

BEFORE

NEW HOPE BOROUGH COUNCIL

In Re: Special Meeting

- - - -

MONDAY, NOVEMBER 5, 2018

- - - -

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

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(215) 345-7966

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1 BOROUGH COUNCIL:  
 2 Mayor Laurence D. Keller  
 3 Alison Kingsley, President  
 4 Connie Gering, Vice-President  
 5 Tina Leifer Rettig (Late arrival)  
 6 Peter Meyer  
 7 Ken Maisel  
 8 Dan Dougherty  
 9 E.J. Lee, Borough Manager  
 10 T.J. Walsh, Esquire, Solicitor

11 ALSO PRESENT:  
 12 Chief Michael Cummings  
 13 New Hope Police Department  
 14 Jim Ennis, Borough Zoning Officer  
 15 Curtin & Heefner, LLP  
 16 By Paul Cohen, Esquire  
 17 1040 Stony Hill Road  
 18 Suite 150  
 19 Yardley, PA 19067  
 20 For the Applicant - Mansion Inn

21  
22  
23  
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1 MS. KINGSLEY: I'd like to call the  
 2 meeting to order. All rise for the pledge of  
 3 allegiance.  
 4 (Pledge of allegiance was recited.)  
 5 MS. KINGSLEY: One special  
 6 announcement, they'll be an executive session  
 7 after this meeting.  
 8 Tonight's meeting is for the purpose of  
 9 hearing the zoning application for the Mansion  
 10 Inn.  
 11 UNIDENTIFIED SPEAKER: Can't hear you.  
 12 MS. KINGSLEY: The purpose of tonight's  
 13 meeting is to the hearing the zoning application  
 14 for the Mansion Inn. And our solicitor T.J.  
 15 Walsh, will frame the purpose and the function of  
 16 the meeting this evening.  
 17 MS. LEE: Yes, I will take roll.  
 18 Let's start with Mayor Keller.  
 19 MAYOR KELLER: Here.  
 20 MS. LEE: Vice-president Gering?  
 21 MS. GERING: Here.  
 22 MS. LEE: Mr. Maisel?  
 23 MR. MAISEL: Here.  
 24 MS. LEE: Ms. McHugh?  
 25 MS. MCHUGH: Here.

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1 MS. LEE: Mr. Dougherty?  
 2 MR. DOUGHERTY: Here.  
 3 MS. LEE: Mr. Meyer?  
 4 MR. MEYER: Here.  
 5 MS. LEE: Ms. Rettig is not here.  
 6 MS. GERING: She'll be here in five  
 7 minutes.  
 8 MS. LEE: Okay. Council President  
 9 Kingsley?  
 10 MS. KINGSLEY: Here.  
 11 MS. LEE: We also have here with us  
 12 solicitor T.J. Walsh, our zoning officer Jim  
 13 Ennis and the Chief of Police in the back, Chief  
 14 Cummings. I believe that's everyone and lots of  
 15 people in the audience.  
 16 MS. KINGSLEY: Mr. Walsh?  
 17 MR. WALSH: Thank you, President  
 18 Kingsley.  
 19 Good evening, everyone. This is a  
 20 continued discussion with the applicant -- who  
 21 has already appeared before the zoning hearing  
 22 board for a zoning hearing board application they  
 23 submitted back around Labor Day. So everybody is  
 24 aware, I'm going to try to do this in as plain  
 25 English as possible without going on and on; but

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1 I'm probably going to violate both of those  
2 promises right off the bat.  
3 The zoning hearing board is a  
4 standalone body in the borough and is a  
5 standalone board in every municipality. It makes  
6 decisions on applications that come before it for  
7 variances, maybe some of you in the room have  
8 actually had to appear before the zoning hearing  
9 board either one time or another. The council is  
10 not -- no member of this council is a member of  
11 that zoning hearing board and that's the way it  
12 is in every municipality. So the ultimate ruler  
13 or decider, if you will, on the application that  
14 is going to be discussed here tonight, is not  
15 this board, is not council; it is the zoning  
16 hearing board. Who, as I said, has already had  
17 one hearing on this application. I don't know  
18 the date of that. It was before -- I don't know  
19 when that was --  
20 MR. COHEN: October 11.  
21 MR. WALSH: -- but the next one is  
22 November 15th. So if any of you are interested  
23 in really hearing the presentation and the  
24 testimony of the applicant, that's the hearing  
25 you should go to. The limited purpose of this

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1 hearing tonight is for council to continue its  
2 discussion that they started with the applicant  
3 back before the opening of the zoning hearing  
4 board hearing, to determine whether council had  
5 any comments, objections, feedback and ultimately  
6 to decide if council is going to take a position  
7 yea, nay or no position on the application that's  
8 pending before the zoning hearing board.  
9 That's the only thing that this council  
10 has the ability to do tonight, is to decide  
11 officially as a council whether they want to vote  
12 to oppose the application, do nothing -- they're  
13 not obligated to do anything -- or if they want  
14 to do something in the middle, maybe suggest that  
15 the zoning hearing board when it rules, consider  
16 conditions, consider some facts, consider some  
17 possible options.  
18 So if anybody here thinks that coming  
19 to this meeting tonight would satisfy any  
20 questions or address any issues you want to raise  
21 before the zoning hearing board, I just want to  
22 make sure you still have that opportunity to go  
23 on the 15th. You should pursue that if you're  
24 serious and if you really want those questions  
25 answered because that is where the decision will

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1 ultimately come from, from the zoning hearing  
2 board.  
3 The reason the council couldn't take an  
4 official position on the zoning hearing board  
5 application when it first opened, whenever the  
6 hearing date was, is because the applicant  
7 appeared to discuss their application before that  
8 zoning hearing board started. They appeared  
9 before this council and the discussion got going,  
10 but it didn't finish. Council never got to the  
11 point where they voted or brought to a head, I  
12 guess, the question whether they were going to  
13 take a position on the application and they  
14 actually asked the applicant to come back to  
15 their next meeting, which was the regularly  
16 scheduled work session meeting, whatever day that  
17 was, early in October I guess. And that meeting  
18 did not occur for lack of a quorum, they didn't  
19 know there wasn't going to be a lack -- no one  
20 knew there was not going to be a quorum before it  
21 happened, but it ultimately didn't progress  
22 because there was no quorum. So the zoning  
23 hearing board hearing was scheduled, it went  
24 ahead.  
25 (Ms. Rettig arrived at the meeting.)

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1 MR. WALSH: And council has not had a  
2 chance to conclude that discussion with the  
3 applicant to see if they're going to -- council's  
4 going to take a position or not before the zoning  
5 hearing board opened the hearing, so that's why  
6 they are back here tonight. And hopefully I  
7 haven't lost everybody, but -- one other thing I  
8 should say is, depending on where this --  
9 depending on where the application goes in front  
10 of the zoning hearing board meeting, whether it's  
11 approved, it's denied, whatever the case might  
12 be, if it ultimately progresses, it would --  
13 there are other aspects of the project that  
14 require different submissions to the borough.  
15 There is what's called a land development  
16 application. A land development is building  
17 things, zoning hearing board is typically using  
18 things. A land development application would  
19 come in at some later point in time, has not been  
20 submitted.  
21 There would also be a historic district  
22 application, this is in a historic district, you  
23 have to get a COA. Anybody who's ever owned  
24 property in the borough know you want to do  
25 anything to your property in the historic

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1 district, you have to go to the HARB. You get a  
 2 recommendation from HARB, you come here and you  
 3 submit a land development application, you get a  
 4 recommendation from the planning commission, then  
 5 you come here.

6 The council is -- this council is the  
 7 body, the governing body, that decides land  
 8 development and subdivision applications and  
 9 certificate of appropriate applications. In this  
 10 instance, zoning hearing board, council is  
 11 sitting in the same shoes as anybody else who  
 12 participates at the zoning hearing board, a  
 13 party, or someone who had just asked questions.  
 14 Council is no different legally than anybody else  
 15 who attends that zoning hearing board hearing and  
 16 asks questions and stands up and says, I'd like  
 17 them answered or stands up and says, I'd like to  
 18 be a party to the proceedings.

19 So nothing officially is going to get  
 20 decided tonight on the zoning hearing board  
 21 application itself. This is strictly to decide  
 22 whether the -- give council the opportunity to  
 23 bring to a head the question on whether they want  
 24 to take a position on the application or not. So  
 25 if you're here to try and get party status before

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1 the zoning hearing board, not going to -- it  
 2 can't happen here tonight, that has to happen  
 3 before the zoning hearing board. If you sent  
 4 your attorney here to ask for party status from  
 5 the zoning hearing board, that cannot happen here  
 6 tonight, that has to happen only at the zoning  
 7 hearing board. I'm only saying this to  
 8 hopefully, you know, frame the issue as best as I  
 9 can. Okay.

10 MS. KINGSLEY: Okay.  
 11 MR. WALSH: I think I've said enough.  
 12 MS. KINGSLEY: So I'd like to turn it  
 13 over to Attorney Cohen for the applicant.

14 MR. COHEN: Thank you very much. At  
 15 risk of repeating some of what T.J. just  
 16 provided, I did want to just very quickly go  
 17 through where I think things have led up until  
 18 today. Some items are outside of this council's  
 19 chambers, so I just wanted to make sure we were  
 20 all basically on the same page.

21 The final application was submitted on  
 22 September 6th and we first appeared before you on  
 23 September 11th. And as T.J. mentioned, there  
 24 were a few open items at the end of that meeting.  
 25 There was a concern expressed by members of

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1 council about the number of seats that were being  
 2 proposed for the restaurant. There were concerns  
 3 about parking. Following that meeting on  
 4 September 26th, we submitted a revised plan that  
 5 showed a substantial reduction on the number of  
 6 seats being proposed for the restaurant. I  
 7 believe it reduced the number of seats by 80 or  
 8 90 from what was originally proposed.

9 As T.J. mentioned, we were scheduled  
 10 for the work session on October 1st and were  
 11 prepared to attend there, but there was no  
 12 quorum, so we did proceed to zoning hearing on  
 13 October 11th. We limited our presentation at  
 14 that hearing to simply some technical information  
 15 presented by our surveyor. We understood that  
 16 both council wanted to finish their review of  
 17 this and the zoning hearing board wanted to hear  
 18 council's feedback. So we ended that  
 19 presentation early that evening with the  
 20 understanding we'd be coming before you before  
 21 heading over to the zoning hearing board again on  
 22 November 15th to continue that hearing.

23 My understanding is, there was a  
 24 meeting of council on October 16th. We were not  
 25 on the agenda for that meeting, but I understand

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1 that this application was raised and was  
 2 discussed during that meeting. Unfortunately  
 3 everything I know about that discussion is  
 4 through the newspapers and what was publically  
 5 reported. I will mention, it did concern me a  
 6 little bit that this was mentioned at that  
 7 meeting. There was apparently in the news some  
 8 reports that there was some concern mentioned by  
 9 council members that we failed to attend that  
 10 meeting.

11 And I do want to make it clear on the  
 12 record, we had no notice that we would be  
 13 discussed at that meeting, we were not on the  
 14 agenda. Obviously, we have been more than happy  
 15 to appear multiple times before council. We want  
 16 this to be publically discussed, so I want to  
 17 make it clear, we did not try to avoid that  
 18 meeting to not address the application. My  
 19 understanding is the application was also  
 20 presented that evening and discussed in its  
 21 earlier form of proposing 354 seats and that was  
 22 inaccurate. At the zoning hearing board we made  
 23 it very clear that the application and the number  
 24 of seats has been reduced.

25 Today we're coming before you to

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1 continue the conversation, present additional  
 2 information. Ralph Fey spoke in large part at  
 3 the original or the first council meeting and  
 4 described the plans, described the design of the  
 5 building. Tonight I really want to focus on the  
 6 presentation by my client, Mr. Cretella who is  
 7 going to describe the need for what we're  
 8 proposing to do and how it's going to be  
 9 implemented on the property. So I'm going to, in  
 10 a second, turn it over to Mr. Cretella. This  
 11 isn't a hearing, you know, I don't expect it to  
 12 be a question and answer. I'll try to the guide  
 13 the presentation, but ultimately I want Mr.  
 14 Cretella to be able to describe in his own words  
 15 what he's planning for this property.

16 I will tell you that what you've been  
 17 presented with up there and we've made available  
 18 to the public as well, are additionally revised  
 19 plans. We have further reduced the seating on  
 20 the property. We've eliminated outdoor seating  
 21 in the front 10 foot setback, that will actually  
 22 eliminate one of the variances we've requested;  
 23 and we've substantially reduced the number of  
 24 outdoor seats being proposed. We've also reduced  
 25 the number of indoor seats being proposed. The

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1 This is just some information compiled by Mr.  
 2 Cretella based on his experience in the  
 3 restaurant and hotel industry, his review of the  
 4 situation here at the Mansion Inn and New Hope  
 5 Borough, and basically explaining why in fact he  
 6 believes that this is an appropriate use for this  
 7 building, and why we believe this is necessary to  
 8 make this a viable project. In addition, is a  
 9 copy of the council commission New Hope  
 10 revitalization plan, which was posted on the  
 11 borough website. This is a study that was  
 12 commissioned by borough council. Mr. Cretella  
 13 will discuss it to show that what he is proposing  
 14 is consistent with what's being proposed for the  
 15 revitalization of the downtown area of New Hope  
 16 Borough. And finally, is a list of store  
 17 closings, just to give you some perspective on  
 18 the issues faced downtown and the difficulty to  
 19 fill in some of these spots.

20 So without wasting much more of your  
 21 time, I'm going to have Mr. Cretella stand up and  
 22 just give you some information regarding a lot of  
 23 what's here. He is going to be reading through  
 24 or going through a lot of this written material,  
 25 but I know you haven't had a chance to read it

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1 current application now asks only for 133 seats  
 2 serving the restaurant. The 102 seats that are  
 3 proposed for the event space, we wanted to make  
 4 it clear, that those seats would only be utilized  
 5 for events. And my client would be agreeable to  
 6 a condition by the zoning hearing board that  
 7 those seats not be available for general  
 8 restaurant use. So the actual seats being  
 9 proposed for the restaurant of 133 would be a  
 10 reduction from the number of seats currently  
 11 available for the restaurant, taking into account  
 12 all of the interior and exterior seats that have  
 13 been used.

14 So I think what we've been showing is  
 15 an effort to try to bring the impact of this  
 16 project down, bring it more in line with what  
 17 your concerns were at the original meeting. And  
 18 again, Mr. Cretella will review that shortly.  
 19 What you've been presented with, again, are  
 20 revised plans. A lot of that information was  
 21 presented during the initial presentation and was  
 22 presented to the zoning hearing board, they have  
 23 been revised.

24 In addition, there's a document titled  
 25 "Why The Mansion Inn Improvements Are Needed."

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1 ahead of time, so he'll present that. If you  
 2 have any questions, of course, feel free.

3 MS. KINGSLEY: Before you start, Mr.  
 4 Cretella, I'm going to ask council to write their  
 5 questions and hold them so that the presentation  
 6 is completed.

7 FRANK CRETELLA: So thank you for  
 8 having us come back and speak to everyone. I  
 9 want to apologize for not being here the first  
 10 time that this project came in front of council.  
 11 I was away. In hindsight, I think it was a  
 12 mistake, I don't think anybody could express the  
 13 vision that we have for the Mansion better than  
 14 myself. I think our plan is a plan on what we do  
 15 best, we're very successful at doing multifaceted  
 16 hospitality venues. We have 11 of them and  
 17 they're all successful, so it was never our  
 18 intent to go to the Mansion and not do the  
 19 expansion. It's just prior to us, there was six  
 20 failed attempts at making it a restaurant by very  
 21 seasoned restaurateurs. And some them I know  
 22 and some of them are successful again elsewhere.  
 23 So I would never say that I'm the better  
 24 restaurateur than any one of them that were  
 25 there.

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1 Today I spoke to Keith David, he was  
 2 the one who originally made it an it inn and a  
 3 restaurant; and great guy. And he said basically  
 4 he did it for passion and he's a art collector,  
 5 he's a preservationist and this was a perfect  
 6 vehicle for him; and very wealthy individual. I  
 7 asked him why he sold it and he said, I never  
 8 worked so hard to lose money. So even though he  
 9 was successful, it was for different reasons,  
 10 monetarily, the operation wasn't successful. So  
 11 there's a long history there. Everybody knows of  
 12 a place in their neighborhood that just hasn't  
 13 been able to make it.

14 My intent was to build more hotel  
 15 rooms, make the restaurant smaller. We're  
 16 actually going to 135 from 185 and to build an  
 17 event space. Event space is for about a hundred.  
 18 Event space is flexible for both corporate during  
 19 the week and we set it up that way with  
 20 audio/visual. We have a business center and we  
 21 wanted to increase the number of hotel rooms.  
 22 Presently there's been some back and forth on the  
 23 number of rooms. I can tell you there's always  
 24 been 12 rooms there. The Liquor Authority  
 25 requires 12 rooms there. We were inspected by

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1 being in this business since a kid, we operated  
 2 -- my wife operated the Boathouse in Central Park  
 3 for 20 years. And probably 19 of those 20 years,  
 4 we owned and operated trollies that would take  
 5 people from blocks away from a parking garage  
 6 down by the museum and bring them in. And people  
 7 loved it, it was -- actually part of the fun was  
 8 getting there by trolley, we'd give them Prosecco  
 9 on the ride, so I think it's -- I know it's  
 10 feasible.

11 I also -- if that event space, which we  
 12 would be using for corporate was an issue, I  
 13 would say, okay, let's not use it as an event  
 14 space, let's eliminate it. Let's put rooms in  
 15 its place. Again, financially, we need something  
 16 and let's use more of the Logan Inn, let's maybe  
 17 use the basement of where these rooms would be  
 18 for a gym to help support, you know, another  
 19 amenity for the people that are staying there.  
 20 We've been successful -- like tonight, Monday  
 21 night, a rainy Monday night, the Logan Inn is  
 22 full, every room is full, there's gonna be a  
 23 corporate event tomorrow; 16 rooms, no big deal.

24 Dan, you count the cars if you don't  
 25 believe me, but it's full on a Monday night.

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1 the Liquor Authority and they identified 12 rooms  
 2 there. So we wanted to, in our original plan,  
 3 add to that 10 rooms in the back and have a total  
 4 of 22 rooms.

5 And the event space, we also kicked  
 6 around because we realize everybody's concern  
 7 about events. Events on weekends are definitely  
 8 a traffic issue, no doubt about it. Our plan was  
 9 that cars would park offsite and be brought by  
 10 trolley. You'll see in our proposal we did a lot  
 11 working with the high school, we have a proposal  
 12 in front of them with the high school. And we  
 13 have a commitment or, at least, I made a  
 14 commitment to work with the Playhouse, met with  
 15 Alex, to support that trolley.

16 And the trolley -- they want the  
 17 trolley for several reasons. The one reason that  
 18 is, I would say, in common is that they are gonna  
 19 be having be events at Jose Garces's restaurant  
 20 as well. And they want to do the same thing that  
 21 I want to do and that's use the trolley, people  
 22 park. You see in the information that we  
 23 brought, invitations that say, your host has  
 24 arranged free parking and a trolley ride to and  
 25 from your event. That's not a new concept for me

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1 So corporate business is what's really  
 2 going to help all the businesses in that town.  
 3 If you read in the report that council had, the  
 4 big issue why there's always 20 to 30 empty  
 5 stores, why 20 to 30 businesses rotate in and out  
 6 every year is because in the report it's feast  
 7 and famine. And weekends, you know, we had a  
 8 lousy year this year with weather, but weekends  
 9 are where everybody's in town, no problem for  
 10 business. During the week a lot of shops aren't  
 11 even open because there's no business. So the  
 12 more corporations you can get to come in and host  
 13 these events Monday through Thursday, that's what  
 14 they do. A lot of them like to come in Sunday  
 15 night and they're out by Thursday. The better it  
 16 is, A, obviously I'm not here, you know,  
 17 philanthropically it is better for us; but it's  
 18 also better for the town.

19 So if you look at the numbers and we  
 20 made an effort to do -- to try to build this  
 21 corporate business, we invested in a spot because  
 22 our thinking was, okay, if we could get, you  
 23 know, 75 people to do a three-day seminar at our  
 24 place or right in that community on South Main,  
 25 what if they brought their spouses, it's same

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1 income to us, same room, double occupancy, but  
 2 now maybe instead of 75 maybe you have 120 people  
 3 park who are shopping all day, but that's more  
 4 people in town. So it wasn't an opportunity  
 5 that, you know, came about and I said, I'm gonna  
 6 grab this. You know, I'm not -- I'm not a real  
 7 estate developer, I'm a hospitality operator and  
 8 I go back to what I know best and what I've been  
 9 successful at and it's been having these  
 10 multifaceted places.

11 So if you take for instance, now  
 12 there's 16 people that are gonna have an event  
 13 tomorrow, there's a very limited amount of  
 14 proposals that we could put out. I employee two  
 15 people, one of them who is here tonight, that  
 16 sole purpose is corporate business. We do the  
 17 Mercer Boathouse, we do Hotel du Village and we  
 18 do the Logan Inn. The Logan Inn is most in  
 19 demand for corporate business because it's an  
 20 adult playground. All the amenities are there  
 21 for these corporations. If they had a choice  
 22 between the Mercer Boathouse for an event and  
 23 staying at some Holiday Inn somewhere or staying  
 24 at Hotel du Village even or to have the  
 25 opportunity to stay in the middle of New Hope,

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1 count Hotel du Village in that and I don't count  
 2 Odette's. And the reason being, when you're a  
 3 corporation and you're paying for your employees  
 4 to go to an event and pay for their rooms, who  
 5 are you going to put that's a car ride away on  
 6 that side -- outside of the group? It's a big  
 7 decision and nobody wants to make it. Now, it's  
 8 different if, let's say, Ralph Fey is going to an  
 9 architectural convention and everybody's to get  
 10 their own, you know, rooms and maybe the  
 11 convention's at Hotel du Village, then it doesn't  
 12 matter.

13 The other thing that Steve Barth and I  
 14 see it now and I get phone calls from the jewelry  
 15 store how much better her business is because of  
 16 all the engagement rings, but let's talk about  
 17 the social events that happen -- that will happen  
 18 at the Logan Inn, that happen at Hotel du Village  
 19 that may or may not want to have happen at the  
 20 Mansion. There's whole industries and  
 21 communities, according to Steve, and I agree,  
 22 that could be built around this industry. People  
 23 want to get married in Bucks County, people love  
 24 New Hope. I think that there's an opportunity  
 25 here.

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1 it's a no-brainer. It makes us very competitive,  
 2 but the problem is, how many proposals can we put  
 3 out a week, three proposals a week between 10 and  
 4 20 people. I mean, so the more rooms we have,  
 5 the more opportunity. If we had 75 rooms, I  
 6 could probably put out 25 proposals, that's more  
 7 opportunity for us to have a shot at business and  
 8 to fill more rooms.

9 So I think -- you know, I haven't  
 10 talked a lot about Steve Barth's proposal. It  
 11 was commissioned by the council, it was a  
 12 revitalization plan. I never talked to Steve  
 13 Barth until a couple of weeks ago. We had a  
 14 conference call because we were looking for why  
 15 this opposition, what are we doing wrong that  
 16 doesn't make business sense for the businesses in  
 17 town and for ourselves. So I never talked to him  
 18 before, but our plan is exactly what he calls for  
 19 in his report. He calls for more opportunities  
 20 for corporations to have events. He calls for  
 21 more hotel rooms -- his number and I agree with  
 22 him, he said that it would be great if the town  
 23 had 200 hotel rooms divvied up amongst all the  
 24 places in that area. I have here, my count the  
 25 95 that's if you give me the 22 rooms. I don't

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1 Also talk about those same people that  
 2 are going to those events, they get there the  
 3 night before, what do they have? A meet and  
 4 greet. That's business for somebody else,  
 5 fantastic. The wedding's the following night.  
 6 What do they do the next morning for lunch? What  
 7 hotel rooms are they staying at? You know, what  
 8 are they doing for breakfast? You know, are they  
 9 shopping in town? These are all things that help  
 10 the other businesses. I was shocked, I never  
 11 would have gotten into this, you know, granted if  
 12 -- I'm not saying I'm not passionate about the  
 13 Mansion Inn, I am. I'm not saying I don't love  
 14 that building and can't wait to renovate it and  
 15 restore that building, but I -- I won't do it at  
 16 the opportunity to lose money. I know I'm gonna  
 17 lose money if in fact I can't, prop it up Keith  
 18 David said the same thing.

19 Keith David said -- I said, why do you  
 20 think everybody else has failed. He says,  
 21 nobody's put money into the facility, they can't  
 22 afford to.

23 So whatever you guys decide today, we  
 24 really want this to be the end. If you guys  
 25 decide to oppose, we'll be out by Friday and turn

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1 in the cake. I'm not here to create all this  
 2 turmoil. I'm not here to say, this is what I  
 3 want and that's it, nothing else is gonna work.  
 4 What I'm saying is, this is what I could do to  
 5 the property and know it will work because I've  
 6 done it before. You know, maybe George Michaels  
 7 wants to make it a medical center, maybe Steve  
 8 Gross wants to make it an apartment building and  
 9 that could all work, but my plan is from my base  
 10 of knowledge, my experience and what I do best.

11 So I think the big issue here is, is  
 12 New Hope revitalized? Yes or no. You know, be  
 13 happy with these closed stores, yes or no. Is  
 14 this the project that you want? Maybe you don't.  
 15 I mean, it is a half acre, it's not a big piece  
 16 of property in the scheme of things, but it's a  
 17 big piece of property that could stand this  
 18 development in town. So if it's not here, where  
 19 else it's gonna be, you know?

20 MR. COHEN: Frank, can you address --  
 21 you mentioned in your report about restoration,  
 22 just briefly about what would be needed there.

23 FRANK CRETELLA: So the property is in  
 24 terrible shape. I don't think anything has been  
 25 done since Keith David had it. There's

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1 Ralph?

2 MR. COHEN: I know we're not in formal  
 3 hearing. Obviously, Mr. Cretella's available if  
 4 anybody has questions. Ralph Fey is also here if  
 5 there are any questions regarding the design. I  
 6 know that was discussed at length the first  
 7 meeting, but we may want to revisit that. I  
 8 believe Steve Barth is also in the audience and,  
 9 you know, he knows his study more than anybody, I  
 10 invite you to, you know, ask questions of him I  
 11 think that -- that would show some consistency  
 12 between Mr. Cretella's statements and that study.

13 But at this point, I don't have any  
 14 further plan presentation only because again, I  
 15 don't want to reiterate what was done at the last  
 16 meeting just out of respect for time; but if  
 17 there's any additional information that council  
 18 wants or any questions of Mr. Cretella, we are  
 19 available.

20 MS. KINGSLEY: Okay. Questions from  
 21 council?

22 MR. MAISEL: Just a random question  
 23 that I have is, the numbers are -- the 354 is  
 24 out, the 254 is out and it's 235 and it's broken  
 25 up, I have to study how it was done, but they

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1 structural issues, broken air conditionings that  
 2 need to be replaced, wiring. I mean, everything  
 3 you can think of on the inside that's wrong, is  
 4 wrong. The outside really needs a lot of love.  
 5 The wood, if you knocked on that wood and you  
 6 feel that wood, it is so light, dry, other areas  
 7 rotted away; that needs a loving expensive  
 8 restoration to bring that back. I know they  
 9 repaired the porch, but the materials they used  
 10 on the porch are not befitting a building of that  
 11 beauty, so it's a lot of money.

12 In order to spend that kind of money,  
 13 you need an opportunity to make it back. And I  
 14 think that it's shortsighted to think that what's  
 15 been happening and failing, happening and failing  
 16 is ever gonna be the ticket for that property to  
 17 last for generations. What my model does is,  
 18 ensures that this property's going to be  
 19 profitable and if the property's gonna be  
 20 profitable -- I do it all the time at other  
 21 places. So again, if it could be a profitable  
 22 medical arts building, okay, I don't know that  
 23 business, but I'm telling you what I would do  
 24 there would ensure the life of that building for  
 25 generations so.

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1 removed the 20 from the front, is that how it's  
 2 been --

3 MR. COHEN: There were --

4 RALPH FEY: Bring that up on the --

5 MR. COHEN: Yeah, please.

6 RALPH FEY: Mark, why don't you bring  
 7 up A-7.

8 MR. COHEN: There were seats removed  
 9 from the north seating area on the exterior, as  
 10 well as the south gravel surface of the south  
 11 side of the exterior and I believe a couple of  
 12 seats were removed to reduce on the inside as  
 13 well.

14 MR. MAISEL: Until somebody else  
 15 prompts me with another question, is the -- did I  
 16 hear correctly that you would consider not  
 17 utilizing the banquet during the weekend, is that  
 18 -- what in the beginning of your opening --

19 MR. COHEN: That it would not be used  
 20 as restaurant space.

21 MR. MAISEL: Okay. I see. So strictly  
 22 for an event, which would probably be a weekend  
 23 in all likelihood.

24 FRANK CRETELLA: So it would be there  
 25 for corporate, it would also be there during the

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1 week and also be there on the weekend. If that  
2 were a problem, if today they said, you know  
3 what, let's get rid of the 180 seats, I would be  
4 able to add rooms in that same structure and add  
5 amenities that would help the Logan Inn and  
6 really utilize the rooms that are in the Logan  
7 Inn as the meeting rooms and just be able to go  
8 to a larger group of people because of the  
9 additional rooms, so that's the --

10 A, if we keep the catering space, we're  
11 not using it for ala carte, we never were gonna  
12 use it for ala carte. B, if the room is not what  
13 the council decides they want, we could actually  
14 make the project work by adding more rooms to  
15 replace some of that revenue and utilize the  
16 Logan Inn's meeting spaces and possibly other  
17 meeting spaces in the area to accommodate  
18 corporate, yes.

19 MR. COHEN: Just to clarify, the plan  
20 we're presenting obviously is for the event space  
21 and, you know, if that were a concern or if going  
22 forward it became a concern, then we're talking  
23 about potentially seeking approval to get it  
24 changed. Obviously, we're not talking about an  
25 automatic change in that.

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1 MR. DOUGHERTY: So we had a lot of  
2 concerns about a hundred cars during the same  
3 period or window when the Bucks County Playhouse  
4 has a show opening at two o'clock in the  
5 afternoon and so on, and what that would mean for  
6 congestion in that little epicenter there. And  
7 then what that would mean for valet, roughly  
8 another hundred cars or something up through town  
9 and wherever -- whatever dimension they're going  
10 to be parked in.

11 What would it take for your  
12 organization, you and your organization, to give  
13 us revised -- like a revised plan? I'm not  
14 speaking -- this is news to us, so I'm just  
15 giving you my, you know, my initial reaction, so  
16 what would it -- I don't want you --

17 FRANK CRETELLA: I agree with you about  
18 the events being scary because of the arrival.  
19 We do want to park them offsite. I would prefer  
20 in hindsight, you know, because of this and  
21 reading the report, I would prefer to just do  
22 rooms there and use it as a way for us to market  
23 the bigger groups. When I say us, I really mean  
24 the town because the town is the biggest part of  
25 this cell to these corporations. You mean, I

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1 MR. MAISEL: I understand.

2 MS. RETTIG: How many rooms are you  
3 talking about adding if you didn't use the event  
4 space?

5 FRANK CRETELLA: So we look that it  
6 would be staying in the same envelope, and same  
7 height, you know, obviously we want to stay at  
8 the two stories, even though the building there  
9 is three, we want to stay at two, kind of hides  
10 it in the back. We could get that same place, 12  
11 rooms.

12 MS. RETTIG: Twelve?

13 MR. DOUGHERTY: I'm intrigued by that,  
14 I think much of council's concerns has been the  
15 intensity of events; banquets and weddings and  
16 the --

17 FRANK CRETELLA: They are the hardest  
18 to --

19 MR. DOUGHERTY: -- they tend to descend  
20 on mass. Not everyone comes the night before for  
21 12:00, you know, a lot of people are doing the  
22 weddings at the banquet hall now. They're  
23 actually getting married in the same place as the  
24 reception, et cetera.

25 FRANK CRETELLA: Absolutely.

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1 could have, you know, 70 people in New Hope? You  
2 know, it helps. I think we'll be very  
3 successful. We are now, but the numbers are so  
4 much smaller. So I would prefer to do the rooms  
5 and eliminate that event space.

6 MR. DOUGHERTY: Well, I think that -- I  
7 think I'd like to hear from my fellow council  
8 people on this, Connie especially.

9 MS. GERING: Yeah. I'm intrigued with  
10 the idea. My biggest concern was the amount of  
11 seats that you were going to have and the concern  
12 was on weekends and moving people. And you know  
13 how this town is, but when you're telling me  
14 you're going to add rooms and cut down your  
15 banquet facilities, I like your idea.

16 MR. MEYER: Can I just ask a quick  
17 question, Frank?

18 FRANK CRETELLA: Sure, Peter.

19 MR. MEYER: Parking all together. In  
20 other words, I look at the situation downtown and  
21 I look at the extent to which traffic flow is  
22 impeded by valet parking, here's street valet,  
23 which parenthetically you'd have to come back to  
24 us to allow you have the spaces anyway. But I  
25 mean, I'm concerned -- I've been concerned about

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1 the proximity of the Mansion Inn to that very,  
 2 very busy intersection at the bridge on the one  
 3 hand and on the other hand the fact that we're  
 4 talking about valet parking right next to what is  
 5 already valet parking at Marsha Brown's.  
 6 So even if we go to the 22 additional  
 7 rooms, let's talk through how this parking is  
 8 going to work from your point of view. Because  
 9 if you had the trolleys going and you didn't have  
 10 people dropping off their cars in front of the  
 11 place, it's very different from their arriving  
 12 there, B; and then the car being valeted  
 13 someplace else and then they've got the available  
 14 trolley between the parking. So how are you  
 15 talking? How do you think about that?  
 16 FRANK CRETELLA: So it's actually a  
 17 very valid point because I think if we were to do  
 18 valet in front of the Mansion, like we were  
 19 thinking, and events, you know, forget it. But  
 20 just say, in general, valet for the Mansion, I  
 21 think it would cause issues at that length. So  
 22 we did away with that as our concept. We really  
 23 been working with the high school and been  
 24 working with the Playhouse. The Playhouse's  
 25 plans I got to tell you, pretty impressive

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1 Inn lot, they'd be taken offsite. I would like  
 2 to take in more valet offsite parking at the  
 3 Logan Inn. Like, you know, if Marsha wanted and  
 4 I'm just saying -- you know, Marsha was very nice  
 5 to us yesterday and invited my staff after that  
 6 scare when they closed down the Logan and stuff.  
 7 So I just want to say that, it was very nice how  
 8 she treated everybody. But anyway, maybe Marsha  
 9 wants to do it, maybe Steve Lau wants to run this  
 10 valet. Because the Logan what it has, it's got  
 11 parking, I'm not saying use that parking, that  
 12 parking's committed; but it's got a runway for  
 13 cars to get off the street, so it's not gonna  
 14 interfere with any traffic light or whatever. I  
 15 mean, that's a bigger picture, but I think it  
 16 would work. I've been towns where they bag all  
 17 the meters and there's valet stations throughout  
 18 the town, they go offsite. So this is kind of a  
 19 modern, you know, in between test.  
 20 MR. GERING: Frank, if I heard you  
 21 correctly, you're planning on having a stop right  
 22 in front of the Mansion Inn with the trolley?  
 23 FRANK CRETELLA: Yeah, no. I wouldn't  
 24 need the trolley if we go with the no event  
 25 space; but I still think in the scheme that

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1 they've got multiple trolleys bringing people  
 2 from Peddler's Village, you know. They have a  
 3 much aggressive plan. My involvement with them  
 4 is to be a partner with them on the trolley that  
 5 would really handle South Main.  
 6 So we thought about -- and again, this  
 7 is up for discussion. We thought about having  
 8 the Mansion -- in front of the Mansion purely as  
 9 a trolley stop, you know, far enough away from  
 10 Marsha, never any kind of back up because it's  
 11 just the one the trolley. If there was a trolley  
 12 stop there, it could really service that whole  
 13 area. I wouldn't do a second one in front of the  
 14 Logan Inn, that's the trolley stop for that area.  
 15 So that's one.  
 16 Two, I think that the valet and I'm  
 17 even thinking valet for more than just the Logan  
 18 Inn and the Mansion Inn, I think that the more  
 19 businesses that participate in the valet, the  
 20 more efficient it becomes. So open door valet,  
 21 young company, young guy, you know, we call him  
 22 the parkologist, he's doing several businesses in  
 23 town, and he's really very good at what he does.  
 24 He does the Playhouse. I was thinking that  
 25 because these cars are not parking at the Logan

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1 they're trying to do it at the Playhouse, I still  
 2 think it's a good stop. The Playhouse is trying  
 3 to build general parking and promote park and  
 4 trolley, park and trolley, which is great, gets  
 5 cars out of town. It's kind of cool having the  
 6 trolley, you know, I've experienced it. So I  
 7 wouldn't need it for the Mansion operation, but I  
 8 don't think it's a bad spot to have it.  
 9 MR. MEYER: Clarify for me for a  
 10 moment. How would your guests with your 22 total  
 11 rooms, if I remember correctly, arrive at the  
 12 Mansion if they're not going to be able to park  
 13 out front, take their bags in?  
 14 FRANK CRETELLA: So what we would do,  
 15 the proposal calls for a pathway connection  
 16 between the Mansion -- between the Logan and the  
 17 Mansion, that would be the point of entry. If  
 18 you remember, there was rooms immediately there  
 19 to the right. We would take it -- like right now  
 20 the valet company, when somebody arrives for the  
 21 Logan Inn, that valet takes the bags into the  
 22 front desk. We would do the same thing here.  
 23 When we are in a peak day situation, that car is  
 24 taken offsite because we know that guest is there  
 25 for the duration. We get them offsite, we get

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1 employees offsite, freeing up, you know, room in  
 2 lot for, let's say, dinner, we would to the same  
 3 thing with the Mansion. Why not utilize that  
 4 connection and make it easy and not deal with  
 5 valet in the front.  
 6 MR. MEYER: Not deal with valet on the  
 7 street then?  
 8 FRANK CRETELLA: No valet on the street  
 9 at all.  
 10 MR. MEYER: It would all be off of that  
 11 back lot?  
 12 FRANK CRETELLA: It would be off the  
 13 back lot the more people that we have, the more  
 14 efficient it is, but I need more valet drivers.  
 15 So I mean, to me, I think it's a  
 16 win-win. We're gonna be marketing the Logan Inn  
 17 and the Mansion Inn to corporations as one. And  
 18 we want that connection back and forth, there's  
 19 going to be a gym hopefully, if you guys let this  
 20 happen. They'll be a gym in the basement of the  
 21 Mansion, you know, that people in the Logan can  
 22 use. You may have hey, you know, time for a  
 23 break, you know, they're in the meeting room at  
 24 the Logan, let's go to the Mansion that's where  
 25 your lunch is. It's gonna be marketed together

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1 we're prepared to do that, correct?  
 2 MR. WALSH: You're not going to get any  
 3 action on it, you're going to get a --  
 4 MR. COHEN: I mean, a decision on  
 5 whether you are opposed or not.  
 6 MR. WALSH: Let me finish my sentence.  
 7 You would get a vote, which would require, at  
 8 least, the zoning hearing board to consider  
 9 posing that as a condition, that the rooms shown  
 10 as event space would be converted to no more than  
 11 12 rooms.  
 12 And then, Frank, if I heard you right,  
 13 the plans basically show a straight shot through  
 14 the Logan Inn property?  
 15 FRANK CRETELLA: Correct.  
 16 MR. WALSH: So you'd need a cross  
 17 easement there and that would be some kind of  
 18 additional condition to make sure that, you know,  
 19 if the ownership ever separated that flow could  
 20 still be used.  
 21 FRANK CRETELLA: Yes.  
 22 MR. WALSH: Does everybody understand  
 23 that?  
 24 FRANK CRETELLA: But not cars, it's  
 25 just gonna be a pedestrian pass-way, but we would

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1 for corporations.  
 2 MR. MAISEL: Alison, I just wanted to  
 3 ask a question. Are we taking off the table the  
 4 banquet room? 'Cause I think we're all thinking  
 5 about two things now.  
 6 FRANK CRETELLA: I would take it off  
 7 the table --  
 8 MR. MAISEL: So that's off the table?  
 9 FRANK CRETELLA: Yes.  
 10 MR. MAISEL: So that's --  
 11 FRANK CRETELLA: Replaced with rooms.  
 12 MR. MAISEL: Instead of the 22 rooms,  
 13 34 rooms in the theoretical sense?  
 14 FRANK CRETELLA: In theoretical sense.  
 15 MR. COHEN: I guess, I mean, Alison,  
 16 and, T.J., I'm looking for guidance. If we were  
 17 to revise the plan to include that, I don't know  
 18 if you would be anticipating us coming back here  
 19 if we're presenting it today and saying, okay, we  
 20 would revise, replace the banquet area with 12  
 21 additional rooms.  
 22 MR. WALSH: No, you don't have to come  
 23 back for that.  
 24 MR. COHEN: Okay. So if we can get  
 25 action on that anticipated plan this evening,

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1 still need that --  
 2 MR. WALSH: Well, the limits on the  
 3 easement can be worked out, but you just can't --  
 4 you have to have some permission to go from --  
 5 MR. COHEN: To make it clear, 'cause I  
 6 think with earlier iterations that might've been  
 7 publicized of the plan, we're not talking about  
 8 cars coming through the Logan Inn and then going  
 9 into that driveway and the back of the Mansion.  
 10 It would just be pedestrian access.  
 11 MR. WALSH: Okay. Whatever the purpose  
 12 of the -- I can go from Parcel A to Parcel B, you  
 13 would need that.  
 14 MS. RETTIG: You still have the  
 15 porte-cochère on here for the rooms in the  
 16 cottage.  
 17 FRANK CRETELLA: Um-hmm.  
 18 MS. RETTIG: Is that still going to be  
 19 an active driveway?  
 20 RALPH FEY: Eight parking spaces.  
 21 MR. COHEN: It's not a drive-through,  
 22 it would be still be parking.  
 23 RALPH FEY: It's the eight spots.  
 24 MR. WALSH: That's what he said, so  
 25 that would be for pedestrians, they're not going

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1 to drive the cars through.  
 2 MS. RETTIG: Okay. So you're not gonna  
 3 be driving cars through that? Where I'm looking  
 4 at this --  
 5 FRANK CRETELLA: Yeah, it does look  
 6 like it.  
 7 MS. RETTIG: -- it looks like it's the  
 8 same --  
 9 MR. WALSH: It does look like it would  
 10 be a possibility, but you'd have to lose two or  
 11 three spots maybe even more of the Logan parking  
 12 lot and I don't think that's --  
 13 FRANK CRETELLA: That's not an option.  
 14 MR. COHEN: So the porte-cochère would  
 15 still apply for people coming in through the  
 16 driveway, but it's just for those eight spots,  
 17 it's not --  
 18 MS. RETTIG: Okay.  
 19 MR. WALSH: An easement would be so  
 20 there'd be some kind of pedestrian access.  
 21 MS. RETTIG: Just wanted to make sure.  
 22 RALPH FEY: So part of the reason that  
 23 that was shown that way is that early on we  
 24 anticipated being trash here and maybe the truck  
 25 get here, but we've since located the trash to an

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1 MR. WALSH: This easement is now  
 2 expanding.  
 3 MR. DOUGHERTY: The -- I'm sorry.  
 4 MS. KINGSLEY: Go ahead, Dan.  
 5 MR. DOUGHERTY: They're obviously --  
 6 this is a meeting that is very important. First  
 7 off, I think there was a miscommunication, I  
 8 guess, about three, four weeks ago. We received  
 9 feedback that you had thought you did not have to  
 10 come back here, so we got that and I hear that  
 11 you didn't mean that, but that's what we were  
 12 told.  
 13 FRANK CRETELLA: Not at all.  
 14 MR. DOUGHERTY: And that's why we  
 15 proceeded with the presentation with you not  
 16 here, 'cause we felt strongly that we needed to  
 17 see you again before you went back to zoning.  
 18 FRANK CRETELLA: Not at all.  
 19 MR. DOUGHERTY: There's a lot of  
 20 constituents here who actually live in New Hope  
 21 and I -- we know people and they're here and I  
 22 think that they've all lived here their whole  
 23 lives, I'm fairly new. Some of them I believe  
 24 have concerns of a different nature than just the  
 25 parking and/or the number of seats, so, which it

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1 interior trash room, so they'll be no outside  
 2 trash on the property. And that means the trash  
 3 truck doesn't have to come down here any more, so  
 4 it will be a pathway to walk through and that  
 5 would get you through the eight cars.  
 6 FRANK CRETELLA: The other thing that  
 7 the path helps out with is the deliveries that  
 8 come -- deliveries all come before 12 and the  
 9 same people that are delivering to me in most  
 10 cases are delivering to Marsha, in most cases  
 11 would be delivered to the Mansion. I would take  
 12 deliveries in there, this way there's no trucks  
 13 on the road. The trucks have plenty of room that  
 14 time of day in the parking lot and I would  
 15 service everything.  
 16 MR. WALSH: So just to -- so are you  
 17 saying that the trucks would -- the delivery  
 18 trucks for both the Logan and the Mansion would  
 19 pull into the Mansion property or the Logan Inn?  
 20 FRANK CRETELLA: The Logan Inn property  
 21 truck.  
 22 MR. WALSH: So that will be an  
 23 agreeable condition as well?  
 24 FRANK CRETELLA: Yes.  
 25 MR. DOUGHERTY: The --

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1 seems like this, the 235 number it would actually  
 2 drop, it would drop, it would be one something.  
 3 RALPH FEY: One thirty-three.  
 4 MR. DOUGHERTY: One thirty-three.  
 5 So I would ask at this point, Alison,  
 6 if we -- if there are constituents here who now  
 7 -- who have heard this approach, if they still  
 8 have other concerns perhaps about the treatment  
 9 of the front of the building or those types of  
 10 things, that they be given an opportunity -- and  
 11 also I believe there's representation here from  
 12 some of your neighbors and your direct -- in the  
 13 direct vicinity of the building.  
 14 So this council actually has to  
 15 represent all of our constituents and all of  
 16 their feelings, so I would like to have -- you  
 17 know, hear from those constituents at the  
 18 appropriate time, Alison. I'm not saying we  
 19 should just go to public comment right now, but I  
 20 don't think we have enough of the constituents'  
 21 input. I'm sorry.  
 22 MS. KINGSLEY: There won't be a  
 23 decision until there's public comment made on the  
 24 application any way.  
 25 MR. COHEN: I think it might be

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1 helpful, just in furtherance of that, to have  
2 Ralph Fey just address briefly the change in the  
3 seating configuration because I know that that  
4 was a concern about the number of seats and that  
5 has changed through this process. And I think  
6 that that could be presented quite briefly just  
7 to explain that we have moved seats away so that  
8 the front of the building -- that's been a  
9 concern would be opened up, so I'm happy to offer  
10 that.

11 Briefly, Ralph.  
12 RALPH FEY: Can you see this screen?  
13 (Indiscernible discussion.)

14 RALPH FEY: So what is charged here is  
15 the existing seats on the property, the proposed  
16 seats and differential. So I'm just gonna read  
17 out loud, the interior seats currently are 82 and  
18 the proposal, not including this event space, is  
19 for 67; that's a reduction of 15 seats. On the  
20 exterior, the current seating count that we  
21 removed --

22 We can go back.  
23 -- we removed many seats in the  
24 existing seating count from the gravel area,  
25 based on your comment, Dan, that you didn't

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1 front of the building here. These are little  
2 benches that we put into the green space, but  
3 they're not service seats and there's no tables  
4 there and they're not in the front.

5 So a lot of the feedback from the HARB  
6 board and some feedback from borough council  
7 meetings, to try to maintain the existing look of  
8 the existing building but renovate. So no seats,  
9 no umbrellas, nothing in your view as you walk by  
10 from where it is now. We do have an image of the  
11 front, if it's important.

12 MR. DOUGHERTY: There were some side  
13 comments, Ralph, that included there would be no  
14 service seats, there's no umbrellas, that type of  
15 stuff.

16 Is that the type of stuff that, T.J.,  
17 that could factored in something into the  
18 documentation?

19 And is that type of thing that, Frank,  
20 that you'd be willing to certify other than just  
21 Ralph said, you know -- we're not going to be  
22 able to say, well, Ralph said there wouldn't be  
23 umbrellas.

24 MR. WALSH: You can include that.

25 MR. DOUGHERTY: That can be included?

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1 believe that that was accurate -- and removed  
2 them from the gazebo as well. We have currently  
3 exterior seating is 103 with the area in the back  
4 here and the new seating is 66 primarily in the  
5 front. We've removed the seating in the 10 feet  
6 front yard setback and we're looking to put 36  
7 seats, that's a reduction of 10 seats from the  
8 last presentation. The gravel area to the side  
9 maintain the four tables on the porch and put  
10 four tables or fourteen seats to the left side  
11 and retain the seats along the wooded area here.  
12 So this is actually a reduction of the exterior  
13 seats as well.

14 The total seats not counting the event  
15 space for the interior and the front is 133  
16 seats, so that is actually less than what is  
17 currently shown on the maximum seating plan  
18 inside and outside. Partially because there is a  
19 (inaudible) 50 seats right back here, there are  
20 no longer going to be used for preferred. The  
21 other part of the plan is that we are continuing  
22 to want to put seats to the side, no seats in  
23 front of the buildings. So when you walk by this  
24 building and drive by this building, the way they  
25 do now, there will be no seats in the visual

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1 RALPH FEY: I didn't say no umbrellas  
2 to the side.

3 MR. DOUGHERTY: No, no, I understand.

4 RALPH FEY: No umbrellas in that and  
5 that.

6 FRANK CRETELLA: Absolutely.

7 MR. DOUGHERTY: Okay.

8 MR. WALSH: Just so everyone on council  
9 -- part of their application before the zoning  
10 hearing is a special exception to expand the inn  
11 use, so all of the sort of these details that  
12 impact the inn use can be sort of itemized and  
13 bullet-pointed as conditions that would attach to  
14 that expansion.

15 MR. COHEN: If I can just clarify,  
16 because I think we may have overlooked the  
17 seating area to the north that's not blocking the  
18 front, there would be umbrellas there in front.

19 MR. WALSH: You're talking in front of  
20 the original facade?

21 MR. COHEN: Right. We've eliminated  
22 those anyway.

23 MR. DOUGHERTY: And the fact that there  
24 would not be service seats out there so people --  
25 they would sit there, I guess some of your guests

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1 would sit there.  
 2 RALPH FEY: Wait for a table somewhere.  
 3 FRANK CRETELLA: Just a way to make it  
 4 a little more inviting --  
 5 MR. COHEN: We wouldn't put an umbrella  
 6 over benches.  
 7 MR. DOUGHERTY: No, I'm more concerned  
 8 that it becomes an open area bar, where people  
 9 are just sort of luxuriating out there drinking  
 10 while they're waiting for their tables, that's  
 11 what I --  
 12 FRANK CRETELLA: Just a waiting area  
 13 more. It's more of a vision wall, in my mind, to  
 14 make it inviting. The fence is beautiful, but it  
 15 is still like, you know, keep off the grass type  
 16 of thing.  
 17 MR. DOUGHERTY: Thank you.  
 18 MS. KINGSLEY: Any other questions or  
 19 comments from council?  
 20 We are now open for public comment  
 21 regarding the project.  
 22 Laura?  
 23 LAURA HAHN: Might as well be first,  
 24 right?  
 25 MR. MEYER: Someone has to be.

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1 when all the drunks are going home, but at now,  
 2 four or five o'clock in the morning when the  
 3 trucks are coming through. What is happening to  
 4 this town that is a residential borough?  
 5 I'm a docent at the Parry Mansion. It  
 6 took me 27 years to actually get down there,  
 7 shame on me, but what I've learned about Ben  
 8 Parry and who he was as a man who is truly the  
 9 New Hope father, he was a Quaker. He was a  
 10 businessman, he was an entrepreneur. He brought  
 11 forth businesses that helped everybody in the  
 12 town including the drying of grain so it could be  
 13 shipped because everybody was a farmer here. And  
 14 when that grain was shipped, everybody did well.  
 15 I don't know what you're bringing to the town  
 16 other than what you find in your pocket.  
 17 Can you find a way to talk to us that  
 18 solves problems like delivery trucks and garbage  
 19 trucks? You talked about -- no. They've talked  
 20 about parking for their -- for their clients,  
 21 they haven't talked about delivery trucks and  
 22 garbage trucks. And for that matter, you're  
 23 sitting on a property that could actually, god  
 24 forbid I should say this, 'cause everybody will  
 25 hate it -- but you could actually build a parking

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1 LAURA HAHN: So you council can see  
 2 here that I'm standing here with an apron on  
 3 because I came directly from making dinner for my  
 4 husband and ran over to talk.  
 5 Frank, you don't live here right?  
 6 FRANK CRETELLA: Nope.  
 7 LAURA HAHN: No, you don't and I  
 8 understand you've done a lot of good things for  
 9 this town.  
 10 But I have to actual ask council, what  
 11 are you doing in recognizing the impact to the  
 12 infrastructure of this town to allowing that much  
 13 expansion when we do not have the roads or the  
 14 services or even the plan for services that we  
 15 need?  
 16 The impact of your garbage trucks have  
 17 impacted everybody on Ferry Street for years now  
 18 and you don't seem to even be aware of that or  
 19 actually you have been talked to about that, but  
 20 you don't deliver. Garbage trucks are not  
 21 allowed to come -- no trucks are allowed to come  
 22 until 7 a.m. Does that happen at your place?  
 23 No, it does not; they come at four, they come at  
 24 five. We live on these streets, we have to be  
 25 awoken not only at two o'clock in the morning

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1 garage on your parking lot and that might help.  
 2 How about -- how about you get all of the people  
 3 who are wanting this kind of thing to build the  
 4 parking garage on the far side of the Triumph  
 5 Brewery parking area and then have the trolley go  
 6 from there? Finding some other solution other  
 7 than, okay, we give you this and then what for  
 8 us? Find the solution ahead of the problem.  
 9 Thank you. And please, would you pay  
 10 attention to our infrastructure and stand up for  
 11 us? That's your job.  
 12 MS. KINGSLEY: Thank you, Laura.  
 13 Any other public comment or questions?  
 14 Yes, sir?  
 15 ROBERT FACCHINA: My name is Robert  
 16 Facchina, I'm the president of the condo  
 17 association here on Mechanic Street. We've got  
 18 19 homes otherwise known -- that was the George  
 19 Michaels' property. So here's a little thought  
 20 for the council. I don't really know how you can  
 21 actually view this application and take it  
 22 seriously. Not that they haven't done their  
 23 work, Frank is a friend of mine, but the fact  
 24 that there's so much idle approved capacity. You  
 25 know how much that is? This man talks like a

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1 politician like this council has no authority, I  
 2 don't believe that. By the way, we're  
 3 represented by Kaplin and Associates out of Bell.  
 4 Now, at the River House at Odette's,  
 5 how much capacity has been approved? Thirty-four  
 6 rooms and two hundred and twenty seats for  
 7 restaurants. May want to write that down. At  
 8 the Playhouse Inn, there's 12 rooms that are  
 9 approved and 200 seats for restaurants. None of  
 10 that in service. At the Logan Inn, Frank and his  
 11 group have the approval for an expansion there of  
 12 additional rooms. I tell you, I have a hard time  
 13 keeping track of the adjustments and the numbers,  
 14 but I know they're going north.  
 15 The Mansion, we'll take the 133 is the  
 16 latest number, so when you add there up, there's  
 17 capacity, right, it's 500 and some new restaurant  
 18 seats, 69 to 73 new hotel rooms. Now, you know  
 19 what the factors are in the ordinance of how many  
 20 parking places you need per seat in a restaurant  
 21 and you know they're not here, this man right  
 22 here. The parking is not here.  
 23 You know, in our development if you  
 24 come over on Saturday and Sunday, you'll see a  
 25 bunch of cars being shooed out of our private

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1 through, they done a great job on 202/263 and so  
 2 forth, you can't drive through. Now, we really  
 3 don't want that here. Now everybody is entitled  
 4 to a plan, a hearing and so forth, but the  
 5 residents of the condo association here at Canal  
 6 Street Condos, our position is unanimous, that we  
 7 don't think this application should be accepted,  
 8 recommend or approved by whatever body. And in  
 9 fact, our position is very simple that this kind  
 10 of -- this kind of cavalier attitude to expansion  
 11 before other projects and the impacts of those  
 12 projects have been felt, have got to be met with  
 13 full contact process.  
 14 This man here, Ken, knows what full  
 15 contact means. Okay? So you have a lawyer for a  
 16 reason and I understand there's a meeting on the  
 17 15th and we intend to go there. I kind of feel  
 18 for Frank, he's got a little money into this  
 19 project, but I got to tell you, that if nobody  
 20 stands up for the residents, I think we probably  
 21 pay a few hundred and some thousand dollars a  
 22 year in property taxes in just our little group,  
 23 okay? And there are times you can't even get in  
 24 our road and you got people driving down the  
 25 wrong way on Mechanic Street at times. So the

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1 space. All right? We get a little tired of that  
 2 and that's before another 550 seats or so get put  
 3 on -- online that I think if you take the River  
 4 House and Odette's that's gonna done by '19 or  
 5 '20, how can anybody possibly do an impact study  
 6 when you have three projects ahead of this one,  
 7 okay? And you're gonna tell me that some of  
 8 these studies are gonna tell you how bad Main  
 9 Street is or Ferry Street or Mechanic Street or  
 10 New Street and so forth? You can't, okay?  
 11 And I think the lady before me, maybe  
 12 she's a little more passionate than I, I just  
 13 like to deal with the facts. Okay? So even  
 14 Frank's investment over here, you know, business  
 15 is a contact sport. He somehow thinks that he  
 16 wants to be guaranteed a return. I can  
 17 understand those feelings being a business person  
 18 myself, but I will tell you I'd be concerned if I  
 19 was gonna do this on the back end of all this  
 20 capacity that we're not actually gonna end up  
 21 turning people away from the borough because they  
 22 can't get in and out.  
 23 This past weekend if you went to  
 24 Solebury and up to the Lahaska -- anybody go to  
 25 the Apple Festival up that way? Couldn't drive

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1 opportunity to continue to develop is really  
 2 restricted by the infrastructure everybody in  
 3 this room knows it.  
 4 So if you move forward with this  
 5 application with a recommendation, so be it.  
 6 There's gonna be a contest with our group and I'm  
 7 sure that there's a lot of other people in the  
 8 our community that will join us.  
 9 And, Frank, I wouldn't put any more  
 10 money into this until you figure out where it's  
 11 going. I have a great deal of respect for you,  
 12 but we live here.  
 13 Thank you very much.  
 14 MS. KINGSLEY: Thank you, Mr. Facchina.  
 15 Any other comments from the community,  
 16 Mr. Coppens?  
 17 STEVEN COPPENS: My name is Steven  
 18 Coppens. I received a notice for the zoning  
 19 hearing board about the October 11 meeting and it  
 20 lists approximately 10 or so requests for  
 21 variances. I just want to know if that was a  
 22 typical number for a project of this scope.  
 23 MR. WALSH: A typical number?  
 24 STEVEN COPPENS: Yeah, I mean --  
 25 MR. WALSH: We've seen it before for

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1 projects of a commercial nature, Steve, yeah.  
 2 STEVEN COPPENS: Okay. Thank you. And  
 3 the only --  
 4 MR. WALSH: We've actually seen just  
 5 because of some of the age and some of the  
 6 uniqueness of some of the properties -- a lot of  
 7 houses and buildings precede zoning around here.  
 8 Occasionally, Jim, you'll see a  
 9 residential one that gets five or six for  
 10 something very minor.  
 11 STEVEN COPPENS: Okay. I just wanted  
 12 --  
 13 MR. WALSH: That's just to answer your  
 14 direct question.  
 15 STEVEN COPPENS: -- to ask. The other  
 16 thing is, the rear entrance off of Bridge Street,  
 17 the access to that property, did that get  
 18 addressed or did I miss that or misinterpret what  
 19 was said?  
 20 MR. COHEN: Well, the number of parking  
 21 spaces in the back there will actually be  
 22 reduced. We don't anticipate any increase in  
 23 access from what's there now, it's an existing  
 24 driveway.  
 25 STEVEN COPPENS: What's that -- is it

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1 at 34 West Ferry. I am directly across the canal  
 2 from the Logan Inn --  
 3 MS. MCHUGH: Can't hear you.  
 4 KATY KANE: I'm directly across the  
 5 canal from the Logan Inn. I am dramatically  
 6 impacted by the parking in the parking lot  
 7 already. There are no box trucks, everything  
 8 comes in a diesel tractor-trailer, the trash  
 9 trucks --  
 10 MS. MCHUGH: I'm sorry. Can you talk  
 11 into the microphone? We can't hear you.  
 12 KATY KANE: I'm sorry. I just want to  
 13 know what can be done to -- if you're gonna  
 14 increase the traffic into the parking lot, what  
 15 can be done to make it better for the residents?  
 16 You have my building listed as just as an empty  
 17 store, I live in the whole house, you know, that  
 18 is my home, you know that. So what can be done  
 19 for people who are residents?  
 20 I've been here since 1978, the town has  
 21 changed so much and it has not changed in favor  
 22 of the residents. I had a business for a long  
 23 time. I still have a business, but it's all  
 24 online and I just want to know what you can do  
 25 for us instead of saying, oh, we must have more

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1 gonna be used -- what's it going to be used for?  
 2 MR. COHEN: Just parking for the eight  
 3 spaces.  
 4 MAYOR KELLER: Paul, I think he's  
 5 referring to ingress and egress from Bridge  
 6 Street.  
 7 FRANK CRETELLA: There's no connection.  
 8 MR. WALSH: I think the one --  
 9 FRANK CRETELLA: So it's just those  
 10 cars, less cars that can park there now.  
 11 MR. WALSH: I mean, if I may, the only  
 12 sort of clarifying thing that came around that I  
 13 heard was that it will now just be cars to park  
 14 in those eight spots, they won't even use that  
 15 for deliveries. Box trucks or whatever will be  
 16 coming to the -- as Mr. Cretella indicated, will  
 17 be at the Logan and then they'll use the  
 18 pedestrian or whatever means to get. And they  
 19 indicated that that would be an acceptable  
 20 condition with the zoning hearing board  
 21 attachment.  
 22 STEVEN COPPENS: Thank you.  
 23 MR. WALSH: Is that correct?  
 24 MS. KINGSLEY: Anyone else?  
 25 KATY KANE: Hi. I'm Katy Kane. I live

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1 and more and more commercial business. Maybe we  
 2 don't need that much more.  
 3 Thank you.  
 4 MS. KINGSLEY: Yes, sir?  
 5 MICHAEL CARR: Good evening. My name  
 6 is Mike Carr, I'm an attorney with Eastburn and  
 7 Gray, Doylestown. I was asked to attend this  
 8 meeting by Steve Darlington, he for years has  
 9 managed the property immediately adjacent to the  
 10 north towards the rear, 11 Bridge Street, for the  
 11 owner Steve Gross and his wife. You may know the  
 12 name (inaudible) New Hope partners, a company  
 13 they're affiliated with --  
 14 UNIDENTIFIED SPEAKER: Can you speak  
 15 up?  
 16 MIKE CARR: I'll try. Mr. Gross has  
 17 five commercial tenants on Bridge Street, a  
 18 twelve unit apartment building that adjoins this  
 19 parcel back by the canal and three more  
 20 residential units associated with the commercial  
 21 units. The rear access to the Mansion's backyard  
 22 is through Mr. Gross's property. That is a  
 23 private easement, that is not a public  
 24 right-of-way. I have looked at the deeds for 9  
 25 Bridge Street, 11 Bridge Street and the Mansion

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1 and I have yet to come up with any writing that  
2 dictates the nature and intensity of the allowed  
3 use of that easement. I understand there is one  
4 and I'll be coming up with it. That's not  
5 exactly germane to the issues before you or  
6 before the zoning hearing board as that involves  
7 private rights specifically.

8 However, there are existing issues with  
9 respect to the Mansion property. It is slightly  
10 higher than the parking behind Mr. Gross's  
11 property and there are significant stormwater  
12 issues presently. There are -- you know, it's  
13 tight, it's congested, we all understand the  
14 nature of the borough with these alleys and  
15 parking lots and whatnot. There are conflicts  
16 over the years with parking for his tenants. We  
17 anticipate that this highly increased intense use  
18 will further all of the issues that are currently  
19 attended to that immediate area.

20 To put it mildly, Mr. Gross has  
21 significant concerns and has instructed me to  
22 oppose this proposal as vigorously as possible.  
23 I'm friendly with Mr. Cohen and I understand the  
24 realities of business and I will give Mr. Gross  
25 appropriate advice that if there is a way that

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1 on Ferry Street and I live in Solebury.

2 MR. DOUGHERTY: Thank you.

3 LAURA SACHS: I've only lived in this  
4 borough for five years and I have to say within  
5 the last probably two to three years, my business  
6 has increased tremendously due to the traffic  
7 that everyone's complaining about. Frank did  
8 address the parking issues and I do want to say  
9 that the gentleman before -- the woman before  
10 that stated the garbage -- the garbage trucks  
11 come in the morning, I'm right there. I get my  
12 garbage picked up as well. And the garbage is  
13 picked up in the morning and it's also brought --  
14 all the trucks, all his food trucks, they all  
15 come in the morning as well. I just wanted to  
16 clarify that --

17 UNIDENTIFIED SPEAKER: You know what, I  
18 didn't --

19 MS. KINGSLEY: Excuse me. Point of  
20 order, please.

21 Laura.

22 LAURA SACHS: I'm sorry. I wanted to  
23 start just by saying that the handout that was  
24 passed around at the council meeting on October  
25 16th, to me, was a little astounding. I've been

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1 his concerns can be addressed to his satisfaction  
2 in a way that is good also for the borough, that  
3 we'll work with them, but the way that is  
4 unfolding, you know, Mr. Gross is not aware of  
5 the applicant's willingness to do away with the  
6 events use and the conference use and turn that  
7 area into rooms. That may somewhat ameliorate  
8 his concerns, I do not know, but I'm just here to  
9 tell you that we intend to participate fully at  
10 the zoning hearing board.

11 Thank you.

12 MS. KINGSLEY: Are there any other  
13 public comments?

14 LAURA SACHS: Good evening. My name is  
15 Laura Sachs. I own Vaportimme in New Hope. For  
16 all of you who seen me on the news last night.

17 MR. DOUGHERTY: Excuse me, just one  
18 second. I think I've known -- I think the prior  
19 person that came up does not live in New Hope, is  
20 that a fair statement, in the New Hope Borough?

21 MIKE CARR: I live in Buckingham.

22 MR. DOUGHERTY: So you do not. Just  
23 want to -- in addition to mentioning your name,  
24 I'd like to know where you live.

25 LAURA SACHS: Sure. I own Vaportimme

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1 on planning boards for 15 years and I've never  
2 read anything like that on an outside memo to the  
3 public with incorrect information and bias. I  
4 thought that was extremely bias, I don't know who  
5 wrote it, it doesn't say. And as a governing  
6 body of a town or a borough, I think that you  
7 guys should act as a neutral party to encourage,  
8 influence guidance, support business development,  
9 to help retain the businesses in the community.  
10 It's not very easy to do business in this town.  
11 I'm sure everybody knows that because there's a  
12 lot of vacancies and they keep flipping.

13 As we know, sustaining businesses in  
14 New Hope is not easy and I would just like to say  
15 a couple of other things and I will leave. I  
16 don't want to review the inaccurate or  
17 overdevelopment 12 page handout, 'cause I thought  
18 that was -- that's not what the people here are  
19 proposing. I was asked by borough businesses and  
20 residents why the people were not attempting --  
21 the people who attempted to buy the Mansion Inn  
22 were not at the meeting on October 16th and I  
23 guess Mr. Cretella said that this was brought up  
24 unannounced and was not on the agenda, so that's  
25 why they weren't here. And of course, the facts

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1 that were written were not accurate, the rumors  
 2 are not accurate and that causes a lot of  
 3 resentment between people in town, and I don't  
 4 think that's necessary. I think if we all get  
 5 the facts and make an educated decision, I think  
 6 that's how it should be. I think the Mansion  
 7 building adds historic charm to New Hope as we  
 8 all see it's been failure for many, many years,  
 9 leaving to deterioration.

10 The facade will remain as is and  
 11 enhanced by the construction of the potential  
 12 owners. As we were able to see, the owners have  
 13 enhanced many dilapidated buildings including  
 14 Hotel du Village and the two on Ferry Street.  
 15 The owners of the Logan Inn have been working  
 16 with the high school, as Frank had mentioned,  
 17 where they're gonna be paying a large sum of  
 18 money to have these cars out of town and brought  
 19 up to high school and that will reduce the taxes  
 20 as well. I mean, the school's getting a lot of  
 21 revenue for this, a lot of revenue. I don't know  
 22 what the numbers are, but I know it's a big  
 23 number and that's gonna help all of us, I think,  
 24 in the long run. Yeah, it will keep our school  
 25 taxes town, I would hope.

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1 and Monday, Tuesday, Wednesday, there's nobody  
 2 around. I think I'm the only store open seven  
 3 days a week, you know, I think it would help if  
 4 everybody stayed open, you know, more days. I'm  
 5 not saying seven days, but at least six.

6 And then I just want to remind  
 7 everybody that New Hope was named the prettiest  
 8 town in Pennsylvania by Architectural Digest in  
 9 July's issue of 2018. So I think we should  
 10 absolutely try to keep it that way.

11 Thank you.  
 12 MS. KINGSLEY: Thank you.  
 13 MIKE WIENERS: Hi. My name is Mike  
 14 Wieners, I am one of the owners of John & Peters.  
 15 UNIDENTIFIED SPEAKER: Can't hear you.  
 16 MS. KINGSLEY: You have to --  
 17 MIKE WIENERS: My apologies.  
 18 MS. KINGSLEY: You have to state your  
 19 name again and --  
 20 MIKE WIENERS: My name is Mike Wieners.  
 21 I am one of the new owners of John & Peters on  
 22 South Main Street. Admittedly this is my first  
 23 (inaudible) really into this, but I have to  
 24 applaud your group for the flexibility that  
 25 you've shown in developing the contingency plans

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1 So -- and the other thing is parking  
 2 has not stopped tourism in this town, people --  
 3 this is a walking town, they walk from New Hope  
 4 to Lambertville, from Lambertville to New Hope  
 5 and I really don't know if any other business  
 6 owner in town that is taking the effort that they  
 7 are taking to try and minimize the parking and  
 8 the traffic in town. So I think if you're not  
 9 gonna approve the variances, I would suggest that  
 10 we should look at other places in town like  
 11 Fran's, like Havana's, like John & Peters with  
 12 their outside seating and those seatings are not  
 13 calculated in their scope. Just so you know,  
 14 that's a fact. Those seating arrangements on the  
 15 outside bars are not considered inside the  
 16 restaurants.

17 And the last thing that I do want to  
 18 say is, there was the renaissance economic plan,  
 19 which just came out, which I thought was very  
 20 interesting. And in that plan for the borough,  
 21 it did state that -- that they were looking for  
 22 more rooms, conference rooms, more hotel rooms so  
 23 that the people of the -- the people that come  
 24 into New Hope aren't just coming on the weekend.  
 25 I mean, Thursday, Friday, Saturday, Sunday, yeah

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1 and really trying to accommodate the concerns of  
 2 the borough in many ways. I'm not familiar with  
 3 the issues regarding your deliveries or your  
 4 trash, I am set back on South Main Street.

5 So for any residents there, I do  
 6 apologize, but there is a price for business to  
 7 be conducted and deliveries do need to be made,  
 8 trash does need to be removed. And I'm certain  
 9 that as a business owner, if there were  
 10 complaints made to me, I would be happy to do the  
 11 best I could to accommodate them.

12 With that said, one of the concessions  
 13 that you've made is to work on outside -- outside  
 14 of the borough parking using -- making use of the  
 15 school facility, which is a wonderful idea, but I  
 16 do think it needs to be fleshed out a little bit  
 17 more. That area is used for many, many school  
 18 functions, it's used for our Arts and Crafts  
 19 festival, our auto show, all of which are big  
 20 draws within the community. There's also  
 21 after-school softball events and things like that  
 22 that do require significant amounts of parking  
 23 making use that of that facility. I'm not sure  
 24 if there is a workaround for that, but I do think  
 25 it does need to be factored into the plan. We

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1 certainly don't want to compromise our families  
 2 in town that have children that do need to go to  
 3 these events, as well as the events that are  
 4 already existent in town that do make us as  
 5 charming and wonderful town that we are.  
 6 MS. KINGSLEY: Pam?  
 7 PAM KERR: Pamela Kerr. I had a  
 8 question just, 'cause I was looking at the need  
 9 for more town rooms and I just didn't see the Fox  
 10 and the Hound, the Bridge Street Bed and  
 11 Breakfast. My question just in general, does  
 12 everybody know how many rooms are full on  
 13 weekends, on weekdays? It seems like there's  
 14 already some capacity and I was just wondering  
 15 how 34 more rooms impacts that. And as somebody  
 16 who does drive through town, whose brother never  
 17 drives through town, so he misses anything that's  
 18 a possibility, 'cause he's always turning left on  
 19 North Main Street and avoiding town because the  
 20 traffic's already bad. If there are trollies  
 21 coming in and out of town, more than there are  
 22 already, will I be able to get through it and see  
 23 what's going on in town or do I have to avoid  
 24 town? So will it bring more people or will it  
 25 keep some of us who get in our cars out of town?

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1 MARY BRASIER: Hi. Mary Brasier. I  
 2 live on North Main Street in New Hope. And you  
 3 might be used to this, but I'm not and I think  
 4 it's pretty cool that this many people show up  
 5 and hopefully learn and listen about a plan. And  
 6 everyone -- lots of people have opinions, I have  
 7 an opinion too, but, I think that is pretty cool.  
 8 I am a resident here. I came to this town with  
 9 three children and we had three more since we  
 10 moved here. We're done. So we've been here for  
 11 about eight years.  
 12 I'm -- my family's not the history of  
 13 New Hope, but we are the future of New Hope. And  
 14 one thing I will say about the new ownership at  
 15 the Logan Inn is that they've been tremendously  
 16 impactful to this community in positive ways.  
 17 Anything from hosting Girl Scout troop meetings  
 18 and scavenger hunts around the town where the  
 19 eight year olds can learn about different things  
 20 all round New Hope, having the girls and parents  
 21 back afterward and being super nice to us. Thank  
 22 God. From something like that to holding events  
 23 for fundraisers to just being able to know that  
 24 there's a good place where I know we're going to  
 25 be taken care of when I walk in with 20 people

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1 So just a lot of things. I'm not for  
 2 or against at the moment, I'm just questioning  
 3 that even if the facade is kept, will I be able  
 4 to get to my left-hand turn coming down Bridge  
 5 Street easily or will I constantly have people in  
 6 and out of the way. If somebody wanted to put a  
 7 trolley stop in front of the Mansion, there's no  
 8 parking already, right in the center little  
 9 parking? Just lots of questions I have. And I  
 10 hear it's a lot of flexibility, I just thought we  
 11 should know how many rooms there are. I don't  
 12 know if walking distance counts to the Wishing  
 13 Well, but certainly Fox and the Hound and the  
 14 Bridge Street Bed and Breakfast, whatever the  
 15 current name is, and I was just wondering if we  
 16 need more rooms or more restaurants.  
 17 TERRY MARKS: My name's Terry Marks I  
 18 live here in New Hope. I have one quick question  
 19 for you gentlemen.  
 20 What is being proposed as a barrier  
 21 between the Mansion Inn and Marsha Browns?  
 22 FRANK CRETELLA: It's landscape.  
 23 TERRY MARKS: Anything higher than what  
 24 it is right now?  
 25 FRANK CRETELLA: No.

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1 and it was only supposed to be 10 people for a  
 2 mom's night out. And it's not just the Logan,  
 3 we've gone to Marsha's, we've gone to the  
 4 Dubliner. One of the great things about this  
 5 town is there's so many awesome places.  
 6 I am speaking in favor of Landmark's  
 7 plan here for the Mansion.  
 8 And I don't know whether that plan is  
 9 done, Frank and Jeanne.  
 10 But I do know that they are good at  
 11 this, and if we as a town, as a community, as  
 12 residents, as business people get into the habit  
 13 of saying no to prosperous business opportunities  
 14 because we can't park people, we've got a  
 15 problem. My kids go to school here, that's true.  
 16 Thank for your tax dollars, 'cause I know we pay  
 17 those taxes too. I get it. There have to be  
 18 ways to make these things happen. We can't keep  
 19 saying no to businesses because we don't know  
 20 where to park cars. I saw a building stay vacant  
 21 for many years on North Main Street because of  
 22 garbage trucks or parking or whatever and those  
 23 things are important.  
 24 I moved to North Main Street, I never  
 25 complained about big trucks driving at four, five

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1 o'clock in the morning when they're waking my  
2 kids up and I just got them to sleep. It's part  
3 of living here and I get that. I think we should  
4 all get that. We can't say no to businesses that  
5 are good at what they do because we haven't  
6 figured out how to solve those problems. We need  
7 to work harder on that. That's it.

8 HEIDI ECHTERNACHT: I'm Heidi  
9 Echternacht. I live on Ferry Street right across  
10 from the Logan and I just wanted to say it is  
11 very loud there. The garbage trucks are there  
12 very early. The other night I -- somebody was in  
13 the parking lot, in your parking lot, playing  
14 music really loudly till 3 a.m. when the garbage  
15 trucks come at five. I mean -- and I know you  
16 can't control, you know, certain things like  
17 that, but I mean, I would also kind of argue, you  
18 know, Yelp review three stars for the Logan Inn,  
19 74 reviews. I've eaten there. My mom actually  
20 won't go back because the crab cake, but it was  
21 overpriced I thought.

22 And I just, you know, really looking at  
23 what kind of value does the Logan, you know,  
24 bring for me as a resident. And I have to say  
25 the only time was when you had electricity and no

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1 of money. I wish I had enough money to put into  
2 it. I'm thrilled that someone's willing to give  
3 that building some love that it needs so that it  
4 is here and that we stay the prettiest town.

5 Thank you.

6 MS. KINGSLEY: This gentleman will be  
7 our last comment.

8 JONATHAN LEVINSON: My name is Jonathan  
9 Levinson, I own a business Elite Linen, LLC. We  
10 do a great deal of business, restaurant and hotel  
11 rental linen, table cloths, napkins and such in  
12 the New Hope/Lambertville area.

13 MR. DOUGHERTY: Excuse me. I keep  
14 forgetting. Can you say where you live?

15 JONATHAN LEVINSON: I live in Jamison,  
16 PA, but I've done business in New Hope and  
17 Lambertville for the past 20 some years. You  
18 know, I've been able to, one, you know, grow my  
19 business along with all of the business owners in  
20 this area in both New Hope and Lambertville;  
21 especially in New Hope over the past five, ten  
22 years. I could remember back 30 years ago, I  
23 along with high school friends were paid to pull  
24 dirt and debris out of the Logan Inn as it was  
25 being remodeled. I don't know if there's anyone

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1 one else did and that was really fantastic. But  
2 other than that, it -- it's not bringing me  
3 personally value. I think it's nice that  
4 somebody wants to take over the Mansion Inn and  
5 really -- 'cause it is a beautiful building that  
6 has been neglected and I appreciate some of the  
7 scale backness of the plan.

8 The other side of it is, you know, if  
9 you build it, they will come, not really. I've  
10 been to the Field of Dreams, nobody's there in  
11 the middle of Iowa. So really looking at -- I  
12 was interested in your statements, looking at how  
13 many hotel rooms are in New Hope, how many are  
14 full during the week, what is -- what is some  
15 data on that would be really helpful, I think.

16 So thank you.

17 MARLENE PANZICA: Hi. Marlene Panzica.  
18 I live in Solebury. I own two buildings in New  
19 Hope, I also work right across the street from  
20 the Mansion for five years now. And for five  
21 years I've seen the Mansion be neglected. I've  
22 seen part of the corner of the porch fall. I've  
23 seen someone fall through the floor board on the  
24 porch. I've seen the gazebo collapse. I've seen  
25 a lot of neglect. I know that that costs a lot

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1 else in this room that can say that. I've gone  
2 through every owner of the Logan Inn in the last  
3 20 years that I've been doing business and no one  
4 has been as civic minded or put as much effort or  
5 money into the property as the builder that sits  
6 right in the middle of town, as Frank and Jeanne  
7 have. And I think everyone around them have been  
8 able to prosper from that.

9 I also own large trucks and I can  
10 assure you that we're not coming into town at  
11 five and seven in the morning and I am mindful  
12 when we do deliveries. And I think that a lot of  
13 business that Frank and Jeanne associate hotels  
14 with are local business and we are mindful of the  
15 impact of running large trucks into the area and  
16 what time we do it and how we do it.

17 In addition to that, you know the  
18 Mansion Inn, I've done business with three or  
19 four people previous owners, lost money every  
20 single time, but, you know, I think if we welcome  
21 the idea, proposal and if it's executed, it will  
22 do well for the town.

23 Thank you.

24 MS. KINGSLEY: Mr. Cohen, do you have  
25 any comments or, Mr. Cretella, that you'd like to

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1 add?

2 FRANK CRETELLA: As far as the garbage

3 deliveries early in the morning, I personally

4 have not heard them before. It's something that

5 I feel like if you put a demand on a company

6 that's picking up my garbage now, we'll switch

7 companies. I can tell you other truck deliveries

8 are not happening prior to the facility opening

9 up to receive that, which is closer to nine

10 o'clock. There's nobody in the kitchen available

11 to receive.

12 And I think that as somebody doing

13 business here and somebody who's concerned about

14 his customers and clients, I think we have a

15 proactive plan for parking. We're trying. I

16 mean, we're, you know, we're participating in a

17 trolley system that nobody else is paying for,

18 the town's not paying for it. We're trying to

19 work for solutions and I think the big part of

20 the business that we're doing is for weekday with

21 the hotel rooms. Oh, and my garbage at both

22 places, I don't know if you noticed, all of my

23 garbage is interior to the building and

24 refrigerated because I don't like having

25 dumpsters outside. When we get done at the Logan

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1 MR. DOUGHERTY: Frank, I know you very

2 well. I'm a fixture there, probably you're best

3 customer. I'm embarrassed to say.

4 Unfortunately, I'm having a problem right now. I

5 mean, I'm having, I hear -- council we represent

6 our constituents. Constituents can mean more

7 than just people who are residents, it means

8 people who are -- constituents are also our

9 visitors, they also, obviously, are business

10 owner -- people run the businesses, also people

11 who own retail establishments and rent them out

12 to other business operators; but I think if I had

13 the put a number it, I'm sort of a numbers guy,

14 I'd say 75 percent of my responsibility is to my

15 residents that are here 24 hours a day 7 a week

16 and have lived here in some cases, for decades.

17 I think I was probably more in line

18 with this a half hour ago than I am now because

19 after hearing this stuff with the applause. I

20 know many of the people who -- it looks like the

21 bride side and the groom side. I know a lot of

22 people here and I know the people who are on this

23 side of the room, the right-hand side of the

24 room, they're business people. And if I had to

25 guess --

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1 Inn that will be there as well.

2 MR. COHEN: Just to clarify, 'cause

3 some numbers were thrown about, I just want to

4 make it clear that if we were to modify to have

5 the additional rooms in lieu of the event space,

6 that it would be an addition of 22 rooms to

7 what's there now and a reduction of 50 seats from

8 the restaurant. So I know we've gone back and

9 forth, but those would be the numbers for that

10 proposal.

11 MS. GERING: Fifty seats, I have a

12 total of a hundred and thirty-three seats. You

13 started out at two thirty-five, so how --

14 MR. COHEN: From the existing. So the

15 existing seats are 185 and we'd be going down to

16 133. I think my math is right.

17 MR. MAISEL: And a total of how many

18 rooms?

19 FRANK CRETELLA: Thirty-four.

20 MR. MAISEL: So 12 more in addition to

21 what was --

22 MR. COHEN: Yes. So it's 34 total,

23 there are currently 12.

24 MS. KINGSLEY: Any other questions?

25 Dan?

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1 UNIDENTIFIED SPEAKER: We live here

2 too.

3 MR. DOUGHERTY: And --

4 UNIDENTIFIED SPEAKER: We live here

5 too.

6 MR. DOUGHERTY: Okay. Where I was

7 going with that --

8 Please don't interrupt me.

9 -- is that most people on this side of

10 the room do in fact not live here.

11 FRANK CRETELLA: I don't know if that's

12 true.

13 UNIDENTIFIED SPEAKER: That's not true.

14 MR. DOUGHERTY: Well, we can do the

15 math. Ms. Panzica does not live here.

16 You do not live here. Mr. Cohen does

17 not live here, Mr. Fey does not live here. The

18 three folks on the right, so, so far that's six

19 people in the first row, zero of them.

20 Laura, you do not live here.

21 UNIDENTIFIED SPEAKER: What about the

22 people behind --

23 MR. DOUGHERTY: I'm just trying to

24 point out.

25 (Indiscernible discussion.)

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1 MR. DOUGHERTY: I'm not trying to  
 2 debate, I'm trying to tell you that I -- my --  
 3 UNIDENTIFIED SPEAKER: They're not --  
 4 MR. DOUGHERTY: Most of what I --  
 5 UNIDENTIFIED SPEAKER: (Inaudible.)  
 6 MR. DOUGHERTY: Alison, would you  
 7 please?  
 8 MS. KINGSLEY: I'll run the meeting.  
 9 You can finish. No more interruptions, please.  
 10 MR. DOUGHERTY: What I'm trying to say  
 11 is I'm having a hard time listen -- when I hear  
 12 our constituents, our residents who have -- who  
 13 have these concerns that's where I'm at, okay?  
 14 That's my point on that, that's in fact -- I  
 15 think you're a good business person. I think  
 16 that you support the community as Mary has said,  
 17 you are -- you are involved in the community.  
 18 You're not some guy that's just fly by night  
 19 coming in. All those are great things, but I'm  
 20 having a hard time and that's where I'm at right  
 21 now. Thank you.  
 22 MS. KINGSLEY: I'm going to ask T.J. to  
 23 bring a motion for council to consider based upon  
 24 the presentation and the comments that have been  
 25 made.

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1 deliveries to the Mansion Inn would be by trucks  
 2 at the Logan Inn property, there would be no  
 3 deliveries on the Mansion Inn property itself;  
 4 and there would be a cross easement agreement  
 5 that would be recorded and be satisfactory to the  
 6 borough that would establish that arrangement, as  
 7 well as the pedestrian path between the two  
 8 properties. There would be no valet in front,  
 9 there would be no trolley stop in the front. And  
 10 I'm getting to the last one.  
 11 I know you're waiting for that one.  
 12 There will be no event room space and instead  
 13 there would not be more than 34 rooms proposed to  
 14 the property.  
 15 FRANK CRETELLA: Correct.  
 16 MR. WALSH: If I read that right, Mr.  
 17 Cohen, that's roughly eight or nine conditions.  
 18 I may have run through those, but --  
 19 MR. COHEN: Yes. Just you said no  
 20 trolley stop?  
 21 MR. WALSH: In front of the property.  
 22 FRANK CRETELLA: Yeah, I'm fine with  
 23 that.  
 24 MR. WALSH: Because I believe you  
 25 discussed putting it closer to the intersection,

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1 MR. WALSH: I'm only framing it in  
 2 terms of the conditions that were discussed here  
 3 tonight that Mr. Cretella, his counsel, and his  
 4 representative said they would agree. It would  
 5 be council would want to see -- I'm just getting  
 6 this so it's framed and on the floor in one spot.  
 7 That if the zoning hearing board were to act on  
 8 it, they would have these conditions as relief --  
 9 these conditions to any relief that might be  
 10 granted, okay?  
 11 And those would be:  
 12 The plans would be consistent with  
 13 those that were submitted at this meeting,  
 14 November 5, 2018; garbage pick-up would not be  
 15 before seven, the valet offsite parking  
 16 arrangement would be satisfactory to the borough  
 17 and the staff; there would only be 133 seats  
 18 inside the restaurant.  
 19 FRANK CRETELLA: In and out.  
 20 MR. MEYER: That's total.  
 21 MR. WALSH: Total, excuse me. Total  
 22 seats; there would be no seating in front of the  
 23 facade of the original building, there would be  
 24 no umbrellas or other similar amenities. There  
 25 would be service seats and benches only;

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1 but he said there would be no valet or trolley  
 2 stop.  
 3 MR. COHEN: And then with regard to the  
 4 seating in front. There would be seating,  
 5 service seating inside the porch, because  
 6 technically that's in the front.  
 7 MR. WALSH: Service seating or benches  
 8 only.  
 9 MR. MEYER: Service seating, but no  
 10 umbrellas.  
 11 MR. WALSH: Service seating only.  
 12 MR. COHEN: I'm sorry?  
 13 MR. WALSH: I said service seating or  
 14 benches only there would be no restaurant seating  
 15 or table service.  
 16 MR. COHEN: There would be table --  
 17 there's seats on the porch.  
 18 RALPH FEY: There's four tables  
 19 currently on the porch.  
 20 MS. KINGSLEY: There are tables on the  
 21 porch.  
 22 MR. WALSH: Okay. I'm sorry. I heard  
 23 that was described as service seating or benches.  
 24 RALPH FEY: These four seats exist and  
 25 are meant to be --

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1 MR. MEYER: They're on the porch.  
 2 RALPH FEY: They're under cover on the  
 3 porch.  
 4 MR. WALSH: Okay. I'm just waiting for  
 5 the room to be quiet because I can't hear.  
 6 Okay. So, Mr. Fey, just so I get that  
 7 right again, there would be eight seating --  
 8 eight seats on the porch only?  
 9 RALPH FEY: Yeah, no umbrellas.  
 10 MR. WALSH: So to rephrase that, it  
 11 would be maximum of eight seats on the porch in  
 12 front of the building, there would no umbrellas,  
 13 there would be service seats and benches in front  
 14 of that.  
 15 MR. MEYER: No.  
 16 MR. COHEN: Yes.  
 17 MR. WALSH: Is that is accurate?  
 18 MR. COHEN: That is correct.  
 19 MR. MEYER: Not service seats in front  
 20 of the building, the service seats are on the  
 21 porch, which is part of the building.  
 22 RALPH FEY: That's correct.  
 23 MR. MEYER: Just trying to clarify the  
 24 language there.  
 25 MR. WALSH: That would be conditions

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1 MR. COHEN: Yeah.  
 2 MR. WALSH: Okay. Those would be the  
 3 10 conditions give or take. Now, this is -- if  
 4 there are any I missed, let me know.  
 5 MS. GERING: Excuse me, Alison.  
 6 MR. MEYER: You got a hand up.  
 7 MR. WALSH: So if council's of a mind  
 8 that would be -- you need a motion to adopt those  
 9 -- motion and second saying council's position is  
 10 that they would want to see the zoning hearing  
 11 board attach those conditions to its decision, if  
 12 they were to grant relief.  
 13 MS. KINGSLEY: So at this point, I  
 14 would ask each of the council members, based on  
 15 those conditions -- public comment is later,  
 16 Connie -- to either state their position to  
 17 remain neutral, oppose or support.  
 18 MR. MEYER: Wait a minute, don't we  
 19 have a mo -- don't we need a motion to impose  
 20 those conditions?  
 21 MR. WALSH: You do.  
 22 MS. KINGSLEY: Yes.  
 23 MR. WALSH: But you need to -- it would  
 24 be a majority of council's position to say, our  
 25 position before the zoning hearing board is that

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1 that would be attached to a motion where council  
 2 would take a position that it would want to see  
 3 those conditions attached to any relief granted  
 4 by the zoning hearing board.  
 5 MIKE CARR: T.J., I believe there was  
 6 representation made --  
 7 MS. KINGSLEY: Hold on.  
 8 MIKE CARR: If I may, that there would  
 9 be no --  
 10 MS. KINGSLEY: Please come up to the  
 11 microphone again, please, I'm sorry. Thank you.  
 12 MIKE CARR: I think I heard that there  
 13 would be no use of the back driveway other than  
 14 to access the parking spaces that are back there.  
 15 I would welcome a condition that there be no --  
 16 RALPH FEY: An indoor trash can.  
 17 MIKE CARR: I would welcome a condition  
 18 that there be no valet or trolley stop back there  
 19 that would be meaningful.  
 20 MR. WALSH: On Bridge Street or in the  
 21 back?  
 22 MR. MEYER: Bridge street access.  
 23 MR. WALSH: When I say Bridge Street, I  
 24 mean on Bridge Street. When I say in the back, I  
 25 mean the lot.

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1 we want to see the zoning hearing board if it  
 2 grants relief that it attach all of those  
 3 conditions to its decision. So your position  
 4 would be that, as I described it.  
 5 MR. MEYER: It seems to me, we have two  
 6 proposition -- we have two situations in front of  
 7 us. One is the imposition of the conditions;  
 8 second is given the imposition of the conditions,  
 9 are we for it, neutral or opposed to it. Those  
 10 are two different propositions.  
 11 MR. WALSH: Okay. You can describe it  
 12 that way, but it's essentially saying -- okay.  
 13 I'll let you -- how you want to couch your  
 14 position as council, that's fine, but I mean if  
 15 you were going to motion to take a position for  
 16 the zoning hearing board, that council takes no  
 17 position or opposes it, however you want to  
 18 phrase it, but it wants to see --  
 19 MS. KINGSLEY: Read the motion.  
 20 MR. WALSH: I don't know how you want  
 21 me to phrase it with that statement, but I'm  
 22 trying -- how I would suggest to do it is, that  
 23 council opposes the application unless the  
 24 following conditions are attached by the zoning  
 25 hearing board to any relief that might be granted

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1 and then those would be --  
 2 MR. DOUGHERTY: Is that the same as --  
 3 MR. WALSH: If you don't want to say it  
 4 that way, you can say, council takes no position  
 5 on the application, but wants to see the  
 6 following conditions attached.  
 7 MR. DOUGHERTY: I think that's probably  
 8 closer rather than saying we take no -- that we  
 9 have no problems with it no unless these things  
 10 are -- I think if we say it the second way you  
 11 said it.  
 12 MR. WALSH: That's fine. I've seen it  
 13 both ways.  
 14 MR. MEYER: Which is it now?  
 15 MR. WALSH: The recommended motion --  
 16 suggested motion, not the recomm -- suggested  
 17 motion would be, council takes no position and is  
 18 neutral on the application, but wants to see the  
 19 following conditions attached to the relief  
 20 granted, if any, by the zoning hearing board.  
 21 And it would be those following conditions that I  
 22 read already.  
 23 MR. DOUGHERTY: The only one I would  
 24 like you to repeat is the parking. I believe  
 25 that you said the parking and also satisfactory

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1 to show an arrangement with whoever the property  
 2 owner is and that's usually presented to the  
 3 zoning officer who then confers with myself and  
 4 the manager. And that's what the zoning  
 5 ordinance requires, you have to show that the  
 6 parking spaces are available and you basically  
 7 have to show that the arrangement is in place.  
 8 MR. DOUGHERTY: I thought there was  
 9 words, and that arrangement was satisfactory to  
 10 the council. I thought that's what I heard  
 11 earlier, but maybe I misheard. In other words,  
 12 what --  
 13 MR. WALSH: Satisfactory to --  
 14 MR. DOUGHERTY: When would this council  
 15 -- like we're basically saying that these are the  
 16 things that we would in order to be, I guess,  
 17 neutral or something like that, but then one of  
 18 them is that we would get a more --  
 19 MR. WALSH: Okay. I got an idea --  
 20 MR. DOUGHERTY: -- detail plan that we  
 21 would then -- this council, not our zoning  
 22 officer, not (inaudible) that this council would  
 23 review and accept.  
 24 MR. WALSH: I think I've got an idea.  
 25 Mr. Cohen, we would suggest that the

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1 to the management, could you reread the parking  
 2 and valet section?  
 3 MR. WALSH: Sure. And valet section?  
 4 MR. DOUGHERTY: Well, parking and valet  
 5 is pretty much -- that whole chunk, yes.  
 6 MR. WALSH: So going through them,  
 7 there would be no valet in front of the building,  
 8 there would be no trolley stop in front of the  
 9 building, from Mr. Carr's suggestion or request,  
 10 there would be no valet or trolley on Bridge  
 11 Street or in the rear parking lot, okay? I don't  
 12 know how that's going to work, if they're going  
 13 to valet park where are they going to go?  
 14 MR. COHEN: To the Logan Inn.  
 15 MR. WALSH: So you're going to valet to  
 16 Logan?  
 17 MR. MEYER: Yeah, that's --  
 18 MR. WALSH: That's wasn't --  
 19 MR. COHEN: Mr. Dougherty, there was an  
 20 earlier condition, I believe it was the third one  
 21 where he stated and parking and valet service has  
 22 to be satisfactory to the board.  
 23 MR. WALSH: I'm getting to that. So to  
 24 satisfy the zoning ordinance for valet, you have  
 25 to show where the cars are going to go. You have

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1 parking arrangement be reviewed during the land  
 2 development review process by borough council.  
 3 MR. DOUGHERTY: Reviewed and obtain  
 4 approval for --  
 5 MR. WALSH: Well, that's the --  
 6 MR. COHEN: I mean, implying some  
 7 objective standards, I would assume.  
 8 MR. WALSH: It has to be per the zoning  
 9 ordinance.  
 10 MR. COHEN: Okay. That's fine, yeah.  
 11 MR. WALSH: It would be during the land  
 12 development.  
 13 MR. DOUGHERTY: So can you -- what  
 14 happens then is then we nod our heads or  
 15 something here and then the thing actually gets  
 16 printed out doesn't have all these caveats in it,  
 17 so I'd like to have --  
 18 MR. WALSH: It will be printed out,  
 19 there'll be a letter that I will put together to  
 20 make sure it gets introduced as an exhibit before  
 21 the zoning hearing board, it's part of their  
 22 record.  
 23 MR. DOUGHERTY: In time for the zoning  
 24 hearing board's next meeting?  
 25 MR. WALSH: Absolutely. What Mr. Cohen

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1 saying is asking is saying what is the standards  
 2 that this council will apply to that parking  
 3 arrangement.  
 4 MR. DOUGHERTY: Right.  
 5 MR. WALSH: Off the top of my head one  
 6 of them will be you can't triple use spaces at  
 7 some place that they already rented them out  
 8 three times, because we've had that. I'm not  
 9 saying you're going to do that. I can tell you,  
 10 you should investigate how many times the school  
 11 has leased some of those spaces out. I'm not  
 12 saying anything that's secret.  
 13 MR. DOUGHERTY: I'm just interested in  
 14 the fact that the plan would -- we would get the  
 15 ability to review the plan and say yes and that  
 16 the plan would actually show that these spaces do  
 17 exist, that the contract supporting these spaces  
 18 existing and we review that.  
 19 MR. WALSH: That's correct.  
 20 MR. DOUGHERTY: And it's not like, oh,  
 21 well, they're going to park them up there and  
 22 they're really -- there's no then it's just  
 23 vapor.  
 24 MR. WALSH: No, that would be the  
 25 point.

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1 MS. MCHUGH: Remain neutral.  
 2 MR. WALSH: No, you have to --  
 3 MS. MCHUGH: Aye.  
 4 MR. WALSH: Saying aye remains neutral  
 5 for the way this motion is.  
 6 MS. LEE: Ms. Gering?  
 7 MS. GERING: Aye.  
 8 MS. LEE: Mr. Meyer?  
 9 MR. MEYER: Aye.  
 10 MS. LEE: Ms. Rettig?  
 11 MS. RETTIG: Aye.  
 12 MS. LEE: Council President Kingsley?  
 13 MS. KINGSLEY: Aye.  
 14 MR. WALSH: Okay.  
 15 MS. LEE: One opposed and six ayes.  
 16 MS. KINGSLEY: Motion carries.  
 17 Council will adjourn into an executive  
 18 session and the meeting is adjourned.  
 19 (Meeting adjourned at 8:55 p.m.)  
 20 ---  
 21  
 22  
 23  
 24  
 25

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1 MR. DOUGHERTY: That's what I think it  
 2 needs to sort of say.  
 3 MR. WALSH: That's fine.  
 4 Is that acceptable?  
 5 MR. COHEN: Yes.  
 6 FRANK CRETELLA: Yes.  
 7 MS. KINGSLEY: All right. Do we have a  
 8 motion?  
 9 MS. GERING: I'll make that motion.  
 10 MS. KINGSLEY: Second?  
 11 MR. MAISEL: I'll second.  
 12 MS. KINGSLEY: Roll call, please?  
 13 MR. WALSH: It's neutral subject to the  
 14 conditions, right, that's how I phrased it.  
 15 MS. LEE: I'll do a roll call.  
 16 Mr. Maisel?  
 17 MR. MAISEL: My comment is neutral or  
 18 opposed is that --  
 19 MR. WALSH: The motion would be aye on  
 20 the motion to remain neutral subject to the  
 21 conditions.  
 22 MR. MAISEL: Aye.  
 23 MS. LEE: Mr. Dougherty?  
 24 MR. DOUGHERTY: Opposed.  
 25 MS. LEE: Ms. McHugh?

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1  
 2  
 3  
 4 **CERTIFICATE**  
 5  
 6  
 7  
 8  
 9  
 10 I hereby certify that the proceedings  
 11 and evidence are contained fully and accurately,  
 12 to the best of my ability, in the notes taken by  
 13 me at the meeting in the above matter; and that  
 14 the foregoing is a true and correct transcript of  
 15 the same.  
 16  
 17  
 18  
 19 **TARA WILSON, C.R.**  
 20  
 21  
 22  
 23  
 24  
 25

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