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NEW HOPE BOROUGH COUNCIL
BUCKS COUNTY, PENNSYLVANIA
- - -
COUNCIL RE-ORGANIZATION MEETING
- - -
NEW HOPE BOROUGH COMMUNITY ROOM
123 NEW STREET
NEW HOPE, PENNSYLVANIA 18938
- - -
MONDAY, JANUARY 5, 2026
COMMENCING AT 6:00 P.M.
- - -

BOARD MEMBERS PRESENT:

KENNETH MAISEL - PRESIDENT
MICHELE BECCI-VICE-PRESIDENT
KELLY WHITMAN
JOSEPH KASSICK
ERIC BURNSIDE
MARK MAGERMAN
- - -

ALSO PRESENT:

FRANK DeLUCA - BOROUGH MAYOR
PETER GRAY - BOROUGH MANAGER
JOHN FENNINGHAM, ESQUIRE - BOROUGH SOLICITOR
KEVIN EDWARDS - CHIEF OF POLICE
MATTHEW DECKER - AUDIO/VIDEO TECHNICIAN

3

1 COUNCIL - RE-ORGANIZATION JANUARY 2026
2 MAYOR DeLUCA: Call the meeting to order.
3 Please stand for the Pledge of Allegiance.
4 I would like to call the tax collector for
5 the oath of office.
6 PRESIDENT MAISEL: We will start with --
7 MAYOR DeLUCA: I spoke to Peter, he has all
8 of the affidavits of residency; correct, Peter?
9 MR. GRAY: I do, yeah.
10 MAYOR DeLUCA: All right. I do solemnly
11 swear of affirm.
12 MS. KULICK: I do solemnly swear or affirm.
13 MAYOR DeLUCA: That I will defend the
14 Constitution.
15 MS. KULICK: That I will defend the
16 Constitution.
17 MAYOR DeLUCA: Of the United States.
18 MS. KULICK: Of the United States.
19 MAYOR DeLUCA: And the Constitution of this
20 Commonwealth.
21 MS. KULICK: And the Constitution of this
22 Commonwealth.
23 MAYOR DeLUCA: That I will discharge my
24 duties with fidelity.
25 MS. KULICK: That I will discharge my

2

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4

1 COUNCIL - RE-ORGANIZATION JANUARY 2026
2 duties with fidelity.
3 MAYOR DeLUCA: Swear in Mark Magerman.
4 I do solemnly swear or affirm.
5 MR. MAGERMAN: I do solemnly swear or
6 affirm.
7 MAYOR DeLUCA: I will support, obey and
8 defend.
9 MR. MAGERMAN: That I will support, obey
10 and defend.
11 MAYOR DeLUCA: The Constitution of the
12 United States.
13 MR. MAGERMAN: The Constitution of the
14 United States.
15 MAYOR DeLUCA: And the Constitution of this
16 Commonwealth.
17 MR. MAGERMAN: And the Constitution of this
18 Commonwealth.
19 MAYOR DeLUCA: And I will discharge my
20 duties with fidelity.
21 MR. MAGERMAN: And I will discharge my
22 duties with fidelity.
23 MAYOR DeLUCA: Repeat after me. I do
24 solemnly swear of affirm.
25 MR. BURNSIDE: I do solemnly swear.

5

1 COUNCIL - RE-ORGANIZATION JANUARY 2026
2 MAYOR DeLUCA: Or affirm.
3 MR. BURNSIDE: Or affirm.
4 MAYOR DeLUCA: I will support, obey and
5 defend.
6 MR. BURNSIDE: I will support, obey and
7 defend.
8 MAYOR DeLUCA: The Constitution of the
9 United States.
10 MR. BURNSIDE: The Constitution of the
11 United States.
12 MAYOR DeLUCA: And the Constitution of this
13 Commonwealth.
14 MR. BURNSIDE: And the Constitution of this
15 Commonwealth.
16 MAYOR DeLUCA: And that I will discharge my
17 duties with fidelity.
18 MR. BURNSIDE: I will discharge my duties
19 with fidelity.
20 MAYOR DeLUCA: Congratulations.
21 Michele Becci sworn in for another four
22 years.
23 Repeat after me. I do solemnly swear or
24 affirm.
25 MS. BECCI: I do solemnly swear or affirm.

6

1 COUNCIL - RE-ORGANIZATION JANUARY 2026
2 MAYOR DeLUCA: That I will support, obey
3 and defend.
4 MS. BECCI: That I will support, obey or --
5 MAYOR DeLUCA: And defend.
6 MS. BECCI: And defend.
7 MAYOR DeLUCA: The Constitution of the
8 United States.
9 MS. BECCI: The Constitution of the United
10 States.
11 MAYOR DeLUCA: And the Constitution of this
12 Commonwealth.
13 MS. BECCI: And the Constitution of this
14 Commonwealth.
15 MAYOR DeLUCA: And that I will discharge my
16 duties with fidelity.
17 MS. BECCI: And I will discharge my duties
18 with fidelity.
19 MAYOR DeLUCA: Congratulations.
20 Next for a two-year term. I do solemnly
21 swear or affirm.
22 MR. KASSICK: I do solemnly swear or
23 affirm.
24 MAYOR DeLUCA: That I will support, obey
25 and defend.

7

1 COUNCIL - RE-ORGANIZATION JANUARY 2026
2 MR. KASSICK: That I will support, obey and
3 defend.
4 MAYOR DeLUCA: The Constitution of the
5 United States.
6 MR. KASSICK: The Constitution of the
7 United States.
8 MAYOR DeLUCA: And the Constitution of this
9 Commonwealth.
10 MR. KASSICK: And the Constitution of this
11 Commonwealth.
12 MAYOR DeLUCA: And that I will discharge my
13 duties with fidelity.
14 MR. KASSICK: I will discharge my duties
15 with fidelity.
16 MAYOR DeLUCA: Congratulations.
17 PRESIDENT MAISEL: I would like to ask Mark
18 and Eric to join us up here without a name plate. This is
19 a redo from his Zoning Hearing Board. So welcome,
20 gentlemen.
21 MAYOR DeLUCA: Now we have the
22 administration of oath. Sorry, no. We already did that.
23 We have the nominations for the election of Council
24 President.
25 MS. BECCI: I would like to nominate Ken

8

1 COUNCIL - RE-ORGANIZATION JANUARY 2026
2 Maisel for President.
3 MS. WHITMAN: I would like to second that
4 motion.
5 MAYOR DeLUCA: All in favor?
6 MR. KASSICK: Aye.
7 MS. WHITMAN: Aye.
8 MS. BECCI: Aye.
9 MR. MAGERMAN: Aye.
10 MR. BURNSIDE: Aye.
11 PRESIDENT MAISEL: Thank you very much.
12 MAYOR DeLUCA: Now we have the election for
13 the nomination of Council Vice-President.
14 MS. WHITMAN: I would like to nominate
15 Michele Becci to serve as Council Vice-President.
16 MR. KASSICK: I will second.
17 MAYOR DeLUCA: All those in favor?
18 MR. KASSICK: Aye.
19 MS. WHITMAN: Aye.
20 MR. MAGERMAN: Aye.
21 MR. BURNSIDE: Aye.
22 PRESIDENT MAISEL: Aye.
23 MAYOR DeLUCA: Opposed?
24 I will turn the meeting over to Ken Maisel,
25 President.

9

1 COUNCIL - RE-ORGANIZATION JANUARY 2026
2 PRESIDENT MAISEL: Welcome. Tonight is a
3 really a wonderful evening for new appointees. We are
4 excited to have a lot of people here tonight and see what
5 we are doing and what we are hoping to do for the next
6 year. We are very excited about it and have a great team.
7 Very excited about it and Happy New Year to everybody as
8 well.
9 First up is can I have a motion to fill the
10 Borough Council vacancy which will be -- which will run
11 until December 31st, 2027?
12 MS. BECCI: I would like to make that
13 motion.
14 MS. WHITMAN: I will second that motion.
15 PRESIDENT MAISEL: Any discussion from
16 Council?
17 All in favor?
18 MR. KASSICK: Aye.
19 MS. WHITMAN: Aye.
20 MS. BECCI: Aye.
21 MR. MAGERMAN: Aye.
22 MR. BURNSIDE: Aye.
23 PRESIDENT MAISEL: Aye.
24 I want to thank everybody. We had really
25 an incredible luster of people interested in this position

10

1 COUNCIL - RE-ORGANIZATION JANUARY 2026
2 and I want to thank Trish Herlan who stepped in for a
3 couple of months prior to this appointment and we really
4 -- really thank her a lot and just everybody who stepped
5 up.
6 For a small community like this to get the
7 kind of interest and number and talent is really quite
8 remarkable. So I think we all feel a certain way about
9 New Hope but the depth of the giving of people in this
10 community is really something unrivaled and, I guess it is
11 -- all in favor of Roger Green?
12 MR. KASSICK: Aye.
13 MS. WHITMAN: Aye.
14 MS. BECCI: Aye.
15 MR. MAGERMAN: Aye.
16 MR. BURNSIDE: Aye.
17 PRESIDENT MAISEL: Aye.
18 MS. WHITMAN: I just wanted to echo again,
19 thank you to everybody who stood up and there is so many
20 different ways to get involved and everybody and Council
21 and committees raise their hands. Always positive for
22 being here tonight.
23 PRESIDENT MAISEL: Did we affirm already?
24 Roger, welcome. Congratulations. You will sit tight
25 tonight.

11

1 COUNCIL - RE-ORGANIZATION JANUARY 2026
2 Okay. So tonight you could consider our
3 business housekeeping and just a matter of very important
4 business but just kind of standard protocol in terms of
5 the assignments and what will happen for the next year in
6 terms of boards and commissions and so forth.
7 So first up we have the consideration to
8 adopt a resolution designating various banking
9 institutions as depositories.
10 Can I have a motion to approve the banking
11 institutions for the Borough's depository?
12 MS. BECCI: I will make that motion.
13 MS. WHITMAN: I will second it.
14 PRESIDENT MAISEL: Any discussion from
15 Council?
16 All in favor?
17 MR. KASSICK: Aye.
18 MS. WHITMAN: Aye.
19 MS. BECCI: Aye.
20 MR. MAGERMAN: Aye.
21 MR. BURNSIDE: Aye.
22 PRESIDENT MAISEL: Aye.
23 Next up is consideration for adopting a
24 resolution appointing certain Borough offices and
25 positions.

12

1 COUNCIL - RE-ORGANIZATION JANUARY 2026
2 Can I have a motion to approve the
3 resolution for -- to appoint the Borough's offices and
4 positions?
5 MR. KASSICK: I will make that motion.
6 MS. BECCI: I will second.
7 PRESIDENT MAISEL: This is just for
8 everyone's edification, all outside services that will be
9 legal, engineering, municipal services and so forth. So
10 we have all of their documentation that we provided with
11 fees attached to it. So it is all part of the Council's
12 packet and that is what we are voting on tonight and
13 approving tonight.
14 Any other comments from Council? Anything
15 from the public?
16 All in favor?
17 MR. KASSICK: Aye.
18 MS. WHITMAN: Aye.
19 MS. BECCI: Aye.
20 MR. MAGERMAN: Aye.
21 MR. BURNSIDE: Aye.
22 PRESIDENT MAISEL: Aye.
23 Next up is to -- for the Chair for 2026 --
24 the resolution is to adopt Ed Duffy as Vacancy Board
25 Chairperson.

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1 MS. BECCI: I will make that motion.
 2 MS. WHITMAN: I will second it.
 3 PRESIDENT MAISEL: Part of the discussion
 4 has to be our appreciation for Ed always stepping up and
 5 prepared to take that assignment hopefully.
 6 MR. DUFFY: I am so busy.
 7 PRESIDENT MAISEL: Any comments from
 8 Council? All in favor? Public?
 9 All in favor?
 10 MR. KASSICK: Aye.
 11 MS. WHITMAN: Aye.
 12 MS. BECCI: Aye.
 13 MR. MAGERMAN: Aye.
 14 MR. BURNSIDE: Aye.
 15 PRESIDENT MAISEL: Aye.
 16 Next up is consideration to adopt the
 17 resolution for appointees to the Zoning Hearing Board.
 18 Can I have a motion to approve the
 19 resolution to appoint Steve Faila to the Zoning Hearing
 20 Board?
 21 MR. KASSICK: I will make that motion.
 22 PRESIDENT MAISEL: Second?
 23 MS. WHITMAN: Second.
 24 MR. BURNSIDE: Second.
 25

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1 PRESIDENT MAISEL: Aye. Can I have a
 2 motion to approve the resolution to appoint David Huebner
 3 from alternate to full-time member of the Zoning Hearing
 4 Board?
 5 MS. WHITMAN: I will make that motion.
 6 MR. BURNSIDE: Second.
 7 PRESIDENT MAISEL: Discussion from Council?
 8 Public?
 9 All in favor?
 10 MR. KASSICK: Aye.
 11 MS. WHITMAN: Aye.
 12 MS. BECCI: Aye.
 13 MR. MAGERMAN: Aye.
 14 MR. BURNSIDE: Aye.
 15 PRESIDENT MAISEL: Aye.
 16 Can I have a motion to approve the
 17 resolution to appoint Chris Woidill as an alternate to the
 18 Zoning Hearing Board?
 19 MS. BECCI: I will make that motion.
 20 MS. WHITMAN: I will second that.
 21 PRESIDENT MAISEL: Discussion from Council?
 22 From the public?
 23 All in favor?
 24 MR. KASSICK: Aye.
 25

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1 PRESIDENT MAISEL: Any discussion from
 2 Council? Any comments from the public?
 3 All in favor of Steve Faila to the Zoning
 4 Hearing Board?
 5 MR. KASSICK: Aye.
 6 MS. WHITMAN: Aye.
 7 MS. BECCI: Aye.
 8 MR. MAGERMAN: Aye.
 9 MR. BURNSIDE: Aye.
 10 PRESIDENT MAISEL: Aye.
 11 Can I have a motion to approve the
 12 resolution to reappoint Bill Goodwin to the Zoning Hearing
 13 Board?
 14 MS. BECCI: I will make that motion.
 15 MS. WHITMAN: Second.
 16 MR. BURNSIDE: Second.
 17 PRESIDENT MAISEL: Okay. Any discussion
 18 from Council?
 19 All in favor?
 20 MR. KASSICK: Aye.
 21 MS. WHITMAN: Aye.
 22 MS. BECCI: Aye.
 23 MR. MAGERMAN: Aye.
 24 MR. BURNSIDE: Aye.
 25

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1 MS. WHITMAN: Aye.
 2 MS. BECCI: Aye.
 3 MR. MAGERMAN: Aye.
 4 MR. BURNSIDE: Aye.
 5 PRESIDENT MAISEL: Aye.
 6 Can I have a motion to approve the
 7 resolution to appoint Cliff Montgomery to be an alternate
 8 for the Zoning Hearing Board?
 9 MS. BECCI: I will make that motion.
 10 MR. BURNSIDE: Second.
 11 PRESIDENT MAISEL: Discussion from the
 12 public?
 13 All in favor?
 14 MR. KASSICK: Aye.
 15 MS. WHITMAN: Aye.
 16 MS. BECCI: Aye.
 17 MR. MAGERMAN: Aye.
 18 MR. BURNSIDE: Aye.
 19 PRESIDENT MAISEL: Aye.
 20 Okay. Lastly for the Zoning Hearing Board.
 21 Can I have a motion to appoint Kathy Schroeher as an
 22 alternate to the Zoning Hearing Board?
 23 MS. WHITMAN: I will make that motion.
 24 MS. BECCI: Second.
 25

1 COUNCIL - RE-ORGANIZATION JANUARY 2026
 2 PRESIDENT MAISEL: Discussion from Council?
 3 Public?
 4 All in favor?
 5 MR. KASSICK: Aye.
 6 MS. WHITMAN: Aye.
 7 MS. BECCI: Aye.
 8 MR. MAGERMAN: Aye.
 9 MR. BURNSIDE: Aye.
 10 PRESIDENT MAISEL: Aye.
 11 Next up is the consideration of
 12 appointments to boards and commissions.
 13 Shade Tree Commission. Can I have a motion
 14 to appoint Krayl Funch to the Shade Tree Commission?
 15 MR. KASSICK: I will make that motion.
 16 MS. WHITMAN: Second.
 17 PRESIDENT MAISEL: Discussion from Council?
 18 Public?
 19 All in favor?
 20 MR. KASSICK: Aye.
 21 MS. WHITMAN: Aye.
 22 MS. BECCI: Aye.
 23 MR. MAGERMAN: Aye.
 24 MR. BURNSIDE: Aye.
 25 PRESIDENT MAISEL: Aye.

1 COUNCIL - RE-ORGANIZATION JANUARY 2026
 2 Next up is Parks and Recreation.
 3 Can I have a motion to a reappoint Randall
 4 Ragasto to the parks and rec board?
 5 MS. BECCI: I will make that motion.
 6 MS. WHITMAN: Second.
 7 PRESIDENT MAISEL: Discussion from Council?
 8 Public comment?
 9 All in favor?
 10 MR. KASSICK: Aye.
 11 MS. WHITMAN: Aye.
 12 MS. BECCI: Aye.
 13 MR. MAGERMAN: Aye.
 14 MR. BURNSIDE: Aye.
 15 PRESIDENT MAISEL: Aye.
 16 Planning Commission. Can I have a motion
 17 to reappoint Lawrence Greenberg to the Planning
 18 Commission?
 19 MS. WHITMAN: I will make that motion.
 20 MR. KASSICK: Second.
 21 PRESIDENT MAISEL: Discussion from Council?
 22 From the public?
 23 All in favor?
 24 MR. KASSICK: Aye.
 25 MS. WHITMAN: Aye.

1 COUNCIL - RE-ORGANIZATION JANUARY 2026
 2 MS. BECCI: Aye.
 3 MR. MAGERMAN: Aye.
 4 MR. BURNSIDE: Aye.
 5 PRESIDENT MAISEL: Aye.
 6 Also on the Planning Commission, can I have
 7 a motion to reappoint Louis Bellafronte to the Planning
 8 Commission?
 9 MS. WHITMAN: I will make that motion.
 10 MS. BECCI: I will second it.
 11 PRESIDENT MAISEL: Discussion from Council?
 12 From the public?
 13 All in favor of reappointing Lou
 14 Bellafronte to the Planning Commission?
 15 MR. KASSICK: Aye.
 16 MS. WHITMAN: Aye.
 17 MS. BECCI: Aye.
 18 MR. MAGERMAN: Aye.
 19 MR. BURNSIDE: Aye.
 20 PRESIDENT MAISEL: Aye.
 21 Can I have a motion to reappoint Peter
 22 Meyer to the Planning Commission?
 23 MS. WHITMAN: I will make that motion.
 24 MS. BECCI: I will second.
 25 PRESIDENT MAISEL: Any comments from

1 COUNCIL - RE-ORGANIZATION JANUARY 2026
 2 Council? From the public?
 3 All in favor?
 4 MR. KASSICK: Aye.
 5 MS. WHITMAN: Aye.
 6 MS. BECCI: Aye.
 7 MR. MAGERMAN: Aye.
 8 MR. BURNSIDE: Aye.
 9 PRESIDENT MAISEL: Aye.
 10 Okay. Environmental Action Committee. Can
 11 I have a motion to reappoint Pamm Kerr to the EAC?
 12 MS. WHITMAN: I will make that motion.
 13 MR. MAGERMAN: I will second.
 14 PRESIDENT MAISEL: Discussion from Council?
 15 Public?
 16 All in favor?
 17 MR. KASSICK: Aye.
 18 MS. WHITMAN: Aye.
 19 MS. BECCI: Aye.
 20 MR. MAGERMAN: Aye.
 21 MR. BURNSIDE: Aye.
 22 PRESIDENT MAISEL: Aye.
 23 Can I have a motion to reappoint Ross Keyes
 24 to the EAC?
 25 MS. WHITMAN: I will make that motion.

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1 MR. MAGERMAN: I will second.
 2 PRESIDENT MAISEL: Discussion? From the
 3 public?
 4 All in favor?
 5 MR. KASSICK: Aye.
 6 MS. WHITMAN: Aye.
 7 MS. BECCI: Aye.
 8 MR. MAGERMAN: Aye.
 9 MR. BURNSIDE: Aye.
 10 PRESIDENT MAISEL: Aye.
 11 Can I have a motion to appoint Matt Egner
 12 to the EAC?
 13 MS. WHITMAN: I will make that motion.
 14 MS. BECCI: Second.
 15 PRESIDENT MAISEL: Discussion? Public?
 16 All in favor?
 17 MR. KASSICK: Aye.
 18 MS. WHITMAN: Aye.
 19 MS. BECCI: Aye.
 20 MR. MAGERMAN: Aye.
 21 MR. BURNSIDE: Aye.
 22 PRESIDENT MAISEL: Aye.
 23 HARB. Can I have a motion to reappoint Jay
 24 Freeo to the HARB?
 25

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1 Can I have a motion to reappoint Keystone
 2 Municipal Services to the HARB?
 3 MS. WHITMAN: I will make that motion.
 4 MR. KASSICK: I will second.
 5 PRESIDENT MAISEL: Comments from Council?
 6 From the public?
 7 All in favor?
 8 MR. KASSICK: Aye.
 9 MS. WHITMAN: Aye.
 10 MS. BECCI: Aye.
 11 MR. MAGERMAN: Aye.
 12 MR. BURNSIDE: Aye.
 13 PRESIDENT MAISEL: Aye.
 14 Next up is the Green Initiative. Maybe
 15 soon it will have a name change potentially. All right.
 16 Can I have a motion to appoint Lynne
 17 Brennan? This is a committee that is made up of -- it is
 18 going to be three residents, two Council people and four
 19 representatives from our boards so it has got a pretty big
 20 group so bear with me here.
 21 Number one, can I have a motion to appoint
 22 Lynne Brennan to the Green Initiative?
 23 MS. BECCI: I will make that motion.
 24 MR. KASSICK: I will second.
 25

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1 MS. WHITMAN: I will make that motion.
 2 MR. MAGERMAN: I will second it.
 3 PRESIDENT MAISEL: Discussion from Council?
 4 Public?
 5 All in favor?
 6 MR. KASSICK: Aye.
 7 MS. WHITMAN: Aye.
 8 MS. BECCI: Aye.
 9 MR. MAGERMAN: Aye.
 10 MR. BURNSIDE: Aye.
 11 PRESIDENT MAISEL: Aye.
 12 Can I have a motion to reappoint John
 13 Williams to the HARB?
 14 MS. WHITMAN: I will make that motion.
 15 MR. KASSICK: Second.
 16 PRESIDENT MAISEL: Comments from Council?
 17 Comments from the public?
 18 All in favor?
 19 MR. KASSICK: Aye.
 20 MS. WHITMAN: Aye.
 21 MS. BECCI: Aye.
 22 MR. MAGERMAN: Aye.
 23 MR. BURNSIDE: Aye.
 24 PRESIDENT MAISEL: Aye.
 25

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1 PRESIDENT MAISEL: Discussion from Council?
 2 MS. WHITMAN: For the purposes of everybody
 3 here, this is the green space initiative. So this is all
 4 of the open spaces in the Borough.
 5 We have discussed an inventory a little bit
 6 over a year ago of any parks, public lands that the
 7 Borough owns and controls, ways that we can activate and
 8 really make the most of the spaces that we have got around
 9 town, including the lawn next to Borough Hall and various
 10 other locations as well. That is what this is about, the
 11 Green Initiative Commission.
 12 PRESIDENT MAISEL: I am kind of just
 13 running through this administratively but this is a big
 14 effort that the -- that this Council and the Borough is
 15 undertaking for this year and probably for the next year
 16 or two to come perhaps, if it comes to fruition the way we
 17 kind of hope it will so I am glad that Kelly is
 18 underscoring the significance of this from the standpoint
 19 of what we hope is going to be.
 20 So -- and that is not to undermine any
 21 other committees or boards that exist. This is a new one
 22 and it is one that has a lot -- got a lot of enthusiasm
 23 near the end of last year for the public and we hope to
 24 keep that momentum going into the year.
 25

1 COUNCIL - RE-ORGANIZATION JANUARY 2026
 2 So I did make the motion to appoint Lynne
 3 Brennan, second and that is the discussion.
 4 And is there any other discussion from
 5 Council? Anything from the public?
 6 All in favor?
 7 MR. KASSICK: Aye.
 8 MS. WHITMAN: Aye.
 9 MS. BECCI: Aye.
 10 MR. MAGERMAN: Aye.
 11 MR. BURNSIDE: Aye.
 12 PRESIDENT MAISEL: Aye. Thank you.
 13 Next is can I have a motion to appoint
 14 Albert Semeniuk -- is that right? Is he here? To the
 15 Green Initiative.
 16 MS. BECCI: He is also a resident, just for
 17 information.
 18 PRESIDENT MAISEL: Okay. So can I have --
 19 I would like to make a motion to appoint Albert Semeniuk.
 20 MS. BECCI: I will make that motion.
 21 MS. WHITMAN: Second.
 22 PRESIDENT MAISEL: Discussion from Council?
 23 From the public?
 24 All in favor?
 25 MR. KASSICK: Aye.

1 COUNCIL - RE-ORGANIZATION JANUARY 2026
 2 MS. WHITMAN: Aye.
 3 MS. BECCI: Aye.
 4 MR. MAGERMAN: Aye.
 5 MR. BURNSIDE: Aye.
 6 PRESIDENT MAISEL: Aye.
 7 Can I have a motion to appoint Maura
 8 Diamond to the Green Initiative?
 9 MS. WHITMAN: I will make that motion.
 10 MR. KASSICK: I will second.
 11 PRESIDENT MAISEL: Comments from Council?
 12 Public?
 13 All in favor?
 14 MR. KASSICK: Aye.
 15 MS. WHITMAN: Aye.
 16 MS. BECCI: Aye.
 17 MR. MAGERMAN: Aye.
 18 MR. BURNSIDE: Aye.
 19 PRESIDENT MAISEL: Aye.
 20 Can I have a motion to appoint Michele
 21 Becci to the Green Initiative as Borough Council
 22 representative?
 23 MS. WHITMAN: I will make that motion.
 24 PRESIDENT MAISEL: I second it.
 25 Discussion from Council? Public?

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 2 All in favor?
 3 MR. KASSICK: Aye.
 4 MS. WHITMAN: Aye.
 5 MS. BECCI: Aye.
 6 MR. MAGERMAN: Aye.
 7 MR. BURNSIDE: Aye.
 8 PRESIDENT MAISEL: Aye.
 9 MS. BECCI: I would like to appoint Ken
 10 Maisel to the Green Initiative as well.
 11 MS. WHITMAN: I will make that motion.
 12 MR. KASSICK: Second.
 13 PRESIDENT MAISEL: That is okay. There was
 14 a second.
 15 Any additional conversation or discussion
 16 from Council? No. Public?
 17 All in favor?
 18 MR. KASSICK: Aye.
 19 MS. WHITMAN: Aye.
 20 MS. BECCI: Aye.
 21 MR. MAGERMAN: Aye.
 22 MR. BURNSIDE: Aye.
 23 PRESIDENT MAISEL: Aye.
 24 Next up is representative from parks and
 25 rec. Can I have a motion to appoint Beth Hasher to the

1 COUNCIL - RE-ORGANIZATION JANUARY 2026
 2 Green Initiative as a representative from parks and rec?
 3 MS. WHITMAN: I will make that motion.
 4 MS. BECCI: Second.
 5 PRESIDENT MAISEL: Discussion from Council?
 6 Public?
 7 All in favor?
 8 MR. KASSICK: Aye.
 9 MS. WHITMAN: Aye.
 10 MS. BECCI: Aye.
 11 MR. MAGERMAN: Aye.
 12 MR. BURNSIDE: Aye.
 13 PRESIDENT MAISEL: Aye.
 14 Can I have a motion to appoint Krayl Funch
 15 to the Green Initiative as representative of Shade Tree?
 16 MR. KASSICK: I will make that motion.
 17 MS. WHITMAN: Second it.
 18 PRESIDENT MAISEL: Additional discussion?
 19 MR. KASSICK: I think it is great.
 20 PRESIDENT MAISEL: From the public?
 21 All in favor?
 22 MR. KASSICK: Aye.
 23 MS. WHITMAN: Aye.
 24 MS. BECCI: Aye.
 25 MR. MAGERMAN: Aye.

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1 MR. BURNSIDE: Aye.
 2 PRESIDENT MAISEL: Aye.
 3 Can I have a motion to appoint Lou
 4 Bellafronte to the Green Initiative as representative from
 5 the Planning Commission?
 6 MS. WHITMAN: I will make that motion.
 7 MR. KASSICK: Second.
 8 PRESIDENT MAISEL: Any discussion from
 9 Council? Public?
 10 All in favor?
 11 MR. KASSICK: Aye.
 12 MS. WHITMAN: Aye.
 13 MS. BECCI: Aye.
 14 MR. MAGERMAN: Aye.
 15 MR. BURNSIDE: Aye.
 16 PRESIDENT MAISEL: Aye.
 17 Next up is the Lower Delaware River Wild
 18 and Scenic Commission Board.
 19 Can I have a motion to appoint Michele
 20 Becci to the Lower Delaware River Wild and Scenic
 21 Commission. This is the liaison.
 22 MS. WHITMAN: I will make that motion.
 23 MR. KASSICK: Second.
 24 PRESIDENT MAISEL: Council? Public?
 25

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1 All in favor?
 2 MR. KASSICK: Aye.
 3 MS. WHITMAN: Aye.
 4 MS. BECCI: Aye.
 5 MR. MAGERMAN: Aye.
 6 MR. BURNSIDE: Aye.
 7 PRESIDENT MAISEL: Aye.
 8 Next is also liaison for the free library,
 9 New Hope and Solebury Free Library.
 10 Can I have a motion to appoint Kelly
 11 Whitman as liaison to the free library?
 12 MR. KASSICK: I will make that motion.
 13 PRESIDENT MAISEL: Second.
 14 MR. MAGERMAN: Second.
 15 PRESIDENT MAISEL: Any additional comments
 16 from Council? Public?
 17 All in favor?
 18 MR. KASSICK: Aye.
 19 MS. WHITMAN: Aye.
 20 MS. BECCI: Aye.
 21 MR. MAGERMAN: Aye.
 22 MR. BURNSIDE: Aye.
 23 PRESIDENT MAISEL: Aye.
 24 Next up can I have a motion to appoint
 25

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1 Michele Becci as the liaison to the Chamber of Commerce?
 2 MS. WHITMAN: I will make that motion.
 3 MR. KASSICK: I will second.
 4 PRESIDENT MAISEL: Discussion? Public?
 5 All in favor?
 6 MR. KASSICK: Aye.
 7 MS. WHITMAN: Aye.
 8 MS. BECCI: Aye.
 9 MR. MAGERMAN: Aye.
 10 MR. BURNSIDE: Aye.
 11 PRESIDENT MAISEL: Aye.
 12 Next is consideration of appointing the
 13 LGBT liaison from the Borough Administration.
 14 Can I have a motion to appoint JoAnn
 15 Connell as an LGBT liaison?
 16 MS. WHITMAN: I will make that motion.
 17 MS. BECCI: I will second.
 18 PRESIDENT MAISEL: JoAnn is mostly known,
 19 as anybody that comes to the Borough offices, part of the
 20 administration staff, and has had this role for many
 21 years, I believe; right?
 22 Any additional comments from Council?
 23 Public?
 24 All in favor?
 25

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1 MR. KASSICK: Aye.
 2 MS. WHITMAN: Aye.
 3 MS. BECCI: Aye.
 4 MR. MAGERMAN: Aye.
 5 MR. BURNSIDE: Aye.
 6 PRESIDENT MAISEL: Aye.
 7 Next is the assignment of Council members
 8 to boards and committees by the -- by Council.
 9 The following will be the liaison from
 10 Borough Council for boards and commissions.
 11 Finance Committee will be Ken Maisel,
 12 Michele Becci and Kelly Whitman.
 13 Historic Architectural Review Board, HARB,
 14 will be Mark Magerman.
 15 EAC will be Joe Kassick.
 16 Zoning Hearing Board, Eric Burnside.
 17 Planning Commission, the general Planning
 18 Commission as opposed to the inclusion of the
 19 Comprehensive Plan will be Roger Green. And Kelly Whitman
 20 will continue in here role as the liaison as it relates to
 21 the Comprehensive Plan, which we hope will be done this
 22 year. That is a distinction there.
 23 Parking Committee will be Michele Becci,
 24 Kelly Whitman and Roger Green.
 25

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2 And the police pension board will be Ken
 3 Maisel and Kelly Whitman.
 4 Can I have a motion to approve these
 5 assignments?
 6 MR. KASSICK: I will make that motion.
 7 MS. WHITMAN: I will second it.
 8 PRESIDENT MAISEL: Any additional comments
 9 from Council? Somebody who is viably opposed to their new
 10 assignment --
 11 MR. MAGERMAN: That didn't have a
 12 discussion?
 13 PRESIDENT MAISEL: This is your
 14 opportunity.
 15 MR. MAGERMAN: It is cool.
 16 PRESIDENT MAISEL: This can be varied. It
 17 is not written in stone, right?
 18 MR. GRAY: Yes, we can switch it.
 19 PRESIDENT MAISEL: Somebody -- with that in
 20 mind, no additional comments from Council? Anything from
 21 the public? Decide as we are doing assignments. Nothing?
 22 All in favor?
 23 MR. KASSICK: Aye.
 24 MS. WHITMAN: Aye.
 25 MS. BECCI: Aye.

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2 MR. MAGERMAN: Aye.
 3 MR. BURNSIDE: Aye.
 4 PRESIDENT MAISEL: Aye. Okay.
 5 Next is -- we got through it.
 6 MS. BECCI: Thank you for your patience.
 7 PRESIDENT MAISEL: Seems a little like we
 8 were trying to push it through. Give any clarity to
 9 anything that we were discussing. A lot of thought and
 10 attention went into this as we like to think always does
 11 on your behalf.
 12 So that is what we came up with. I would
 13 like to hear if there is any public comment tonight and if
 14 not, we can adjourn. Yes.
 15 MS. KERR: Just in case there are any
 16 public school grads, Solebury public School, on Friday
 17 there will be an alumni evening from 5:30 to 7:00 at the
 18 high school.
 19 PRESIDENT MAISEL: Thank you.
 20 Yes, Geri.
 21 MS. DELEVICH: Geri Delevich, Old Mill
 22 Road.
 23 Congratulate everybody. Thanks to the many
 24 people who volunteered and love this town and want to make
 25 it the best town it can be.

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2 I was introduced to ChatGPT by Michele and
 3 Connie Gering and I asked an interesting question that I
 4 thought this would be a perfect time to have this question
 5 read.
 6 The question was what since 1976, what were
 7 some of the most significant events in New Hope? And I
 8 wanted to share this with everyone so hopefully we can
 9 protect, defend and cultivate these things. I was
 10 surprised.
 11 Here they are. The emergence as an LGBTQ
 12 haven was actually listed at number one. I don't think it
 13 was the top one.
 14 Number two was passage of the
 15 non-discrimination ordinance where New Hope became the
 16 first Borough in the State of Pennsylvania to pass a
 17 comprehensive ordinance protecting the LGBTQ community.
 18 And we should also be aware that
 19 Pennsylvania still the only state in the northeast that
 20 does not offer these protections in regards to employment,
 21 public accommodations and -- I forget the third one.
 22 Accommodations -- apartment living. Thank you.
 23 Third was the establishment of the annual
 24 pride celebration.
 25 Fourth was the founding of the New Hope

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2 Arts Center.
 3 Fifth was the growth of the New Hope Film
 4 Festival.
 5 Number six was the historic preservation
 6 efforts by HARB.
 7 Number seven was tourism in New Hope.
 8 Number eight was the vibrant restaurant and
 9 nightlife scene expansion.
 10 Number nine is the restoration and
 11 renovation of key historic sites in the Borough.
 12 Number ten was the continued operation of
 13 the Bucks County Playhouse.
 14 And the Delaware Canal designated a
 15 national historic landmark.
 16 I thought these all were very interesting
 17 and please I am sure we are all aware of these things.
 18 Protect these things, defend them and cultivate them.
 19 Congratulations and Happy New Year to
 20 everybody.
 21 MR. DANAHER: Good evening. First of all I
 22 would like to say welcome --
 23 MR. MAGERMAN: You were asked to spell your
 24 last name.
 25 MR. DANAHER: D-A-N-A-H-E-R.

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1 Let me get back to where I was. I am just
 2 going to read something real quick. First of all, I am a
 3 veteran. I am a veteran with a disability and I just want
 4 to make everybody aware of something so this goes on
 5 record.
 6
 7 The U.S. Flag Code requires that the
 8 American Flag to be properly illuminated at night, meaning
 9 it must be lit by a dedicated source to be clearly visible
 10 after sunset. Though there are no federal penalties for
 11 non-compliance as the Code provides guidelines for
 12 respect, not law.
 13 Proper illumination. Ensure the flag, a
 14 symbol of liberty remains dignified and recognizable 24/7,
 15 often using spotlights or integrated lighting with the
 16 gold casting light on the flag and not creating a glare.
 17 Illumination is the key. If you display
 18 the flag after dark, it must have a light source. The
 19 flag should be lit so it is clearly visible to a casual
 20 observer with no shadows falling on it. Lights should be
 21 positioned to cast light onto the flag such as from the
 22 base of the pole or ground level spotlights.
 23 The Flag Code is a set of rules for
 24 respect. Violating it is not a crime but appropriate
 25 lighting honors the flag. That is the first thing.

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1 The second thing I would like to say, as
 2 president and executive director and producer of Winter
 3 Festival, I want everybody to know that January 30th, 31st
 4 and February 1st Winter Festival is happening.
 5 All right. Anyone want any Winter Festival
 6 --
 7
 8 MR. MAGERMAN: Got my tickets.
 9 MS. DONNELLY: Christie Donnelly,
 10 D-O-N-N-E-L-L-Y.
 11 I want to echo Geri just saying thank you
 12 so much to everybody for all you do, all your service.
 13 Behind the scenes there is so much you do and all of the
 14 committees and volunteers who we are not seeing here.
 15 Thank you for all of the work.
 16 I was inspired by Pamm because I wanted to
 17 just create some awareness around the fact that during the
 18 same weekend as Winter Fest, the middle school will be
 19 doing a musical The Drowsy Chaperone, Jr. They have an
 20 incredible director, her third year, and so the community
 21 is welcome and tickets are \$10.
 22 And I know the high school puts on
 23 incredible productions as well. I am a little less aware
 24 of the schedule. I invite you to stay involved with the
 25 what is going on at the school. We are a wonderful arts

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1 community. We want to build that bench starting with the
 2 schools. Thank you so much.
 3
 4 MS. DONNELLY: It is January 30th, 31st and
 5 February 1st. There will be four productions that
 6 weekend.
 7
 8 PRESIDENT MAISEL: Okay.
 9
 10 MR. GREEN: Roger Green, G-R-E-E-N, 350
 11 South River Road.
 12 So first of all I want to thank my soon to
 13 be colleagues for putting their faith in asking me to join
 14 them. I am tremendously honored and passionate and I want
 15 to get started.
 16
 17 Second of all to everybody behind me, I am
 18 aware that these guys were all elected and I am the
 19 appointed. If anything that makes me more inclined to
 20 listen and to get out and communicate what the people have
 21 to say and take that into account because I fill the empty
 22 seat over there, I assume.
 23 Thank you and I look forward to doing this.
 24
 25 PRESIDENT MAISEL: Any other comments?
 MS. STAGNITTO: Lori Stagnitto,
 S-T-A-G-N-I-T-T-O. Solebury-New Hope.
 First I want to congratulate Mayor DeLuca
 and all of the newly elected Council members. I feel very

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1 excited about the new regime change.
 2
 3 I have lived in the New Hope-Solebury area
 4 for 30 years. Drawn to the area for it's history, it's
 5 natural environment. And in particular, New Hope's beauty
 6 and civic pride, architecture and of course it's funky
 7 soul.
 8
 9 In my opinion and some others, we are
 10 failing as stewards in preserving New Hope's long
 11 history, first settled in the early 1700s.
 12
 13 The New Hope vision for 2025, written in
 14 2011 is also failing in many ways to live up to it's
 15 vision and promises.
 16
 17 In my opinion, the governing boards of New
 18 Hope, starting with the Zoning Hearing Board need to
 19 tighten their belts to uphold the codes and ordinances,
 20 especially with respect to one of the key purposes of HARB
 21 which is to promote, protect and enhance, perpetuate and
 22 preserve our Historic District for the educational,
 23 cultural and economic and general welfare of the public
 24 through the preservation and protection and regulations
 25 and buildings, structures and areas of historic interest
 or importance within New Hope Borough.
 There seems to be no rhyme or reason these
 days to code enforcement. A vintage retail store in the

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1 back basement of Mechanic Street is continuously berated
 2 for having a sandwich board sign on the sidewalk. But
 3 Landmark Hospitality can tear down a barn that they were
 4 required to restore. Leave buildings they own, like the
 5 former Creeper Gallery on Bridge Street in total
 6 disrespect and disrepair with garbage strewn around and
 7 boarded up window. Fences seem to be popping up
 8 everywhere without any type of HARB approval.
 9 A few of the Landmark buildings on hold
 10 until we get to them, have people living in them. Are
 11 they following the rental of dwelling unit ordinances?
 12 The big question because there are so many people going in
 13 and out. One of them, the Jim Martin House on South
 14 Main -- North Main now has ugly fencing all around it.
 15 The backyard had all plantings and greenery removed and is
 16 now being used as a parking lot.
 17 Developers are cutting down mature trees
 18 and removing ecosystems for wildlife at a rapid pace and
 19 not replacing in kind even though New Hope is recognized
 20 by the sign out in the parking lot by the Arbor Day
 21 Foundation as a Tree City USA.
 22 I have other concerns but with limited
 23 time, I did want to ask if you could have all board
 24 meetings available for Zoom. And for transparency, ask
 25

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C E R T I F I C A T E

I hereby certify that the proceedings
 and evidence are contained fully and accurately in the
 notes taken by me in the above cause and that this is a
 correct transcript of the same.

Karen W. Browndorf, RPR
 Official Court Reporter

- - -

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1 why Zoning Hearing Boards do not submit minutes and if
 2 they could.
 3 The rapid loss of our history is greatly
 4 affecting our local businesses, residents and so many who
 5 come to our town for it's diversity, art, culture and
 6 history.
 7 Local businesses such as the Dubliner, just
 8 purchased by Landmark, was forced to leave when they were
 9 told their lease would double. Young people working can
 10 no longer afford rents in this town. I know that many of
 11 you are joining the boards and volunteering your time
 12 because you also have the concerns about the rapid decline
 13 of our historical buildings, ecosystem, wildlife in New
 14 Hope and I thank you for your time and commitment.
 15 PRESIDENT MAISEL: Thank you. Any other
 16 comments from the public?
 17 With that, we are adjourned.
 18 - - -
 19 (The proceedings were concluded.)
 20 - - -
 21
 22
 23
 24
 25

\$	A			
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