: You've done a great job,  
 4 very impressive.  
 5 MS. McHUGH: They did a lot of work. A  
 6 lot of time, a lot of work, a lot of discussion.  
 7 It's not an easy thing to come up with, 'cause  
 8 everything we -- they looked at, we had to look  
 9 at the obstacles and what pushback we would have.  
 10 And the models that we have followed, they're  
 11 new, so there is no data. It's most of these  
 12 bans that are out there, have just gone into  
 13 effect and they are still in the voluntary stage.  
 14 But we know that we're a river town and it's, you  
 15 know, it's our stewardship.  
 16 MR. DOUGHERTY: And Lambertville's  
 17 non-bag right now, right, effective today or  
 18 something or very recent?  
 19 MS. McHUGH: They had to hurry up and  
 20 do their ban very quickly because the state was  
 21 looking at doing a statewide ban. And once  
 22 there's a statewide ban, a borough or a city  
 23 can't have anything stricter than what the state  
 24 is. So they pushed it through very quickly and  
 25 it's -- they're still in the voluntary state. So

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1 one. I'll see if I can find it.  
 2 LARISSA BORYS: There was a few, but I  
 3 think we ended up voting on one of them.  
 4 MARYNA CHUMA: Well, if we make more  
 5 products, we would have different slogans  
 6 depending on like if we handed out straws one  
 7 day, then like we'll have one more like geared  
 8 toward that; but our slogan --  
 9 LARISSA BORYS: We would've remembered,  
 10 but there was -- we had so many that we came up  
 11 with. There was like -- someone would say one  
 12 and then someone would add on to it and someone's  
 13 like no, let's do this one. So there were a lot  
 14 of --  
 15 STEVEN COPPENS: Well, you can have  
 16 more than one slogan.  
 17 MARYNA CHUMA: The slogan we like the  
 18 best or the two is, "New Hope New Future" "Let's  
 19 Paint the Borough Green".  
 20 MS. GERING: Nice.  
 21 MARYNA CHUMA: And then all of them  
 22 were more like "New Hope New Future" that was  
 23 like our big --  
 24 STEVEN COPPENS: The other question I  
 25 have, is junior council pressuring borough

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1 council to recycle containers for trash like  
 2 trash receptacles?  
 3 MARYNA CHUMA: We had that on our  
 4 agenda last year and then because a lot of our  
 5 committees were spread out, like one towards  
 6 straws and like this initiative and then the  
 7 recycle bins downtown and we realized that taking  
 8 it one step at a time would be best focusing on  
 9 this and then maybe going on to future endeavors.  
 10 Because we spoke with Mr. Carroll last year and  
 11 there was an issue with --  
 12 DANIEL SCANLON: The logistics of  
 13 recycling.  
 14 MARYNA CHUMA: There was a lot of  
 15 logistic issues and that it would take a long  
 16 time to pass, 'cause we wanted to do it alongside  
 17 with the new trash cans downtown when that was  
 18 being established. And I remember there was --  
 19 he pretty much told us, like, wait, in like a  
 20 year or two then it will pass a lot faster.  
 21 STEVEN COPPENS: Thanks very much.  
 22 MS. GERING: Steve, just for your  
 23 information, are you on Facebook?  
 24 STEVEN COPPENS: No.  
 25 MS. GERING: There's a video there, CBS

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1 I put in my leases that they have to recycle.  
 2 ED DUFFY: Okay. Keep them in  
 3 practice.  
 4 MS. LEE: I mean, they can recycle, but  
 5 --  
 6 MS. GERING: We recycle in Riverwoods.  
 7 MS. KINGSLEY: Who collects up there?  
 8 Is that Republic?  
 9 MS. RETTIG: I think it is Republic.  
 10 MS. KINGSLEY: I'm not so sure they  
 11 really recycle.  
 12 MS. GERING: Someone told me they just  
 13 dump it with the garbage even though we recycle.  
 14 MS. MCHUGH: Yeah, I've heard that  
 15 before too. Okay.  
 16 No more questions? So we'll continue  
 17 on with this endeavor.  
 18 MS. GERING: Oh, absolutely. I think  
 19 it's well worthwhile. And thank you so much,  
 20 that was really --  
 21 MS. KINGSLEY: Thank you. Good job.  
 22 MS. MCHUGH: You're more than welcome  
 23 to stay or if you have things to do.  
 24 LARISSA BORYS: We can stay.  
 25 MARYNA CHUMA: We'll hang out.

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1 News this morning did a whole video about  
 2 recycling. And since China is buying less and  
 3 less of our garbage, that even the recycling only  
 4 about, I think, 20 percent of it actually is  
 5 used, rest of it goes in the dump.  
 6 STEVEN COPPENS: I did hear that they  
 7 stopped purchasing.  
 8 MS. GERING: You can go on your  
 9 computer, just hit CBS Morning Show from this  
 10 morning and you can watch the whole segment. It  
 11 was very well done.  
 12 STEVEN COPPENS: Thank you.  
 13 ED DUFFY: Yeah, that was done a long  
 14 time ago.  
 15 MS. GERING: Oh, they just did it this  
 16 morning.  
 17 MS. LEE: As of January last year, a  
 18 lot of municipalities are stuck.  
 19 ED DUFFY: Yeah, because Village 2 gave  
 20 up on it.  
 21 MS. MCHUGH: Yeah.  
 22 ED DUFFY: 'Cause we were recycling and  
 23 they said, no, it's all going in the dump. How's  
 24 that for fun.  
 25 STEVEN COPPENS: See I make my tenants,

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1 MS. GERING: All right. Next is my  
 2 favorite topic that we started a year ago on  
 3 landlord registrations. And this is having to do  
 4 with the residential rentals in the borough. We  
 5 were trying to figure out how we could do fire  
 6 inspections on these properties and it turns out  
 7 they have to be registered in order to --  
 8 Correct me here, the research you did.  
 9 MS. LEE: There's -- it's very  
 10 complicated. So when -- obviously, you know,  
 11 whenever you want me to just jump in.  
 12 MS. GERING: Go ahead. Since you  
 13 did all the --  
 14 MS. LEE: I know landlord registration  
 15 and fire inspection has been a priority for this  
 16 council just because it is a life safety issue.  
 17 And so one of the first things I was tasked with  
 18 was to review what our policies and procedures,  
 19 as well as our ordinance is. And in reviewing  
 20 the landlord registration, you can't review the  
 21 landlord program with also looking at the fire  
 22 inspection because the two pretty much go hand in  
 23 hand.  
 24 And some of the things that I found  
 25 were internal conflicts in our own ordinance that

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1 have been preventing fire inspection for  
 2 residential overall. So I'll just give a quick  
 3 background of what our current ordinance and  
 4 policy and procedures are today. The -- and a  
 5 lot of it was drafted in the memo that I  
 6 presented.  
 7 The existing landlord registration  
 8 program was enacted in 2006 and basically that  
 9 says, every landlord who has a rental property  
 10 has to register their property, it's \$25 for that  
 11 registration, plus an additional \$10 for every  
 12 unit more than one. So the 25 would cover just 1  
 13 property. If you have 2, 3 units in there, it  
 14 would be \$25 plus \$10 for each additional unit.  
 15 The process involved a form that, I'll be honest,  
 16 in reviewing the form, was very complicated. It  
 17 asked for a lot of private information and in  
 18 addition to that, it also had a license  
 19 requirement that the borough had to issue just  
 20 like our BPT, which was never enforced.  
 21 And then on top of that, once you  
 22 registered, there was a \$50 fee for an inspection  
 23 of every unit. So each unit had to pay an  
 24 additional \$50 a year for inspection, for rental  
 25 inspection. That was our current landlord

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1 that are by definition permanent use, which  
 2 contradicts exactly what was said previously that  
 3 says not permanent in use. And then the third is  
 4 boarding houses, dormitories, et cetera.  
 5 And so because of this internal  
 6 conflict within the ordinance, the residential  
 7 inspections haven't been taking place because  
 8 it's ha -- you -- they the fire inspector wasn't  
 9 sure, well, can I go after residential, can I not  
 10 go after residential because the ordinance isn't  
 11 clear. Under the residential -- so right now, no  
 12 residential has been inspected for fire  
 13 inspection, even though our ordinance requires  
 14 it. That's where in reviewing, we've come up  
 15 with some recommendations as to how we can clean  
 16 this up.  
 17 And so first, is the landlord  
 18 registration. My recommendation is one, is to  
 19 simplify the registration form so that it just  
 20 has basic information that we need in order to  
 21 oversee the rental process in the borough, which  
 22 is name, who's living there, what property is it  
 23 and have our zoning officer review to make sure  
 24 that that property is even zoned to be able to  
 25 have residential --

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1 registration program, which we maybe had one, two  
 2 residents who actually went out of their way to  
 3 comply. I don't know how many rental properties  
 4 are actually out there today.  
 5 In looking at our fire inspection  
 6 program, our fire inspection program requires  
 7 that all commercial properties undergo fire  
 8 inspection, which has been done. The borough has  
 9 been inspecting all the commercial properties in  
 10 the borough. We follow our BPT list and  
 11 everybody that pays a BPT, also undergoes a fire  
 12 inspection. Our ordinance also requires that  
 13 residentials, certain residentials undergo a fire  
 14 inspection and this is where there's an internal  
 15 conflict within our own ordinance; in that the  
 16 provision of the rental inspection says that it's  
 17 for rental properties that are not permanent use,  
 18 which my understanding, my guess is, that the  
 19 initial nature of that verbiage was to say it's  
 20 for temporary -- for rentals, for hotels, motel,  
 21 transient uses. But under that provision, it  
 22 outlines three different rental categories that  
 23 would fall under rental inspection. One is  
 24 obviously transient rentals, hotels, motels, bed  
 25 and breakfasts. The second one is, apartments

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1 MR. DOUGHERTY: Can I ask before we go  
 2 on to the fire aspects of this thing?  
 3 MS. LEE: Yes.  
 4 MR. DOUGHERTY: Let's focus on the  
 5 landlord registration. I was carefully listening  
 6 to the role of landlord registration. So is that  
 7 -- at least what you just said is, the purpose of  
 8 that is so that our zoning officer can validate  
 9 that the person is renting a place that is  
 10 eligible to be rented? Or what is the purpose of  
 11 the landlord registration? That's my question.  
 12 MS. LEE: Yes, that's a good question  
 13 here. Let me pull up to what --  
 14 MR. DOUGHERTY: Because you used the  
 15 word oversee, that's not a good word.  
 16 MS. GERING: That's okay.  
 17 MS. McHUGH: Well, if there's a fire or  
 18 there's a police incident, we need to know who --  
 19 MR. DOUGHERTY: So if that's the case,  
 20 we -- that's the type of stuff we need to define  
 21 because when we sell this to constituents --  
 22 MS. McHUGH: Well, right now you have  
 23 somebody -- you have the police chief calling  
 24 somebody to say, hey, do you know who lives in  
 25 that building who calls -- it's like a phone

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1 tree.  
 2 MR. DOUGHERTY: I'm just saying I want  
 3 that --  
 4 MS. McHUGH: Oh, I agree.  
 5 MR. DOUGHERTY: -- rationale to be the  
 6 rationale that we -- whatever that comes to be  
 7 and that's the reason why we're doing it not  
 8 because other reasons. There could be nine  
 9 reasons, but we have to know what those reasons  
 10 are.  
 11 MS. LEE: Right. So the ordinance --  
 12 and this is what's on our website as to what the  
 13 landlord registration program is. It prohibits a  
 14 landlord owner or tenant of a dwelling unit from  
 15 allowing a greater number of people to rent or  
 16 occupy a dwelling unit than the permitted maximum  
 17 number of tenants listed in the landlord  
 18 registration statement and license. That's the  
 19 -- that was the underlying reason behind wanting  
 20 to do this initially.  
 21 MR. DOUGHERTY: In the year 2006.  
 22 MS. LEE: 2006 was that there were  
 23 situations and I believe there was a situation  
 24 over in Lambertville where there was a large  
 25 number of people living in a one bedroom

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1 landlord registration and then I have a fire --  
 2 they're two separate.  
 3 MR. DOUGHERTY: And that's different  
 4 than what Laurie mentioned. Laurie mentioned if  
 5 there's police coming and they don't know who  
 6 lives here, how to get ahold of people and they  
 7 don't know how to get ahold of people in perhaps  
 8 my house either. I just -- we need to have the  
 9 reason why and I think it can't be --  
 10 MS. GERING: Right. I think the reas  
 11 -- well, we worked on the application. The one  
 12 before they wanted your first born, which I  
 13 wouldn't fill in. Basically we need to know who  
 14 the owner of the property is, their main address  
 15 and then you need to know who the tenants are in  
 16 the property and a phone number. Because let's  
 17 say, there's a fire or something, you need to be  
 18 able to get in touch with that tenant, you know.  
 19 And I don't know if we put on there -- I know  
 20 with mine it also says if you have a manager or  
 21 someone else, that they can reach you. So  
 22 there's like three levels of numbers before they  
 23 can get to you.  
 24 But I think most of it is, if there is  
 25 a fire or something else is happening, the police

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1 apartment and it just was not a habitable space  
 2 that was safe and that was -- yeah, that was  
 3 quite frankly, not a good situation for the  
 4 people to live in.  
 5 MR. DOUGHERTY: And is that a perceived  
 6 issue today? What are we reacting to?  
 7 MS. LEE: In New Hope Borough?  
 8 MR. DOUGHERTY: Yes. What are we  
 9 reacting to here?  
 10 MS. GERING: Let me interfere. I think  
 11 the biggest concern is we have rental properties,  
 12 they're not inspected for fire inspection. And  
 13 my understanding --  
 14 MR. DOUGHERTY: Which is different than  
 15 that stuff, right?  
 16 MS. GERING: Right.  
 17 MR. DOUGHERTY: Okay.  
 18 MS. GERING: So I think from what I  
 19 understood, we have to have a landlord  
 20 registration in order to be able to go in.  
 21 MR. DOUGHERTY: To know where these  
 22 are.  
 23 MS. GERING: Correct. And then do a  
 24 fire inspection. As you know, across the river  
 25 that's -- I have the same process. I have a

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1 department or from the borough can get in touch  
 2 with that tenant and say, hey, your house is on  
 3 fire.  
 4 MR. DOUGHERTY: They can't get in tough  
 5 with me or Laurie.  
 6 MS. GERING: Well, no, if you have your  
 7 name that you're the owner, they usually start  
 8 with the owner and then go down the list.  
 9 MR. DOUGHERTY: So they go, I guess, on  
 10 the Bucks County Board of Assessments they find  
 11 out the name of the owner?  
 12 MS. GERING: Correct.  
 13 MR. DOUGHERTY: That's how they would  
 14 find me?  
 15 MS. GERING: Right.  
 16 MS. McHUGH: You mean you as not a  
 17 landlord?  
 18 MR. DOUGHERTY: Right. As my house.  
 19 MS. GERING: No, once you register,  
 20 they're going to have your number here, a phone  
 21 num -- emergency phone number for you, the backup  
 22 number and then the tenant's name and phone  
 23 number in case. That was the intent.  
 24 MR. DOUGHERTY: Okay. And I -- this is  
 25 for safety and welfare, I guess.

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1 MS. GERING: That's what it is.  
 2 MR. DOUGHERTY: Now, we're going to get  
 3 a price point, \$25, \$4, \$300, some number.  
 4 MS. GERING: Correct.  
 5 MR. DOUGHERTY: This is -- you want to  
 6 do that because to offset the costs of running  
 7 the program or because we just think \$25 is a  
 8 nice number.  
 9 MS. GERING: Well, first of all, \$25 --  
 10 we had this discussion; \$25 is not going to cover  
 11 the cost of the administration of processing the  
 12 paperwork. So the recommendation was go to \$40.  
 13 It's got to be a revenue neutral program because  
 14 going back to the fire inspections, we have not  
 15 been revenue neutral, we lose money every year on  
 16 our fire inspections that we do. So the goal --  
 17 MS. McHUGH: But we only did two,  
 18 right?  
 19 MS. GERING: What?  
 20 MS. McHUGH: We only did two, though.  
 21 MS. GERING: Two years -- two years  
 22 we've lost money. So now with whatever we  
 23 implement it's -- the idea is not to make money,  
 24 it's a revenue neutral program and hopefully it's  
 25 not going to cost the borough money, it will just

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1 2 going to get the information on that list?  
 2 MS. GERING: Oh, that's a good point.  
 3 MS. LEE: That would be a list that  
 4 would be shared between police and admin.  
 5 MR. DOUGHERTY: Okay. So privacy  
 6 issue, I guess, we --  
 7 MS. LEE: Well, it would just be  
 8 between emergency management who is the chief of  
 9 police, he's our emergency management  
 10 coordinator. He would have access to that  
 11 information.  
 12 MR. DOUGHERTY: It would be at the  
 13 office or something like that?  
 14 MS. LEE: Yes.  
 15 MR. DOUGHERTY: But not all over the  
 16 borough? We would need that -- that type of  
 17 thing needs to be nailed down.  
 18 MS. LEE: No, I mean, but at the end of  
 19 the day, I mean --  
 20 MR. DOUGHERTY: If that's one of the  
 21 reasons to do this.  
 22 MS. LEE: Yes.  
 23 MR. DOUGHERTY: This is what I'm trying  
 24 to say.  
 25 MS. LEE: Right. It's for --

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1 wash itself. That was the intent.  
 2 MR. DOUGHERTY: Well, when we get to  
 3 the numbers, I think I can do numbers pretty  
 4 quick, but the prob -- so can somebody jot down  
 5 those three things then and say -- and just keep  
 6 testing against whether or not those things are  
 7 being satisfied by this new process? Because I'm  
 8 hearing police calls, they don't know who lives,  
 9 they look it up, oh, Dan Dougherty lives there,  
 10 they can get ahold of me; but, oh, Dan Dougherty  
 11 owns it, but he has a different mailing address  
 12 that means he must rent it.  
 13 MS. GERING: No. If you register it,  
 14 that's why --  
 15 MR. DOUGHERTY: Then this would solve  
 16 that?  
 17 MS. GERING: This would solve that,  
 18 that's the intent.  
 19 MR. DOUGHERTY: So it's 10 o'clock at  
 20 night --  
 21 MS. GERING: It's Dan Dougherty they're  
 22 calling.  
 23 MR. DOUGHERTY: -- they're standing out  
 24 -- how in the wide world of sports is police  
 25 standing outside my building or up in the Village

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1 MR. DOUGHERTY: It's got to be thought  
 2 through.  
 3 MS. LEE: Yes. It's for emergency  
 4 management. Also keep in mind, as I explained,  
 5 right now the landlord registration it has the  
 6 registration form plus its own inspection  
 7 program, which is currently at \$50 plus the fire  
 8 inspection also requires residential. So that's  
 9 three fees that are currently in place, none of  
 10 which has been enforced.  
 11 MR. DOUGHERTY: Right. And I'm trying  
 12 to say if we're going to -- if something's going  
 13 to be done to fix this --  
 14 MS. LEE: Yes.  
 15 MR. DOUGHERTY: -- it's got to be  
 16 thought through from --  
 17 MS. LEE: Oh, yeah, absolutely.  
 18 MR. DOUGHERTY: -- why and how, all the  
 19 way down to the thing, otherwise it would be  
 20 silly.  
 21 MR. MAISEL: Again, to that point,  
 22 ironically I just filled out a registration in  
 23 Lambertville and it's -- while it -- making it  
 24 simpler is probably a good thing to try to get  
 25 something off the ground and get going, this

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1 thing is pretty detailed. They want to know how  
 2 many rooms that are in there, how many people are  
 3 living in that house, whether, you know, the  
 4 rooms have to be -- a sleeping quarter has to be  
 5 like 85 feet have to be provided for. So it's  
 6 really very -- so if we really care about the  
 7 welfare and we're going to extend this thing,  
 8 should there be 11 people in a place where there  
 9 should legally only be 4, according to some  
 10 criteria that is used to determine how many  
 11 should live in it? Because I inherited an  
 12 apartment that had supposedly two bedrooms and  
 13 it's an illegal two bedroom, that's all there is  
 14 to it, there's no two ways out, there's no -- so  
 15 there are -- this should fall under one of those  
 16 categories of inspections to determine whether  
 17 they're meeting certain thresholds. And it's  
 18 very clearly spelled out how many peop -- you  
 19 know, how many square feet should be in a living  
 20 environment and for a single and double.

21 MS. LEE: Our current application has  
 22 that information as a requirement, maximum number  
 23 of occupants for this unit, which we're still in  
 24 the draft mode of what the new application should  
 25 look like. We're trying to pull out some of the

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1 specifically, but I would look at it.

2 MS. LEE: Property maintenance's --  
 3 that's just -- it's in our ordinance.

4 MS. GERING: I know for us in New  
 5 Jersey when we register, it's by square footage  
 6 and that's how they -- and it's the fire marshall  
 7 that comes in and establishes how many you can  
 8 have.

9 MR. ENNIS: Yeah, it's square footage  
 10 and also the type of room. And there's different  
 11 definitions of types of rooms and everything.

12 MS. McHUGH: So there's no easy answer  
 13 for that?

14 MS. LEE: No, it's --

15 MR. ENNIS: Well, it's -- yeah, if you  
 16 see the current registration form, it's very  
 17 convoluted. So it's almost more about them -- I  
 18 think, them as an applicant saying, I'm going to  
 19 have X amount people in there and whoever does  
 20 the actual inspection runs through the actual  
 21 rooms to see if it's in compliance with the  
 22 overcrowding kind of mechanism in the property  
 23 maintenance code.

24 MS. KINGSLEY: See that's interesting  
 25 because now you're getting into whether or not

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1 information like the copy of their deed or their  
 2 lease agreement.

3 MS. McHUGH: Well, who does determine  
 4 how many occupants should be in a spot? Is that  
 5 the fire inspector?

6 MS. GERING: Well, through --

7 MS. McHUGH: Or is it zoning?

8 MS. GERING: Well, for me in New  
 9 Jersey, it's the fire inspector determines how  
 10 many I can have.

11 MR. ENNIS: Our property maintenance  
 12 code -- which actually in your draft of the  
 13 ordinance that I was just looking at does refer  
 14 to a 2003 property maintenance code. And the  
 15 reason why we're relying on the property  
 16 maintenance of 2003 is because anything that came  
 17 afterwards, eliminated that sort of occupancy  
 18 load as far as number of bedrooms per square  
 19 footage per number of people that are, I guess,  
 20 for a public health issue not what would be  
 21 considered overcrowded. So that's reverse to  
 22 that in the current draft of the ordinance right  
 23 now.

24 MS. McHUGH: So it's zoning then?

25 MR. ENNIS: Well, property maintenance

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1 somebody can really rent their property and to  
 2 whom they can rent it. And so as a realtor, I  
 3 can tell you that if a family comes and you've  
 4 got two bedrooms and it's a couple and three kids  
 5 and you're going to have a hard time turning them  
 6 down.

7 MR. DOUGHERTY: It's against the law.

8 MS. KINGSLEY: That's right. That's  
 9 discrimination.

10 MR. DOUGHERTY: It's against the  
 11 federal law.

12 MS. KINGSLEY: Exactly.

13 MR. MAISEL: How's it discrimination?

14 MS. KINGSLEY: If they qualify --

15 MS. McHUGH: Doesn't federal override  
 16 the state?

17 MS. KINGSLEY: Federal law overrules  
 18 all of them.

19 MS. McHUGH: Right.

20 MS. KINGSLEY: So if you have a family  
 21 of five who comes and they're qualified to rent  
 22 your two bedroom home and our code says, well,  
 23 you have to have a, you know, three bedrooms one  
 24 for every kid plus one, you know -- if you start  
 25 going down that road.

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1 MS. GERING: Jim, you want to come --  
 2 we can't hear you. Pull your chair up.  
 3 MS. KINGSLEY: I'm just raising it as  
 4 we need to make sure that whatever we do doesn't  
 5 violate the federal law in terms of if somebody  
 6 comes and wants to rent your house, unless you're  
 7 the landlord renting the property, you cannot  
 8 discriminate and because it -- especially if it  
 9 goes through an agent. That if they come to rent  
 10 your house and you get to pick who you want to  
 11 rent your house, that's your prerogative. But  
 12 anybody who's done it through a realtor who's  
 13 going to be subjected to those laws.  
 14 MS. LEE: The federal safety and  
 15 welfare requirements that are underlined, that  
 16 would trump over --  
 17 MR. DOUGHERTY: No, no.  
 18 MR. MAISEL: You can't have 11 people  
 19 in 900 --  
 20 MS. McHUGH: You can't, exactly.  
 21 MR. DOUGHERTY: Whatever number you can  
 22 come up with --  
 23 MS. GERING: Wait a second.  
 24 MR. DOUGHERTY: -- X square feet per  
 25 person or something like that, if somebody has a

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1 to send someone in there and count the beds and  
 2 see how many beds there are and how many this  
 3 type of thing, that's a different -- you've got  
 4 -- we've got to figure out what the goal is here.  
 5 If we have a goal or if we're trying to address a  
 6 problem or not, is there --  
 7 MS. GERING: I'll tell you -- hold on.  
 8 The problem is, we need to do fire inspections  
 9 that's where the crucial problem is. They  
 10 haven't been inspected.  
 11 MR. DOUGHERTY: So the landlord  
 12 registration, asking the name of the owner and  
 13 the name of the occupant, okay, for -- and having  
 14 that data, there's something, okay. That's this  
 15 landlord registration. Then that landlord  
 16 registration process is then used for another  
 17 process to do the fire inspections.  
 18 MS. GERING: Correct.  
 19 MR. DOUGHERTY: Then what does the --  
 20 suddenly it's you're morph -- you know, you're  
 21 morphing into we also want to constrain how many  
 22 human beings live in per bedroom, per bathroom  
 23 and then the next phase and it's -- and you'll  
 24 get to be Lambertville very quickly, so --  
 25 MS. GERING: Is that what our ordinance

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1 bedroom and they choose to sit -- place two sets  
 2 of bunk beds in that room and they have three  
 3 bedrooms and they set two sets of bunk beds in  
 4 each of two bedrooms, they have eight children,  
 5 you can absolutely, positively, the person who  
 6 turns them down, can be fined galacious  
 7 (phonetic) amounts of money.  
 8 MS. KINGSLEY: And I can tell you right  
 9 now of a situation in a town across the river  
 10 where there is a family who has 10 kids. There  
 11 are three bedrooms in that house, all the girls  
 12 sleep in one bedroom, all the boys sleep in the  
 13 other, the parents have the third bedroom. You  
 14 going to tell those people they got to sell their  
 15 house and move out.  
 16 MR. DOUGHERTY: You're not allowed to.  
 17 MS. KINGSLEY: You know, that they are  
 18 overoccupying the property. It's a tiny little  
 19 house.  
 20 MR. DOUGHERTY: So that is a big -- so  
 21 the landlord registration, if the rationale is to  
 22 know who's there in case of an emergency and you  
 23 can adhere -- you can fix that, than that begets  
 24 well, we also have safety concerns about how many  
 25 human beings are in there, therefore, we're going

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1 -- I mean, do we -- is that what we -- I don't  
 2 know.  
 3 MR. ENNIS: Here's the problem. This  
 4 was developed even before I came around too, so I  
 5 don't really know honestly what the purposes were  
 6 other than I think, if you look at the current  
 7 draft of the ordinance and also what our  
 8 registration application states, it's certainly  
 9 to, I think, one, put on record on whether or not  
 10 it's going to be a rental and therefore you get  
 11 the accurate contact information. And then two,  
 12 it was also to try to prevent, I think,  
 13 overcrowding as far as a public health concern if  
 14 you had too many people in one unit.  
 15 MS. GERING: Then there was two issues.  
 16 MS. KINGSLEY: Which is subjective.  
 17 MR. DOUGHERTY: Yeah, the public health  
 18 concerns at the time, I think, was -- my sense  
 19 from the information I had, was public health of  
 20 the neighbors who were living next to those  
 21 houses that have lots of people living in them  
 22 not a great deal of hand wringing about the  
 23 health of the inhabitants of those houses. All  
 24 right? Now, that's simply put.  
 25 So it's not -- it was nothing to do

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1 with making sure nobody was -- they're  
2 overcrowded inside there. But I'm just --  
3 whatever we do here, I think that the landlord  
4 registration is there's a goal, there's a  
5 societal issue where we, if there's an emergency  
6 having that information in the hands of the  
7 police, I think is valid. That's part one.

8 I think some sort of inspection, fire  
9 inspection process is a valid thing. With the  
10 fire inspection, though, if you've got to be  
11 cautious, conscious of the fact that, well, I  
12 think the concept here is we want to inspect the  
13 rental properties, right? We don't have -- we do  
14 not -- so we're making a supposition by  
15 definition because we're not inspecting any the  
16 owner-occupied places. We feel that those people  
17 are fine, based on our great depth of knowledge  
18 of those people, versus these renters. So you're  
19 making a -- you're making this unconscious  
20 decision to say that somehow either the landlord  
21 or the tenant is not as responsible as an  
22 owner-occupied property. And it's -- 'cause  
23 you're not worrying about the owner-occupied  
24 property.

25 And you've lived here a long time,

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1 inspected. And the reality for that is, you're  
2 right, most of it is a safety thing because some  
3 landlords are slum landlords as we all know. You  
4 also have tenants that come in, you as a  
5 landlord, because they paid their rent on time,  
6 might never go in their unit and it could be a  
7 total fire hazard in there. And I think that's  
8 why we really need that. It's not picking on  
9 landlords, but I know from my history, I think  
10 that's a benefit. Because if I come in and I  
11 didn't -- I haven't been in a year -- and I have  
12 properties like that. But you come in and  
13 they've got extension cords and everything,  
14 they're not -- and my house could burn down.

15 So I personally feel that New Hope  
16 Borough does need a rental inspection program.  
17 And I think it's more for a fire hazard. God  
18 forbid one of those units in Village 2 catch on  
19 fire, we're going to lose a whole block or even  
20 in our downtown district. That's what it's  
21 about. It's not to make money, it's not to, you  
22 know, harass the landlords. What we had on there  
23 is an application for registration. I, as a  
24 landlord, would never fill out. They wanted your  
25 first born child, you know, so anyway that's my

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1 Alison, I'll pick on you. Do you think that  
2 every owner-occupied -- that the owner-occupied  
3 properties in this town are dramatically safer  
4 than the tenant-occupied properties in this town?

5 MS. KINGSLEY: Not necessarily, no.

6 MR. DOUGHERTY: Correct. So I suppose  
7 there's 25 percent of the properties of the 1100  
8 parcels are rented. The other 75 percent of the  
9 properties are owner-occupied.

10 MS. GERING: Okay. So what's the  
11 point?

12 MR. DOUGHERTY: My point is then --

13 MS. KINGSLEY: You got to do everybody.

14 MR. DOUGHERTY: -- you got to have the  
15 rationale. If the rationale is to inspect, then  
16 inspect everything.

17 MS. GERING: Well, the reality is when  
18 you sell your house it gets inspected.

19 MR. DOUGHERTY: As do the rental  
20 properties.

21 MS. GERING: I'm going to just --

22 MS. KINGSLEY: Connie --

23 MS. GERING: Hold on. I've been a  
24 landlord for 30 years in different towns, I have  
25 never been in any town as a rental that I was not

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1 spiel on that.

2 MS. McHUGH: It's already on the books,  
3 right? That's not the discussion. The  
4 discussion is, are we --

5 MS. GERING: We're trying to simplify  
6 it.

7 MS. McHUGH: Right.  
8 (Indiscernible discussion, simultaneous  
9 speakers.)

10 MS. LEE: There's a couple of things.

11 MS. McHUGH: We're not debating that we  
12 need these landlord registrations and we need the  
13 fire inspections, right? Because we already have  
14 it, that's not the debate.

15 MS. LEE: Yes, we do.

16 MS. GERING: We want to simplify what  
17 we have.

18 MS. LEE: Because it's not being  
19 enforced.

20 MS. KINGSLEY: I think where you have  
21 the gray area, I don't think anybody has an  
22 issue -- I don't think -- correct me if I'm  
23 wrong. -- with multifamily units that are  
24 actually clearly rental properties. Then you  
25 have the properties in between that are homes

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1 that have been rented maybe for a long time, that  
 2 aren't being inspected because they're single  
 3 family dwellings and they're not, obviously,  
 4 rentals.  
 5 Does that make sense, that that seems  
 6 to be gray area from your perspective, Jim?  
 7 MR. ENNIS: Yeah, I mean, especially --  
 8 well, again, I'm not the most well versed in fire  
 9 code I mean, where this is where Kevin Doherty or  
 10 Matt would be useful, but I know those codes and  
 11 as far as what you have to put into place,  
 12 especially for fire safety, does differ between  
 13 single and two family in comparison to  
 14 multifamily.  
 15 MS. KINGSLEY: So there's single  
 16 families.  
 17 MR. ENNIS: Yeah, from a fire code  
 18 perspective, I don't think a single family,  
 19 whether it's rented or not, really in essence,  
 20 has too much as far as fire code that has to be  
 21 put in place, you know.  
 22 MR. DOUGHERTY: So can I -- I'm sorry.  
 23 Are you --  
 24 MS. KINGSLEY: No. I was going to say  
 25 that that might make the single family that's

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1 plague, then it's got to do that. Whatever  
 2 you're trying to do, nail it down.  
 3 MS. LEE: And I think your concerns are  
 4 -- that's exactly what the purpose of the  
 5 recommended updated form and updating the fire  
 6 code is as well. Because right now the landlord  
 7 registration -- the landlord registration, from  
 8 what I am reading, intended for controlling the  
 9 number of people living there, originally.  
 10 MR. DOUGHERTY: Right.  
 11 MS. LEE: Controlling the number of  
 12 people living there. It was just controlling who  
 13 goes in there, what goes in there, what is  
 14 happening in there and then the fire --  
 15 MR. DOUGHERTY: Railings on staircases.  
 16 MS. LEE: Right. And the fire was a  
 17 completely separate topic that was a whole  
 18 another inspection. In order to have a landlord  
 19 registration program that is enforceable in this  
 20 borough, we are trying to shrink it down so that  
 21 it's just name and contact of the owner and the  
 22 tenant and basically who is living there that  
 23 this is a rental establishment, so we have that  
 24 basic information.  
 25 MR. DOUGHERTY: We'll have that, right.

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1 rented, you know, and you have a lot of people  
 2 now who are trying to sell, they move out. They  
 3 short-term rental their property, you know.  
 4 MR. DOUGHERTY: What I'm hoping to --  
 5 I'm trying to get across is, whatever this thing  
 6 is you got to stick to the script. Because I'm  
 7 hearing for the last four, five minutes, I'm  
 8 hearing fire, right?  
 9 MS. GERING: That's the intention.  
 10 MR. DOUGHERTY: Fire, fire, fire,  
 11 correct?  
 12 MS. GERING: That was the intention.  
 13 MR. DOUGHERTY: Okay. That means we  
 14 don't go in and count the bathrooms. We don't  
 15 check if the toilets are working, correct?  
 16 Toilets can't catch on fire, correct?  
 17 MS. GERING: That was the intention.  
 18 MR. DOUGHERTY: That's the point.  
 19 Unless you start to say, well, we also are  
 20 concerned about this and these other things, that  
 21 the leak is in the bedroom here and it's leaking  
 22 right on this bed, this is terrible, that's not  
 23 acceptable. Are you going to -- in other words,  
 24 if it's fire then it's fire; if it's safety, it's  
 25 safety. If it's trying to avoid the bubonic

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1 MS. LEE: And then the fire inspection  
 2 ordinance can be updated just to say anybody who  
 3 is on the landlord registration program would be  
 4 inspected as a residential and be done with it  
 5 without having these three different categories  
 6 of residential that is in conflict with the  
 7 overall provisions of what the purpose of that  
 8 was.  
 9 MR. DOUGHERTY: But the inspection that  
 10 currently occurs when someone sells a house and  
 11 it happens just prior to selling, that includes a  
 12 lot more than fire.  
 13 MS. LEE: That is a use and occupancy  
 14 inspection --  
 15 MR. DOUGHERTY: That's an U&O.  
 16 MS. LEE: -- that is associated with a  
 17 transfer.  
 18 MR. DOUGHERTY: Right. Are you  
 19 suggesting that same U&O thing will be applied on  
 20 an annual or semi or quadrennial, whatever basis,  
 21 so the U&O isn't just fire. It's railings and  
 22 all other sorts of things.  
 23 MS. GERING: That's not what we're  
 24 talking about.  
 25 MS. LEE: That isn't --

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1 MS. RETTIG: We're talking about fire.  
 2 I think that, at least in my opinion, any time a  
 3 housing unit physically changes occupants, there  
 4 should be -- whether it's a purchase. And then  
 5 have you the U&O or whether as a landlord you now  
 6 have people that are coming in because you don't  
 7 what your prior tenants did. Did they pull the  
 8 batteries out of the smoke detector? Did they  
 9 pull the smoke detector off the ceiling? Now,  
 10 you need to have the fire inspector come in and  
 11 just make sure that that stuff is all right, all  
 12 working and your next tenants are safe to move  
 13 in.  
 14 MR. DOUGHERTY: Okay. So some of the  
 15 mechanics of that are going to be very difficult.  
 16 So right now as a transition, you get a U&O when  
 17 you sell the property, right? There are probably  
 18 10 to 15 properties that rent each month in this  
 19 borough, people want -- so people sign, some  
 20 people want to move in right away, all this type  
 21 of stuff, you get into logistics whereby you  
 22 can't wait seven days to get the guy out, the  
 23 person -- the woman out to do the inspection. So  
 24 there's going to be some things there. I mean,  
 25 I'm just -- the U&O is just --

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1 more time to do one than the other, so if they're  
 2 going to walk through, you might as well make it  
 3 one inspection, do it once a year and just do it  
 4 on all the rental properties. How much can one  
 5 tenant screw it up in three months?  
 6 MS. GERING: I can tell you.  
 7 MS. KINGSLEY: I can too.  
 8 MS. McHUGH: I have stories.  
 9 MS. LEE: Actually Alison just brought  
 10 up a good point. Where Jim and I have had this  
 11 conversation numerous times in the past couple  
 12 weeks is about the U&O is, why are rental  
 13 properties that change tenants submitting a new  
 14 U&O, what is --  
 15 MR. DOUGHERTY: Because that's what we  
 16 wrote in this, that's what council did.  
 17 MS. LEE: That's what's on the  
 18 application, but that is not an ordinance  
 19 enforced procedure. That's something that kind  
 20 of got picked up several years ago and is a  
 21 process that the borough has been enforcing for  
 22 the several years, but in terms of researching  
 23 and seeing what the underlying ordinance behind  
 24 that is, is there is none.  
 25 MS. GERING: Steve, you've been so

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1 MS. McHUGH: Yeah, but it's yearly.  
 2 MS. KINGSLEY: No. What Tina was  
 3 suggesting is that every time your tenant  
 4 changes, you need a U&O. The problem with that  
 5 --  
 6 MS. RETTIG: Not necessarily a U&O, but  
 7 it's --  
 8 MS. KINGSLEY: You just said whatever  
 9 -- the way the borough current -- correct me if  
 10 I'm wrong. But currently when you change the  
 11 tenant, you have to do a U&O.  
 12 MS. LEE: No, so that was what --  
 13 MS. KINGSLEY: All right?  
 14 MR. ENNIS: It's been on our  
 15 application form.  
 16 MS. LEE: Okay.  
 17 MR. ENNIS: Yeah, that's --  
 18 MS. KINGSLEY: If every time you're  
 19 currently changing a tenant, to Dan's point, if  
 20 you're changing a tenant every six months or  
 21 every three months, every time you're spending  
 22 \$150 to do the same thing you just did three  
 23 months ago. Maybe it would be better to say that  
 24 you do -- you combine the two because they're  
 25 pretty much -- there's not -- it doesn't take any

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1 patient. Go ahead.  
 2 STEVEN COPPENS: Well, it's not easy to  
 3 get in on this conversation here.  
 4 MS. GERING: It got to be a heated  
 5 topic.  
 6 STEVEN COPPENS: I have a bunch of  
 7 stuff here. If I recall correctly --  
 8 MS. GERING: Is it on our fire  
 9 inspection? 'Cause we're not done with this.  
 10 STEVEN COPPENS: Well, it's on the  
 11 overall thing when they enacted this ordinance, I  
 12 -- first thing that -- well, not the first thing,  
 13 but Richard Hirschfield was council president if  
 14 I'm not mistaken --  
 15 MS. GERING: I think that's who signed  
 16 it.  
 17 STEVEN COPPENS: -- he called me a  
 18 racist because I said, well, you guys are doing  
 19 this because all the Latins are moving into town  
 20 and he said, that's racist because basically --  
 21 MS. GERING: All right. Come on, move  
 22 on to the questions.  
 23 STEVEN COPPENS: Okay. Well, I'm  
 24 giving you a little history here. They were  
 25 basing their decision to enact this on the BOCA

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1 Codes, if I'm not mistaken that BOCA says you  
 2 need to have X amount of feet per person, per  
 3 unit, per whatever. That's what they fell back  
 4 on, that's just part of the history, okay?  
 5 And then I have questions about one of  
 6 the things you said was about the inspection was  
 7 I didn't here anything about Airbnbs, which is a  
 8 whole separate issue, I guess. The fire issue --  
 9 no, I am not registered as a landlord; yes, I do  
 10 have rental properties. However, the fire  
 11 marshal's been out to my place several times and  
 12 he's got no problem with my places.  
 13 The question I have about the fire  
 14 thing is, we did have a fire one day. And when  
 15 the fire guys were running around and ready to  
 16 rip out roofs and everything like that, somebody  
 17 said to me, well, how many people are in the  
 18 building. And I said, I don't know, I don't  
 19 watch them. So even if you knew who lived there  
 20 and how many people were supposedly there, what  
 21 if they're at work or if their grandmother's  
 22 visiting or whatever, that information's  
 23 basically -- may be easily incorrect for the  
 24 safety personnel that are doing the fire work.  
 25 Personally my place is master keyed so when we

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1 Steve, is and again, I'm going back because I've  
 2 done this for too many years, I think. I have  
 3 always given the tenant's name and the contact  
 4 number. It's what other towns do. All in New  
 5 Jersey does it --  
 6 MS. McHUGH: Yeah, it seems pretty  
 7 uniform.  
 8 MS. GERING: -- other towns in  
 9 Pennsylvania do it. I mean, it's a uniform thing  
 10 that's requested. And, yes, if there is a fire  
 11 they're going to say how many people live here,  
 12 because we might be looking for bodies in the  
 13 rubble or we might have to go back in. So that's  
 14 the one of those.  
 15 STEVEN COPPENS: And I understand that,  
 16 but you don't really know because unless you're  
 17 watching them go in and out, you don't know who's  
 18 in or out anyway.  
 19 MS. GERING: Listen --  
 20 MS. McHUGH: Yeah, but you still need  
 21 an idea. Is there eight people in that --  
 22 MS. RETTIG: You need an idea. Is it a  
 23 family of two? Is it a family of six? Is it,  
 24 you know, 15?  
 25 STEVEN COPPENS: And I understand that.

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1 had the fire, I gave them a master key, which  
 2 opened up all the doors to the entire property  
 3 and they loved that.  
 4 As far as the toilets -- can I talk  
 5 about the toilets or is that --  
 6 MS. GERING: No, they're not part of  
 7 our inspection.  
 8 STEVEN COPPENS: Let me see here. What  
 9 else?  
 10 ED DUFFY: It's just fire.  
 11 STEVEN COPPENS: Just fire. So it's  
 12 like I was saying, as far as the tenant and who  
 13 occupies the place, I don't really think that  
 14 that's per se anybody's business. Although I  
 15 understand where you're coming from that it's  
 16 important for them to have an idea of who to  
 17 contact. Also I'm very concerned about the  
 18 privacy issue if somebody comes in and rents a  
 19 place from me and I give you their name because  
 20 the fire marshal needs it for whatever reason or  
 21 the chief of police needs it for whatever reason,  
 22 is that a matter of public record and can -- Ed  
 23 can go in and find out who it is? Maybe it's a  
 24 guy who owes him \$3,000 or something.  
 25 MS. GERING: Well, you know the reality

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1 I'm just saying it's kind of like, it's a crazy  
 2 point that you never really got --  
 3 MS. McHUGH: We're going down rabbit  
 4 holes here, this is starting to get --  
 5 MS. LEE: You know --  
 6 MS. KINGSLEY: It seems to me like you  
 7 guys ought to try to draft something that  
 8 combines all of this --  
 9 MS. LEE: Which is what -- yeah.  
 10 MS. KINGSLEY: -- into a simple  
 11 ordinance that makes it one thing --  
 12 MS. GERING: That's what this discussion  
 13 is.  
 14 MS. KINGSLEY: -- for use and occupancy  
 15 and fire and make it all one thing and come back  
 16 to us.  
 17 MS. LEE: Well, that's what we're  
 18 trying to do is that we have a landlord  
 19 registration program and that's the list that we  
 20 use for fire inspection so that you don't have a  
 21 separate landlord registration program where you  
 22 have the form and then you pay, you know, \$50 per  
 23 unit for your own rental inspection, and then you  
 24 also pay for a separate fire inspection as  
 25 required by the fire ordinance. This would

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1 eliminate one of those two inspections so that  
2 you have a landlord registration that is  
3 simplified with just name and contact and that  
4 list is used for fire or you eliminate  
5 residential inspection from fire -- from the fire  
6 ordinance, eliminate -- only list commercial  
7 inspections and have a more robust landlord  
8 inspection program that would mirror more of the  
9 U&O.

10 But right now, this -- these two  
11 ordinances the way they are, it's not enforceable  
12 and it's not being enforced. And it really sits  
13 more as a liability than anything for the borough  
14 that we have these two ordinances that are  
15 enacted that are not being enforced and if  
16 something does happen --

17 MR. DOUGHERTY: Well, that's fine. I  
18 think you've -- to say it's eliminating one and  
19 it's somehow -- it's not eliminating anything  
20 because we're not doing either of them, okay? So  
21 if we're not doing either, if you're going to  
22 simplify things and start doing one of them,  
23 that's going from 0 to 60. Right now there's  
24 probably two sixties, neither of which are being  
25 done. You're going to do something and make it

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1 the other 800 parties. And to pick and choose,  
2 which is what we'd be doing, if we start doing  
3 annual U&Os on people -- I'm not even crazy about  
4 annual fire inspections just for renters. I  
5 personally think if it's good for the geese, it's  
6 good for the gander.

7 MS. KINGSLEY: The other thing to keep  
8 in mind --

9 MR. DOUGHERTY: That's where I'm at and  
10 that's probably where I'm going to stay.

11 MS. KINGSLEY: I think I agree with Dan  
12 almost a hundred percent and the one thing we  
13 haven't talked about is most insurance companies,  
14 if you own rental properties -- and I'm sure you  
15 -- both of your properties probably do it, I know  
16 mine does. -- they come out every year. You  
17 have a rental property and they go through your  
18 property and they send you a list of what you  
19 need to do and then they make you sign off and  
20 send you the contractor -- contractor did this,  
21 you know, put the handrail in, whatever it is,  
22 you sign that you did it and send it back to  
23 them. So, you know, a landlord's putting  
24 themselves at risk to lose their insurance.

25 MS. McHUGH: So they can send out their

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1 something and it's -- you're going to have 250  
2 people -- 250 landlords who will -- who are  
3 currently not doing anything, okay, and having to  
4 do something, okay? So it's not eliminating  
5 anything.

6 I think if -- I like the idea of the  
7 registration. I like the idea of the fire  
8 inspection, not crazy about an annual U&O. I see  
9 what you're saying, Alison.

10 MS. KINGSLEY: Or maybe semiannual.

11 MR. DOUGHERTY: But maybe it's an  
12 annual fire inspection or something, but the  
13 annual U&O to me is -- because the U&O is  
14 counting handrails, it's making sure your sink's  
15 operating. It's making sure that all the burners  
16 on the stove work, it's doing all those things  
17 that the other 800 properties we apparently don't  
18 think that is very important about, it's just  
19 these 2 or 300 renters. And unless there's a  
20 causative reason where we think government has a  
21 need to insert itself, because that's what we're  
22 doing here, government's inserting itself into a  
23 private transaction and because for the  
24 betterment of society, we feel that this is a  
25 reason why, that same rationale then applies to

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1 insurance's report then.

2 MS. KINGSLEY: Right. Well, either the  
3 report or there's a certificate of insurance that  
4 their property's covered.

5 MS. GERING: Well, they only do -- your  
6 insurance company, from my past history is, only  
7 if you have a multiunit unit. If you own a  
8 single family home, they don't get involved.

9 MS. KINGSLEY: That's why I'm saying  
10 there's a difference.

11 MS. GERING: So if you have more than,  
12 it used to be three, I don't know what the new  
13 guidelines are. If you had more than three, not  
14 only did your insurance company, the state had  
15 regulations too for inspections.

16 MS. KINGSLEY: Yeah, the single family  
17 is really where I think the town is most at risk.  
18 I don't think your multifamilies are as big a  
19 problem because they are subject to that on a  
20 commercial basis. The three or four plus unit  
21 buildings, they all get inspected and, you know,  
22 Kevin went through the whole town at once, right,  
23 over the last two years?

24 MS. LEE: No, not all --

25 MS. KINGSLEY: Didn't he get them all

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1 done?  
 2 MS. LEE: No, not residential.  
 3 MS. KINGSLEY: Not residential, the  
 4 rentals, the commercial properties.  
 5 MS. LEE: No.  
 6 MS. GERING: He only did the stores and  
 7 --  
 8 MS. KINGSLEY: That's what I'm saying,  
 9 commercial properties.  
 10 MS. GERING: He didn't do the  
 11 apartments upstairs?  
 12 MS. KINGSLEY: Right. But what I'm  
 13 saying --  
 14 MS. GERING: So the apartment can catch  
 15 on fire and burn your store down, but we didn't  
 16 inspect it.  
 17 MS. KINGSLEY: But what I'm saying is  
 18 --  
 19 MS. McHUGH: See I don't want to see  
 20 that on the front page of the paper --  
 21 MS. LEE: The apartment downtown --  
 22 MS. McHUGH: -- that because we failed  
 23 to -- we have ordinances on the books that we're  
 24 not doing.  
 25 MS. LEE: Yes, and the multiresidential

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1 MR. DOUGHERTY: I think all 1100  
 2 properties should be done, every single one of  
 3 them.  
 4 MS. KINGSLEY: Which one?  
 5 MS. RETTIG: I have no problem with  
 6 that.  
 7 MR. DOUGHERTY: Basically if fire  
 8 inspections are a good thing, we live in a town  
 9 where the houses are attached to one another. If  
 10 one out of every four properties up in Village 2  
 11 is a rental, we're just hoping that the other  
 12 three don't have issues. So -- and we're making  
 13 a supposition that somehow the one out of four  
 14 that's rented is somehow not as well maintained  
 15 as the other three, that's clear. And you do  
 16 that, if you want to inspect, I say do a full  
 17 inspection. That I think is a -- if you're  
 18 talking about liability, well you could project  
 19 the same liability and say, why did you just  
 20 inspect the rentals? It's, I mean, there's no  
 21 reason --  
 22 MS. McHUGH: There's got to be some  
 23 basis for this, this is common practice in every  
 24 township, every borough, every city. City of  
 25 Philly does it. Philly only does it for

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1 --  
 2 MS. McHUGH: So that's what it comes to  
 3 --  
 4 MS. LEE: -- apartment downtown --  
 5 MS. McHUGH: We got to decide what  
 6 we're going to do here.  
 7 MS. LEE: -- right across from you,  
 8 that's also residential that is not being  
 9 inspected.  
 10 MS. KINGSLEY: Which one? Oh, you just  
 11 said -- oh.  
 12 MS. GERING: Rosenbe -- the one right  
 13 next to her, the big white building?  
 14 MS. LEE: Yes. That is a multifamily  
 15 residential --  
 16 MS. GERING: And that's not getting  
 17 inspected?  
 18 MS. LEE: And that is not being  
 19 inspected.  
 20 MS. GERING: Alan's building.  
 21 MR. ENNIS: Oh.  
 22 MS. McHUGH: I don't think fire  
 23 inspections are a bad thing.  
 24 MS. KINGSLEY: They made him put a  
 25 sprinkler system there.

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1 residents. I did property management in Philly,  
 2 I know they do that.  
 3 MR. DOUGHERTY: They do big multiunit  
 4 stuff.  
 5 MS. KINGSLEY: They also have a program  
 6 where they give away smoke detectors.  
 7 MS. McHUGH: That's true.  
 8 MS. KINGSLEY: And I'm not sure how  
 9 that program is set up, but I know -- I know that  
 10 --  
 11 MS. LEE: Fire companies get stipends  
 12 to be able to --  
 13 MS. KINGSLEY: Yeah, to be able to give  
 14 away the smoke detectors. So you say, look --  
 15 MS. LEE: And they'll even come and  
 16 install that.  
 17 MS. KINGSLEY: -- we're going to  
 18 inspect them all and we're going to give you a  
 19 smoke detector and it's everybody, the fire  
 20 inspection.  
 21 MS. GERING: And there's also  
 22 guidelines where they have the combination smoke  
 23 detector carbon monoxide if you're not hardwired.  
 24 It has to be so many feet from your bedrooms.  
 25 So, again, you don't know what's in any of these

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1 rooms.

2 MR. DOUGHERTY: Is that -- okay. So is

3 that something --

4 MS. GERING: I'm sorry. That's New

5 Jersey.

6 MR. DOUGHERTY: -- you're paying with

7 the fire inspection.

8 MS. GERING: That's the fire

9 inspection.

10 MR. DOUGHERTY: Even the fire

11 inspection, there's going to be a list of rules,

12 how many smoke detectors per square foot, how

13 many need to be --

14 MS. GERING: No, it's usually by bedroom

15 doors and so forth. They have a guideline that

16 they use.

17 MS. LEE: Right now, whatever people's

18 feelings are about this, Laurie just hit on it in

19 the fact that we have ordinances in place that

20 are not being enforced. And that does put a

21 certain level of liability on the borough in the

22 event that something happens. So either way,

23 these two ordinances have to be updated.

24 MS. McHUGH: Can we override them? Can

25 we get rid of them until we decide what we're

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1 MS. LEE: Yes, which is what I

2 submitted here.

3 MR. DOUGHERTY: Get the simpler form.

4 MS. LEE: If the first inspection is an

5 issue, like I said, the easiest thing to do is

6 eliminate that residential portion of the fire

7 code -- or the ordinance and only do a landlord

8 inspection the way the landlord program currently

9 is, which is just a rental inspection and be done

10 with all rentals and not tie it to the fire at

11 all. Although, a lot of the inspection for

12 rental is going to involve some form of fire

13 inspection and just eliminate the residential

14 portion of the first ordinance, Chapter 150 and

15 just leave it commercial. And that way all

16 rentals are inspected under the landlord

17 registration, we don't call it a fire inspection,

18 we call it a rental inspection.

19 MR. DOUGHERTY: Which is basically a

20 U&O?

21 MS. LEE: It's basic -- yes.

22 MR. DOUGHERTY: And that would be done

23 every time transitions into -- every time

24 somebody rents an apartment.

25 MS. LEE: That's what it currently --

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1 going to do? Like at the next meeting, can we

2 say --

3 MS. GERING: Well, we were trying to

4 simplify the process. So instead of having this

5 page that requires five pages of rental

6 registration, we simplified it to just basic one

7 page.

8 MS. KINGSLEY: But that's for the

9 landlord registration piece of the ordinance?

10 MS. LEE: Yes, correct.

11 MS. GERING: What we had was horrible

12 before.

13 MS. KINGSLEY: Right. Well, that's --

14 MS. GERING: That was one piece.

15 MS. KINGSLEY: But that's not changing

16 the ordinance, that's just changing the form.

17 MS. LEE: No, you don't have to change

18 --

19 MS. GERING: No, we're changing the

20 ordinance too.

21 MS. LEE: The ordinance outlines what

22 you need to submit to the borough which reflects

23 the --

24 MS. KINGSLEY: Okay. That needs to be

25 amended?

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1 yes. And it's -- right now listed at \$50.

2 MR. DOUGHERTY: We haven't been able to

3 do this program, but we're going to actually do

4 that. We're so good at what we do.

5 MR. ENNIS: So every time it changes a

6 tenant?

7 MS. LEE: Every time --

8 MS. KINGSLEY: That's what it says.

9 MS. GERING: Yeah, that's what they

10 usually do every time you change, they have to

11 inspect you.

12 MR. DOUGHERTY: I'm not going to beat

13 it up anymore.

14 MS. KINGSLEY: It's a problem.

15 MR. DOUGHERTY: You heard my --

16 MS. LEE: If that's the issue --

17 MR. DOUGHERTY: I'm trying to get

18 across here, okay?

19 MS. KINGSLEY: That was written

20 pre-Airbnb.

21 MS. LEE: But the thing is, we're

22 writing the ordinance -- we're writing the

23 ordinance -- we're amending the ordinance the way

24 we want it. If that's an issue, you can say, it

25 can be on an annual basis even if there is a

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1 change in tenant as long as the inspection takes  
 2 place every year, every two years, this is your  
 3 ordinance. You can set it to however you like.  
 4 MR. DOUGHERTY: I like the annual  
 5 aspect.  
 6 MS. LEE: Right.  
 7 MR. DOUGHERTY: I like the annual  
 8 aspect.  
 9 MS. LEE: It doesn't have to be --  
 10 MR. DOUGHERTY: And I like the fire  
 11 aspect.  
 12 MS. LEE: The only thing is they just  
 13 have to notify us when there's a change in tenant  
 14 within 30 days. The inspection itself you can do  
 15 that -- you can keep that on an annual basis. We  
 16 would have a record of when inspections --  
 17 MR. DOUGHERTY: Maybe it's an annual  
 18 fire inspection and somehow rolling U&O every 36  
 19 months or something that -- because I'm telling  
 20 you --  
 21 (Indiscernible discussion, simultaneous  
 22 speakers.)  
 23 MS. GERING: You're complicating it.  
 24 MR. DOUGHERTY: I'm going to tell you  
 25 something, I think a third of the rental

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1 MR. DOUGHERTY: There's illegal  
 2 apartment uses, which is a different  
 3 nonenforcement problem as well.  
 4 MR. ENNIS: Yeah, but this would help  
 5 start identifying --  
 6 MR. DOUGHERTY: How? By making the  
 7 people who reg -- first off, none of those people  
 8 are going to register their apartments, that's  
 9 not going to help.  
 10 MS. LEE: No, but enforcing this would  
 11 allow us to go after them.  
 12 MS. KINGSLEY: Well, how are you going  
 13 to enforce it if they don't register?  
 14 MS. RETTIG: Because you would know  
 15 that they haven't had a fire inspection in two  
 16 years or five years.  
 17 MR. DOUGHERTY: No, you don't know  
 18 where --  
 19 MS. KINGSLEY: You don't know who they  
 20 are.  
 21 MR. DOUGHERTY: They're not allowed to  
 22 have the apartment at all.  
 23 MS. LEE: Right now the situation is we  
 24 --  
 25 MS. GERING: All right. Hey, guys.

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1 properties in this town will not pass a U&O.  
 2 Every one of mine will.  
 3 MS. LEE: The U&O would only come into  
 4 effect when there's a transfer, when there's a  
 5 real estate transfer.  
 6 MR. DOUGHERTY: A U&O, if it's done  
 7 right, unless we just get oh, he's not going to  
 8 look at it that hard, it's done right, irregular  
 9 stair heights, they're -- insufficient number of  
 10 outlets per room. There's dozens of things and  
 11 many of these places have never ever been  
 12 inspected because they've been in the same  
 13 property lands for over a quarter century. It's  
 14 never seen inspection.  
 15 MR. MAISEL: You're making a point that  
 16 makes it more necessary to do.  
 17 MR. DOUGHERTY: But you say, okay,  
 18 there's irregular stair heights, while maybe  
 19 there's three houses on either side that aren't  
 20 tenant occupied that have irregular stair  
 21 heights, that apparently we don't care about.  
 22 That's my point.  
 23 MR. ENNIS: Dan, we also have a problem  
 24 identifying where we have apartment units in this  
 25 town.

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1 You were --  
 2 MR. DOUGHERTY: I decided to stay.  
 3 MS. McHUGH: I thought it wasn't even  
 4 five o'clock yet because Dan was still here.  
 5 MS. GERING: Let's simplify this and  
 6 please correct me. Everybody's in favor of the  
 7 simplified landlord registration.  
 8 MS. KINGSLEY: Yep.  
 9 MS. McHUGH: Yes.  
 10 MS. GERING: So we're done with that.  
 11 So let's go down and just take it off --  
 12 MR. MAISEL: And you have to change the  
 13 ordinance accordingly?  
 14 MS. GERING: Yes. The ordinance will  
 15 be changed accordingly so we can do that. Okay.  
 16 The second thing is, everybody's in  
 17 favor of a fire inspection, is that correct?  
 18 MR. DOUGHERTY: Application to who?  
 19 MS. KINGSLEY: The fire inspection.  
 20 MS. GERING: The inspection once a  
 21 year.  
 22 MR. DOUGHERTY: To whom does --  
 23 MS. GERING: We're talking about --  
 24 MS. RETTIG: All the rentals, do  
 25 everybody.

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1 MR. DOUGHERTY: Only to rentals?  
 2 MS. GERING: To rentals, correct.  
 3 MR. DOUGHERTY: I'd be hard set --  
 4 MS. GERING: Residen -- resident --  
 5 (Indiscernible discussion, simultaneous  
 6 speakers.)  
 7 MS. McHUGH: Can't we just start with  
 8 the residential --  
 9 MR. DOUGHERTY: It's hard for me to say  
 10 I'm against it. I'm not against it because I  
 11 think --  
 12 MS. McHUGH: -- and then we --  
 13 MR. DOUGHERTY: -- it should apply to  
 14 everyone, but okay.  
 15 MS. McHUGH: Can't we just start with  
 16 rentals and then in a year revisit this and say,  
 17 yeah, maybe it should be everybody? Let's bite  
 18 off a little bit.  
 19 MS. GERING: I don't think any town  
 20 makes people that own their home come in and  
 21 file, unless you're selling your home. So let's  
 22 not get crazy here. So everybody's in favor --  
 23 MS. McHUGH: Fire.  
 24 MS. GERING: Fire. Everybody's in  
 25 favor --

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1 MS. GERING: And it doesn't matter if  
 2 your tenants change five times during the year,  
 3 we don't care. It'll be one inspection.  
 4 MR. DOUGHERTY: And the existing use  
 5 and occupancy upon transfer of title stays?  
 6 MS. GERING: Correct. Correct. Okay.  
 7 So we're okay?  
 8 MR. DOUGHERTY: Yes.  
 9 MS. GERING: Okay. That's fine. Now,  
 10 what were the fees that --  
 11 MS. LEE: The fees right now, the  
 12 landlord registration is currently at \$25 per  
 13 building, plus \$10 for every unit more than one.  
 14 So if you have a building with four units, it'll  
 15 be \$25 plus \$30, so that's \$55 for that building.  
 16 The proposed fee increases \$40 per building plus  
 17 \$10 for every unit more than one.  
 18 MS. McHUGH: I love that. I think  
 19 that's perfect.  
 20 STEVEN COPPENS: Can you do that again,  
 21 please?  
 22 MS. McHUGH: It's \$40 for the building  
 23 plus \$10 for each additional unit.  
 24 MS. LEE: So if you have four units,  
 25 then there would be \$40 plus 30, which is \$70 for

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1 MS. McHUGH: Annual.  
 2 MS. GERING: -- of an -- once a year.  
 3 MR. DOUGHERTY: Annual.  
 4 MS. GERING: It doesn't matter if your  
 5 tenants change, it's a once a year thing. Okay.  
 6 Is everyone --  
 7 MS. McHUGH: Yes.  
 8 MR. DOUGHERTY: Yes.  
 9 MS. GERING: You're not voting, Steve.  
 10 STEVEN COPPENS: Yeah, but I'm just  
 11 asking what did we do with the commercial people  
 12 with the fire inspections?  
 13 MS. GERING: They get done.  
 14 STEVEN COPPENS: Is that once a year?  
 15 MS. LEE: That's once a year.  
 16 STEVEN COPPENS: Okay.  
 17 MS. LEE: Those are easy because  
 18 there's no --  
 19 MS. GERING: So we cleared it up now.  
 20 We got a simple form and we have --  
 21 MR. DOUGHERTY: Simple form.  
 22 MS. GERING: That was the goal.  
 23 MR. DOUGHERTY: Annual --  
 24 MS. GERING: Fire inspections.  
 25 MR. DOUGHERTY: -- fire.

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1 the year for the registration.  
 2 STEVEN COPPENS: Who determines how  
 3 many buildings are there?  
 4 MS. GERING: How many units you have,  
 5 units. What do you have? You have the store and  
 6 then an apartment upstairs?  
 7 STEVEN COPPENS: Well, I have three  
 8 commercial and six residential.  
 9 MS. GERING: Each one is separate, each  
 10 building is separate --  
 11 STEVEN COPPENS: Who determines -- now,  
 12 is that all one building I have? 'Cause some  
 13 people count it as five. I came across a  
 14 document a couple months ago --  
 15 MS. LEE: This is just for residential.  
 16 STEVEN COPPENS: -- that said it was  
 17 five buildings.  
 18 MS. LEE: I mean, commercial is  
 19 completely separate. Well, we'll deal with that  
 20 later.  
 21 MR. DOUGHERTY: Commercial is staying  
 22 separate.  
 23 STEVEN COPPENS: Thank you.  
 24 MS. GERING: So you're okay with the \$40  
 25 and \$10 or do you think it should be higher?

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1 We're trying to make it revenue neutral, that's  
 2 what the goal is.  
 3 MS. KINGSLEY: So what's the cost an  
 4 hour for the fire marshall to do the fire  
 5 inspections?  
 6 MS. GERING: Well, we didn't get to the  
 7 fire. We're still on the registration.  
 8 MR. DOUGHERTY: This is landlord  
 9 registration, it's separate.  
 10 MS. LEE: This is for administrative --  
 11 MR. DOUGHERTY: You do this once or do  
 12 you have to do this every year?  
 13 MS. GERING: Once a year.  
 14 MS. LEE: Once a year.  
 15 MS. GERING: Once a year.  
 16 MR. DOUGHERTY: You register once a  
 17 year?  
 18 MS. LEE: That's what our --  
 19 MR. DOUGHERTY: So every year I have to  
 20 re-register.  
 21 MS. LEE: Yes.  
 22 MR. DOUGHERTY: And while -- if I get a  
 23 new tenant mid-year or four months after I did  
 24 the last one --  
 25 MS. LEE: It's just an update of

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1 register them once? You don't pull a paper out  
 2 of the file cabinet again, until the person --  
 3 MS. LEE: Oh, you mean the long-term  
 4 rentals?  
 5 MS. KINGSLEY: Well, yeah, I mean --  
 6 MR. DOUGHERTY: Just the concept that  
 7 it is a rental property --  
 8 MS. KINGSLEY: When you change your  
 9 tenant --  
 10 MR. DOUGHERTY: -- and I would update  
 11 with the new tenants.  
 12 MS. KINGSLEY: -- then you come in and  
 13 say, my tenant just changed, here's another 10  
 14 bucks or 40 bucks for my tenant changing. That's  
 15 a lot easier then every year you're -- you're  
 16 just collecting money from people now.  
 17 MS. MCHUGH: It should be a yearly  
 18 registration.  
 19 MS. KINGSLEY: If the record doesn't  
 20 change --  
 21 MS. RETTIG: I have to license my dog  
 22 every single year. I'm not changing --  
 23 MS. MCHUGH: Thank you.  
 24 MS. RETTIG: My dog's not changing, the  
 25 paperwork is not changing, but I have to license

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1 information.  
 2 MR. DOUGHERTY: -- I just update the  
 3 information, I don't give another \$50 --  
 4 MS. LEE: Yep.  
 5 MS. GERING: Right.  
 6 MR. DOUGHERTY: All right.  
 7 MS. KINGSLEY: Why do you need --  
 8 MR. MAISEL: You pay another 50.  
 9 MR. DOUGHERTY: No, you do not.  
 10 MS. KINGSLEY: So now, this is also  
 11 going to have a fire inspection afterwards,  
 12 right?  
 13 MS. GERING: Correct.  
 14 MS. LEE: Yes.  
 15 MS. KINGSLEY: So why if you have  
 16 rental properties and you register them --  
 17 MS. LEE: Yes.  
 18 MS. KINGSLEY: -- once you register  
 19 them, you registered them.  
 20 MS. GERING: That's right.  
 21 MS. KINGSLEY: They're not going to  
 22 physically change, the only thing that's going to  
 23 change in them is if you change a tenant. So  
 24 wouldn't it make more sense that you just charge  
 25 people, if it's revenue neutral, you only

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1 my dog every single year.  
 2 MS. LEE: It's an active way to enforce  
 3 this. Because if you have somebody --  
 4 MS. GERING: Let's go back to the fees,  
 5 okay, because we're going to move this on. Do  
 6 you feel \$40 plus \$10 is the correct amount to  
 7 charge?  
 8 MS. KINGSLEY: That's fine.  
 9 MS. GERING: Someone in the office has  
 10 got to type this in.  
 11 MR. MAISEL: That would be every year?  
 12 MS. GERING: Every year.  
 13 MR. MAISEL: Every year, that's --  
 14 MS. GERING: I think it's very  
 15 reasonable personally. I know what I pay, so,  
 16 you know --  
 17 MR. MAISEL: I think it's -- I think as  
 18 long you do have to administer that, there is an  
 19 administration. You have to take the person's  
 20 name, I have the same tenants, all the conditions  
 21 are the same and then there's a processing. You  
 22 don't want to make it more complicated and make  
 23 it if there's no change then --  
 24 MS. MCHUGH: That would be even more --  
 25 MR. MAISEL: -- to your tenant then

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1 there would be no change, then you would -- I  
 2 don't --  
 3 MS. KINGSLEY: See my point is, once  
 4 they register once, the only time you come in and  
 5 pay more money is if they change. That way you  
 6 don't have any massive administration fee every  
 7 year.  
 8 MS. GERING: You think I'm going to  
 9 tell you that my tenant's changed and I'm going  
 10 to come in to offer you a check?  
 11 MS. KINGSLEY: It's a register, you're  
 12 going to have to do it anyway, nobody's excited  
 13 about it.  
 14 MS. GERING: I'll just pretend it's the  
 15 same registration and five years later, I'll say,  
 16 well, it's the same tenant. You really need a  
 17 yearly, that's what every other town does.  
 18 MS. KINGSLEY: Then what's the  
 19 difference?  
 20 MS. GERING: There must be a rationale  
 21 to it. So --  
 22 MR. DOUGHERTY: So take me back for one  
 23 second.  
 24 MS. GERING: -- \$40.  
 25 MR. DOUGHERTY: Single unit. I own a

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1 apparently it's \$60.  
 2 MR. MAISEL: That's the way --  
 3 MS. GERING: I know. I'm sorry, Mr.  
 4 Landlord.  
 5 MR. DOUGHERTY: I'm going to be the  
 6 only guy that pays the damn thing, that's the  
 7 problem.  
 8 MR. MAISEL: I think that --  
 9 MS. McHUGH: No, there's two other  
 10 people that pay it, apparently.  
 11 MS. GERING: There were two people.  
 12 Ken, I mean -- anyone else?  
 13 MR. MAISEL: No, I -- I think --  
 14 MS. GERING: -- so you think it's okay?  
 15 MR. MAISEL: I think the revenue  
 16 neutral is a question --  
 17 MS. GERING: That's the goal.  
 18 MR. MAISEL: Well, that's the goal.  
 19 What is going to be the commitment to making  
 20 people comply to this thing? And is it really  
 21 revenue neutral? I mean, because if there are  
 22 what? How many rental properties are in --  
 23 MR. DOUGHERTY: It's 10 Gs. There's no  
 24 money here.  
 25 MR. MAISEL: There's no money here. So

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1 duplex in Village 2.  
 2 MS. GERING: It's \$40.  
 3 MR. DOUGHERTY: It's \$50, it's --  
 4 MS. GERING: No, we're talking about  
 5 40.  
 6 MS. KINGSLEY: No, 40 plus 1, it's a  
 7 duplex.  
 8 MS. GERING: Oh, you got a duplex,  
 9 right.  
 10 MS. KINGSLEY: He's got two units.  
 11 MR. DOUGHERTY: So that's 50. What's  
 12 the -- how do you get the -- oh, it's 40 for one  
 13 and then 10 bucks for every other unit you have.  
 14 MS. GERING: Right.  
 15 MR. MAISEL: That's one year.  
 16 MR. DOUGHERTY: Each year.  
 17 MS. KINGSLEY: Just that property or  
 18 for all your properties?  
 19 MS. LEE: Within that building.  
 20 MR. DOUGHERTY: Oh, in other words, if  
 21 somebody has three singles and they're in  
 22 different blocks --  
 23 MS. LEE: Then that would be \$40 each.  
 24 MR. DOUGHERTY: -- that would be 40  
 25 each. If there's three units in a building,

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1 how do you administer something like this to make  
 2 sure that 32 of the 160 haven't done it and how  
 3 much is that really going to cost? It makes the  
 4 \$40 that you're charging plus the 10 like child's  
 5 play. You're not breaking even on this, we're  
 6 just creating the need for a person to administer  
 7 this thing. I mean --  
 8 MS. GERING: Other towns fine you if  
 9 you're not registered. The first time, they give  
 10 you a warning and if you don't do it after they  
 11 give you the warning, I think it's like a \$500  
 12 fine. I don't know.  
 13 MS. McHUGH: See that's your  
 14 motivation.  
 15 MS. LEE: There is a fine.  
 16 MS. GERING: It's pretty standard  
 17 procedures.  
 18 MR. MAISEL: That's strong.  
 19 MS. GERING: They'll give you a warning  
 20 because sometimes people don't know, but then  
 21 after your warning, you're done.  
 22 MR. MAISEL: I could get behind it.  
 23 STEVEN COPPENS: How do you inform the  
 24 landlords that this is necessary to do?  
 25 MR. DOUGHERTY: Well, that's

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1 implementation, that's a good question.  
 2 MS. GERING: We're going to have to --  
 3 that's something we'll have to work on. Right  
 4 now, we're just try -- if you can see, we're just  
 5 trying to update the ordinance. That's where  
 6 we're at.  
 7 MS. LEE: And just like the way they  
 8 had discussed the rolling out and implementing,  
 9 there would be a period where we would ask people  
 10 to voluntarily come in up to this period. And  
 11 then after that, if they haven't met -- if they  
 12 haven't voluntarily registered by that point,  
 13 that's when we start having to go after people  
 14 when we get report that there is rentals.  
 15 MS. KINGSLEY: So I think to Ken's  
 16 point, it would be interesting to do a cost  
 17 analysis of, let's say, 20 people you -- first  
 18 you have to go discover that they didn't come in,  
 19 so that's manpower. Then once you've discovered,  
 20 they haven't come in, then you've got to send  
 21 them notices, that's manpower. Then you're going  
 22 through this whole process of collecting the  
 23 money, logging the money, you know, preparing the  
 24 bills, sending the bill. I mean, I think a cost  
 25 analysis --

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1 stay and miss my other meeting.  
 2 MS. KINGSLEY: So maybe the way to do  
 3 this is, maybe there's a different way to do  
 4 this. Maybe the way to do this is just, 'cause  
 5 if it goes back, it's about fire. Then maybe the  
 6 way to do it is just that every property that has  
 7 multiple units in it, you send them the invoice  
 8 for the fire inspection and then you know who  
 9 hasn't sent it back. You inspect the ones that  
 10 have and then you up the price for the ones that  
 11 haven't and just go after them.  
 12 MS. LEE: All multiresidentials  
 13 regardless if they're owner-occupied or --  
 14 MS. KINGSLEY: Right.  
 15 MS. LEE: -- rental, they are all  
 16 inspected?  
 17 MS. KINGSLEY: Yeah. And that way --  
 18 'cause you know which are multifamilies. And  
 19 then the only --  
 20 MR. DOUGHERTY: That's data, you can  
 21 get that.  
 22 MS. KINGSLEY: Then still leaves out --  
 23 yeah, you have that data.  
 24 MS. LEE: That's currently how our fire  
 25 ordinance is written with the provision that it's

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1 MS. GERING: So maybe we should up it  
 2 to \$75 then.  
 3 MS. KINGSLEY: Well, you can do the  
 4 cost analysis and is it worth it?  
 5 MS. GERING: I'm listening to Alison so  
 6 maybe we should just do it at \$75.  
 7 MS. MCHUGH: Just straight and not how  
 8 many units you have, though?  
 9 MR. DOUGHERTY: If you're saying it's  
 10 going to cost some money -- for the all intents  
 11 and purposes, the only thing that this  
 12 registration's trying to do is get a list of  
 13 who's got a tenant and their phone number, right?  
 14 That's all you're trying to do, right? So you  
 15 could in theory say, could everybody e-mail us  
 16 with an address of your property and the name and  
 17 phone number of your thing, but we'll do it with  
 18 a form and that costs \$40.  
 19 I think the enforcement's going to cost  
 20 a lot more than that, but you can't very well  
 21 charge the costs of noncompliance to the people  
 22 who were compliant. I mean --  
 23 MS. MCHUGH: Right.  
 24 MS. GERING: Well, the first year --  
 25 MR. DOUGHERTY: This is why I had to

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1 for --  
 2 MR. ENNIS: Well, people are still  
 3 creating apartments without our knowledge.  
 4 MS. GERING: All right. So are you  
 5 okay if we advertise -- if at our April 16th  
 6 meeting we say that we're going to advertise  
 7 this? The ordinance will be ready. That we're  
 8 changing the ordinance.  
 9 MS. LEE: The landlord registration and  
 10 the fire ordinance?  
 11 MS. GERING: Right.  
 12 MS. KINGSLEY: Do we know --  
 13 MR. DOUGHERTY: Well, you can advertise  
 14 it that says --  
 15 MS. KINGSLEY: Isn't it you need to  
 16 describe what we're advertising?  
 17 MR. DOUGHERTY: No, wait a second. So  
 18 in the April meeting we would announce that we're  
 19 going to advertise and that authorization -- that  
 20 advertisement would come some point after April  
 21 16th or whenever that meeting is, correct? So  
 22 then that -- and could the authorization allow us  
 23 to advertise it say, within 45 days or give us a  
 24 window?  
 25 MS. GERING: What's the guidelines for

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1 that?

2 MS. LEE: You can adverti -- you can

3 give the authorization to advertise and they can

4 advertise whenever after. We just can't have a

5 public hearing within 30 days of that

6 announcement of advertisement. So you can

7 authorize to advertise and then present it in

8 August. But normally, when you give

9 authorization to advertise you have a draft in

10 front of you knowing what it is that you're going

11 to advertise.

12 MR. DOUGHERTY: I don't want to be the

13 guy that's trying to -- what I think there's a

14 whole section that we're missing. This is a very

15 insular process here. I think that you just got

16 a couple people who happen to know a lot about

17 this stuff. I think you need to go and talk to

18 some -- if there's laws -- no, it's just fire

19 now, though, right?

20 MS. GERING: That's all we're doing,

21 Dan.

22 MR. DOUGHERTY: Never mind. We're not

23 going into the --

24 MS. GERING: Okay. Let me recap. The

25 form is fine, 'cause it's simple, okay? Then we

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1 leave that so that will -- yeah. Think about it.

2 And then we're going to do the fire inspections.

3 Is the fire inspection going to be based on

4 square footage? Because we talked about that a

5 year ago at a workshop and everybody agreed that

6 it's only fair to do it by square footage.

7 MS. LEE: For commercial.

8 MS. GERING: Commercial. I thought

9 well -- what were doing --

10 MS. LEE: So no -- so right --

11 MS. RETTIG: Residential can't be by

12 square footage, residential has to be by

13 residents.

14 MS. LEE: -- now -- so what you want to

15 -- yeah.

16 MS. GERING: No, I pay by square

17 footage too in residential.

18 MS. LEE: Right. So what Connie and I

19 had talked about a couple weeks ago was that

20 commercial would eventually be switched to square

21 footage with a fee schedule, which would go into

22 effect in January. Only because commercial fire

23 inspections has already started this year and,

24 for those that already got inspection got one

25 rate. And then others that were getting it done

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1 have -- we're going to do a fire inspection.

2 MR. DOUGHERTY: Did council get a copy

3 of the form?

4 MS. LEE: There's a copy in --

5 MS. GERING: The only question with the

6 form was when we got into dialogue is what should

7 we charge, okay. The recommended was \$40 and 10

8 for each unit, so that's where the dialogue

9 started. And then --

10 MR. DOUGHERTY: And currently \$25 per

11 unit, bing, bing, bing.

12 MS. LEE: And \$10.

13 MS. GERING: And \$10, 25 and 10.

14 MR. DOUGHERTY: Twenty-five and ten.

15 MS. GERING: So we went to 40 --

16 MR. DOUGHERTY: We made a conscious --

17 we're saying we don't think that's enough.

18 MS. GERING: It's not.

19 MR. DOUGHERTY: But we don't know how

20 much enough is, we just went up by 15, so it's

21 not exactly --

22 MS. GERING: So what number do you

23 think we should go?

24 MR. DOUGHERTY: \$25.

25 MS. GERING: All right. So for now

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1 towards the latter part of the year would

2 essentially be assessed at higher rates.

3 So fire inspection for commercial would

4 continue as is and would be adopted. The fee

5 schedule would be updated at the January meeting

6 when we do fee schedule resolutions. This

7 currently is just for residential and right now

8 the fire inspection for residential is at -- it

9 was very cheap. So we're upping it to \$60 per

10 residential. Let me see. Right now the fire

11 inspection for residential it was at \$5 per

12 sleeping unit.

13 MR. DOUGHERTY: Per what?

14 MS. LEE: Per sleeping unit.

15 MS. GERING: Per bedroom.

16 MS. RETTIG: So per bedroom.

17 MS. GERING: That's insane.

18 MS. RETTIG: That's ridiculous. That

19 means my house would be \$20, that's crazy.

20 MS. LEE: So, and the proposal is to up

21 it \$60 flat for every unit, which is only \$10

22 more than what the landlord registration

23 inspection is currently at 50. And then we would

24 eliminate the landlord registration inspection

25 and replace that with the fire inspection.

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1 MR. DOUGHERTY: And a fire inspection  
 2 would be?  
 3 MS. LEE: Sixty.  
 4 MR. DOUGHERTY: Sixty. That sounds  
 5 rational. I mean, basically the U&O -- but the  
 6 U&O on property transfer stays? And that's like  
 7 a buck fifty.  
 8 MS. LEE: The property transfer for  
 9 real estate transfer, that's a whole separate --  
 10 MS. GERING: That's different, that's a  
 11 different --  
 12 MS. LEE: That's its own separate.  
 13 MS. GERING: Okay. So did we come to  
 14 some kind of -- all right. So we summarized it.  
 15 We've got a simple form, \$40, 10, 10 for  
 16 registration, fire inspections are \$60.  
 17 MR. DOUGHERTY: Annual.  
 18 MS. GERING: Once a year.  
 19 MS. LEE: And the fire inspection  
 20 ordinance would eliminate what we currently have  
 21 for residential and replace that and just defer  
 22 everything to the landlord registration for  
 23 residential fire inspection.  
 24 MS. GERING: Okay. All right. So are  
 25 you okay if we advertise it this meeting? All

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1 out in August, September.  
 2 MS. GERING: Roll it out and then you  
 3 have to send your forms and there's going to be a  
 4 late fee if you don't send it in --  
 5 MR. DOUGHERTY: All that kind of stuff.  
 6 So the late fee, for example, has to be in the  
 7 ordinance if that's going to be -- that's what  
 8 I'm trying to say -- you don't have to look it up  
 9 right now, but I'm not just --  
 10 MS. GERING: And then let's say you're  
 11 a new landlord in town and you didn't know we're  
 12 registering, you get a warning the first time, a  
 13 little slap on your hand, just fill out your  
 14 paperwork. Now, if you still don't register  
 15 after 30 days, then there's a \$500 fine.  
 16 MS. KINGSLEY: I have a question.  
 17 This one's for you, Jim. So once we  
 18 institute this --  
 19 (Indiscernible discussion, simultaneous  
 20 speakers.)  
 21 MR. DOUGHERTY: My point is, it's  
 22 currently a thousand dollar fine, are you  
 23 suggesting 500 or 3? Are you going to leave it  
 24 --  
 25 MS. LEE: No, that would stay as a

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1 right. So we're going to advertise it at --  
 2 MS. LEE: Yeah, between now and the  
 3 April 16th meeting, we'll work with our solicitor  
 4 to get the ordinances updated. Obviously, my  
 5 edits are my edits, they're not an attorney edit,  
 6 so our solicitor will have to go through and make  
 7 sure that the proper verbiage is being utilized.  
 8 MR. DOUGHERTY: And to Steve's  
 9 question, how much of the administration, as far  
 10 as implementation, has to be built into this  
 11 ordinance in such a way so that the thing is  
 12 actually enforceable? And by that I mean, we  
 13 could say, this is our goal, this is the fees,  
 14 da, da, da, da, da, but if there's no -- like,  
 15 okay, you're going to announce it, you're going  
 16 to put it on Facebook, you could mail a letter to  
 17 every property owner, I don't know what to do.  
 18 But is there something that's got to be in that  
 19 ordinance to make sure that what -- when we're  
 20 actually --  
 21 MS. RETTIG: A \$10,000 fine.  
 22 MS. GERING: You're going to get --  
 23 you're going to register in January and we'll  
 24 give you a grace period to the 30th.  
 25 MR. DOUGHERTY: So you're going to roll

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1 thousand, whatever's currently in there.  
 2 MR. DOUGHERTY: So the fine currently  
 3 in the ordinance is a thousand dollar fine, is  
 4 everyone okay with that?  
 5 MS. LEE: We had to put the fines in  
 6 there.  
 7 MS. McHUGH: Can we put that it can be  
 8 reviewed by council?  
 9 MS. LEE: No, the fine is different  
 10 from a fee. You can't change a fine using a  
 11 resolution. This is what we ran into with the  
 12 police ticketing. A fine is directly tied to the  
 13 ordinance because that's something that  
 14 eventually, if we really have to enforce it, it  
 15 has to go down to district court.  
 16 MS. McHUGH: Okay.  
 17 MR. DOUGHERTY: So but this warning  
 18 stuff that Connie speaks of, is there going to be  
 19 language in the ordinance that says, you know,  
 20 we're not actually going to enforce it the first  
 21 time and da, da, da? And my sense is you don't  
 22 have that in there.  
 23 MS. LEE: No.  
 24 MR. DOUGHERTY: So are we not allowed  
 25 to not do it the first time?

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1 MS. GERING: It's being nice as a  
 2 borough.  
 3 MS. LEE: We send a letter saying you  
 4 are currently in violation, if you don't respond  
 5 within X number of days, this is what the fine  
 6 is.  
 7 MR. DOUGHERTY: So that process I would  
 8 ask to be as consistent as possible.  
 9 MS. LEE: Which is -- right. Which  
 10 right now, like I said, because we're not  
 11 enforcing an ordinance that's not enforceable,  
 12 the way it's written, we can't go after anyone.  
 13 We go after anyone and I mean, anyone can easily  
 14 challenge us and say, you know.  
 15 MR. MAISEL: Do you feel comfortable  
 16 that, let's say, starting next year you would  
 17 have the administration to be able to handle  
 18 something like this?  
 19 MS. LEE: Yeah. I mean, right now our  
 20 fire inspector, let's be honest, he is not at  
 21 capacity on inspections because he's only doing  
 22 commercial right now. And he gets reports  
 23 regularly of apartments that are -- where people  
 24 are living and he's like can I go after them?  
 25 Like right now we can't just because the way

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1 don't respond within 30 days, there's some kind  
 2 of issue they're going to have to deal with.  
 3 MS. GERING: So you're recommending we  
 4 send this to every property owner in the Borough  
 5 of New Hope?  
 6 STEVEN COPPENS: Yeah, if you want to  
 7 get it done, get it done.  
 8 MS. LEE: Right now the goal is to  
 9 include it -- if we get this done in a timely  
 10 manner, is to include it in a newsletter, which  
 11 would go to every member of the --  
 12 STEVEN COPPENS: But the newsletter's a  
 13 newsletter, you know, get something in the mail  
 14 from the borough it's got New Hope Borough on the  
 15 top right next to the stamp.  
 16 MS. MCHUGH: Yeah, but our  
 17 environmental action committee has a major  
 18 problem with that. We have junior council here  
 19 asking to reduce our carbon footprint.  
 20 MS. LEE: Properties that we know are  
 21 rentals, we will actively send them a  
 22 notification. Unfortunately, the rest of them we  
 23 are going to have to rely on people either  
 24 voluntarily registering or just going by reports  
 25 of what other people notify us that we know this

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1 things are written.  
 2 Once this is in place, I mean, I think  
 3 we have that interest in wanting to make sure  
 4 everybody's in compliance. And the first year we  
 5 will be making an active effort to make sure that  
 6 we go after everyone -- not go after everyone,  
 7 but we make sure that everyone's properly  
 8 educated to make sure that this is being enforced  
 9 appropriately.  
 10 MR. MAISEL: I think this was worth the  
 11 hour we spent on it. I mean, it was tedious, but  
 12 I think it was --  
 13 MS. GERING: It was painful guys.  
 14 Yes, Steve?  
 15 STEVEN COPPENS: Question about this  
 16 form and notification of whoever. Are you -- I'm  
 17 thinking maybe we should -- you should notify all  
 18 the property owners via tax rolls and send them  
 19 out a form saying this is what we've done  
 20 ordinance-wise, this is what's required. And in  
 21 that notification have them list if they have  
 22 apartments, if they don't have apartments, how  
 23 many, if it's commercial, if there's not  
 24 commercial and then send that back to you and  
 25 also include in that notification, that if they

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1 property is an apartment. And self-enforcement,  
 2 honestly, works pretty well in most places where  
 3 people are not shy about telling on each other.  
 4 MS. KINGSLEY: Right. So how effective  
 5 -- and this was my question for Jim. How much  
 6 manpower is actually available to allocate toward  
 7 this? And does the fire department have the  
 8 manpower to allocate toward this as well to  
 9 actually get it accomplished?  
 10 MR. ENNIS: Well, I mean, EJ just  
 11 touched on the fact that Kevin is probably being  
 12 underutilized to a certain extent right now. So  
 13 I mean, you have Kevin that can definitely  
 14 probably kick in some more hours to enforce it.  
 15 You know, I think Laura, I mean Laura's been  
 16 really effective as far as dealing with mailings  
 17 and distributions and that sort of thing, so I do  
 18 think it can -- it might take a little while to  
 19 gestate, but --  
 20 MS. LEE: Yeah. We only did a one year  
 21 extension of the fire agreement right now, the  
 22 fire inspections agreement with the fire company.  
 23 That goes -- that's in effect to April of 2020  
 24 and so between now and April of 2020, we should  
 25 have a pretty good idea of whether we are on par

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1 with what we're currently getting in hours from  
2 the fire company or if we need more, that's when  
3 we would have the opportunity in January of 2020  
4 to figure out what the best next plans are, which  
5 is also timely with when a new fee schedule could  
6 be implemented in January. If what we're  
7 charging isn't enough, then we can also update  
8 the fee schedule at that time and just base it on  
9 the rest of these.

10 MR. DOUGHERTY: You're talking about  
11 rolling out this coming January mostly, aren't  
12 you?

13 MS. LEE: No, this -- if you were to  
14 adopt it, we would have to start rolling out  
15 without penalties this year.

16 MR. MAISEL: I thought it was that you  
17 were talking about in the beginning of the year  
18 that you were looking --

19 MS. GERING: What my recommendation  
20 would be, if somebody registers now, there's no  
21 fee for them and then starting in January to  
22 maybe get people to voluntarily come that would  
23 be just a recommendation. But getting back to  
24 the fire marshal --

25 MS. KINGSLEY: But then you're charging

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1 you're talking about 4 or 500 hours of time,  
2 which is a full-time person, full-time for about  
3 four months, if you're lucky. So then this  
4 logistical stuff's got to be thought out. It  
5 can't be -- you're not going to get 250 places  
6 inspected between now and the end of the year.

7 MS. McHUGH: You do it in a calendar  
8 year, when he gets to you, he gets to you.

9 MS. GERING: Right. He'll call you and  
10 say --

11 MS. RETTIG: If you start with Village  
12 2 in January and then --

13 MS. KINGSLEY: No, no.

14 MS. LEE: Inspections are scheduled  
15 throughout the year by appointments. The  
16 registration is due on a certain day of the year.  
17 I think the one that we have currently it says  
18 June, which is probably fine, 'cause that's  
19 usually when there's a high turnover of rentals  
20 anyway, but --

21 MR. DOUGHERTY: Turnover doesn't have  
22 anything to do with this anymore.

23 MS. LEE: The registration -- the  
24 registration itself is due -- every registration  
25 is due by a certain date for us to start

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1 them twice because you're --

2 MS. GERING: No, no.

3 MS. LEE: No.

4 MR. DOUGHERTY: You actually waive the  
5 first year.

6 MS. LEE: Right now there's no fee.

7 MS. GERING: If we do it before 2020,  
8 there's no fee, you would register it and we move  
9 forward. The problem with the fire marshal is,  
10 for what we're paying, we're not utilizing his  
11 services. So we're actually losing money on fire  
12 inspections.

13 MR. DOUGHERTY: Is this like a calendar  
14 thing you're thinking about?

15 MS. GERING: Once a year.

16 MR. DOUGHERTY: I know. I'm sorry. So  
17 I know it's once a year, but is it once every 12  
18 months or is it once every calendar year?

19 MS. GERING: I would say every January,  
20 just do it on the calendar -- every January they  
21 have to register to keep it simple.

22 MR. DOUGHERTY: Just roughly my sense  
23 is there's 250 renters. And my sense is each  
24 one's going to take about an hour, hour and a  
25 half by the time somebody goes and does one. So

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1 processing. The inspection itself can be  
2 scheduled within the calendar year as long as  
3 it's done within one calendar year, the fire  
4 inspection itself.

5 MR. DOUGHERTY: Within 12 months?

6 MS. LEE: Yes, within 12 months and  
7 that's by appointment. And yeah, that --  
8 that's --

9 MR. DOUGHERTY: I think you should  
10 think about, in the next two weeks or so, about  
11 the effective date, all those little parameters  
12 you described.

13 MS. LEE: Yeah, that would all -- yes.

14 MR. DOUGHERTY: Because they -- it's  
15 got to be done right, otherwise we can't -- we  
16 can't be sending 250 letters on Jan 1 and then  
17 have everybody go, oh, you can schedule it,  
18 people go, yeah, I'd like it -- and the people  
19 will go, well, we can put you in April or May.  
20 So you're going to have to manage --

21 MS. GERING: The fire marshal will  
22 schedule it.

23 MS. KINGSLEY: Question, how many  
24 commercial rentals are there, roughly?

25 MS. LEE: I don't have that.

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1 MR. ENNIS: Kevin is the one who would  
 2 have that data.  
 3 MS. LEE: We do have that information.  
 4 MS. KINGSLEY: So if there are --  
 5 roughly five percent of the borough turns over  
 6 every year in use and occupancy sales, actual  
 7 property sales, so that's a hundred properties.  
 8 Then you have another 250 rentals, residential  
 9 rentals for a fire inspection, then you got 150  
 10 roughly, commercial properties. That's 500  
 11 properties, to your point, at an hour and a half a  
 12 piece.  
 13 MR. DOUGHERTY: So what we can't have  
 14 is this come back and it turns out that --  
 15 MS. KINGSLEY: That's 650.  
 16 MR. DOUGHERTY: We can't be creating a  
 17 monster, so think about this.  
 18 MS. GERING: Divide it by 12 months and  
 19 what does it get per month?  
 20 MS. KINGSLEY: Per month?  
 21 MS. GERING: Yeah. How many does it  
 22 get per month?  
 23 MS. KINGSLEY: Fifty-five a month,  
 24 roughly figuring 650.  
 25 MR. DOUGHERTY: That means there's two

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1 the ordinance?  
 2 MS. LEE: That would be -- yes -- no,  
 3 well, that would part of the resolution.  
 4 MS. GERING: Resolution. Procedures  
 5 are resolution.  
 6 MR. DOUGHERTY: I'm sorry, the  
 7 resolution. I understand. I got you.  
 8 MS. LEE: I'll make sure I have all of  
 9 that for you for the April 16th meeting, T.J.'s  
 10 aware this is coming.  
 11 MR. DOUGHERTY: So when we vote to  
 12 advertise this thing --  
 13 MS. GERING: We don't have to do this  
 14 when we advertise. We could do this in June,  
 15 July.  
 16 MS. LEE: So usually when you give  
 17 authorization for the solicitor to advertise for  
 18 the public hearing, he's usually under the  
 19 assumption that it's for the next public meeting.  
 20 You just have to be specific that this  
 21 authorization to advertise. If you don't want to  
 22 advertise on the April 16th, I would just hold  
 23 off and give the authorization to advertise in  
 24 May if you want to review this further, so that  
 25 -- because the moment he advertises --

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1 or three a day. Keep this stuff in mind that's  
 2 the point I'm making, it can't blow up. Maybe  
 3 that's why no one's been doing it.  
 4 MS. LEE: Well, we don't know because  
 5 no one's been doing it. We really don't know  
 6 what to expect from this.  
 7 MR. DOUGHERTY: So that's what I'm  
 8 trying to say, let's try to make sure -- it's a  
 9 good thing that we don't actually get a black eye  
 10 from it.  
 11 MS. LEE: Right. I mean, I think just  
 12 to go back -- 'cause all the rules of how we're  
 13 going to roll this out would be addressed in the  
 14 resolution that would be associated with the  
 15 ordinance. And the resolution would say, anybody  
 16 that is, you know, registering this year, the  
 17 landlord registration fee of \$40 will be waived.  
 18 But they can schedule a fire inspection any time  
 19 from the moment they register, which would --  
 20 you're rolling on a calendar year basis, which  
 21 would be the \$60. Or if they were to do their  
 22 fire inspection in September, they wouldn't have  
 23 to do it till next September. That could be  
 24 enforced right away.  
 25 MR. DOUGHERTY: That's going to be in

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1 MS. GERING: You want to give it  
 2 another month.  
 3 MS. KINGSLEY: T.J. should write it up,  
 4 I think.  
 5 MR. MAISEL: I think we should just go  
 6 with this.  
 7 MS. MCHUGH: I do too. I think we  
 8 spent so much time on this.  
 9 MS. KINGSLEY: Yeah, but we're  
 10 authorizing and we don't know what we're  
 11 authorizing other than we what we had discussed,  
 12 so I think seeing it in writing from T.J. first  
 13 before we authorize it --  
 14 MS. LEE: Yes, we will get something on  
 15 the 16th.  
 16 MS. KINGSLEY: -- to be advertised.  
 17 MS. LEE: If what you get, you're  
 18 satisfied, then you can give the authorization to  
 19 advertise. If you still have more questions then  
 20 you should not give him authorization to  
 21 advertise because when you give authorization --  
 22 MR. MAISEL: So he'll --  
 23 MR. DOUGHERTY: Let her finish that  
 24 last point. When you give authorization to  
 25 advertise --

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1 MS. LEE: -- it's under the assumption  
 2 that it's for the next public hearing, which is  
 3 within 30 days.  
 4 MR. MAISEL: So we'll see it before,  
 5 you'll ask us to authorize it and we either won't  
 6 or we will?  
 7 MS. LEE: Yes. If you want to mull it  
 8 over.  
 9 MR. DOUGHERTY: I'm fine with that.  
 10 MS. KINGSLEY: Or authorize if there  
 11 are changes.  
 12 MR. MAISEL: Okay. All right. Okay.  
 13 MS. GERING: Any other discussion on  
 14 this?  
 15 Any public comments?  
 16 We adjourn. Thank you everybody.  
 17 (Meeting concluded at 5:46 p.m.)  
 18  
 19  
 20  
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 22  
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 24  
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1  
 2  
 3  
 4 CERTIFICATE  
 5  
 6  
 7  
 8 I hereby certify that the proceedings  
 9 and evidence are contained fully and accurately,  
 10 to the best of my ability, in the notes taken by  
 11 me at the meeting in the above matter; and that  
 12 the foregoing is a true and correct transcript of  
 13 the same.  
 14  
 15  
 16  
 17 TARA WILSON, C.R.  
 18  
 19  
 20  
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