

BEFORE

NEW HOPE BOROUGH COUNCIL

In Re: Work Session

- - - -

MONDAY, MAY 7, 2018

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A public meeting was held at the Borough Municipal Building, 125 New Street, New Hope, Pennsylvania 18938, commencing at 4:00 p.m. on the day and date above set forth, before Tara Wilson, Professional Reporter and Notary Public in and for the Commonwealth of Pennsylvania.

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350 SOUTH MAIN STREET, SUITE 203
DOYLESTOWN, PENNSYLVANIA 18901

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1 BOROUGH COUNCIL:
 2 Alison Kingsley, President
 3 Connie Gering, Vice-President (Late Arrival)
 4 Laurie McHugh, President Pro Tem
 Peter Meyer
 Ken Maisel
 Dan Dougherty

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1 MS. KINGSLEY: I'm calling the meeting
 2 to order. Present are Ken Maisel, Laurie McHugh,
 3 Connie Gering, Alison Kingsley. Absent, Tina
 4 Rettig, Peter Meyer, Dan Dougherty. Five members
 5 of the public.
 6 Okay. So, Joe, are you doing the revit
 7 presentation?
 8 JOE FRANLIN: I'm sorry?
 9 MS. KINGSLEY: Are you doing the revit
 10 presentation?
 11 JOE FRANLIN: I'm here with Jim.
 12 MS. KINGSLEY: You're doing the revit
 13 presentation?
 14 MR. ENNIS: Yeah.
 15 JOE FRANLIN: Short-term rental.
 16 MS. KINGSLEY: So Mr. Doherty, you're
 17 up first.
 18 MS. GERING: I'll start. That's what
 19 it's about.
 20 KEVIN DOHERTY: Need me to stand. I've
 21 never to been to a meeting.
 22 MS. GERING: This is informal. I'll
 23 start and then you can pitch in where I go.
 24 Kevin Doherty has been doing the fire
 25 inspections for us for three years right now. We

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1 have a contract with Eagle Fire Company, we've
 2 had one for two years. And what has happened is
 3 the rates that we charge for the inspection are
 4 based on old ordinances that the borough had, and
 5 you have a copy there. Most of them are \$60 for
 6 an inspection, to do that. The -- couple
 7 problems we've run into is, we bill for
 8 inspections after the job is done and there's
 9 been issues with us billing them.
 10 And the goal originally two years ago
 11 was for this program to be a revenue mutual
 12 program, it's not -- the idea was not for the
 13 borough to make money, but it was a safety issue
 14 and right now it's definitely not revenue mutual.
 15 I think last year we collected 7,000 and we paid
 16 24,000 in fees to the Eagle Fire Company.
 17 So a couple recommendations that you
 18 guys will have here is one, it's a chart that I
 19 put together on recommended fees for us to char
 20 -- you should have one of these, it looks like
 21 this. And this was based on looking at three
 22 different town -- boroughs in the area and what
 23 their fees are. And I kind of adjusted them for
 24 administrative costs because I don't think that
 25 was ever taken in consideration that someone has

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1 to do the billing, collect the money and so
2 forth. And what this tells you is how many
3 properties -- and this is estimated -- are inept
4 range, you know, and the goal way if it's about
5 -- under a thousand square feet, we would charge
6 \$85 for an inspection and so forth, is what the
7 goal is. The recommendation by Kevin was that we
8 do the inspections every other year, not every
9 year, so this is part of it.
10 And the other thing was -- the other
11 recommendation is that whatever date we start,
12 'cause we have to have a new ordinance whether
13 it's August 1st or September 1st that everybody
14 in the borough that has a property that needs to
15 be inspected gets a letter and an invoice for it.
16 And then what would happen is, the fire marshall
17 will schedule those inspections at his
18 convenience.
19 And it's also recommended that when we
20 inspect the properties all of them in the
21 historic zone, that we also inspect any rental
22 property apartments above businesses, anything
23 that it's in a historic zone. Because if we have
24 one building burn down, you're going to lose a
25 whole block in New Hope and that's what that is.

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1 So anyway, Kevin?
2 KEVIN DOHERTY: So again, Kevin
3 Doherty, New Hope Borough Fire Chief. Can I
4 stand?
5 MS. GERING: Oh, please.
6 KEVIN DOHERTY: Originally two years
7 ago I was approached to try to take this task on
8 doing these fire inspections and just wanted to
9 touch on the first point with the revenue. What
10 I found throughout the last two years --
11 And can I speak upon that?
12 MS. GERING: Oh, please.
13 KEVIN DOHERTY: -- was when I would
14 visit an address you have more than one business
15 and I was handling the inspection per business.
16 So if I went into a building, there were eight
17 businesses, I was writing up the inspections as a
18 building with eight businesses, but it was being
19 sent to the building owner as one \$65 charge
20 instead of times eight. And there were some
21 issues where I went through and my calculations
22 came in a lot different, but I was going on a
23 different scale.
24 So again, my hope when I started this
25 program is to meet these owners of these old

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1 properties that haven't had a decent inspection
2 done. My inspections don't prevent fires per se,
3 but it's to ensure that anyone inside the
4 building is as safe as possible and notified as
5 quickly as possible to get out. And on the off
6 hours, generally most businesses 10 o'clock till
7 eight, nine o'clock in the morning have the
8 proper alarm systems, so the Eagle Fire Company
9 can be notified as quickly as possible.
10 Again, to Connie's point of getting in
11 there and trying to stop a hole row of buildings
12 burning down. I feel it's been very successful.
13 I've had a great feedback from the community.
14 Just so the community knows, I use the
15 business privilege mailing list, am a saying that
16 right?
17 MS. McHUGH: Yes.
18 KEVIN DOHERTY: So every commercial
19 building in New Hope is visited by me and gets an
20 inspection done. Where I find a little bit of an
21 issue is by law, three apartments or more I have
22 a right to go in and inspect; two apartments or
23 less, one to two apartments, I do not have the
24 authority to go into the -- to the dwellings or
25 the apartments to look at them. I generally get

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1 into them and I ask for permission. That's
2 something that, again, with this we just have to
3 sort of -- the business -- the owners of these
4 apartments seem to know, you know, what I can and
5 what I can't do. And again, speaking with you
6 about the fire marshall will give me a little
7 more oomph, when I need to do what I need to do.
8 And that's it.
9 I hope the program stays and we keep --
10 I think, our alarm rates since I started the fire
11 company has dropped significantly with the Logan
12 Inn, Chris Bollenbacher's; Fred's and the Landing
13 pretty much being our only culprit due to alarm
14 system calls.
15 MS. KINGSLEY: How many false alarms
16 are being called with those?
17 KEVIN DOHERTY: Between those two?
18 MS. KINGSLEY: Yeah.
19 KEVIN DOHERTY: I would say we probably
20 15 to 20 a year, and I'm just off the top of my
21 head.
22 MS. KINGSLEY: Is there any --
23 STEVEN COPPENS: That's a lot.
24 MS. KINGSLEY: Do you think there's a
25 reason behind that number?

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1 KEVIN DOHERTY: So The Landing was
2 having an issue with a -- they put a heat
3 detector in right off of the dishwasher. So as
4 soon as they opened up, the steam would come out
5 of the dishwasher, so I had Chris Bollenbacher
6 move the detector away from the system. The
7 Landing, we never really get a good reason of why
8 what's going on is going on.

9 MR. MAISEL: Is there a fi -- is there
10 a penalty for the -- over three times or
11 something like that?

12 KEVIN DOHERTY: So again, when I did
13 this up in New York, we had three or more times a
14 month --

15 MS. KINGSLEY: You're done.

16 KEVIN DOHERTY: -- you started getting
17 hit over the head with a minimum thousand dollar
18 fine and that made them go to the alarm company
19 and say, hey, this is your system, figure it out.
20 We don't have anything in place right now, so
21 it's, you know --

22 MS. McHUGH: But that is common
23 practice through most municipalities, correct?

24 KEVIN DOHERTY: Absolutely, absolutely.

25 MS. McHUGH: I mean, I've heard that.

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1 is, when you call somebody and you give them 15,
2 20 days, you're giving them a heads-up to get
3 their act together. And I rather catch them how
4 they normally are so I can find out, A, are they
5 borrowing an extinguisher from someone, hanging
6 it on the wall and then as soon as I leave,
7 they're returning it. I like to come in, catch
8 them, document everything on the report so when I
9 come back, I know that those -- and the
10 inspection report that goes with it is addressed
11 to that address -- or to that business. Uhm, I
12 did catch a lot of people and I know there were
13 some gripes about me visiting without calling,
14 but that's the best way to get them, you know?

15 MS. McHUGH: And is that how you're
16 doing it now, you go just show up?

17 KEVIN DOHERTY: I just walk in, make my
18 announcement. One or two people said, hey, not a
19 good time, but while I'm in there I do a quick
20 glance and see if there's anything that I need to
21 act on right away. But after last year, I think
22 most of the -- you know, everyone's up to
23 compliance, you'll catch one or two that have the
24 extinguisher tag that they didn't have an annual
25 maintenance done on it, so they had them done for

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1 And also charging each individual business as
2 opposed to property that's common practice as
3 well, right? When you go in and there's eight
4 businesses, you should be charging them eight
5 times, 'cause you're writing up eight
6 different --

7 KEVIN DOHERTY: Correct, correct. And
8 we do have just off the top of my head, right
9 across from Fran's, 109 whatever it is there, we
10 have Brian Keyes right across from the firehouse.
11 Again, I didn't follow up with how it was done
12 two years ago, but even you know Bridge Street
13 325, you know, the Staples, hardware store.

14 MS. McHUGH: Oh, that's all one --

15 KEVIN DOHERTY: I don't know because
16 it's one owner and I was told that the building
17 was going -- why are you hurting one owner? And
18 I never followed up with it because it wasn't --
19 it was out of my realm.

20 MS. McHUGH: The owner should take that
21 up in their lease with the tenants who pays for.
22 That not for us.

23 KEVIN DOHERTY: Yeah. I do agree with
24 this, sending it out. So I disagree with setting
25 up an appointment. And the reason why I say that

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1 the inspection, but they lapsed and they need to
2 call the company like, you know, Tilley Fire to
3 come out and just test it again, but --

4 MS. KINGSLEY: So is there any reason
5 we're restricting this to the historic district
6 only and not making it for the borough period?

7 MS. GERING: Well -- well, hold on.
8 This was a conversation primarily for the
9 downtown district. So if you want to do the
10 whole borough, then you're going to have to do
11 Riverwoods, Village II and all the rental
12 properties up there too, which I'm fine with.
13 It's just open for discussion.

14 MR. MAISEL: Yeah, I don't know about
15 that.

16 MS. KINGSLEY: Well, my understanding
17 from what Kevin just said, it was for the
18 residential properties associated with a
19 commercial property.

20 MS. GERING: Correct.

21 KEVIN DOHERTY: Correct. Right now any
22 of the commercial businesses with three or more
23 apartments, I can get into.

24 MS. KINGSLEY: So I'm just trying to
25 think. In the commercial district do we have --

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1 MS. GERING: But we weren't inspecting
 2 --
 3 MS. KINGSLEY: -- buildings --
 4 MS. GERING: But we weren't inspecting
 5 the apartments, just randomly, correct? They
 6 weren't mandatory?
 7 KEVIN DOHERTY: No, they were not
 8 mandatory.
 9 MS. GERING: See they were not
 10 mandatory. And what the conversation --
 11 Correct me, please.
 12 -- we had was that it should be
 13 mandatory, that all apartments --
 14 MS. KINGSLEY: Right.
 15 MS. GERING: -- in the -- should be
 16 inspected.
 17 MS. KINGSLEY: That's where I'm going.
 18 KEVIN DOHERTY: Yeah.
 19 MS. KINGSLEY: I'm trying to --
 20 KEVIN DOHERTY: Yeah. I believe it
 21 should be.
 22 MS. KINGSLEY: All right. I mean, and
 23 I can think of a couple good reasons why. We
 24 know where they are.
 25 KEVIN DOHERTY: As I'm walking in here

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1 KEVIN DOHERTY: Prorated or, you know,
 2 if --
 3 MS. KINGSLEY: That way you get them --
 4 KEVIN DOHERTY: -- you pull out the
 5 file on that address what was done a year ago,
 6 you're changing own -- you know, a rental, maybe
 7 add a fee onto the back of the U&O.
 8 MS. KINGSLEY: So basically you have
 9 200 units it looks like -- 143, 195, 210 units,
 10 215.
 11 KEVIN DOHERTY: You're talking about my
 12 inspections here in the borough.
 13 MS. KINGSLEY: Well, this says for the
 14 number of units. I'm just adding up the total
 15 number of units.
 16 KEVIN DOHERTY: Yeah, yeah, it's about
 17 217.
 18 MS. KINGSLEY: So you have about 210
 19 units. So basically you're talking about two a
 20 week over the course of a year.
 21 KEVIN DOHERTY: I try to do a little
 22 bit --
 23 MS. KINGSLEY: I mean, maybe more
 24 aggressively to get them done.
 25 KEVIN DOHERTY: Summertime I definitely

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1 I just took a complaint, which tomorrow morning
 2 I'm going to go sneak over there and, you know,
 3 check it out and see what's going on.
 4 MS. KINGSLEY: Okay. So the other one
 5 is more of a timing issue. It says, every time
 6 the occupant changes. So if I'm coming into the
 7 middle of a two-year cycle, all of a sudden my
 8 two-year cycle is ending, are these already on a
 9 rotating basis or if I come in, in the middle of
 10 one? Or is that going to create -- 'cause I'm
 11 thinking in terms of a billing nightmare that the
 12 bills go out whenever, January one or whatever
 13 date we pick, to be paid by a specific date.
 14 KEVIN DOHERTY: Umm-hmm.
 15 MS. KINGSLEY: And if they're not --
 16 KEVIN DOHERTY: Well, how about
 17 something that was attached to --
 18 MS. KINGSLEY: -- paid by that date --
 19 KEVIN DOHERTY: How about something
 20 that was attached to the U&O? Since I do for the
 21 rentals, if it switches --
 22 MS. KINGSLEY: Right.
 23 KEVIN DOHERTY: -- attach a fee to the
 24 U&O if we could attach that --
 25 MS. KINGSLEY: It's prorated.

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1 get more aggressive. I mean, obviously February
 2 with the weather that we had --
 3 MS. KINGSLEY: Right. Where I'm going
 4 is, if you get a hundred done one year and a
 5 hundred the next year, to make this manageable
 6 from a billing standpoint, so we bill a hundred
 7 the first year, bill a hundred the second year.
 8 KEVIN DOHERTY: Yeah, you can do it
 9 like that. The only issue is -- so last year
 10 when I hit all the businesses, I spent six months
 11 afterwards revisiting doing the reinspections.
 12 Again, nothing major, smoke detector, fire
 13 extinguisher, illuminated exit sign or the
 14 emergency lighting, but nothing that was -- you
 15 know, I needed to be back there. Oh, I'm sorry,
 16 I did, one -- one building there on South Main I
 17 wrote a violation to; but I would need to leave
 18 some time for the reinspections if there were,
 19 you know, anything that I found, you know, that
 20 needed to get done right away.
 21 But I could do a hundred each year, I
 22 could do -- I could get them all done this year
 23 and then spend time just walking in and, you
 24 know, just staying up on top of it.
 25 MS. KINGSLEY: Well, I'm just -- I

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1 mean, the logistics can be worked out, it just
2 makes sense, in my mind anyway, that if you're
3 going to send out a bill and it's going to be an
4 every two-year inspection, are we going to do
5 this now this year and then wait two years before
6 you do it again and then you'll just do
7 reinspections in between? Which would be prefer?

8 KEVIN DOHERTY: Because I'm the --

9 MS. KINGSLEY: Let's do it that way.

10 KEVIN DOHERTY: Well, so, because I'm
11 the one who's gonna show up in the middle of the
12 night to fight the fire, I would prefer having
13 them all done this year and next year; just
14 revisiting not doing the full inspection, but
15 just stopping in, hey, how's everything going,
16 everything good, you know, look around. Because
17 again, people change stuff, you know, they build
18 -- they build walls, they move, you know -- I've
19 seen people block, you know, build over exit ways
20 and stuff like that.

21 So more of like a maintenance just
22 revisit them in the second year. Again, if I see
23 something, write it up, create an invoice if I
24 have to for a violation and a reinspection. But
25 then it just makes two years from now when you're

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1 MS. GERING: That was the original
2 recommendation, but then Kevin thought every
3 other year and then --

4 KEVIN DOHERTY: A lot of places do it
5 two years, some do it three years.

6 MS. GERING: I have rental properties
7 across the river. Every year, you have to
8 register, you pay your fee and then they come
9 when they choose to inspect you.

10 MS. McHUGH: That's how I always did
11 it.

12 KEVIN DOHERTY: So again, on a yearly
13 schedule you have your fire extinguishers that
14 would be tagged. In a commercial, you'll have,
15 if it's a restaurant, you'll have your duct
16 system tagged every six months depending on use.
17 It'll be cleaned should be every three months,
18 but I think due to use it's six months, you'll
19 have your ansul system inspected on a yearly
20 basis. Your alarm systems will be inspected on a
21 yearly basis. I'm all for every year.

22 MS. McHUGH: I think the restaurants
23 should be every year.

24 KEVIN DOHERTY: Yeah.

25 MS. McHUGH: There's more risk there.

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1 on top and visiting the property every year, it
2 gives you a better idea of, you know, what's
3 going on inside, you know? I don't know if I'm
4 saying it the right way.

5 MS. GERING: Well, the only problem is
6 if we're charging a fee, that fee is for the
7 one-time inspection. So if you're going back a
8 second time, the borough's in the hole
9 financially.

10 MS. KINGSLEY: No, he's billing at \$35
11 for a reinspection.

12 MS. GERING: Oh, he's going to bill it
13 -- okay.

14 KEVIN DOHERTY: I don't do any -- I
15 don't touch any of the money or anything.

16 MS. GERING: We do everything.

17 KEVIN DOHERTY: Again, with a fee
18 schedule, it's easier for me to sit and explain
19 to, you know, when they're asking hey, how much
20 is this or that, I can basically give them a
21 chart and say, look, let me highlight, here's
22 your commercial business, here's your two
23 apartments or --

24 MS. McHUGH: Is there a reason why we
25 don't want to do a yearly inspection?

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1 Okay.

2 MS. GERING: Mr. Duffy has a question.

3 ED DUFFY: Is there any discount
4 afforded the business, the commercial business,
5 if they're inspected once a year versus every two
6 years? Do they get a discount if they turn in a
7 certificate of safety and all that to their
8 insurance company? Is there any financial
9 benefit -- they have different types of it, if
10 inspections --

11 KEVIN DOHERTY: So any time I've done
12 -- with all the businesses, when I've inspected
13 them, I've said to them that you can take this
14 report, forward it to your insurance company. In
15 New York they would take the report, I think it
16 was maybe five percent off their property and
17 liability, but we went further. I mean, we were
18 doing sidewalks and measurements of railings and
19 it was a little more in depth, but I'm sure if
20 you submitted it and showed your insurance
21 company that you were on an inspection schedule,
22 they would -- I would think there would be some
23 sort of --

24 ED DUFFY: Show benefit of, you know,
25 the inspection.

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1 KEVIN DOHERTY: I do instruct everyone
2 to make a photocopy and submit it. You brought
3 something up and I forgot know what I wanted to
4 say.

5 MS. McHUGH: If anything it would make
6 their claim, if they did have a claim, it would
7 make it easier for them to pay because they could
8 say we followed all of our -- we have all our
9 inspections in line.

10 KEVIN DOHERTY: And then when I visit a
11 property, I also ask not the building owner, but
12 I ask the tenant, if you have anyone come and
13 visit your building for the extinguishers, for
14 the lighting, for -- even if you have electrical
15 work done, could you make me a copy of the report
16 and send it to me at the firehouse, 'cause I have
17 every address in New Hope in a file. I take it,
18 stick it into their folder. So if they had a
19 complete loss I could submit the folder to the
20 borough and they would everything they would need
21 to know or what's been done inside that address
22 starting two years ago that might be helpful to
23 the tenant and/or the building owner.

24 MR. MAISEL: There's a couple things
25 that you brought up that are a little more

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1 the place, it turned out it was a kitchen fire.
2 The resident took a pot of grease, was cooking,
3 decided -- caught on fire, burned up the kitchen,
4 picked it up with his bare hands, grease took
5 everything off his hands, he decided to throw it
6 out the back window where people were all sitting
7 smoking in the back of Waterloo and almost killed
8 five people.

9 When we went in there, bunch of
10 violations inside the apartment and the guy
11 wasn't the best of, you know, an up-to-date
12 tenant, I guess. You could see, beer cans,
13 alcohol, drug paraphernalia all over the place.
14 And our main issue was that they have fire doors
15 in the front and the rear. And the fire doors,
16 actually if you keep all your doors open, it just
17 creates a flow path for the fire through the
18 hallways and after this fire when I looked at the
19 doors, he had all the doors wedged open. And I
20 went to him the next day and I said to him, you
21 can't -- these doors serve a purpose and you
22 can't have them propped open. And he proceeded
23 to argue and at that moment, I said, we're either
24 gonna vacate this building right now or you're
25 gonna fix this. Okay, I'll do it right now.

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1 disturbing than I would have thought otherwise.
2 And that is, when you've gone into a building and
3 you have this history with these buildings and
4 you see walls have been put up and, you know,
5 egress and -- you know, effected and everything
6 that that is like, you know, that is happening
7 with a significant amount of regularity, maybe
8 that's an overstatement, but -- I mean, could you
9 comment a little bit more on that as to how often
10 you see that kind of -- because that obviously is
11 not supposed to be happening, right? I mean,
12 putting up --

13 KEVIN DOHERTY: I've seen probably five
14 to six times in the borough, I've seen something
15 that needed immediate attention, where I've
16 actually called the fire company to the building
17 and addressed it immediately. One being, I mean
18 addresses, I don't know if -- one off the top of
19 my head. Can I give an address? 116 George
20 Fernandez -- 132 South Main, we went in there
21 numerous issues inside the building.

22 We were called there at eight o'clock
23 at night for an apartment fire, the one on the
24 corner of Waterloo and South Main. When we got
25 there, we went down the hallway, smoke all over

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1 The next morning I went over seven
2 o'clock in the morning, took pictures, wasn't
3 resolved, gave him another 24 hours. Went there
4 the next morning, nothing was resolved, so I went
5 directly to, I guess I forwarded it to Judge
6 Snow. I wrote up a violation, which I think
7 there was maybe a \$5,000 or 5 or \$10,000 fine
8 attached to it. If they don't want to listen.

9 But you'll see -- you'll see some
10 issues where people do, they'll try to cover up
11 over a window, they'll try to subdivide some of
12 these apartments that you go into and you find
13 out they'll build a wall right down the middle of
14 a room and where it comes to window, they'll
15 block up a window. And, you know, again -- if
16 you give them the education, they're pretty --
17 they're pretty quick to rectify the situation,
18 but it's only they'll rectify it because I caught
19 it. And it scares me to think, you know, if I
20 don't get into all this stuff, what is out there,
21 you know.

22 MR. MAISEL: Yeah, I mean, I think it's
23 a serious matter. I mean, that makes me, I think
24 -- I don't know how many -- I don't know, it just
25 -- 'cause we're talking about one event. If

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1 you're talking about a fire taking down half a
 2 street, you know, it doesn't matter what's -- you
 3 know, it matters what's going on everywhere, you
 4 know? And if somebody is a serious offender,
 5 then, you know, that's a really big problem.
 6 Especially, when, you know, there's a precedent
 7 for it, you know. Forgetting the ones where
 8 they're being done innocently, you know. And you
 9 have to -- and you're the only guy who's, you
 10 know, theoretically potentially safeguarding
 11 something horrible from happening. I think it's
 12 a serious matter.

13 KEVIN DOHERTY: If I may, just one
 14 more. The problem that I find is the value of an
 15 apartment in New Hope is so high that people will
 16 build a closet, put some sort of sleeping device
 17 in there and will rent it and there are people
 18 that will rent it out. And when people see that,
 19 they will start subdividing their basements up.
 20 If it's a private house, you walk by it, you
 21 can't inspect the building.

22 I just took a complaint that there's
 23 someone possibly running a daycare out of an
 24 apartment. That raises tremendous issues to me
 25 and I'm tomorrow morning gonna get down there and

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1 -- how come you didn't do it after two times? I
 2 mean, you know, why not, you know -- why do you
 3 get four cracks at it? It seems like that's kind
 4 of arbitrary too. I mean, I say that
 5 respectfully. I mean, I think you try to do a
 6 thorough job, but I mean, should you get four
 7 cracks at it?

8 MS. KINGSLEY: Right. So if I can try
 9 to bring this to some kind of a conclusion. Item
 10 1, which would be to inspect all the commercial
 11 properties and residential properties in the
 12 historic district, should be fine. Number two,
 13 the recommendation to do both business and
 14 residential every two years and do restaurants
 15 every year. Three would be, inspection to be
 16 done every time there's a U&O issued and that
 17 amount would be prorated. Fees based on usage.

18 Is everybody comfortable with the
 19 proposed fees? Or if you'd like time to review
 20 them, they can be discussed further. The
 21 reinspection fee. Since we're looking at doing
 22 this every two years and every one year for the
 23 restaurants, so the first reinspection would be
 24 35 and any additional ones would be the 75, was
 25 that your recommendation?

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1 take pictures. But again, when you can rent a 10
 2 by 10 room for \$800 a month, people are gonna
 3 start putting stuff up with no regard to fire
 4 safety or the code or what the law says, you know
 5 that's --

6 MS. KINGSLEY: It doesn't appear that
 7 our current ordinance has any fines associated
 8 with it or any enforcement arm associated with
 9 it.

10 KEVIN DOHERTY: I write a violation,
 11 it's forwarded to the judge or the magistrate and
 12 they determine --

13 MS. KINGSLEY: So it's strictly
 14 subjective on the judge's part?

15 KEVIN DOHERTY: Correct. If the person
 16 doesn't plead and they try to fight it, then I
 17 guess there's a book maybe or they just take
 18 other, you know, townships and boroughs and they
 19 find out what type of fines have been issued to
 20 other people.

21 MS. KINGSLEY: Okay.

22 MR. MAISEL: It's subjective not only
 23 from the judge's standpoint to some extent, but
 24 it's subjective from your -- you had it up to
 25 here, you know, you went there four times, so you

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1 MS. GERING: I put them in. That was
 2 Connie Gering's recommendations --

3 MS. KINGSLEY: Well, I'm just -- that's
 4 okay.

5 MS. GERING: -- for discussion
 6 purposes.

7 MS. KINGSLEY: I mean, if everybody's
 8 okay with that.

9 KEVIN DOHERTY: I don't know if I have
 10 this page in front of me.

11 MS. KINGSLEY: The first reinspection
 12 when you go back, okay, the fire extinguisher
 13 tag. You go back, you say fine, it's 35 bucks.
 14 If you have to come back a third time, then the
 15 reinspection fee is 75 bucks.

16 KEVIN DOHERTY: Sure. Again, the more
 17 you make it, they're not going to want you to
 18 come back and they'll take care of it.

19 MS. KINGSLEY: So number six, the
 20 property registration should be done and the fee
 21 paid prior to the inspection and then the fire
 22 marshall will schedule. I think it should be
 23 invoice and fee paid and I think there should be
 24 dates associated with that. So you know, if the
 25 bill goes out January 1st, it has to be paid

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1 within --
 2 MS. GERING: 30 days.
 3 MS. KINGSLEY: -- 30 days, 60 days,
 4 whatever you want to make it. And once the bill
 5 is paid, then you go inspect. If it's not paid
 6 then there needs to be a second notice sent out.
 7 MS. GERING: With a late fee.
 8 MS. KINGSLEY: Okay. Is everybody good
 9 with that?
 10 MS. McHUGH: Yes.
 11 KEVIN DOHERTY: Will the inspection be
 12 completed even if they didn't pay?
 13 MS. KINGSLEY: Um-um.
 14 MS. GERING: No.
 15 KEVIN DOHERTY: 'Cause something tells
 16 me they're not paying because they want me to
 17 come and visit.
 18 MS. McHUGH: Yeah, me too.
 19 MS. GERING: Well, I think that there
 20 should be in the ordinance that gets --
 21 MS. KINGSLEY: All right. So let's
 22 address that.
 23 MS. GERING: That's an ordinance that's
 24 going to have to be put together.
 25 MS. KINGSLEY: Well, that's where I'm

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1 apartment?
 2 KEVIN DOHERTY: There's a lot of things
 3 from an exterior of the house you can, walking by
 4 if you see five or six -- you know there's one
 5 apartment and there's five or six cars in the
 6 driveway. Behind the candy shop here on South
 7 Main Street, they hang infant's clothing drying
 8 in the sun.
 9 MS. KINGSLEY: You can tell.
 10 JOE FRANLIN: The reason I ask is, this
 11 ties into the whole other presentation that Jim's
 12 going make on short-term rentals and registration
 13 of apartments and the like.
 14 MS. KINGSLEY: Right.
 15 KEVIN DOHERTY: I just want to point to
 16 one other thing. It's amazing what you find out
 17 about this community when you walk around and
 18 people see you as an official. Again, I just
 19 took a complaint outside in the parking lot. And
 20 you'll see me walking around, I probably visit
 21 once or twice a week on the -- not doing the
 22 inspection, but investigating or looking into
 23 other situations that people call the firehouse,
 24 now they know that that's where they can reach
 25 me, in regards to a hazardous condition; not

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1 going with this, 'cause it's got to be given to
 2 T.J. So I'm trying to determine what we give to
 3 T.J. So the registration being done prior to the
 4 inspections so an invoice is sent, you want to
 5 attach 30 days to the invoice. If it's not
 6 received, there's a late notice sent.
 7 MS. GERING: With a late fee.
 8 MS. KINGSLEY: With a late fee and
 9 there should an increase in the late fee until
 10 it's paid.
 11 MS. McHUGH: This way you don't have to
 12 worry about who's billed and who's paid and who's
 13 not, you just go out and do your thing.
 14 Otherwise he's going to have to check in every
 15 time he does the inspection, to see if they paid
 16 it.
 17 MS. KINGSLEY: And the last piece of
 18 this, would be looking at other communities to
 19 see what the associated fine is for total failure
 20 to pay this and do the required work, the failure
 21 to comply.
 22 JOE FRANLIN: Excuse me, Alison. I
 23 have a question for Kevin. You may have said it,
 24 I just missed it.
 25 How do you become aware of a 10 by 10

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1 necessarily in an apartment, but on someone's
 2 property, signs hangings down.
 3 And again, I just sort of address it
 4 because if I hand it off then well, we called him
 5 and nothing was done. So you'll see me out there
 6 and one of my favorite residents that I complain
 7 about most of the time. But again, I'm just
 8 saying like, you're not just gonna see me in the
 9 town or the borough walking around doing fire
 10 inspection, I also do other work, meaning, you
 11 know -- am I saying it right? I don't know. You
 12 know, like combustible materials in garbage cans
 13 next to a building, that's every two -- twice a
 14 week, you know.
 15 For instance, just right here on East
 16 Mechanic and Stockton there was that house that
 17 was holding the alcohol recovery and they had a
 18 ton of reoccurring fire issues that, you know, it
 19 was twice a week I had to go visit the property
 20 and make sure you know, they were pulling
 21 everything away. You know, so there's a lot
 22 involved with, you know, this inspection process.
 23 MS. KINGSLEY: So my suggestion is that
 24 we move this to T.J. to draft an ordinance that
 25 council can review --

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1 Hang on, Steve.
 2 -- and do a little more research on
 3 suggested fines based on the information we
 4 gather from other communities on what their
 5 penalties are.
 6 Is everybody good with that?
 7 MS. McHUGH: Yes.
 8 MS. GERING: I guess --
 9 MS. KINGSLEY: Okay. Steven?
 10 MS. GERING: Well, hold on one moment
 11 for discussion. I know you had originally
 12 recommended that we do fire inspections every two
 13 years, now does council feel that's the way we
 14 want to go or would you --
 15 MS. KINGSLEY: That's what I just
 16 asked.
 17 MS. GERING: -- rather do once a year?
 18 MS. KINGSLEY: Residents and businesses
 19 every two years, restaurants every year.
 20 MS. GERING: Well, that's what the
 21 conversation, but then there was some discussion
 22 about --
 23 MS. KINGSLEY: That's what we just --
 24 MS. GERING: -- maybe we should do them
 25 every year instead of every two years.

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1 MS. GERING: The discussion we had,
 2 okay, and this is on me.
 3 MR. DOUGHERTY: Was it before I got
 4 here?
 5 MS. KINGSLEY: Yeah, it was.
 6 MR. DOUGHERTY: Okay. So I did miss
 7 that. Okay.
 8 MS. GERING: It started with because if
 9 you have a building catch on fire down on South
 10 Main Street, you're going to lose a block of
 11 properties. I mean, it's -- this is --
 12 MR. DOUGHERTY: But Village II is a
 13 whole series of block long clusters.
 14 MS. KINGSLEY: What she was referring
 15 to is, if you do every rental property in the
 16 borough, then you're talking Riverwoods, Village
 17 II and all of the others that are rentals.
 18 MR. DOUGHERTY: That are rentals.
 19 MS. KINGSLEY: Right.
 20 MR. DOUGHERTY: So I'm saying that if
 21 it's supposed to be for the safety and security
 22 of the New Hope Borough residents to bifurcate
 23 that because it would, I think, send a signal
 24 that we don't really care that much about the
 25 safety and security of Village II residents,

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1 MS. KINGSLEY: Why don't we try this
 2 and see how it goes?
 3 MS. GERING: Okay.
 4 MS. KINGSLEY: If it starts to become
 5 an issue that residents aren't up to speed --
 6 MS. GERING: Okay.
 7 MS. KINGSLEY: 'Cause I'd like to try
 8 not to hammer people as much as possible.
 9 MS. GERING: No, I'm right there with
 10 you.
 11 MS. KINGSLEY: And if they change a
 12 tenant, right, the U&O takes care of somebody
 13 else coming in.
 14 MR. DOUGHERTY: I have a question. The
 15 question I have is, inspections of all commercial
 16 and residential properties that are rentals. So
 17 it's all commercial whether you own it, use it
 18 yourself or rent it to somebody else that are
 19 rentals in the historic district, okay?
 20 MS. KINGSLEY: I questioned that as
 21 well.
 22 MR. DOUGHERTY: And I apologize that I
 23 missed that at the beginning, but restricting it
 24 just to the historic district is because why?
 25 I'm sorry.

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1 which are a series of clusters of houses, which
 2 by the way are not --
 3 MS. KINGSLEY: I agree with Dan.
 4 MR. DOUGHERTY: -- constructed very
 5 well at all. There's no fire walls between most
 6 of those -- through many of those Village II
 7 households. I do think --
 8 MS. GERING: You're right.
 9 KEVIN DOHERTY: But just so if I can --
 10 I do any rental up in that area, I do the U&O
 11 inspection, so I get in and I thoroughly go over
 12 that property. But again, you're not going to
 13 get into --
 14 MR. DOUGHERTY: You're not, but the
 15 number of U&Os that you're doing up there is
 16 probably one out of ten --
 17 KEVIN DOHERTY: Probably.
 18 MR. DOUGHERTY: -- of the actual
 19 rentals that are up there.
 20 KEVIN DOHERTY: Probably.
 21 MR. DOUGHERTY: Right. So, but this
 22 would formalize that process.
 23 KEVIN DOHERTY: Correct.
 24 MR. DOUGHERTY: So strike the word
 25 historic?

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1 MS. KINGSLEY: Yeah, it's going to be
 2 just borough.
 3 STEVEN COPPENS: Steven Coppens. I
 4 have a bunch of stuff here.
 5 MS. KINGSLEY: Is it on this topic?
 6 STEVEN COPPENS: Pardon? Oh, yes, yes.
 7 MS. KINGSLEY: Well, I know how you
 8 are, Steve, I'm just checking.
 9 STEVEN COPPENS: Yeah, well, you know
 10 how I am, there you go, I don't blame you.
 11 In December 2016 you came out, you
 12 checked my property. Just a couple comments
 13 about that. One is that you spoke to a tenant
 14 who gave you incorrect information. 20 West
 15 Bridge, Angel Art, there's an art gallery, a
 16 French art gallery, it's got to be the real
 17 estate people now. You spoke to a tenant who
 18 gave you wrong information all over the place. I
 19 really think that they should speak to the
 20 property owners.
 21 And I mean, he could ask the tenants
 22 whatever he wants, that's fine with me, but when
 23 the tenant tells him there's four apartments and
 24 there's six or that there's -- what else was
 25 there? Oh, wrong street address, things like

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1 as a basis for, these guys are better than that.
 2 Let's see, so you guys are gonna do
 3 Riverwoods and Village II also, is that correct?
 4 MS. KINGSLEY: If they're in the
 5 borough they'll be done if they're a rental, only
 6 if they're a rental, Steve.
 7 STEVEN COPPENS: All right. How will
 8 we charge -- how will the charges be assessed
 9 again, please?
 10 MS. GERING: Square footage.
 11 STEVEN COPPENS: Well, like I have
 12 multiyear leases with some of my tenants, I can't
 13 just say to them today oh, well, now you owe me
 14 another \$30 because the fire marshall's going to
 15 come, 'cause it's not printed in the lease that
 16 way. And then I have to wait two or three years
 17 to be able to collect those funds or to write it
 18 into the new lease, and I think that's really not
 19 fair. It's a burden upon me. I think you out to
 20 make the businesspeople, if they're the ones that
 21 you're doing, they're the ones that should pay
 22 for it.
 23 MS. GERING: Well, I'm going to add on
 24 to that.
 25 STEVEN COPPENS: Okay.

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1 that, you know, that's -- it's not the tenant's
 2 purview to let somebody in my building.
 3 He said he let him because he looked
 4 official and he the jacket on. I was like, you
 5 know, that -- so I really think the property
 6 owners need to be notified about this and that
 7 the inspector needs to see the property owner or
 8 the designated person for the property owner or
 9 whatever, 'cause this clown that he talked to, is
 10 a clown.
 11 Anyway, moving on. The historic
 12 district thing --
 13 MS. KINGSLEY: We just changed that to
 14 the whole borough.
 15 STEVEN COPPENS: Say again?
 16 MS. KINGSLEY: We just changed that to
 17 the whole borough.
 18 STEVEN COPPENS: I want to make it
 19 clear, Councilperson Gering said, that if one
 20 building catches on fire, we're gonna lose the
 21 whole block, which was definitely not the case
 22 when the Four Seasons had its fire, these guys
 23 did a great job. They contained that fire, it
 24 didn't spread anywhere, so I disagree with that
 25 statement and whatever building you're using that

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1 MS. GERING: I own rental properties.
 2 STEVEN COPPENS: Yes.
 3 MS. GERING: And again, it's in Jersey.
 4 The registration is in my name --
 5 STEVEN COPPENS: Uh-huh.
 6 MS. GERING: The bill comes in my name
 7 and I pay it and I choose how I pass it on to my
 8 tenants.
 9 STEVEN COPPENS: Which is fine. If you
 10 have a legal agreement with somebody in a lease,
 11 you can't just drop money on them because you
 12 guys decide to enact some new ordinance.
 13 MS. GERING: Well, how would you
 14 suggest we do that? Wait three years until your
 15 lease is expired?
 16 STEVEN COPPENS: Well, it would be
 17 seven years until my lease is expired. But the
 18 case -- what I'm trying to say is that, it's like
 19 if I use power from PECO or put gas in my car and
 20 I'm using it, I pay the bill. If a tenant is
 21 renting something from me and they need to have
 22 fire extinguishers reinspected, I bill out for
 23 that. I haven't done it, but I bill out for
 24 that. But that is their responsibility as a
 25 tenant, it's not my responsibility as a landlord

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1 to make sure that they do what their obligations
 2 are. Follow what I'm saying?
 3 MR. MAISEL: I don't follow you
 4 completely. I don't understand that.
 5 STEVEN COPPENS: Well, okay, fire
 6 extinguisher. Every year I have Tilley come out,
 7 I service all my fire extinguishers. The
 8 commercial people are required to have one, I
 9 give them two. I bill them for servicing one
 10 fire extinguisher, I pay for the other; but it's
 11 really their responsibility, the tenant's
 12 responsibility, the commercial tenant's
 13 responsibility to have that fire extinguisher in
 14 there if they're a commercial unit. In fact,
 15 they're required to have emergency lighting,
 16 which I pay to install. But if there's something
 17 wrong with it, as far as I'm concerned, that's
 18 their liability because they're the one who
 19 occupy and run a business out of that particular
 20 unit.
 21 MR. MAISEL: I mean, but you have costs
 22 attached to being a landlord that go up while
 23 you're in a lease agreement with somebody.
 24 STEVEN COPPENS: Exactly, but I don't
 25 --

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1 fair to me, I'm okay with that. I just need to
 2 be clear on where it is you're going with this.
 3 MS. KINGSLEY: Well, the other thing to
 4 -- in trying to address your concern, every time
 5 there's a U&O --
 6 STEVEN COPPENS: Uh-huh.
 7 MS. KINGSLEY: So when you get -- it
 8 doesn't address the issue what happens in the
 9 middle of a lease, but every time there's a new
 10 U&O issued, which means when you're new tenant
 11 comes in, that's going to address any new tenant
 12 coming in.
 13 STEVEN COPPENS: Yeah, I'm just finding
 14 that out last week.
 15 MS. KINGSLEY: You know, I kind of
 16 agree with Ken. I mean, I'm in the same
 17 situation as well. I mean, I'm a landlord too
 18 that, you know, if it's every year, it's every
 19 year and it's one of the costs that's associated
 20 with doing business, which if you own rentals, it
 21 is a business.
 22 STEVEN COPPENS: It is a business.
 23 MS. KINGSLEY: Right. So --
 24 STEVEN COPPENS: And I don't disagree
 25 with that, I'm just thinking that if, you know,

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1 MR. MAISEL: So this is one of those, I
 2 mean, potentially two, for the -- I mean, if you
 3 buy into it, and if you don't, you don't buy into
 4 the safety concept of what the borough is
 5 attempting to do.
 6 STEVEN COPPENS: I do.
 7 MR. MAISEL: If you don't then, you
 8 know, then you could argue on that basis. But
 9 this is just -- and it's a marginal expense, you
 10 know, on top of it, so I --
 11 STEVEN COPPENS: Which brings me up to
 12 another point. How do you determine how many
 13 units per se or whatever I have because one -- I
 14 heard 8,000 feet what was that all about?
 15 MS. KINGSLEY: What's being proposed is
 16 that the fees would be by square footage.
 17 STEVEN COPPENS: Overall. Like I have
 18 what I consider three buildings, two of them are
 19 adjacent, some people call it one building. When
 20 I read a report somewhere in the last couple of
 21 weeks, it said that I had five buildings. I
 22 don't know how they counted five, but I mean,
 23 that's what the report said. So I look at it as
 24 two buildings, it's all one tax parcel, but if
 25 you're doing it by square footage, that sounds

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1 he who uses it should be paying the bill, that's
 2 how I look at it. And if I'm already -- if I
 3 already have a lease with somebody that's a
 4 multiyear lease, I just think I should be able to
 5 -- I think it's right for me just to go in there
 6 and say, you owe me another hundred dollars this
 7 month because the fire marshall's coming up.
 8 MR. MAISEL: You probably can't do that
 9 and that would be --
 10 STEVEN COPPENS: I probably can't,
 11 right.
 12 MR. MAISEL: And that would be --
 13 STEVEN COPPENS: So that means we can't
 14 go out to lunch tomorrow, you know what I mean?
 15 MS. KINGSLEY: When was he gonna ask?
 16 MR. MAISEL: What was that?
 17 MS. KINGSLEY: When was he going to
 18 ask?
 19 STEVEN COPPENS: Right after the
 20 meeting.
 21 ED DUFFY: I didn't hear the
 22 invitation.
 23 MS. KINGSLEY: Aside from dealing with
 24 that on an individual basis, landlord to tenant,
 25 I don't know how you deal with it, Steve.

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1 STEVEN COPPENS: Okay. Very well.
 2 MR. MAISEL: I hate to --
 3 STEVEN COPPENS: I don't know either,
 4 that's why I brought it up.
 5 MR. MAISEL: His point about, you know,
 6 there's one I think valid point that I don't know
 7 if we've really addressed or maybe we have. Is
 8 it each -- if he has six units in there, does he
 9 pay \$75 per unit? Is that what -- that's what
 10 the fee would be, not \$75 for the building?
 11 MS. GERING: No.
 12 MR. MAISEL: The 3,000 square foot
 13 building, so that's a point I thought that you
 14 were somewhat confused about.
 15 STEVEN COPPENS: Well, I am and now I'm
 16 even more confused now that you asked that
 17 because I thought she just said it was based on
 18 square footage --
 19 MS. KINGSLEY: It is per unit.
 20 MS. GERING: Per unit.
 21 MR. MAISEL: That's square feet per
 22 unit.
 23 STEVEN COPPENS: No, me gusto. Just to
 24 translate, I don't like that.
 25 MR. MAISEL: Now, your argument becomes

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1 this stuff, clearly, we need to set some
 2 parameters around communications. This is a sort
 3 of a subcontractor situation, so who gets
 4 contracted the owner versus the tenant, how they
 5 get contacted, how much advance notice they get,
 6 et cetera, is going to have to be regimented.
 7 Because these are -- the constituents, you can't
 8 be, knock on the door, the fire marshall's here
 9 oh, my God, you know, that type of thing. It's
 10 got to be structure put around it and I think we
 11 can work those details out. There's a lot of
 12 details, but it needs to be worked out, it can't
 13 be knock on the door type stuff and whoever
 14 answers the door gets the 20 questions.
 15 STEVEN COPPENS: Well, I agree with the
 16 fire marshall that you can't keep giving people
 17 notice that I'm coming in Monday at three
 18 o'clock.
 19 MR. DOUGHERTY: Well, this is not a
 20 debate society. I'm telling you, you're asking
 21 for some structure to be put around it, that's
 22 what I'm saying, that structure can be created.
 23 So it's -- we're taking in the input, but the
 24 point is, it sounds like we have a lot of
 25 different like nuances that have to be worked

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1 a little stronger, but still, you know, I mean,
 2 just the way it -- six units could cost you \$400
 3 a year.
 4 STEVEN COPPENS: Yeah, it will.
 5 MR. MAISEL: That's the bottom line.
 6 STEVEN COPPENS: And then three
 7 commercial units on top of that.
 8 MS. GERING: Well, that's --
 9 MS. KINGSLEY: And it's a proposed
 10 thing.
 11 MS. GERING: That's why those are
 12 processed fees, it doesn't mean they can't be
 13 tweaked and --
 14 MR. MAISEL: Right. Just so that the
 15 facts --
 16 MS. KINGSLEY: Right.
 17 MS. GERING: We had to start somewhere.
 18 STEVEN COPPENS: I absolutely
 19 understand that's why I bring these things up.
 20 MS. KINGSLEY: Steve, do you have some
 21 others?
 22 STEVEN COPPENS: Hold on a second.
 23 Okay. When I had the last inspection done, the
 24 stuff was addressed to the tenant and not to me.
 25 MR. DOUGHERTY: I think hearing some of

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1 out, that's what we can work -- we can work out.
 2 We can have those things worked out, so -- and
 3 before I think --
 4 I think with the resolution, I would
 5 recommend that the administrative or desk
 6 procedures be part of the resolution, that we at
 7 least take a stab at those, so that it doesn't --
 8 we don't just take the resolution, which is not
 9 going to be nearly detailed enough, but have the
 10 administrative underpinnings of it fleshed out a
 11 little bit in this first initial year and see how
 12 that goes those. And then those administrative
 13 protocols be followed and see how they go this
 14 first year.
 15 MS. KINGSLEY: Well, we have -- there
 16 was a resolution in 2011, ordinance in 2004 and I
 17 think we need to take the concepts presented
 18 today and get a draft of something that's a
 19 little more specific with the points that
 20 everybody's sort of come to consensus on and then
 21 review that. And it'll -- it's going to take
 22 probably 30 to 60 days to get a draft back that
 23 we can all look at it and revisit it in a work
 24 session. And then come to a decision about
 25 whether we want to move it for a vote.

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1 Is everybody comfortable with that?
 2 MS. McHUGH: Yes.
 3 STEVEN COPPENS: Thank you.
 4 MS. KINGSLEY: Thank you, Steve.
 5 Thanks for your input.
 6 Thank you all for your input.
 7 Kevin, thanks for your enlightenment.
 8 Thank you, Connie.
 9 MS. KINGSLEY: Okay. Next item, let's
 10 first address the short-term rental. We have a
 11 very formal presentation, suit coat and
 12 everything.
 13 MR. ENNIS: Hello, everybody. In your
 14 letter in your packet it kind of explains where
 15 we are at how this even got to you guys today.
 16 Joe is here as well, he's part of the -- what I
 17 was describing as the informal committee in my
 18 letter. Just it was -- it was brought to our
 19 attention, ours as it was at the time the borough
 20 manager and myself and there was a meeting
 21 requested by Joe and I believe Carl Glassman.
 22 JOE FRANLIN: It was my punishment
 23 assignment.
 24 MR. ENNIS: During that first meeting
 25 we also had --

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1 days, so that's the difference between the
 2 short-term and the long-term. As you might
 3 already now they're very much increasing in
 4 popularity.
 5 MR. MAISEL: Excuse me, the phone was
 6 going -- no more than 30 days?
 7 MR. ENNIS: No more than 30 days.
 8 MR. MAISEL: A year? A year?
 9 MR. ENNIS: Yeah -- well, no, okay. So
 10 --
 11 MS. McHUGH: Continuous.
 12 MR. ENNIS: -- that's the duration.
 13 There are sometimes -- it doesn't necessarily
 14 mean that they can only do it once for 30 days
 15 out of the year, that's usually just the duration
 16 of the lease itself or --
 17 MS. McHUGH: So one continuous rental
 18 of 30 days or less.
 19 MR. ENNIS: Yeah, I mean, that's --
 20 that's again, there's many different definitions
 21 out there. One let's also emphasize it's a very
 22 much a moving target right now because it's a
 23 still a very new thing. But like I said, one of
 24 the most basic and common definitions I've seen a
 25 lot is that definition of a rental unit that is

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1 Kevin, I think you also sat at that
 2 meeting.
 3 KEVIN DOHERTY: Yes, I did.
 4 MR. ENNIS: Kevin, as well as our
 5 building official, Jim Kopchak. Well, things
 6 didn't really move too much further forward and
 7 then it was brought to our attention again about
 8 a month ago, Tina as the council member kind of
 9 being the one that spearheaded this.
 10 So we had another meeting and we
 11 thought it would be a good time right now to kind
 12 of one, cover what exactly a short-term rental
 13 ordinance would entail. And then also the
 14 purpose of why you would want one or you think
 15 that you need one and then it would be up to you,
 16 ultimately up to you guys on whether or not to
 17 give the blessing so-to-speak to start drafting
 18 one that would be later on reviewed and further
 19 picked apart and so we develop something that
 20 really seems to be of a benefit to the community.
 21 Just if you don't know what a
 22 short-term rental is, necessarily for the most
 23 part it's Airbnb and all those types of services.
 24 The common definition and the most basic one is a
 25 rental -- a rental use that is no more than 30

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1 not to exceed more than 30 days as far as the
 2 agreement.
 3 As you know they're increasing in
 4 popularity. In fact, I know plenty of people
 5 that don't even go to hotels anymore, they just
 6 do Airbnb in their travels. They are very
 7 popular in tourist destinations and one would be
 8 obviously New Hope, which is a destination town.
 9 They're also very common in residential areas
 10 less so than what you would see where hotels are,
 11 which is your central business district. For
 12 whatever reason they are more popular in single
 13 family type homes and neighborhoods because
 14 that's kind of their niche, a lot of people want
 15 to get the feel of an area less so in the central
 16 business hub, but more in the outlying kind of
 17 neighborhoods and also have the amenities of a
 18 home, less so than a hotel room.
 19 Now, they are -- the response is
 20 because it's becoming a use that also is becoming
 21 kind of problematic for many communities. And
 22 this isn't just in Pennsylvania, but, you know,
 23 nationwide, more and more places are trying to
 24 figure out how to one, obviously allow this; but
 25 then two, at the same time, not let them too

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1 negatively affect or detrimentally affect your
 2 community.
 3 Some recent examples as far as enacted
 4 ordinances, there's one in Pocono Township,
 5 there's another one in Paradise Township, Mount
 6 Pocono Borough. They're real quick, you just
 7 Google short-term rental ordinances in
 8 Pennsylvania, they are the hits that come right
 9 up. And then there's even recently Tinicum
 10 Township, you know, neighboring -- practically
 11 neighboring to us. Although they don't call
 12 there's a short-term rental, theirs is a
 13 transient -- I can't think of the word for it, it
 14 kind of put the stigma to it, but that's theirs.
 15 So right now how they're being
 16 addressed in New Hope is not they're not being
 17 addressed in New Hope obviously we don't have a
 18 short-term rental ordinance. When it comes to
 19 zoning and use classifications that are found
 20 within your zoning ordinance when someone
 21 proposes something to you, you try to put it in
 22 the right use category. The closest that we have
 23 right now is accessory boarders type use, that's
 24 an accessory use to all these single family
 25 detached homes within your central commercial or

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1 throughout the year. So what happens is that
 2 drives the housing prices up even further.
 3 It also limits the available housing
 4 stock to people that want to be long-term
 5 residents. It could also become in essence a
 6 commercialization of your residential
 7 neighborhoods. There's also a loss of kind of
 8 neighborhood cohesion, 'cause now you have an
 9 increase in transient population throughout those
 10 residential neighborhoods. And there's the
 11 potential standard nuisance issues like litter,
 12 late night activity, noise, property damage,
 13 parking, that sort of thing, as well as the
 14 potential code issues; building code issues, fire
 15 and safety issues, CO2, ADA, water and sewer
 16 capacity, health code issues.
 17 And then also there's a loss of local
 18 government revenue. If you got in essence a
 19 business that's being operated in a community
 20 like any other business in your community they
 21 have to be, you know, in our case a business
 22 privilege tax, well, that's not happening a lot
 23 right now with a lot of these Airbnb uses.
 24 And it's also there is -- you know,
 25 when you have legitimate hotel or inn, as we call

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1 your limited commercial zoning district. There's
 2 only one -- only one room can be available, only
 3 one boarder and everything else. So it doesn't
 4 really at all appropriately fit the niche
 5 so-to-speak like these -- they're short-term
 6 rentals, but for the most part just think Airbnb.
 7 So that's where we're at right now and
 8 a basic rule of zoning is, that you have to
 9 address every type of use, you have to allow for
 10 them, basically. You can't say no, you can't
 11 have them, but within that, yeah, you can allow
 12 them, but now you have to figure out where they
 13 can be allowed, where is the best way of allowing
 14 them, kind of -- what requirements do you want to
 15 place on these things.
 16 Now, the reasons for regulations that
 17 many communities have found why they want to do
 18 is, it can -- it can impact the housing
 19 affordability and housing stock. What you're
 20 finding a lot of times in special destination
 21 communities, investors literally willing to pay
 22 beyond whatever top dollar is for that single
 23 family home because it's now an investment
 24 opportunity because they can make a lot of money
 25 using these Airbnb services and renting them out

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1 them in our zoning ordinance, or a bed and
 2 breakfast, in order to establish those issues,
 3 you have to go through the full use and occupancy
 4 requirement process, as well as get all the
 5 needed inspections and so forth where that's not
 6 happening when it comes to these short-term
 7 rentals.
 8 So they are the issues that you're
 9 trying to make sure you have some control over.
 10 And so that you don't have so much of a detriment
 11 especially in your residential areas because they
 12 are very popular in residential areas. They're
 13 actually least popular in commercial areas.
 14 That's the data that's out there, now the data's
 15 kind of muddy because it's still new and that's
 16 -- I mean, even the people that I was reading,
 17 that have been doing the research that their
 18 still collecting data trying to -- but one of
 19 things they're finding is they're more popular in
 20 residential areas than commercial areas.
 21 So then it comes down to like anything
 22 else with a use especially within zoning terms is
 23 how do you regulate them, where do you allow
 24 them? What kind of requirements do you put on
 25 them? What exactly process do you establish to

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1 allow them use? Is it a use that's permitted
 2 by-right or a use that's permitted by conditional
 3 use or use that's permitted by special exception?
 4 Do you allow, what we call the principal or
 5 primary use, meaning a use that's just like any
 6 kind of retail business or anything like that or
 7 do you make them an accessory use? Should you
 8 put an owner/occupancy clip on it? The list can
 9 really go on. As you can see I put a host of
 10 them there on that outline.

11 What we're really right now is trying
 12 to figure out how we want to do all these things,
 13 the mechanics of them. There's plenty of
 14 ordinances to kind of use as reference points and
 15 there's lot of stuff out there just on the
 16 internet to also help us in the consideration of
 17 what we would do as far as the designing this
 18 ordinance.

19 With that, if you were to allow us to
 20 start trying to draft an ordinance, really get
 21 our hands dirty and trying to put one together,
 22 ultimately if you were satisfied with said
 23 ordinance, then we would go through what would be
 24 the standard zoning ordinance amendment process
 25 that is established through the Pennsylvania

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1 MR. ENNIS: What you're leaping ahead,
 2 I believe, Laurie, is to how the heck do we
 3 enforce once we put this ordinance in place. And
 4 that is the million dollar question I've been
 5 asking myself ever since we've even been
 6 discussing the matter.

7 MS. McHUGH: It's an ordinance mess
 8 when you start --

9 MS. KINGSLEY: So I have a question.
 10 What's the real motivation? 'Cause my
 11 understanding is that the real motivation for
 12 this is that they have an unfair -- that an
 13 Airbnb or any rent my room or whatever, has an
 14 unfair advantage and that they are not paying the
 15 county tax, the hotel tax that goes to the county
 16 and they have to comply with any safety
 17 requirements.

18 MR. ENNIS: Well --

19 MS. KINGSLEY: -- that the other B&Bs
 20 -- 'cause that's what this is, it's a B&B, these
 21 are all B&Bs in reality, but they're not
 22 complying with the existing laws.

23 MS. McHUGH: And it's not fair.

24 MS. KINGSLEY: So I think that -- so
 25 they have an unfair competitive advantage from a

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1 Municipalities' Planning Code.

2 So I kind of burned through that very
 3 quickly, but I didn't want to get too lost into
 4 all of the details because there's a lot of them.
 5 And I'll be honest with you, I'm only get
 6 familiar with a lot of them as we speak.

7 MS. McHUGH: Do you have any idea how
 8 many there are in New Hope Borough?

9 MR. ENNIS: No, I do not.

10 MS. McHUGH: I'm looking.

11 MR. ENNIS: So here's the deal, the
 12 problem is not only do you only have -- you have
 13 Airbnb, but there's numerous other sites beyond
 14 Airbnb, they're the forefront.

15 MS. McHUGH: Right.

16 MR. ENNIS: If you do go to Airbnb,
 17 they also collect as anything else like a postal
 18 address of New Hope, so you're getting a lot
 19 outside of the borough.

20 MS. McHUGH: As far as Upper Black Eddy
 21 and stuff is what I'm seeing. And what I'm also
 22 seeing are bed and breakfasts on here too that
 23 are -- so people that are already established as
 24 a hotel on Airbnb are also advertising on here
 25 too.

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1 market standpoint, that's really the base of all
 2 this.

3 MR. ENNIS: Well, I don't know if
 4 that's -- I mean, I can't speak for who feels --
 5 what is their agenda.

6 MS. KINGSLEY: No. I understand, I get
 7 it.

8 MR. ENNIS: I mean, I can speak from a
 9 zoning and land use that has nothing to do with
 10 it, really. I mean, I do think that anyone that
 11 has raised that as an unfairness to a legitimate
 12 business, is a valid argument. But I do also
 13 think that this thing can really become a
 14 nuisance to neighbors and everything else. I
 15 mean, there's like -- I've even talked to zoning
 16 officers that have these in place and, you know,
 17 they are very actually very happy to have this in
 18 place.

19 One place in particular is Mount Pocono
 20 Borough, they were getting a common thing of what
 21 they call, party houses. So then people would
 22 rent the place for a prolonged weekend and we're
 23 talking about big houses, which we do have here
 24 in the borough and other places, just spread out
 25 and they would just have these ragers that were

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1 going on and it was driving neighbors very
 2 much --
 3 MS. KINGSLEY: That already exists in
 4 Solebury, so that's true.
 5 MR. ENNIS: Right, right.
 6 MS. KINGSLEY: And that's an issue.
 7 MR. ENNIS: I mean, that's just -- you
 8 can get really the different directions. I mean,
 9 I do think there should be a health, safety
 10 mechanism in place as well. I mean, I don't
 11 think you go -- I don't think you go that way
 12 anyway because they're not the same type of use
 13 as a hotel B&B under building the codes. They're
 14 a single family home that's being rented out
 15 temporarily or for short-term, but you still
 16 should probably put in make sure not only, you
 17 know -- not much Kevin than what Kevin's already
 18 doing and other things, but just make sure that
 19 they have fire alarms, CO2 detectors, a lot of
 20 other things that could be in place to make sure
 21 it's a safe space for those people that are
 22 occupying for whatever period it's being rented
 23 for.
 24 JOE FRANLIN: Alison, yes, the major
 25 driver was initiated by bed and breakfast owners

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1 MR. ENNIS: Well, here --
 2 MS. KINGSLEY: -- machinations until
 3 the state says this is what we're going to do.
 4 MR. ENNIS: Well, to my understanding
 5 why especially seeing in that little cluster of
 6 ones that I said have recently enacted
 7 ordinances, all of them got challenged. They all
 8 got challenged because they don't address them at
 9 all in their zoning.
 10 MR. DOUGHERTY: 'Cause why? I'm sorry.
 11 MR. ENNIS: They didn't address them at
 12 all in their zoning ordinance. So when all of a
 13 sudden when you've started enforcing something
 14 with no teeth because you have nothing in place
 15 to start describing them, and start saying these
 16 are requirements for what you're trying to do,
 17 you all of a sudden find yourself in a challenged
 18 place where -- at this -- Mount Pocono Borough in
 19 particular went to Pennsylvania Supreme Court.
 20 Went to Pennsylvania Supreme Court and they said
 21 specifically to Mount Pocono Borough, you need to
 22 address this. Until then, they're allowed to do
 23 what they want.
 24 MS. KINGSLEY: So it needs to be
 25 addressed in the zoning law as an acceptable use

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1 wanting level playing field. So that's a
 2 legitimate reason and all the other reasons Jim
 3 has addressed.
 4 MS. KINGSLEY: Well, I just wanted to
 5 make sure that that's part of it because that's
 6 actually the easiest thing to address upfront to
 7 get a handle on who they are. I think the zoning
 8 issues and a lot of these more esoteric kind of
 9 problems, as you know, the neighbors and, you
 10 know, what's the zoning going to be, are much
 11 more difficult. But if you can show very easily
 12 that, you know, the neighbor's have complained
 13 and there's 500 people in this house for the
 14 weekend, you know, causing problems, you've got
 15 noise ordinances, public disturbance, you got all
 16 kinds of other things you can enforce.
 17 But if that's happening on a repeated
 18 basis, they're now a rental that needs the fire
 19 inspection, to Kevin's point, that they start --
 20 they need to start paying the hotel tax, they
 21 need to report the income. So there's all these
 22 other things that I think are probably much
 23 easier to initiate and probably easier to enforce
 24 as a start then going down this road of really
 25 complicated --

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1 in whatever places you want to allow it.
 2 MR. ENNIS: Whatever places that we see
 3 fit as a community to put them that's not -- you
 4 know that seems reasonable and not gonna actually
 5 have any true detriment to your public health,
 6 safety and welfare.
 7 MR. MAISEL: I mean, there's a reason
 8 why this hasn't really been significantly enacted
 9 across the country, 'cause it's such a
 10 contentious and difficult --
 11 MR. ENNIS: I know, yeah.
 12 MR. MAISEL: I'm just wondering -- I
 13 mean, with respect to the B&B owners here who are
 14 compromised from a financial standpoint and they
 15 shouldn't be. And that's why I think speaking to
 16 Alison's point is that might be the best
 17 opportunity to approach this thing in this town,
 18 which is so relatively small. And I think to
 19 Laurie's point about how many are there really in
 20 the borough that -- Solebury, I can see being a
 21 problem from a standpoint of the states and you
 22 know, there's great you know opportunities to get
 23 big houses and do all that. I mean, how much
 24 really is there going to be in the borough here?
 25 MR. ENNIS: There's the thing, I don't

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1 know right now, bit I still think there's a
 2 potential where you can see an influx. Whether
 3 we don't maybe have a lot currently, I do see a
 4 potential of seeing more.
 5 MS. KINGSLEY: Well, here's the thing I
 6 think to Jim's point and I think the state
 7 requires and I think.
 8 Correct me if I'm not going down the
 9 right road here, Jim.
 10 But we really can't do anything until
 11 we identify this as a legitimate use in the
 12 borough because if we even enact, you have to go
 13 through the fire inspections as a rental and the
 14 pay the county hotel tax, that can be challenged
 15 because we don't have as a use that's been
 16 identified in our zoning, and we'll lose.
 17 MR. ENNIS: Exactly.
 18 MS. KINGSLEY: So the first thing we
 19 need to do is, to at least acknowledge that
 20 that's a use, which we may even want to wait to
 21 do that until we see what the state's going to
 22 do.
 23 MR. ENNIS: What do you mean the
 24 state's going to do?
 25 MS. KINGSLEY: To see what comes down

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1 setting ourselves up to be sued for something we
 2 did that we shouldn't've done.
 3 JOE FRANLIN: Absent any guidance from
 4 the state, the same state that can't agree on the
 5 budget. Absent any guidance, what liability
 6 would the borough have if it proposes its own
 7 statute?
 8 MS. KINGSLEY: So if we propose the
 9 statute and somebody -- well, what will happen --
 10 let's suppose we say, okay, you got to pay the
 11 county tax, I mean, these people -- the people
 12 doing this are not naive as to the fact that
 13 there's all kinds of legal issues. So all
 14 they've got to do is take us to court and
 15 challenge us and we lose. Now we put myself, I
 16 think, in a position where oh, we acted
 17 prematurely, we didn't have all the information.
 18 And now, we're going to owe all these fees back
 19 to these people that we charged that we shouldn't
 20 have.
 21 MR. ENNIS: Well, the only thing that
 22 can counter to that right now, my lengthy
 23 discussion with the zoning officer at Mount
 24 Pocono Borough. And I said -- now, they -- Mount
 25 Pocono Borough really just had an outrageous

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1 from the state in terms of what kind of
 2 legislation that they are going to enact to see
 3 how that's going to impact what we do or don't
 4 do.
 5 MR. ENNIS: Now, help me out here. Do
 6 you know if the state is currently designing
 7 something?
 8 MS. KINGSLEY: My understanding is, the
 9 state is working on legislation in regard to
 10 Airbnb.
 11 MS. GERING: You might want to talk to
 12 Bucks County Visitors Bureau, they got their
 13 finger on that one. And they're watching it
 14 closely, I'll e-mail you the contact person.
 15 MR. ENNIS: I'll all for that only
 16 because -- completely different matter, but not
 17 unlike what we saw with the medical marijuana and
 18 the dispensaries, so we had to kind of wait for
 19 the state to say what one could do or not do and
 20 how zoning --
 21 MS. KINGSLEY: Yeah, 'cause I think
 22 we're going to create a nightmare for ourselves
 23 if we enact something and then the state passes
 24 something else and we're backtracking and then
 25 we're in trouble with somebody and potentially

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1 number and they even hired a private company to
 2 identify and also locate the property owners that
 3 not only fall on Airbnb, but this HomeAway and
 4 all the other numerous sites. They then get a
 5 list and then they do a mass mailing saying, you
 6 are currently in violation of ordinance number
 7 blah, blah, blah, you have to either cease and
 8 desist or come in to try and pursuit the permit
 9 and everything else. And so far they have had no
 10 challenge and everyone has been more than willing
 11 once they got that letter, to be upfront and
 12 apply.
 13 Now again, that's just one case that I
 14 can present. So I don't really know if we would
 15 get challenged and lose, that's what I mean. I
 16 mean, it is -- these ordinances are not only in
 17 Pennsylvania but all other places being enacted a
 18 lot. It's even planner forums and stuff like
 19 that it's becoming a very hot topic. So I don't
 20 -- it wouldn't be -- New Hope wouldn't be unique
 21 in getting this ordinance together because
 22 there's already be plenty of places doing it.
 23 And two, I don't necessarily -- I mean,
 24 obviously we'd have to maybe have a discussion
 25 with T.J., which would be part of the whole

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1 process anyway. But I don't really know if we
 2 got challenged, we would lose. I guess it's
 3 something to consider. I don't really think it
 4 would. You know, all it takes for us to get
 5 challenged and then lose, especially if we had a
 6 well designed ordinance that really had purpose
 7 behind it that was in line with protection of the
 8 public's health, safety and welfare.

9 MR. DOUGHERTY: I would like -- I mean,
 10 I know it's not easy to do, but I was evaluating
 11 a rental property for this type of purpose where
 12 it would be a rental property that would be
 13 Airbnb. And so I evaluated the situation, what
 14 was the -- you know, could I -- we get for it, et
 15 cetera, et cetera, so I did a lot of research.
 16 And my gut, what I could tell on Airbnb and
 17 HomeAway, is that the number of units out there
 18 that are being Airbnb'd in the borough is, you
 19 could -- it's like 10.

20 MR. ENNIS: So there's not a lot?
 21 MR. DOUGHERTY: It's not -- I don't --
 22 I'd like to have some numbers around this. So
 23 how much bed and breakfast rooms do we have? If
 24 that's what we're trying to do.
 25 How many Logan hotel -- rooms do we

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1 it's not just a matter of we got to get \$350 or
 2 \$375 of business privilege tax out of these
 3 people and that's making it an unfair advantage.
 4 I think if there's 10 of these things floating
 5 around town, I think we have to judge that and
 6 say, how much is -- we're chasing -- you know,
 7 we're trying to, you know, chase around sort of a
 8 something this big and we're shooting the shotgun
 9 shells at it.

10 MR. ENNIS: Yeah, and I'm just playing
 11 devil's advocate. I mean, there might be only 10
 12 now.

13 MR. DOUGHERTY: There could be 325, I
 14 don't know right now, but --

15 MR. ENNIS: I mean, I'm just -- I don't
 16 -- it doesn't mean that it stops at 10, you know
 17 what I mean? I think you have to have that
 18 consideration that you're trying to maybe be a
 19 little proactive.

20 MR. DOUGHERTY: And it also doesn't
 21 mean that those 10 rooms if they're not B&Bs, if
 22 they had to raise their prices because to offset
 23 the cost of our business privilege tax, that
 24 doesn't mean that all the people who use those
 25 rooms now are still going to come here. There's

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1 have? If that number's, you know, 150 or some --
 2 I don't know what that number is. And if there's
 3 10 other rooms here and there's 2 new additional
 4 lodging units coming on with a lot more rooms,
 5 for us to do this type of effort to see to it
 6 that it becomes basically more difficult for 10
 7 people, some of whom by the way are renting --
 8 one of the things Airbnb does, it allows people
 9 to actually stay in their home because they can't
 10 afford to stay here, so they rent out a bedroom.
 11 It's not just these people who are, you know,
 12 making 40 or \$50,000 a year.

13 MR. ENNIS: Yeah, we want to allow it.
 14 MR. DOUGHERTY: If you say you allow
 15 it, but if we send a fire marshall in and then
 16 that bedroom becomes subjected to a level of care
 17 that far exceeds any residence in the town, then
 18 that's not really allowing it. It might sound
 19 like you're allowing it, but if you come in and
 20 say well, there needs to be sprinklers, sprinkler
 21 heads. Well, I don't have -- nobody has
 22 sprinkler heads in --

23 MR. ENNIS: We wouldn't do that.
 24 MR. DOUGHERTY: You're saying you
 25 don't, but you -- you see where I'm going. So

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1 a reason why this thing is producing a market is
 2 that's because the market's there and some people
 3 really like to do the Airbnb, that's the way they
 4 travel. So to -- if we make it something
 5 different, those are people that may not come and
 6 visit New Hope, they may go to a town that the
 7 Airbnb works maybe Lambertville. Is Lambertville
 8 doing anything?

9 MR. ENNIS: I don't -- we can look.
 10 But, Dan, if you saw the requirements -- again,
 11 I'm just kind of -- this is your community. If
 12 you saw the requirements that are really put in
 13 place, they're not that extraneous as far as
 14 meeting certain standards and also making sure
 15 that maybe neighboring residents don't get too
 16 impacted. It's also just a good way of allowing
 17 people, especially the neighbors know that
 18 there's one that is in existence and that, you
 19 know, if they see a lot of people coming in and
 20 out, it's not a problem, it is just an Airbnb.
 21 We want to allow these, we just want to allow
 22 these in way that again, isn't too much of
 23 whether it be a nuisance or a life safety issue.

24 MR. DOUGHERTY: I guess the devil would
 25 be in the details is what it boils down to.

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1 MR. ENNIS: Right, right.
 2 MR. DOUGHERTY: Is what the result
 3 would be.
 4 MR. ENNIS: I recommend looking at some
 5 of the ordinances that I said, maybe not
 6 Tinicum's, but Mount Pocono Borough's or Paradise
 7 Township's or even Pocono Township's and seeing
 8 that, yes, there's licensing requirements and
 9 certain code requirements. But I would say that
 10 it's very doable for any of these businesses.
 11 MR. DOUGHERTY: I just want to know
 12 what the number is before we -- if there's 10 of
 13 them or if it's 18 or if it's 62, then it's
 14 different.
 15 MS. KINGSLEY: Did the committee --
 16 MR. ENNIS: We only know -- like I'm
 17 only using Airbnb, 'cause they're on the
 18 forefront of the example.
 19 MR. DOUGHERTY: There's a lot of them.
 20 MR. ENNIS: There's numerous sites that
 21 a lot of people would not go to Airbnb, but to
 22 someplace else, so that number gets really hard
 23 to kind of target.
 24 MR. DOUGHERTY: I spent a great deal of
 25 time analyzing, too much I guess, but the point

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1 one of the B&Bs in the past, you know, typically
 2 if you have five rooms, you know, typically on a
 3 weeknight, you don't have any of them booked; you
 4 book Friday and Saturday night. And then
 5 sometimes you try and get them to stay over
 6 Sunday. So if you're booking three-fifths of
 7 your room nights even in the heavy season, that's
 8 pretty good.
 9 So the flip side of that is, on the
 10 weekends try and find a room. So we're actually
 11 potentially taking rooms off the grid for
 12 somebody who would be making space available for
 13 more people coming to town and which leads to the
 14 average price per room --
 15 MR. ENNIS: Right.
 16 MS. KINGSLEY: -- that's being charged.
 17 MR. ENNIS: You still seem to talk
 18 about it as if we're trying to invent these
 19 things, we're trying to allow them, but also
 20 allow them with a reasonable --
 21 MS. KINGSLEY: I understand. But you
 22 got to have all of the pieces of the picture, I
 23 think, to be able to make the decision on how
 24 you're going to allow it. And the tendency with
 25 rules, like the dog ordinance is that the rules

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1 is I didn't find that many. But then what
 2 happens with Airbnb is once people are on it for
 3 two, three years, they get their regulars and
 4 they leave all of these sites. They're not on
 5 the sites anymore because all the regulars come
 6 back. So then it would be very difficult unless
 7 you -- so it becomes -- they sort of go
 8 underground.
 9 MR. ENNIS: I still think there's a
 10 decent amount, again, just because I'm the code
 11 guy. You know, I do think that there is a decent
 12 amount of potentials there that maybe you want to
 13 stave off to a certain degree.
 14 MS. KINGSLEY: Well, I'm starting to
 15 get reminiscent of the dog ordinance where too
 16 good was no good because the next day somebody
 17 got bitten by a dog that escaped. So my first
 18 question is, did the committee identify how many
 19 rooms we actually have in the borough, hotel
 20 rooms and B&B rooms?
 21 MR. ENNIS: No. I know that has been
 22 discussed. I mean, again --
 23 MS. KINGSLEY: I think again to Dan's
 24 point, I think how many rooms we actually have
 25 available and then -- I mean, 'cause having run

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1 start to get so extensive and you can't stop
 2 irresponsible -- somebody doing -- you're not
 3 going to stop that piece of it, so there's a
 4 balance.
 5 MR. ENNIS: Well, right now the thing
 6 is not that it's a law, that we would draft an
 7 ordinance it gets enacted, right? Right now what
 8 really is being asked is for us to do a lot of
 9 the things that you're even saying to do; and
 10 developing at least a draft, as well as putting
 11 maybe some data together in the development of
 12 that draft that would maybe either, A, support
 13 no, we don't want to do this or, B, yes, we see
 14 what the data and we also see what the ordinance
 15 entails and maybe we'll see something that we
 16 want to put --
 17 MS. KINGSLEY: When you say draft
 18 something, the original e-mails, the very
 19 beginning were, from my perspective, all about
 20 the competition issue and dealing with the county
 21 tax and the safety issue. That was really the
 22 basis of everything that came at me initially to
 23 form a committee to look at drafting something.
 24 MR. ENNIS: Okay.
 25 MS. KINGSLEY: Joe?

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1 JOE FRANLIN: You mean Carl's note?
 2 MS. KINGSLEY: Yeah. I mean, the
 3 original discussion stemmed from the competition
 4 and the fairness and having an unfair advantage.
 5 JOE FRANLIN: That was the issue, but
 6 having said that --
 7 MS. KINGSLEY: Right. Well, then all
 8 this morphed out.
 9 JOE FRANLIN: The rules that apply --
 10 the rules that apply to B&B or hotels, is much
 11 for public safety, safety of the guests, safety
 12 of the community.
 13 MS. KINGSLEY: Right. I get it. I
 14 said, safety and the hotel tax, those were the
 15 two issues that came, you know -- and that's the
 16 unfair competition piece because if you don't
 17 have to comply with those, you're not spending
 18 the money to do them. So all of this other stuff
 19 is morphed out of that.
 20 MR. DOUGHERTY: Who is the committee,
 21 that's an upper case C here, so it must a very
 22 important list. Who are those human beings?
 23 MS. KINGSLEY: Tina's --
 24 MR. DOUGHERTY: What are their names?
 25 MS. KINGSLEY: That's Tina's committee.

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1 MR. DOUGHERTY: Some Airbnb people?
 2 JOE FRANLIN: Not just a B&B.
 3 MR. DOUGHERTY: People who run Airbnb?
 4 MR. ENNIS: Yes.
 5 JOE FRANLIN: Two other gentlemen who
 6 have short-term rental interests.
 7 MR. DOUGHERTY: So that would be
 8 critical before it comes -- from my perspective,
 9 for anything is that this committee with a little
 10 C or big C gets people who actually endeavor in
 11 this field who know the day-to-day on that
 12 committee in equal standing to the people who own
 13 bed and breakfasts.
 14 MR. ENNIS: Perhaps I didn't emphasize
 15 this enough. This is very much in its infancy.
 16 So that's -- yes, that's all well understood.
 17 We're not going hey, we're gonna crank out this
 18 ordinance, we got it. I'm certainly as a planner
 19 who is all about consensus building and
 20 everything else, I'm not gonna let it just be
 21 driven by people that clearly have one maybe
 22 agenda in it. That's not my stake in this, you
 23 know, it's just more about crafting a reasonable
 24 ordinance for your community that really serves
 25 the purpose of one, allowing these things

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1 MR. DOUGHERTY: It's Tina, but who else
 2 is on that committee.
 3 MR. ENNIS: Well, that's why I
 4 emphasized on an informal committee right now.
 5 Right now it's Joe -- at least to my knowledge,
 6 it's Joe, Carl, Tina and Lisa, right?
 7 MS. KINGSLEY: Lisa Menz.
 8 MR. DOUGHERTY: Lisa?
 9 MS. KINGSLEY: Lisa Menz from the Fox
 10 and Hound.
 11 MR. DOUGHERTY: So --
 12 MS. KINGSLEY: Carl Glassman from the
 13 Wedgewood.
 14 MR. DOUGHERTY: -- I kind of figured
 15 it's basically a series of people who own bed and
 16 breakfasts and Tina.
 17 MS. KINGSLEY: Well, Tina from council
 18 and Jim and Joe does not own a B&B.
 19 MR. DOUGHERTY: I understand. What I
 20 will say is --
 21 JOE FRANLIN: Just allow me to complete
 22 the circle. In addition, Carl has reached out to
 23 the chamber, New Hope Chamber because there is
 24 recognition that we should get other points of
 25 view.

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1 reasonably, but also protecting your health,
 2 safety and welfare. That's all I'm, you know --
 3 MR. MAISEL: I think that -- excuse me.
 4 One more thing that's, I think, missing is the
 5 data that you're talking about and then to really
 6 come up with a baseline as to hey, we're talking
 7 about this in May of 2018 and there's 11, you
 8 know, properties that have 21 units or whatever
 9 the number is. And then we're talking about it
 10 six months from now and a year from now and now
 11 it's 42. That's -- that is really speaks to the
 12 -- you know, empirically, to a trend and
 13 something that, you know, can establish a bench
 14 -- you know, a benchmark with right now.
 15 JOE FRANLIN: Ken, we agree with you on
 16 that. The purpose for coming here was that
 17 again, just retrospect, this all got kicked off
 18 as Alison said. Actually it's a year ago Carl
 19 sent a note to Alison and then events sort of
 20 evolved and I was still on council at the time
 21 and Alison asked me to get together -- that's my
 22 punishment assignment -- get together a group to
 23 take a look at this, and then I came off.
 24 We had a meeting with Cathy Thomas and
 25 the like and got a little traction I went off

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1 council and I told Alison I would stay on this,
2 but the point -- and if she would appoint someone
3 from council as chair as a revitalization. So
4 the point being, we're here to bring council
5 up-to-date and get some sense of where you would
6 like us to go and then if in fact Jim can devote
7 more time then we will do the things that you
8 suggest.

9 I mean, the B&B folks contend that the
10 problem in New Hope Borough is larger than 10,
11 for example, but they're not here to represent
12 themselves, so shame on them. So they could at
13 least give you a little more of a context. So
14 you're absolutely right, is the problem 10? Is
15 it 20? Potential to grow? Perfect questions.
16 So we just want to know is it worth Jim's time,
17 my time, as a country gentleman now, to spend on
18 us doing this.

19 MS. KINGSLEY: Yes, because -- I think
20 it is that's from my perspective because it's
21 something that's A, not going to go away and B,
22 because it does exist, we need to in some way
23 deal with it on a safety level if nothing else.

24 MS. McHUGH: Jim, have you checked out
25 the website Host Compliance?

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1 site does?

2 MR. MAISEL: The person of that site,
3 to the best that I heard. The purpose of it is
4 for municipal governments to be able to monitor
5 exactly what we're doing.

6 MS. McHUGH: Exactly and it has all
7 kinds of other services you can go to. I mean, I
8 don't think we want to go into that now, but --

9 MS. KINGSLEY: But initially to get
10 that data might be good.

11 MS. McHUGH: Spending whatever we pay
12 him to go on every day for an hour to look at
13 websites and count and keep track --

14 MS. KINGSLEY: Ed?

15 ED DUFFY: You may want to stay close
16 to the Visitor and Travel Bureau because they
17 have a big interest in tracking these guys,
18 'cause they want to bill them.

19 MS. GERING: I just sent the
20 information to Jim to contact them.

21 ED DUFFY: Find out what they are doing
22 because they are the ones that will -- you know,
23 collecting the money. You follow the money as
24 you would say.

25 MS. KINGSLEY: You know they might even

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1 MR. ENNIS: No, I haven't.

2 MS. McHUGH: So it's a site that
3 monitors short-term rentals for, of course, a
4 fee. So for \$380 a year they will actively
5 monitor anything you set the perimeters of where
6 it is and they'll give you a monthly report. You
7 can also make it automatic alerts if it goes
8 amount sort of thing. Of course, there's all
9 kinds of other things you can do for a lot more
10 money, but that might be a good place to start
11 instead of just logging on every day and going
12 through and on it there's 15 websites. I don't
13 know what 15 they would be.

14 MR. ENNIS: That may even be -- I
15 didn't actually ask for the sites specific when I
16 had a discussion with the zoning officer in Mount
17 Pocono Borough, but that very well --

18 MS. McHUGH: That might be a good place
19 to start in just seeing what actually -- finding
20 out if we even start with how many we have and it
21 if goes up. I don't know if council wants to
22 spend that kind of money.

23 MR. ENNIS: That's what I was gonna
24 say, that's you guys spending money.

25 MS. KINGSLEY: Did you get what the

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1 provide that same service at no charge to the
2 borough.

3 MS. McHUGH: They might.

4 MS. GERING: I just e-mailed you the
5 contact.

6 MR. ENNIS: That's fine.

7 MS. KINGSLEY: Jules?

8 JULES SGHIATTI: I reached out to a
9 member of the revit that owns a bed and breakfast
10 if she's aware of how many rooms there are;
11 around 70 bed and breakfast rooms.

12 MS. KINGSLEY: In the borough?

13 JULES SGHIATTI: That's what she's
14 saying. Why more?

15 MS. KINGSLEY: No, I don't think
16 there's that many.

17 JULES SGHIATTI: We went through it
18 like narrowed it down.

19 MS. KINGSLEY: But as Laurie mentioned
20 earlier, you have a lot that are New Hope
21 addresses that are in Solebury.

22 ED DUFFY: That's true.

23 MS. McHUGH: Right. If I bring up New
24 Hope --

25 MS. KINGSLEY: So I'll give you an

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1 example, there's one on River Road, it's a New
 2 Hope address, it's a 18938. So if you're only --
 3 if you don't know exactly where it is for real --
 4 JULES SGHIATTI: I just told her a
 5 quick count just to get an idea if you're asking
 6 for numbers and there's approximately 25 Airbnbs
 7 growing every day.
 8 MS. KINGSLEY: But we only have 1253
 9 tax parcels, so, you know --
 10 JULES SGHIATTI: Just trying to shed
 11 some light on the numbers.
 12 MS. KINGSLEY: No, no. I hear you.
 13 MR. MAISEL: The other thing, as we
 14 brainstorm this thing and we probably could go
 15 for hours and hours, which hopefully we're not
 16 tonight anyway. But you have the proximity of
 17 Lambertville to here is really an issue as well
 18 that can't be ignored and to theoretically be in
 19 concert with them would maybe be a worthwhile
 20 endeavor too. I mean, not that would --
 21 MR. DOUGHERTY: I would hate for us to
 22 get out in front of this and then Lambertville is
 23 just a much more attract -- 'cause it's the same
 24 community just split by the bridge, so I -- just
 25 find out part of the things with the numbers

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1 everybody to careful about adding laws, I like
 2 freedom. But, you know, what do we already have
 3 in place that it's more about how do we determine
 4 compliance? Because if you're in a residential
 5 neighborhood, you're not supposed to be having
 6 other people living there already. Is that
 7 covered or not? And there's just all sorts of
 8 things that may overlap and we find them it may
 9 already be covering things.
 10 MR. ENNIS: No, that's the problem.
 11 MS. KINGSLEY: That's the gray area.
 12 MR. ENNIS: And I tried to start the
 13 presentation with that is that we don't have
 14 anything in place. In fact, what we do even have
 15 in place that even closely resembles the
 16 short-term rental is very, very restrictive, no
 17 one could really do it. It's pretty prohibited.
 18 So we're actually trying to maybe
 19 create something that won't be so prohibitive.
 20 We're actually trying to create something that
 21 would be a little bit more allowance, but still
 22 at the same time, give it some --
 23 PAMELA KERR: I'm way out of date
 24 because my parents, the zoning came out of the
 25 back of them with the studio, which was a hotel

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1 another thing sort of back pocket is find out
 2 what, if anything, Lambertville is doing or any
 3 issues that they're facing.
 4 MR. ENNIS: So what I'm hearing right
 5 now is let's hold off on getting our hands dirty
 6 and drafting the ordinance.
 7 MS. KINGSLEY: Oh, absolutely.
 8 MR. ENNIS: Get into numerics as far as
 9 data and everything else and then also maybe
 10 start looking into more neighboring communities
 11 and what they're doing about it as well and
 12 seeing if we're in step with them or if we're
 13 really deviating from them and then I'll reach
 14 out to some of the other organizations that are
 15 probably more versed in how they're being
 16 handled --
 17 MS. KINGSLEY: Yeah. And I think the
 18 data gathering is really -- that's the critical
 19 piece of trying to make a decision.
 20 MR. ENNIS: I know this changes the
 21 game plan a little bit.
 22 JOE FRANLIN: I want to thank Jim by
 23 the way, he's been invaluable to the committee.
 24 MS. KINGSLEY: Pam?
 25 PAMELA KERR: I just -- I want

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1 at the time. And it was an A residential area, I
 2 don't even know if you call it A residential
 3 anymore, but, you know, they were grand parented
 4 in and otherwise they were in totally out of --
 5 once the ordinance came in. Those houses from my
 6 day, couldn't be used for this in a way on North
 7 Main Street, all single residential. So I'm just
 8 wondering has that changed so much?
 9 MS. KINGSLEY: What Jim's point is, is
 10 that --
 11 PAMELA KERR: You might want to --
 12 MS. KINGSLEY: -- some people, you
 13 know -- and I can think of one house that's been
 14 vacant, you go ahead and you start renting that
 15 single family residence out on North Main Street.
 16 I think that's where Jim's going, so how do you
 17 control that from becoming a party house? I
 18 mean, they're one-offs and that's what I'm
 19 saying, we don't have -- that's why we need more
 20 data.
 21 When you only have 1253 tax parcels
 22 and, you know, eight -- at least 800 of them are
 23 strictly residential for sure, you know, and then
 24 you start narrowing it down, there's only X
 25 amount available. So how much restriction and

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1 compliance do you impose on the rest.
 2 PAMELA KERR: 'Cause a year ago when I
 3 first heard about this, I went online to at least
 4 whatever that V one is that's associated with
 5 HomeAway and Airbnb, and I couldn't find anything
 6 in the borough. I was finding things in the
 7 township, not even that much and more like Upper
 8 Black Eddy and places. So if there are that many
 9 more now, I understand that there's something to
 10 be looked at, but I would caution us not to make
 11 this even less a free country than it already is.
 12 MS. KINGSLEY: Steve?
 13 STEVEN COPPENS: I'm with her about the
 14 (inaudible) issue going on; however, my question
 15 is, I have leases and they expire at the end of
 16 the year or at the end of the term, month to
 17 month; does that get affected by short-term
 18 rental because they're month to month and it's 30
 19 days or whatever? Is this going to affect that
 20 or does that affect this?
 21 MR. ENNIS: My answer to your question
 22 is, I don't really know right now. It would be
 23 once the ordinance is in place, if there ever is
 24 an ordinance in place how we define what an STR
 25 is and what you propose and whether or not it

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1 very few are going into it on a month to month
 2 basis. Most landlords want at least a year and
 3 then they'll say, okay, I'll agree to month to
 4 month after that with either a 30 or 60 day
 5 notice for the out. So it's really still part of
 6 the original lease, it's just an extension.
 7 STEVEN COPPENS: Thank you.
 8 MR. ENNIS: Thank you.
 9 MS. KINGSLEY: Jim, thanks so much.
 10 And we'll look forward to the data.
 11 Jules, did you want to -- Jules, did
 12 you want to do a short --
 13 JULES SGHIATTI: Yeah, just real quick.
 14 Jules Sghiatti from revit.
 15 MS. GERING: Can you speak up a little?
 16 JULES SGHIATTI: My voice is so bad
 17 right now, I apologize. So just two -- make a
 18 recommendation regarding parking on Buttonwood
 19 and Chestnut. Right now they're \$50 a spot, 57
 20 spots. So the revitalization committee discussed
 21 it and we'd like to make a recommendation that
 22 those spots be brought up to be a more equitable
 23 arrangement with the parking permits for the rest
 24 of the town to bring them up to a \$1,000 a spot,
 25 \$900 if you pay early.

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1 gets fit in that definition or some other
 2 definition.
 3 PAMELA KERR: Long-term rental.
 4 MS. KINGSLEY: In other words, there's
 5 no law yet, so you don't have to worry about it.
 6 Stay tuned.
 7 STEVEN COPPENS: Stay tuned. Isn't
 8 there an election next week?
 9 MS. KINGSLEY: Typically when you write
 10 a residential lease anyway, you've written a year
 11 lease and the terms of the lease are that it goes
 12 month to month at the end of that term. So, no,
 13 they're not a short-term rental because they've
 14 already been there a year.
 15 PAMELA KERR: Even if you month to
 16 month it's still 30 days, it's not less than 30
 17 days, which seems to be the cut-off point.
 18 MS. KINGSLEY: And it's still attached
 19 to the previous term, which was more than 30
 20 days.
 21 PAMELA KERR: Well, in theory you can
 22 just do month to month.
 23 MS. KINGSLEY: Oh, yeah, you absolutely
 24 can. But I'm saying the majority of residential
 25 leases are written for a year or six months or --

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1 So that would be to -- if you look at
 2 the parking house -- if you look at your parking
 3 study, Buttonwood and Chestnut.
 4 MS. KINGSLEY: How many parking places
 5 are there?
 6 JULES SGHIATTI: There's 50 spots.
 7 MS. KINGSLEY: There's 50 spots on
 8 Buttonwood and Chestnut?
 9 JULES SGHIATTI: Buttonwood and
 10 Chestnut there's 50 spots, there's 57 permits at
 11 \$50 per year.
 12 MS. McHUGH: And you want to take it
 13 from \$50 a year to a thousand dollars a year?
 14 JULES SGHIATTI: Yes. We talked about
 15 -- there's no reason why they shouldn't be.
 16 MS. McHUGH: Because that's what it
 17 fits in line with the rest of the borough.
 18 MS. KINGSLEY: So my question to you --
 19 JULES SGHIATTI: They're not now,
 20 'cause the rest of the borough is.
 21 MS. McHUGH: That's what I'm saying.
 22 MS. KINGSLEY: Here's my question, are
 23 those for people who live where?
 24 JULES SGHIATTI: It's not determined
 25 they just buy them at the beginning of the year.

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1 MS. KINGSLEY: That's an issue because
2 many of those people live on Ferry and have no
3 parking and that was part of the reason that
4 Buttonwood and Chestnut were set aside for
5 residents. So that those people aren't taking up
6 meters on the main drags.

7 JULES SGHIATTI: But there's other
8 people that live in town that have to pay the
9 rate. Why do they get special -- that's what we
10 discussed. Why do they get special treatment?

11 MS. GERING: I'll add on to it. I was
12 part of that committee. This started four years
13 ago, the research of it and there's no
14 consistency on what residents pay for their
15 parking permits. It depends on where you are and
16 whatever happened and that was --

17 JULES SGHIATTI: That was the biggest
18 inconsistency.

19 MS. GERING: -- something that was
20 being looked at to make it more even so all the
21 residents in town that need a parking permit
22 should be paying the same amount. One shouldn't
23 be paying \$50 a year and another one a
24 thousand --

25 JULES SGHIATTI: Some of those --

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1 MR. DOUGHERTY: Okay. My initial
2 question is, trying to increase from \$50 to a
3 thousand, so we're collecting -- currently the
4 borough's collecting from -- these are people who
5 live in the borough who are paying the \$50,
6 they're residents of ours, our constituents,
7 we're currently collecting somewhere around 50
8 times 50 a quarter.

9 MS. KINGSLEY: No, that's a year.
10 JULES SGHIATTI: No, 50 times 57,
11 there's 57 permits for \$50.

12 MR. DOUGHERTY: Yeah, 50 times 50 would
13 be 2500, so this is another --

14 JULES SGHIATTI: Twenty-eight fifty.

15 MR. DOUGHERTY: So this is -- 2,850 and
16 we instead we would like to collect 57,000 from
17 our constituents.

18 JULES SGHIATTI: Only 50, there's only
19 50 spots, so only 50,000.

20 MR. DOUGHERTY: So instead of 2850,
21 we're going to try to collect \$50,000 from our
22 constituents.

23 MS. KINGSLEY: From the same people.

24 MR. DOUGHERTY: From the same people in
25 theory just to make sure that it's more equitable

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1 MS. GERING: That was the discussion.

2 JULES SGHIATTI: -- two and three.

3 MS. KINGSLEY: So what you're telling
4 me is that all the other lots in town are paying
5 a thousand dollars?

6 JULES SGHIATTI: Yeah, pretty much.

7 MS. GERING: For the year.

8 MS. KINGSLEY: For a year, yeah. Every
9 other borough lot is paying a thousand bucks a
10 spot for the year?

11 JULES SGHIATTI: The majority are.

12 MS. KINGSLEY: If we're going to go
13 consistent or not.

14 MR. MAISEL: The playhouse when we were
15 talking to playhouse about the spots that they
16 had to pay for and they were paying a thousand
17 for the spot.

18 MS. GERING: No, they're paying \$8 a
19 month.

20 MR. DOUGHERTY: Okay. Well --

21 MS. KINGSLEY: They pay \$8 a month for
22 these.

23 JULES SGHIATTI: That's another --

24 MS. GERING: That needs to be -- that
25 really needs to be --

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1 for other people that might be paying a thousand
2 dollars, who may or may not live in the borough,
3 because these other spots where they are paying
4 thousand are commercial people who may be working
5 here, but don't -- are not our constituents,
6 that's the first problem.

7 The second concern I have is, how does
8 this assist the revitalization of New Hope,
9 raising the amount of money that we collect from
10 somebody from \$50 to a thousand dollars so they
11 can park their car, one of residents? How, other
12 than the borough just getting an extra \$47,000 in
13 its coffers? I don't see how that has anything
14 to do with revitalization. I'm sorry, but I'm
15 not --

16 MS. KINGSLEY: No, it was given to the
17 committee to review.

18 JULES SGHIATTI: This was given to us
19 to review and discuss.

20 MS. KINGSLEY: That was given to revisit
21 to review. It isn't like they just decided they
22 should go do this, we told them to go do it.

23 MR. DOUGHERTY: We told the revit
24 committee to look at residential parking rates?

25 MS. KINGSLEY: We told them to look at

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1 parking. So in terms of -- 'cause it's all
 2 screwed up.
 3 MR. DOUGHERTY: I understand that
 4 there's a thousand different rates being paid.
 5 We have one of the largest commercial activities
 6 here paying \$8 a month and we're going to charge
 7 our constituents --
 8 MS. KINGSLEY: I'm with you. So I
 9 think the first question that we really got to
 10 answer is for the permits that are out there,
 11 what's the split between? Who's a commercial
 12 business and how many permits have we sold to
 13 commercial businesses and how many have we sold
 14 to residents? And if we're selling commercial
 15 businesses permits for \$8 and \$50, where we
 16 should be giving the benefit of a reduced rate or
 17 a lesser rate to residents and a higher rate to
 18 commercial, as opposed to just trying to bring it
 19 all to parity not knowing, for example. If it's
 20 the lot on North Main on Parry Street, how many
 21 of those are residents versus how many of those
 22 are businesses? I don't know the answer to that.
 23 JULES SGHIATTI: The parking study
 24 didn't do that. We weren't privy to that
 25 information.

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1 residential and nonresidential, not commercial
 2 because that applies --
 3 MR. DOUGHERTY: That would be -- that
 4 would make the most sense.
 5 STEVEN COPPENS: -- as a business
 6 owner, as well as an employee.
 7 MS. KINGSLEY: Right. Yeah, I mean
 8 even -- even nailing a lot of the employees. You
 9 know, you've got restaurant employees that are
 10 perhaps paying for parking spots too, I don't
 11 know, but I think it --
 12 JULES SGHIATTI: The Legion, we work --
 13 I mean, just, you know, parking's a problem down
 14 there when you work down there. So it's always a
 15 challenge, you know. And we have a parking
 16 behind like Havana's and stuff, that's actually a
 17 (inaudible) now, and it hurt because of the
 18 stones, it was a mess. But the Legion opened up
 19 parking there, it's great.
 20 But one of the things we're trying to,
 21 you know, get them to do is you're only allowed
 22 one car for a lot. So you buy a spot, but you
 23 can only have one car there and it doesn't really
 24 work for businesses because sometimes that person
 25 gets sick, doesn't come into work. So we're

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1 ED DUFFY: Got to find that out.
 2 MS. KINGSLEY: So I think what we need
 3 to do is to pull a list of the permit holders and
 4 the addresses and see are these borough residents
 5 or are these businesses that are pulling those
 6 permits so that we have a better sense. Because
 7 I can tell you having lived on Ferry Street that
 8 a lot of those permits are being pulled on
 9 Buttonwood and Chestnut are clearly residents who
 10 live on Ferry Street and potentially some on
 11 Bridge Street who living in the borough.
 12 JULES SGHIATTI: Yeah, I mean, there's
 13 other people -- residents in the town that have
 14 thousand dollar permits.
 15 MS. KINGSLEY: I'm sure there are, but
 16 that's my point --
 17 JULES SGHIATTI: So why --
 18 MS. KINGSLEY: That's not where I'm
 19 going. Where I'm going is maybe those people
 20 should be paying less too as opposed to more and
 21 maybe the businesses we should be readdressing it
 22 from a commercial and residential perspective.
 23 JULES SGHIATTI: I'm in total
 24 agreement.
 25 STEVEN COPPENS: How about we make it

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1 trying to get them, one spot's good, you know,
 2 just have a card we can put in there or something
 3 like that to open it up to other vehicles not
 4 just one vehicle. You know what I mean? Like,
 5 the same person's not there every day.
 6 MS. McHUGH: There's a lot to this
 7 issue.
 8 MS. GERING: This has been going on for
 9 four years.
 10 MS. KINGSLEY: I know it's been going
 11 on a long time.
 12 JULES SGHIATTI: But it's great that
 13 they offered that lot now, it's a reasonable
 14 rate. I think it's like a thousand dollars a
 15 year, but we're ready to pay that, but it's just
 16 for the one car and we're trying to work with
 17 them saying, like that's great for one vehicle
 18 and we only want one spot, but we want it open to
 19 other cars, 'cause we don't have the same person
 20 there every day. I'm trying to work it out.
 21 ED DUFFY: Yeah, but aren't you renting
 22 the spot anyway, you're not renting --
 23 MS. KINGSLEY: That's what he's saying.
 24 MS. GERING: That's what he's saying.
 25 MS. McHUGH: That's a private lot, so

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1 we really have nothing to do with that. We
2 shouldn't even be commenting on that.
3 JULES SGHIATTI: Yeah, but if I rent
4 the spot, I should be able to park whatever I
5 want, but it's not that way. I understand
6 policing -- I understand that.
7 MS. KINGSLEY: So I think we need -- I
8 think the next step is to go get the list of
9 permits and see what the breakdown is on how many
10 residents there are, so we have a better sense of
11 what we need for residents. The permit fees have
12 been applied for, there's a list of people who
13 have a permit with their address.
14 MS. GERING: I sat on that committee
15 that's why I'm chuckling. Good luck.
16 JULES SGHIATTI: I mean, 'cause it's so
17 cheap, those residents have two and three, just
18 because they can.
19 MR. DOUGHERTY: Okay.
20 MS. KINGSLEY: I think we need to find
21 that out for sure, 'cause that's a guess.
22 ED DUFFY: Jules, you want to look at
23 daily permits too because they're cheap.
24 JULES SGHIATTI: They're 25 bucks for
25 the morning. I have an idea we're talking about

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1 issue. We've been there, as you know with
2 parking. But I think that that's the data you
3 need next. Yeah. Let's get the date for how
4 many residents with both the 25 and \$50 permits.
5 JULES SGHIATTI: Where would like --
6 who like --
7 MS. KINGSLEY: You apply for the permit
8 at the police department, so they should have
9 that list.
10 (Laurie McHugh exited the meeting.)
11 MS. KINGSLEY: So we'll make sure the
12 chief knows that you're coming and -- so well
13 make sure the chief knows.
14 JULES SGHIATTI: We'll bring it back to
15 you.
16 MS. KINGSLEY: So he'll give you the
17 data.
18 JULES SGHIATTI: I mean, 57 is a lot
19 easier than doing the whole thing, 'cause we're
20 only looking at those two streets.
21 MS. KINGSLEY: And I don't think there
22 are a lot of \$25 permits out there. There might
23 be 50 of those out there.
24 JULES SGHIATTI: There's not. There's
25 55 and there're 17 yet to be bought.

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1 it, but I don't want to go there just yet.
2 MS. KINGSLEY: Yeah. Well, I think
3 first thing with these resident permits and the
4 \$25 permits, you need to get the breakdown of how
5 many people actually live here for those.
6 Because then you got data -- 'cause you got to
7 deal with those people who live here first and I
8 think that --
9 JULES SGHIATTI: I agree.
10 MS. KINGSLEY: And I think that
11 creating some benchmark to work from to establish
12 the other values to take the residents from \$50,
13 to Dan's point, to a thousand dollars blindside
14 them, 'cause that's a lot of money for some of
15 those people, rather than let's look at the total
16 packaging structure and say, wait, maybe the
17 residents should go to 250, but the businesses
18 should be at 750, you know. I mean --
19 JULES SGHIATTI: I like it and we
20 talked about the -- you know, some people says we
21 talked about maybe should we do it over a course
22 of three years, four years, but you know what,
23 you're gonna hear every year like, that's what we
24 talked about. And like, you know what --
25 MS. KINGSLEY: That's an implementation

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1 MS. KINGSLEY: Okay.
2 STEVEN COPPENS: What is this \$25
3 permit?
4 MS. KINGSLEY: You can park during the
5 week. It's a daily permit that's good until
6 three o'clock during the week and noon on the
7 weekend.
8 STEVEN COPPENS: Okay. Like bagging
9 the meter.
10 MS. KINGSLEY: No, no, not bagging the
11 meter, it's tagging your car.
12 ED DUFFY: You should ban the free ones
13 still.
14 MS. KINGSLEY: Try that, you're
15 jealous.
16 A couple small things here. Coryell
17 Street is now one way and then it goes to
18 Waterloo and it's one way and one way coming out.
19 The parking lot at the base of Coryell is going
20 to open this weekend and -- for good and
21 hopefully it'll be a very busy parking lot. But
22 when the cars come out, right now they're going
23 to be shunted all the way down Waterloo, 'cause
24 it's one way and up and dumped in the middle of
25 town into one of the worst intersections we have.

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1 So I met with the chief, had a
2 discussion with him about taking the one way off
3 of Coryell and making that two ways so that
4 traffic can come out of the parking lot or the
5 other parking lot that's on the river, go up
6 Coryell and make a left at a much safer
7 intersection with more visibility than going down
8 Waterloo in the middle of Saturday and Sunday
9 afternoon to an unsafe intersection.
10 PAMELA KERR: Coryell is the little bit
11 where the -- 'cause that was for a long time. I
12 never knew it was called that.
13 MS. KINGSLEY: Yeah. So the discussion
14 was --
15 JULES SGHIATTI: Is that parking lot,
16 is it yearly rates on that?
17 MS. KINGSLEY: George's lot, I don't
18 know. My lot, no. I haven't even thought about
19 that yet.
20 JULES SGHIATTI: When you do, let me
21 know.
22 MS. KINGSLEY: But the idea and I
23 almost hit somebody actually coming out of East
24 Mechanic the other day.
25 MR. MAISEL: How many spots can -- how

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1 street. So we have to make sure that the entire
2 thing just doesn't become a two-way process.
3 MS. KINGSLEY: Well, no, then what
4 would happen is the one way sign would be at the
5 bottom of the hill. So when you come down, the
6 only people who could go straight back out --
7 MR. DOUGHERTY: Is coming people out of
8 that parking lot.
9 MS. KINGSLEY: -- is the two parking
10 lots and the apartment building, which I think
11 there's seven or eight spots.
12 MR. DOUGHERTY: Because they're parked
13 -- they are going to back out.
14 MS. KINGSLEY: They're going to back
15 out, which they do anyway and they go out the
16 wrong --
17 MR. DOUGHERTY: So that's probably --
18 MS. KINGSLEY: They go out the wrong
19 way to begin with.
20 MR. DOUGHERTY: Right, right. Okay.
21 MS. KINGSLEY: So the chief was okay
22 with that, I just --
23 MS. GERING: I'm fine.
24 STEVEN COPPENS: Why don't you make the
25 whole street one way the opposite direction?

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1 many cars can be held back there?
2 MS. KINGSLEY: About 50.
3 MR. MAISEL: So it is an issue.
4 MS. KINGSLEY: So, yeah, it's -- I
5 mean, on a weekend --
6 MR. MAISEL: I thought it was something
7 less than that.
8 MS. KINGSLEY: No, you're going to be
9 dumping potentially a couple hundred cars a day
10 one into the busiest intersection -- one of the
11 most busiest spots and most dangerous because of
12 the shape of the intersection.
13 MR. DOUGHERTY: Alison, can we --
14 JULES SGHIATTI: It won't all be at
15 once though.
16 MR. DOUGHERTY: -- make it very clear
17 that Waterloo, you are -- you made it clear that
18 Waterloo remain northbound --
19 MS. KINGSLEY: Right.
20 MR. DOUGHERTY: -- so that all the cars
21 that are parked in driveways back there don't now
22 know that they can scoot out --
23 MS. KINGSLEY: No.
24 MR. DOUGHERTY: -- and make a right if
25 you will, or whatever or make a right up the

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1 MS. KINGSLEY: Well, then you'd be
2 doing the reverse and you'd be shunting --
3 STEVEN COPPENS: We're talking about
4 them coming out the intersection and --
5 JULES SGHIATTI: It might be --
6 STEVEN COPPENS: -- just use it anyway.
7 JULES SGHIATTI: It's less congested
8 down that end.
9 MS. KINGSLEY: The other issue you have
10 is that Mechanic Street going up the hill is one
11 way the other way going out of town.
12 STEVEN COPPENS: So what?
13 MS. KINGSLEY: Well, now --
14 (Inaudible discussion.)
15 PAMELA KERR: You're just basically
16 getting those people off that intersection --
17 STEVEN COPPENS: Insert a couple of do
18 not enter signs.
19 JULES SGHIATTI: You know what,
20 delivery trucks are gonna have a hard time making
21 that turn.
22 MS. KINGSLEY: You're right.
23 STEVEN COPPENS: What turn?
24 PAMELA KERR: From the south.
25 MS. KINGSLEY: Going the other way,

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1 delivery trucks won't be able to do it.
 2 ED DUFFY: They got to make it anyway
 3 to get out, right?
 4 JULES SGHIATTI: No, it's different
 5 getting out.
 6 MS. KINGSLEY: Coming down you get --
 7 JULES SGHIATTI: 'Cause you're on that
 8 side of the road, I think.
 9 MS. KINGSLEY: That little stretch of
 10 East Mechanic is very, very narrow and there's
 11 the wall and there's the curb. And as it is, the
 12 trucks back up and have to scoot around, so now
 13 they're coming down the other way.
 14 JULES SGHIATTI: I don't know. I just
 15 think --
 16 STEVEN COPPENS: It's gonna be an
 17 adjustment no matter what, 'cause it's --
 18 MS. KINGSLEY: Well, it's going to be
 19 much less of an adjustment just taking down the
 20 one way sign than it is changing people's driving
 21 habits.
 22 STEVEN COPPENS: Well, my driving
 23 habits, that's all one way right now. So no
 24 matter what (inaudible) one way, I'm not gonna
 25 expect people to be coming out of there to make a

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1 your names on Facebook?
 2 MS. KINGSLEY: No.
 3 PAMELA KERR: Somebody -- I just
 4 thought those who -- I could do it. Somebody
 5 said why don't we have one of those pedestrian
 6 crossing, you know --
 7 MS. KINGSLEY: Oh, the barn dance?
 8 PAMELA KERR: So I just put, you know,
 9 would you ask PennDOT again, would they could
 10 come because I can --
 11 MS. KINGSLEY: I have called three
 12 times now trying to reach out for the PennDOT
 13 person who would be able to authorize that. I'll
 14 keep trying.
 15 PAMELA KERR: I don't know what their
 16 problem is, but they don't come down North Main
 17 Street in a car. They think everyone knows the
 18 law is -- my brother had to tell me this just
 19 last year -- that you don't start walking if the
 20 white thingy isn't gone and I can't turn left
 21 legally most of the time because I'm stuck in the
 22 yellow.
 23 MS. KINGSLEY: What's going on is not
 24 good.
 25 PAMELA KERR: It isn't safe and it's

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1 right --
 2 MS. KINGSLEY: They come out of there
 3 now, that's part of the problem. So you have
 4 people who live in that apartment building who go
 5 out of there now. You have people who park in
 6 that other parking lot, they go out of there now.
 7 PAMELA KERR: I have to confess, I've
 8 been known to make a U-turn, it looks like you're
 9 coming out of there --
 10 MS. KINGSLEY: Right, exactly, which
 11 you are. I've done it too.
 12 PAMELA KERR: I've done it twice.
 13 MS. KINGSLEY: The chief admitted he
 14 said just take down the one way sign.
 15 JULES SGHIATTI: And that road's wide
 16 enough there, right?
 17 MS. KINGSLEY: Yes, that's 19 feet wide
 18 so it takes two way traffic. The other way does
 19 not. The other end does not. In fact, the rest
 20 of Waterloo doesn't.
 21 JULES SGHIATTI: You would lose parking
 22 if you did it.
 23 MS. KINGSLEY: Does anybody have
 24 anything else?
 25 PAMELA KERR: Did you notice that I put

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1 gonna hurt more people.
 2 JULES SGHIATTI: Two more things real
 3 quick. Any word on any type of replacement to
 4 Tina to the revit as a representative from the
 5 council?
 6 MS. KINGSLEY: No, 'cause Peter's still
 7 on it.
 8 JULES SGHIATTI: So we're not --
 9 MS. KINGSLEY: No, we're not going to
 10 have two, it'll just be Peter.
 11 JULES SGHIATTI: Just making sure. And
 12 any update as far as the business signage and the
 13 banner pole? Two months ago I was here presented
 14 that and you were going to make a committee to
 15 take a look at that.
 16 MS. KINGSLEY: We didn't do that.
 17 MS. GERING: At least you're honest.
 18 MS. KINGSLEY: Keep poking. It's on
 19 the list. Okay. Got it. We'll speed that up.
 20 I think we got sidetracked on the trash cans.
 21 JULES SGHIATTI: 'Cause it would be a
 22 definite improvement with the banners instead of
 23 the signs in the front of town.
 24 MS. KINGSLEY: Okay. Any other
 25 business?

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1 Meeting adjourned.
 2 (Meeting concluded at 5:55 p.m.)
 3 ---
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 2
 3
 4 CERTIFICATE
 5
 6
 7
 8 I hereby certify that the proceedings
 9 and evidence are contained fully and accurately,
 10 to the best of my ability, in the notes taken by
 11 me at the meeting in the above matter; and that
 12 the foregoing is a true and correct transcript of
 13 the same.
 14
 15
 16
 17 TARA WILSON, C.R.
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