

New Hope Borough Planning Commission
Monday, August 2, 2021
Meeting Minutes

The New Hope Borough Planning Commission met on August 2, 2021, in the public meeting room. In attendance and voting were Chairman Keith Voss and members Peter Meyer and Jason Apuzzio. Also in attendance was Engineer Michele Fountain.

Call to Order: Mr. Voss called the meeting to order at 7:00 PM.

Approval of Minutes: *Mr. Apuzzio moved to approve the minutes of May 3, 2021, and the workshop meeting of May 12, 2021. Mr. Meyer seconded, and the motion passed 3-0.*

Public Comment: Public comment was postponed to later in the meeting by Mr. Voss.

New Business: Ordinance Discussion

Medical Marijuana Ordinance: Mr. Meyer discussed the changes that were required to the ordinance since the planning commission recommended approval. Ms. Fountain discussed that new legislation requires an amendment to allow curb- side delivery. The ordinance has been revised to allow this type of delivery, but only when it is in accordance with the Pennsylvania Department of Health regulations. The location of the use was discussed, and it was pointed out that where this use is allowed has not been changed. Mr. Meyer made a motion to recommend approval of the revised ordinance and Mr. Apuzzio seconded. The motion passed 3-0.

Formula Restaurant Ordinance: The Borough procedure to adopt an ordinance was discussed: the planning commission makes a recommendation to Council and then the planning commission reviews it again after Council has authorized the ordinance for advertisement. Mr. Meyer discussed that Council recommended the use be revised from a use allowed by special exception to a permitted use in the Shopping Center District only. Mr. Meyer made a motion to recommend approval of the ordinance, as presented and Mr. Apuzzio seconded. The motion passed 3-0.

Public Comment: Bill Clapper discussed his position as part of the business group, New Hope Speaks. He also stated that Council had asked him to recruit new members for the planning commission. He submitted 3-4 resumes to the Borough. Mr. Voss and Mr. Meyer stated that they would coordinate a meeting time for those interviews to take place.

Conservation Overlay District Ordinance: Dave Kimberly and Matthew Winters of the Bucks County Planning Commission were present to discuss the newest revisions to the proposed Conservation Overlay District ordinance. They stated that the new changes are underlined in the ordinance that is being reviewed. Mr. Meyer discussed items no. 7 and no. 9 in the purpose of the ordinance. He recommended the ordinance be revised to include provisions to encourage the continued use of older buildings. The Commission recommended that the ordinance include specifications as to the review process and to establish regulations that would allow an applicant to demolish a building. A review of the chart that was included at the end of the ordinance showed that the ordinance would allow "demolition by neglect" which is not allowed in the Borough. The group discussed making the demolition of a building a conditional use and if the use would be allowed in the HARB district. Mr. Meyer discussed that it is

Council's intent not to have the Conservation District within HARB, but to help control what happens to older buildings that are located outside of the HARB district. It was decided that the Borough planning commission wants to work with the historic nature of the Borough but not necessarily within the historic district and wants to keep a "neighborhood" as is, such as exists along North Main Street. Mr. Meyer questioned if some PRDs should be included in the Conservation District, but it was decided that the district should be located where currently shown on the map and not include the historic district. The Borough planning commission also wants the ordinance to help control the "form and the density" of development and would like Section B.3 to include the requirement to preserve the context and the setting of this district and that any building that is demolished should be the same type of building and the same height as the building that was demolished.

The members reviewed Sections A through E. of the ordinance and requested several changes. It was also recommended to remove Section G. of the ordinance, unless the building height is no greater than 35 feet. The Bucks County Planning Commission is to make the revisions as discussed at tonight's meeting and further discussion is to take place at the next planning commission meeting.

Mr. Meyer made a motion to adjourn the meeting at 9:35pm and Mr. Apuzzio seconded. The motion passed 3-0.