NEW HOPE BOROUGH COUNCIL

BUCKS COUNTY, PENNSYLVANIA

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COUNCIL WORKSHOP - OCTOBER 2022

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NEW HOPE BOROUGH COMMUNITY ROOM
123 NEW STREET
NEW HOPE, PENNSYLVANIA 18938

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MONDAY, OCTOBER 3, 2022

COMMENCING AT 4:00 P.M.

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BOARD MEMBERS PRESENT:

CONNIE GERING - PRESIDENT
LAURIE McHUGH - VICE-PRESIDENT
TINA RETTIG
DANIEL DOUGHERTY
KEN MAISEL
LOUISE FEDER
PETER MEYER

- - -

ALSO PRESENT:

LAWRENCE KELLER - BOROUGH MAYOR
PETER GRAY - BOROUGH MANAGER
MICHELE FOUNTAIN - BOROUGH ENGINEER
MICHAEL CUMMINGS - CHIEF OF POLICE
MATTHEW DECKER - AUDIO TECHNICIAN

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PRESIDENT GERING: I would like to call the meeting to order.

Pete, if you can take roll, please.

MR. GRAY: Certainly.

Ms. McHugh?

MS. McHUGH: Here.

MR. GRAY: Ms. Rettig?

MS. RETTIG: Here.

MR. GRAY: Ms. Feder?

MS. FEDER: Here.

MR. GRAY: Mr. Dougherty?

MR. DOUGHERTY: Here.

MR. GRAY: Mr. Maisel?

MR. MAISEL: Here.

MR. GRAY: Mr. Meyer?

MR. MEYER: Here.

MR. GRAY: Mayor Keller?

MAYOR KELLER: Here.

MR. GRAY: Ms. Gering?

PRESIDENT GERING: Here.

And Matt, how many people are online today?

MR. DECKER: Four -- five.

PRESIDENT GERING: There are five people online. Thank you so we can have a record.

This is a workshop meeting, we do not vote. It is just presentations and it is really a pleasure to see all of these faces at one of our workshop meetings.

First on the agenda is the Free Library of New Hope. Is the representative here?

If you can identify yourself for the court stenographer and speak into the microphone, please.

MR. BRINDLEY: Doug Brindley. President of the Board of Trustees of the Library.

Shall we?

PRESIDENT GERING: Yes, please.

MR. BRINDLEY: Thank you again for this opportunity. I was here in January and I think that was the last time. What you will notice is there is a lot of similarities in our operational progress this year, to date, compared to the full year last year. And that is also how we do it at the library, everything is pretty much managed very tightly to our forecast and our budgeting.

There are typically not big surprises, although this year the same surprise that everybody else has gotten, inflation and things like that have impacted us somewhat. But the team at the library, the director are doing a great job.

Let's just jump right in to the first slide which is the year to date highlights. I won't dwell on them all, but if you have any questions or if you have -- you want to ask any questions, send me an e-mail. That will be fine too.

I mentioned that we were in the process of doing this in January but we actually implemented it now, QSEHRA, which is the Qualified Small Employer Health Arrangement, which fundamentally acts like a -- employees who set up their spending acts with their employers where they have money withdrawn from their paychecks and then they can use that throughout the year, kind of a use it or lose it during the year to pay any and all out of pocket medical and dental expenses. The difference here is it is an IRS advantage plan for small businesses and non-profits like the library.

So we have three full-time employees, two part-time principal employees and full-time employees are eligible. The library is funding that, not the employees.

And we feel like there is opportunity for further attraction in that area. They have gone several years without any assistance from the library's budget for their health and dental and they can use it for premiums, they can use it for co-pays, out of pocket. It is not --

it is virtually unlimited as long as you can submit a reasonable receipt for it. That is going well. We would like to see it go even better in the coming year.

I mentioned in January that we would see how it worked in 2022 and maybe New Hope would be interested in joining us. Solebury gave us some seed money last year and that was very helpful.

The library has been underwriting the rest of the expense coming out of our regular operating budget. And so if any one is interested in the particulars of that and the details of that plan, be happy to share those with you at the time of your choosing.

But it is an IRS advantage plan. It is intended coming out of -- I say it is intended to close some of the unintended consequences, loopholes that arose out of the original Affordable Care Act. There were some disincentives for otherwise sensible behavior and this is one opportunity that we have taken to close that.

You may not know but Kanopy, with a K, is a new service that the library offers to every cardholder free of charge. So all you have to have is a free library card to take advantage of this online streaming; television, movies, like any other commercial streaming service. The difference is it doesn't cost the cardholder

and we have had a lot of interest in this and a lot of people are streaming movies from Kanopy using their library card as the entry key.

It is only available to cardholders. So if you don't have a card and you want to see what it is about, you have to come get a library card and that is part of our devious plan there.

The Friends of the Library are always raising funds for library -- special library costs and initiatives. And this year they provided us a grant for -- to purchase rolling shelves, and you see in this picture a couple off to the left. Those are examples of the rolling shelves.

They can be moved around. That room that those are in can be filled up with the shelves, with the new ones that we have gotten. At the same time we can move them out of the way for events for that space to be used for meetings and so forth.

That is just an example of what the friends do and their tireless support; primarily with their book sales and other fundraising initiatives. We did receive a $5,000 recovery grant, Bucks County Business Recovery Grant, which went directly to operations. And we never miss a chance to submit proposals for grants and

opportunity. That is one that came in this year.

We finished our annual review of our strategic plan. It had not been updated, despite being being reviewed on an annual basis for sometime. And state of the art now, especially for non-profits of our size, not to build these dense biblical documents that no one actually reads from start to finish. And if you did read it, you might get to the end and not be sure what the ideas were for the future.

They are leaner and they are meant to be more dynamic responding to situations and circumstances a little more rapidly than the big strategic plan often does and also to be reviewed most likely more often than once a year. If you're interested, it is available on our website. You can access it by way of the library website. I will be happy to get you a copy of it.

Pre-pandemic operating conditions; now although people that wish to wear masks are certainly encouraged to do so and respected if they do, but all of our hours and all of our basic operating circumstances are back to the pre-pandemic condition.

I put this bullet here which is something that I don't think we get to say very often in public because in New Hope parking is like Solebury's deer

problem. There is never enough and everybody wants more. But it is very important that what the Council does, what the Borough does, in supplying the library with close in parking spaces as a donation for our patrons during library hours. And if we don't say it enough doesn't mean we aren't grateful for that. And I don't know what we would do if we didn't have that so I thank you all and I will continue to cherish that.

Now the next couple of slides are statistical in nature just to give you an update, and if you put them one over the other from the same or similar slides that I presented to you in January, you would see broad similarities except on this slide.

In 2022 we are beginning to see the coming out of the pandemic-like behavior patterns and you you can see in 2020 the true orange bars on this chart, everything fell off the table obviously.

First of all we were closed for a while. And second of all, people stopped going out period. But what we have seen is an increase, a modest increase in return in 2021 and this year even more. A big difference is that we -- people learned to use our online resources, our E-resources during the pandemic and a lot of people feel like they don't need to come back to the library

physically any more.

Those resources are still available and we track them the best we can with our E-circulation and it is substantially higher now than it was prior to the pandemic. I expect that will always be there, I don't believe there is any going back from there.

However in-person interaction with the library, transactions with our cardholders and others is increasing and coming -- approaching normal levels especially when you adjust to the fact that many people are using E-resources.

The year to date revenue is a very similar picture to 2021. We had very good fundraising. People were very, very generous in 2021, beginning really in late 2020 and I think people were cooped up, they were frustrated and they saw the library as something that they like and they wanted to help. And all through last year we had unusual high activity for donations from the general public responding to our spring/fall appeals and other gifts, just outright gifts.

I don't think it is reasonable to think that will be continued forever. We are beginning to see a leveling of that number, which is just one of those things but if you think about it, it did help get the library

through the pandemic the same as every one else was struggling to do.

This profile of donor contributions is very similar to last year and the year before. This is what we budget for. These are the things that make us go and it is enough given our expense program to make ends meet.

So looking at expenses, the only significant change is that at the beginning of this year we came up on our three-year audit period. We did have additional expenses in bookkeeping, accounting and legal for a formal three-year audit.

Every year our books are reviewed. Every three years we get a complete audit and there were a few issues of substance that we have discussed and everything seems fine. And I would expect that wedge of that pie to go absolutely down next year because -- just because it is out of the three-year cycle.

Like everybody else, our biggest expense is payroll. Okay. It will continue to be payroll. It will always be payroll. And as you can see though, we are not spending vast sums on other things. We are making it work.

We have our subscriptions with the Bucks County Library Group and we receive some resources from

them, intellectual resources and assistance with consulting and so forth but we have the type of -- and that is how we handle it. It has become our norm. And I would think we wouldn't want a library -- a public library anyway, to be spending vast sums on new things every year. That is just not the kind of operation we have.

Budget versus actual --

PRESIDENT GERING: Sorry, guys. I forgot to shut it off. Sorry.

MR. BRINDLEY: Budget versus actual. This is where we see modest effective inflation year to date by the end of July and where our expenses are slightly higher than budgeted but as you can see, our revenues are slightly higher. The annual cycle, we get most of our revenue in the first half of the year, it is just how it works, that goes through the fund that New Hope supplies us and all of the others. But our expenses are spread out through the year.

So year to date through the end of July, we had slightly more expenses, substantially more revenue and we will make that work for the rest of the year.

Fundraising income, again a little bit of a hangover from last year. We have residual monies coming in early in the year. The spring appeal was successful

but it was a little more typical of past years. Okay.

You may have heard and you if you haven't, I will say it, the Spelling Bee is coming up this Friday. And the second bullet there really sums it up for me, it is an opportunity for people to inflict public shame and humiliation on themselves. And we had -- I believe we had 20 teams sign up before we could blink; whereas in the previous two years where we thought we might having a Spelling Bee and ended up not having one, it was hard to find teams for I guess sensible reasons.

However this year we got 20 in the blink of an eye by the late spring and so 20 is pretty much what we can handle on an evening without it going into the wee hours. And I admire them, I respect their willingness to subject themselves to bad spelling mistakes and things like that.

What we have seen before is some teams last and some teams don't. This Friday -- there is no charge for admission and it is -- we expect it to be a good fundraising for us. We do not necessarily balance our budget with this.

This is just one of those add-ins and we have had a tremendous community outpouring this year. Maybe because we weren't able to have it the last two

years.

McCaffrey's, Penn Community Bank and Addison Wolfe have come forward as major sponsors. Mayor Keller is one of the judges, not for the first time, and it is enjoyable for many to watch. The judges have the self-satisfaction that they don't have to submit themselves -- you can act like you know how every words is spelled and you do the job and so we thank you for that.

I thank you for your help but you know it is never too late to sponsor a team. I will leave it at that. You can go by the library, pick out a team you know and sponsor them.

As I said, we don't budget big numbers for this. The previous two spelling bees in 2018 and '19, we did have a bigger response than we expected. And I think this year, as before we have managed expectations.

The next one is the last slide. I mentioned inflation, I will not hammer on that. Everybody has the same problem, it just affects certain businesses more than others. I would not say that ours is any more severe than any one else. We are managing.

Donor support as I suggested, we had a bump during the pandemic and we were beginning to see a settling. We hope our traditional donors will continue to

support the library.

By -- I mentioned this in January, I mentioned this to you today as an offer without conditions or pretext, but we are talking to Solebury about a services agreement where we ask you for a formal agreement between the library supplying certain services -- these would be the services you expect of a library, so it is not as if there is anything radical that would be suggested.

The idea of what the library does is a way to document for your benefit, for your constituents' benefit, and incidentally those are our constituents too, for the general benefit to know what we are doing, what we plan to do and what our obligations are for the funds you provide us. That is for New Hope and Solebury as well.

So if you would be interested in that as a future project without as I said, making it into more than it is but it is a way to point to what do you get. And you know, periodic opportunity to say we would like to get this too. That kind of thing.

So I would suggest that -- to conclude, that to help us complete the loop on the QSEHRA plan, I am asking both Solebury and New Hope to help us partner with us for our employees. None of that money goes to

operations, it goes directly to fund the reimbursement account for the employees. As I said, they went a number of years without any. The library felt they didn't just have the budget but the current board is committed to making that happen.

And if you're interested in partnering with us, approximately $10,000 for the next year, 2023, would make a tremendous difference and we would make sure that it goes to that program before it goes to anything else.

And with that, that is a rapid update on operations for this year through July. Nothing much is any different in the last couple of months and you will see a picture at the end of the year that will very strongly resemble the one you saw last year because we are managing to our forecast and our forecast changes only slightly from year to year.

And the library is very much open and alive. So thank you. Again I will thank you again for the partnership and for the help you have given us on that over the years. Parking, at this point that doesn't get put out more than it does, but certainly we all feel that way.

If you have any questions, I will be happy to take them or you can send me an e-mail. It is entirely

up to you.

PRESIDENT GERING: Thank you very much.

Any comments or questions from Council?

MS. RETTIG: No. Just thank you, Doug. That is a very good, informative, helpful presentation you put together.

MS. McHUGH: What Tina said, very thorough. Thank you. We appreciate it. It is nice to see.

MS. FEDER: I will see you on Friday, I am on the Queen Bees. I will be horribly humiliated.

MR. BRINDLEY: Take some Advil before, there will be some hammers coming at you with these words.

PRESIDENT GERING: Thank you very much.

Next on the agenda is sketch plan review for The Landing.

Do we have representatives here? Of course. I see all of these faces. Of course I do.

MR. COHEN: Thank you, Borough Council. My name is Paul Cohen, I represent Landmark Developers, the applicants before you this afternoon. I'm not going to spend too much time chatting with you, my client Frank Cretella is here. I think you all know him very well. He will give you a little bit of a rundown of what is being proposed with the project.

So you know, also with us today we have the project architect, Jeffrey Fleisher, our historian preservationist, Peter Primavera and our engineer, Brian Murphy.

I hope to try to give you a concise presentation as possible and open it to you for questions and I think we have all bases covered to address that.

Just so you know, the sketch plan submission went in, we received review letters from your zoning officer and engineers. As this is a sketch plan, our intention is not to go through those letters. Obviously those are all issues we understand have to be addressed but anything that you do have concerns about, certainly let us know and we will try to address that this afternoon.

I will let Frank take it from here to describe what is being proposed, then Mr. Fleisher can get a little bit more into detail about the plans. I believe we do have some -- our submission up on the computer for presentation to the Board.

MR. CRETELLA: Hi, everybody. Thank you for having -- Frank Cretella, C-R-E-T-E-L-L-A.

I just wanted to start with a brief history on this. When we first came out with our plan it was an

industrial building. What we thought would be at that time -- we thought that it would be more appropriate being on the water and it was also a building that was in the shape of a Z that kind of followed the lot lines so the appearance was very long because of that Z shape, you know when you look across the river.

We then were given some advice to make it a residential structure and we took a few stabs at that. The one was we copied a lot of the vernacular fronts from George Michaels' homes and those going down. That really didn't go anywhere.

Brought in somebody to consult with us who was an architect that I worked with previously, who did the Ryland Inn and he came up with what I thought was very interesting. He broke it up into three buildings but there were three, you know very heavy mansions, something that you would see more in Morristown. So we kind of scrapped that.

But what we did get out of that whole presentation was that if we kept everything linear inside of following the property line, the whole appearance was a lot better. And the fact that we broke it up -- the first building that was industrial was one long building. The fact that we broke it up to separate structures -- just

the perception of it was more in keeping with the town.

Next we came up with plans to really pick up the architecture, the influences in town and we did -- and one of the buildings was kind of like a replica of the mansion. We thought that you can't really replicate that building, it just wouldn't be right. So we came up with this latest plan. Are we going to be able to --

MR. DECKER: Trying to figure it out right now.

MR. CRETELLA: I will keep talking. The plan is basically five structures, structures that you would see anywhere throughout the town. There is a page in our proposal that shows where some of the influences come from for those five structures.

The use is going to be 44 hotel rooms, a deck, an amenity deck with a pool and a 120 seat restaurant. The other thing that I thought was cool, two historic buildings are part of what we have and one is the Jimmy Martin building, where we are taking down what was added to the back, I don't know when, maybe in the '70s, and taking that down for parking.

But we are keeping the Jimmy Martin house, going to restore it and then the home that is part of The Landing, the one that you look straight down in Main

Street and see, we are going to renovate that and reposition it. And we are going to take both of those homes and make them artisan residences. We just think it is a good way to utilize those buildings, to just add another reason to come to New Hope.

You know, artists will be allowed to stay there for free for a period of three, four months and be able to display their work on the ground floor. You know, we will couple this -- and maybe we won't even manage it, maybe some other organization will manage it. But we would do, you know art shows when they first come to town to kind of introduce it to everybody in town. And if we can do three to four artists a year, that would be great but that is three to four artists in each of the buildings. So I think that is a great program in -- to use historic spaces and bring some new talent in.

I don't know what else to tell you without having the picture to point to. But if anybody has any questions, you guys have the form.

MR. MAISEL: It is a big audience here, it is a shame to not have some of the renderings.

MS. FEDER: Is there any way to pull up that portion of the project packet so we can see --

MR. DECKER: It just froze.

MS. FEDER: From the other computer?

MR. GRAY: We have copies that we will give to the public.

MR. CRETELLA: So the other thing too that I think is important, we plan to activate the waterway, put in a public walkway in front of the building. We had it where you access that public walkway through the front entrance of The Landing and we plan on if -- and we have been working with the DEP putting in three docks. There is two there now, we want to add a third and we are looking to work with the fire department and they are going to put their boat there, which will be very helpful with speeding up response time for them to service.

The property has a long history of being of support of the fire department. We want to continue that. Parking, we have created more parking. If you look at the number of seats that were there prior and now the reduced number of seats in the rooms, technically there is a gain you know. And then also the seating for -- the parking for the hotel, a little less stressful on those peak days.

And our whole plan with everything that we are doing in town is to not do more business on the weekends but give people a reason to come during the week and I think the hotels have proven that. I mean we can

see it ourselves with the Logan Inn, what is happening and the businesses prefer it.

Go to the next page. Yeah, this just gives you a rundown on what it is like now from the water. You see the Playhouse on one side and then you see the dotted line is the site now.

What is the next one? It is some aerials and front-ons of what is there today. I don't think much has changed since then, since when the photo was taken. The bridge is really to me -- the image from the -- of the bridge from the property is what makes this site so --

MR. DOUGHERTY: What was that?

MR. CRETELLA: The image of the bridge from the property is what really to me, that is a landmark kind of vision right there.

MR. DOUGHERTY: Those are the two existing docks, you mentioned those two.

MR. CRETELLA: Yeah, that is one dock -- no, you see the both. Yeah. One and one.

What is the next page? This is kind of existing conditions. You can go through that.

What is next? So this starts to pick up where we got some of the design cues from some of the buildings. I think the next page too. Let's go. This is

the site plan of what it is today.

Let's go to the next. So this is what we are proposing. You won't see any of this parking except for the portion that is behind the Jimmy Martin house. The rest of it would be ground level and then there will be a deck above that with the structure.

The parking behind Jimmy Martin's will be shielded from the roadway by a wall so kind of clean up that whole side image. Jimmy Martin's house will be an artisan residence.

Go back. If you see up front the historic house, that is the relocated house, that is part right now of the head-on view of The Landing and the barn was behind -- all the way behind Jimmy Martin gets relocated there.

MR. DOUGHERTY: Frank, the relocated historic house, where is that house today? Which one is that today?

MR. CRETELLA: So if we go -- let's go back a few pages, you will see the head-on view. One more. So you see --

MR. DOUGHERTY: It is the front bar of The Landing?

MR. CRETELLA: Yes.

MR. DOUGHERTY: Related to bars I will

figure it out.

MR. CRETELLA: Yeah, so that is it. Let's go to the page after the one we were on. This starts to give you floor plates. Let's go to the next floor plate. Next one. This is -- just shows you the roof, it is a conceptual aerial.

These are all of the calculations that zoning and stuff has gone through. Gave us comments. Okay. Here we go. So this is the proposed elevation to the street, the top one. And obviously there is homes in front of it. We wanted to give us the full view. There is something in here that shows the other homes so this is not generally really visible, you look at once it is in between the homes. We pulled out -- we have some that also have trees, we pulled that out but then the one below that is what you would see from the water.

No, go back. The one below, yeah, that one is what you would see from the water. You can see it represents, you know five structures. To the right, those three structures a lot of what you would see right on Mechanic Street. The middle one is very much -- you see a lot of that throughout Bucks County. That is a little bit more like Parry Mansion. And the end one, that structure kind of picks up some design features I would say from

Oldstone, from the Starbucks building. What is the name of that? I forget. There is a name for that. But that building --

MR. DOUGHERTY: The far building on the left?

MR. CRETELLA: Yeah, the far building on the left. And then you can see that we are showing steps down from the existing pocket park that is there. That all leads to the public walkway. That runs in front and then goes back up on the PNC side to connect to the walkway.

What is next? That is a side elevation from Randolph Street. You can see the stone wall blocking the parking that is -- and that is behind the Jimmy Martin house. You see the Jimmy Martin house, that barn, that red barn is all the way back toward the front entrance so it is a little deceiving, you see the red barn there but that is back in the site plan where I showed you.

And then below that is the PNC side. This is what you would see from their parking lot, PNC. And if you see the green house to the left of the brick structure, that is the relocated Landing bar house.

PRESIDENT GERING: Can you let him finish and then we will ask questions?

MR. CRETELLA: What is next? So yeah, this is again the front elevation and then below you see with the houses.

What is next? And that is the image showing it -- what we are proposing into the image from the bridge. Is this taken from the other side, from Lambertville?

PRESIDENT GERING: Frank, I have a question. Your designs have come a long way so I have to compliment you. I had a lot to say on the last one. But my -- I guess a -- how tall will those buildings be? I know you're in a flood zone and you need to raise them and I know that Jimmy Martin's house is 39 feet so I guess my question is what is going to be the height of these buildings after you raise them on there?

MR. CRETELLA: So I was hoping not to raise them and I was hoping -- because I just think that like if you raise the historic structures, it loses something. It is a different building. You know, now you have a porch going up so I am hoping not to raise them and the structure that we are doing -- the majority of it is parking on the ground level and then the deck.

The section that isn't is the restaurant and we are going to try to wet flood proof is something

that we have done before and have gotten approval from DEP before so that you know -- and how do you do that? The restaurant equipment is all quick disconnects on wheels, moves out. The construction is all, you know masonry walls, cement board, tile. You build it so the water can come in and out.

PRESIDENT GERING: Again I guess the question is --

MR. CRETELLA: The height.

PRESIDENT GERING: The height. I am a stickler.

MR. CRETELLA: There is something that shows the height. Let's see. Do you know where that is, Jeff? I got it here. It is actually on the proposed front elevation, page 12. The highest building -- right there. So the highest building, if you look at the top image, this is facing now Main Street, the highest building is the one to the right, the brick building which is 40 feet and that is the tallest building out of them.

And that 40 feet -- the reason why we put it at that end -- the reason why the roof is high is not that we are grabbing more space, it is really for the architectural interest on the roofs. The building -- the Starbucks building is actually taller than that building.

So we thought contextually it is better to have it on that side.

Again the next building, the Parry is how tall? The one that --

MR. FLEISHER: That is 38.

MR. CRETELLA: That is 38. Again the zone is 35. But you know the top of that is for no other reason than to give architectural interest.

MS. RETTIG: Is it 40 feet to the flat part of the roof, to the peak, to the top?

MR. CRETELLA: It is 40 feet to the way the zoning calculates it.

MS. RETTIG: You have a flat part of the roof where the chimney comes from, you have a peaked part of the roof, then you have a cupula up there.

MR. FLEISHER: It is to the peak, the mean height of the peak.

MR. DOUGHERTY: The average, that means the average of the peak of the cupula and the chimney.

MR. CRETELLA: I don't think it --

MR. FLEISHER: No, we don't count the cupula.

PRESIDENT GERING: How tall will it be when you do count that?

MR. FLEISHER: That will be an additional eight feet, I believe.

MS. RETTIG: So you're talking closer to 50 feet than 40 feet?

MR. FLEISHER: To the cupula.

MS. RETTIG: Yes, that is part of it.

MR. CRETELLA: Tina, that is not how you calculate for both but that is 50.

MS. RETTIG: I understand that but by the time it is all said and done, there will be structure --

MR. CRETELLA: The cupula --

MS. RETTIG: -- that is closer to 50 feet than it is to 40 feet.

MR. FLEISHER: It will be no higher than the bank.

PRESIDENT GERING: Okay. Thank you.

MR. CRETELLA: I mean the cupula could be removed but it is a nice detail.

MR. MAISEL: The granularity of this -- this will have to go through the whole process and everything. So to talk about it -- and it is just only a concern from a standpoint of making sure that whatever we have to say as a Council is not necessarily you know, a rubber stamp that this is looking good the way it is

because we have HARB to go through it, you have to go through zoning and it has to go through a million different things. I am not even going to address that part of it.

What I would like to address is a big concern of mine is the circulation. That doesn't seem to be addressed in any of the materials that I have seen at this point. You know, how you can get 40 you know rooms worth of people with cars that have to go in there and all of the help down Randolph Street where there is -- right now there is public parking on one side of the street and I unfortunately hear on a -- actually on a daily basis, the backing up of a garbage truck on a daily basis. Just one garbage truck coming through there on a daily basis. And how this whole circulation will really work with really only one way in and one way out so there -- so that is something I haven't seen.

MR. CRETELLA: Absolutely.

MR. MAISEL: In my documentation at least.

MR. CRETELLA: I can talk to that. I think there is one sketch that -- it doesn't have traffic circulation, but you do have that. So the way we envision it, the majority of the business like now, comes in through the front door; where they are parking, really

don't know.

The secondary means of people coming to the restaurant now is into Randolph Street in that back property and that is a lot -- you know you have turn time of two hours say so it is a lot of traffic in and out, in and out.

What we are proposing is that with the hotel, that traffic comes in and stays so there is less in and out. The only thing that we may do is if we valet is to maximize the number of cars that we can put there or maybe even take the overnight guests away to another lot.

The reason why I say the overnight guests, it really works easy because they are not coming back until the next morning. We don't bring those cars back until that morning or late at night so there is really no traffic.

So it is in and out, truck traffic will come in the same way. The only difference would be there they would be under the building when they are loading and unloading and taking garbage out and the whole bit so you will not have that where they are parking on the side of the road and on Randolph and bringing out garbage. So it would be better than the existing situation because, you know we are creating a longer drive in.

MS. FEDER: Mr. Cretella, just to -- I'm sorry.

MR. MAISEL: Just one follow-up and then -- because I think this situation cannot be underscored any more than because the -- with parking that exists on Randolph Street and you know, Waste Management truck coming, you literally -- if somebody wants to make a right to come in, which is very likely to happen, there is just no way to navigate that. There is just no way out.

So I mean you can even go so far as to maybe there should be a consideration of eliminating street parking, that as a possible remedy for that.

MR. CRETELLA: Ken, I agree with you. So I was out there with George Michaels and his complaint is that trucks that do deliveries to all of the retail stores that park on Randolph and then with a hand truck do all of their deliveries.

In looking at it, there is no parking signs up right now on both sides of the street. I don't know whether they are official or not; no parking, only striped parking and the only place where there is no sign for parking. I am not saying that people don't park there -- I think it is one or two spots right at the top road.

MR. DOUGHERTY: One spot.

MR. CRETELLA: One spot. Everything else is marked no parking. I just don't know if those signs are really efficient but I think it should be. I don't think there should be any parking there.

MS. FEDER: I would like to piggyback on Ken's comment, if that is okay.

PRESIDENT GERING: Go ahead.

MSA. FEDER: Thank you for these plans, they are very clear. It has been very helpful and easy to understand the scope and scale of the project.

Like Ken, the traffic in and out on East Randolph, I have several concerns about this version of the design, but the traffic is my primary one and the parking.

I am very familiar with this street, I regularly walk down there with two small kids and watching any number of trucks try to navigate what is maybe the smallest street in the Borough in terms of length. And even if we did eliminate the one parking spot, it is extraordinarily narrow.

I watched as early as this week two different trucks just try to come in and out of The Landing and they almost collided and that was with no traffic in the middle of a weekday.

If we are looking at all of the -- how many spots is -- it is 34 spots that are planned back there -- or excuse me, 43. Excuse me. I am concerned about trash going in and out. I am concerned about deliveries. I understand the intent to have the parking being for overnight hotel guests. I think that is a hard thing for us to take into consideration, someone would go and not use their car and stay for a number of dates. I think in practice we haven't seen that in town just in terms of the many hotels who do have parking.

I am extremely concerned about valet parking trying to navigate that street as well as people coming in to park for the weekend or for however long they are staying in the hotel as well as garbage and deliveries.

I walked the parking lot today just to double check how many dumpsters and right now for just the restaurant, and I know that that is just The Landing and Fred's is closed, there are four dumpsters that are being dealt with just on the side of the property as it is now.

So if it grew to a hotel that has 44 rooms, 43 spots; however many deliveries for that, however many special parking arrangements. And additionally, keeping in mind that you are hoping to have pedestrians access the

park and whatever the public dock situation is, I think that is a recipe for problems, an ongoing one, especially since there is no light at that intersection. And as we all know, Main Street is a challenge to navigate on busy weekends.

So trying to imagine the burden it would put on the traffic patterns in town, especially since this half of Main Street -- I know that you know, is primarily residential going from Randolph Street continuing northward. So to put this burden of traffic on this site is an extreme concern to me.

I can see the pedestrian circulation that you have outlined where the hope is that folks will walk down what is the main path now, walk closer to PNC and then around. I am not seeing consideration there for how people are accessing from East Randolph Street which right now is the primary way that folks access the river on the north end of town.

So even if -- with the -- then that goes into the visible impact of the parking. I understand the wall, but looking in your renderings which are beautiful, even with the wall I can certainly see the parking lot. I can see the cars that are going to be parked there and visually the impact is concerning.

I am also concerned about the amount of paved surface close to the river, adding to that and having it be a heavily trafficked area is not something that I take lightly. I understand that we do already have the paved lot at PNC next door. I think adding this much more paved pavement for parking for another sizeable hotel is a real point of concern for me.

MR. CRETELLA: Let me just explain a few of those things. Remind me if I miss some of them but the use as a hotel is a lighter use for traffic. The restaurant size is less than half of what it is today. So the restaurant creates a lot of traffic. The restaurant creates a lot of garbage. You will not have anywhere near the amount of garbage with the hotel and the restaurant half the size. The garbage --

MS. FEDER: Continue.

MR. CRETELLA: The garbage -- I saw that face, I thought you were going to say something.

MS. FEDER: I have a terrible poker face. You will see it.

MR. CRETELLA: So the garbage is going to be picked up inside the building. That will resolve a problem that people are having now. No parking on the street, which I am all in favor of, and which is kind of

what I think George Michael and everybody else is going for there, is also going to stop cars that are just going to park on the street creating that narrowness for trucks going in and out. Our deliveries all happen before eleven, that is before the town gets crazy. So I think that is a positive.

The garbage is going to be picked up inside. There will be less garbage because the restaurant is smaller. There will be less traffic because of the hotel versus a larger restaurant.

The pedestrian paths, you know I would love to see them access it also through Randolph. To me, I think giving the public access to the river and giving these docks to good uses is a positive. I would not want to restrict any kind of access to the river, if it was up to me for the public. I just think it is one of the benefits of New Hope.

MS. FEDER: I don't think any one would fight you on that. I understand where you are coming from, where it sounds like the garbage will be different. I will respectfully say that it is hard for me to take that as a --

MR. CRETELLA: Also the pavement, we are not -- the impervious on this project is -- and I will let

the engineer answer, but we are not increasing the impervious. If you look at all of that property behind Jimmy Martin's house, that property is all gravel. Technically that is impervious as well.

MS. FEDER: How many parking spots are there currently?

MR. CRETELLA: I would have to check but it is on the chart that you got.

MS. FEDER: It is significantly smaller and I understand what you are saying about the --

MR. CRETELLA: There is a difference between creating parking and creating impervious. I am just better utilizing the site. You know what I am saying, just because I have more parking doesn't mean I am increasing its impervious.

MS. FEDER: I am talking about the water flow in the river, I know this is something that we can talk about later. That is a sketch plan, I am flagging it as a serious point of concern.

I understand the hope that there would be less garbage than a restaurant right now. Again, I don't know that as -- we just don't know.

MR. CRETELLA: It is common sense, wouldn't you say?

MS. FEDER: I don't know if it is. I appreciate your interpretation of it.

MR. CRETELLA: It is not an interpretation, it is in 50 years of experience.

MS. FEDER: Mr. Cretella, I am just flagging it. That is a sketch plan, what you're here for is feedback from us as our concerns. I am telling you as it relates to page --

MR. CRETELLA: So as far as runoff on the water --

MS. FEDER: If I -- we are talking about the parking lot, I am just outlining my concerns.

MR. CRETELLA: Is that what you had said about runoff of the water? You know, that is handled -- all that is handled with land planning.

MS. FEDER: I will continue now. So again just to summarize, my concerns about the access to the parking lot is that it sounds like we are going to be dealing with potentially deliveries coming in and out on a very narrow street. I will just continue. And I said that is a concern now. It sounds like it would be a concern going forward.

The number of hotel guests going in and out and I have concerns about the way pedestrians interact

with it. If there is valet added, that is a huge burden put on the street. And I am concerned about how that street impacts traffic flow on North Main. That is just coming over from the conversation about parking. I am sure there is more that folks want to talk about.

PRESIDENT GERING: Thank you, Louise. We have other Council members that have questions.

MS. RETTIG: So I have a couple of things. First of all, I have a question that is more of a curiosity question and its been bothering me for a little while.

I was perusing your website some months ago and it said coming soon. We haven't had any new plans in front of us and honestly, I have been stopped by several constituents here in New Hope when I am out walking my dog, asking me why did we approve this project.

So given that this is the first time we are seeing plans and this is literally not coming soon since nothing has been approved.

MR. CRETELLA: Nothing comes soon in New Hope.

MS. RETTIG: Why does your website say coming soon?

MR. CRETELLA: I would have to say that is

marketing and I wouldn't make a big deal out of it. It is not trying to hurt you in any way or anybody else on Council. I would just have to say that my team is very excited about it. The employees that are there now are very excited about it and I'm sorry if they posted something that you didn't think was right.

MS. RETTIG: It leads to an implication that makes people believe that we have approved something that we have not. So I just -- because I have been approached when I am walking my dog in my neighborhood.

MR. CRETELLA: I apologize.

MS. RETTIG: Why did you -- that was just an aside.

I want to know about the pool. So where is the pool in relationship to your site plan? It looks there like it is on the ground floor but then when you have it --

MR. CRETELLA: It is on the second floor.

MS. RETTIG: Okay. And where is it? So it looks like it is going to be an infinity pool.

MR. CRETELLA: Correct, a portion of.

MS. RETTIG: We have been having discussions and talking about ordinances about hot tubs on decks and things like that so that from the river, from

across the bridge, we are not turning into a party central over here because we are not the Jersey shore.

So explain to us please, what your situation is with the pool and how we are going to prevent people hanging out, you know waving to people on the river, you know bathing suits, the whole thing.

MR. CRETELLA: So let me tell you first why the pool is there. So having operated in this town for many years now, the seasons -- going back to everything about expanding the business and it expands to everybody else, giving more business during the week, right?

So we don't need business on Saturday and Sunday. We don't need business in October. We don't need business in May. July and August business drops and I think a lot -- just common sense, a lot of people heading to beaches. The pool is an alternative for people to come as a vacation spot and to have a pool. It is not a very big pool, but it is a pool that could accommodate the hotel guests and that is what it is there for.

MS. RETTIG: Will you be having cabanas and rentals and things like that?

MR. CRETELLA: No.

MS. RETTIG: Like bachelorette parties? I am trying to understand.

MR. CRETELLA: No. The pool is really there for hotel guests only and not open to the public. It is not a place to do parties. It is an amenity for the hotel guests.

MS. RETTIG: Right, but hotel guests -- let's say there is a bachelorette party or a bachelor party and they want to have bottle service and hanging out and all of a sudden it is not residential.

MR. CRETELLA: It is not that kind of operation that I do. I am not familiar -- I don't do bottle service anywhere else so I don't expect to do it here.

MS. FEDER: I would just like to chime in on the pool as well. Again how the hotel uses the pool is none of my business but I will say for new construction in the historic district and with the historic district we are trying the very best to keep the essential nature of that district and that neighborhood, especially when there is so many residences close by to this particular property.

I understand that it would be a plus in a destination but I think when we are considering the specificity of this particular destination and the district that it is within, I struggle to think if we

would ever approve an upper story pool on the river in any other property in the historic district. So I struggle with why we would approve it here.

PRESIDENT GERING: Any other comments?

MR. DOUGHERTY: My feedback is first I want to thank you for this presentation because I think it is very, very well done. Very informative.

This is just to educate me a little bit, we don't have our attorney here. This material that is before us today, has that been submitted to the Borough in some way, like these pieces of paper? Somebody earlier said that it has been supplied to --

MR. GRAY: Yes, this was submitted in advance.

MR. DOUGHERTY: I mean so arguably this is public record materials -- where I am going with this, would it be any issue if our public -- if they can -- can get copies of this material?

MR. GRAY: Yes. We can put the renderings up on the website.

MR. DOUGHERTY: Frank, would you be okay with us --

MR. CRETELLA: Sure.

MR. DOUGHERTY: Basically it is not

competitive or anything, they can ask for it one by one.

Would it be okay if we put it out there?

MR. CRETELLA: Sure. I am fine with that.

MR. DOUGHERTY: That would help further with the constituent interest. I just want to say first off this material -- I like the designs a lot better, et cetera.

Like Ken said, we can get into the 40 feet versus that stuff but I hear what Louise is saying, I am looking at numbers here and I think this is a different animal than The Landing, a very different animal. For one thing, the number of restaurant seats is being cut in half so from about 250 to about 120 so that is -- the intensity, if you will, and many of those 120 will be filled by those hotel guests.

MR. CRETELLA: Correct.

MR. DOUGHERTY: They are not transients, they are not -- it would tend to have less -- when I say impactful, sort of -- 250 people, 125 cars going behind The Landing to get spots and all of them driving around looking for spots, et cetera.

This I think is going to have a much more stable population. It is a lot less people and a lot less intense and they will probably be more -- sedentary is not

the right word, they will tend to be --

MR. CRETELLA: They will stay closer. At least have a meal with us.

MR. DOUGHERTY: Be here for Friday through Monday type of thing.

I understand Louise's concerns. I do think that one parking space probably should have to go, which the Borough would require compensation for. But I think I like -- I think -- listen, it is a big development but I think what is there now -- what was with Fred's, The Landing, the back bar, The Landing, all of that together was a lot of people.

We don't really see it as much because they don't have name tags saying I am searching for a spot to go to The Landing, they are just driving around. You see hundreds of people driving around. This I think would help and I -- would half the number of people who are trying to get to The Landing and people and that kind of thing. So generally I feel that it is less intensely impactful than the existing current state.

MR. CRETELLA: I agree.

PRESIDENT GERING: Thank you, Dan.

Any other comments from Council? Peter?

MR. MEYER: Yeah. I am inclined to agree

with Dan up to a point but I am also going to note that in fact at the moment we do have the prospect of 44 cars coming down that street into the parking that we would not -- 43 that we would not have had before because the parking wasn't there. So that is fairly obvious. Although there was still parking around the back there near Fred's.

MR. CRETELLA: I think there was 24 and now we are 43.

MR. MEYER: Yeah. There was something back there around Fred's so yes. But I am not convinced that all of that is going to have -- you know, go to Fred's, you're there for two hours, you leave. And we go back to that difference between the hotel and the restaurant and to me that makes something of a significant difference.

I think some of the stuff that you haven't talked about specifically, which has been raised by some of my colleagues, are worth taking a look at. You talk about processing the trash on the inside before it goes out. That still doesn't tell us how it goes out, how frequently it goes out, things on that order.

Clearly that is part of the concern that we need to deal with here. And I think that is part of the

question; when are the deliveries, when are the disposals of the trash, things on that order, which need to be spelled out and possibly included in the development agreement when we are looking at this thing which is adjacent to a residential area.

I also think that, you know the fact that this is not adding what I would call retail commercial anywhere in a particular area is an advantage as well. I can't speak for the contribution to the arts that you are suggesting that you can do with those other two units. You know that may be for New Hope Arts to say something about.

But I think that one of the questions that may eventually come up and I see again thinking about this from a point of view of the Planning Commission can come up -- can get raised at that point. Okay. Fine, assuming the artists don't want to come in, what will you do with those buildings?

MR. CRETELLA: I will let Alex put his actors in there.

MR. MEYER: Interesting. But that kind -- I think that those are some of the kinds of contingencies that we may want to pay some attention to in terms of what may go forward, leaving out any of the other architectural

questions in terms of what we will need to look at with regard to this kind of a possibility.

MR. CRETELLA: You know, Peter, we just did a project where we put in a refrigerated trash compacting room. I swear we did.

PRESIDENT GERING: Are you okay?

MR. MEYER: You didn't cause that. Sorry about that everybody.

MR. CRETELLA: So maybe that is something that we can do because compacting, you know less pick-ups, garbage is compacted.

MR. MEYER: I think when I am listening to what I am hearing from my colleagues, that is the kind of thing that you need to think about a little bit more with regard to what the final form of this takes.

PRESIDENT GERING: Thank you. I just want to make one more comment and then Laurie will finish up here and open it to the public. I love what you have done, design stuff. Great presentation.

My only concern is the height. The biggest complaint we have gotten is the oversized buildings that are coming in New Hope and that is the only thing I would say I would have a concern about. We don't need another huge building facility on our river. But other than that,

I love everything else.

MR. CRETELLA: So do you think, Connie, the first building, the one that is closest to the Starbucks, you think if I lowered the roof and get rid of the cupula, I think that would be sufficient.

PRESIDENT GERING: Just bring the size down.

MR. CRETELLA: The 36 to 38 --

MS. FEDER: Matt, could you pull up the image that has it from Main Street so we can see the height of the buildings that are on North Main? Keep going. Keep going. There it is.

PRESIDENT GERING: I love the design of the building, don't get me wrong. It is just the height is an issue.

MR. MEYER: Those do loom over Main Street quite a bit.

MS. FEDER: When we talk about fundamentally changing the character of part of the historic district, again we can talk about design in HARB later. So putting that aside, we are talking about the mass of the building, that would fundamentally change the character of that block of North Main that you would no longer see the historic residential heights of the

buildings, instead you would see a pretty significantly sized hotel.

MR. COHEN: One point, we know through this process that you will expect to see additional renderings to get a better understanding. The view here as you want to point out is from a place that you cannot stand. That is from this height. If you're looking walking on North Main Street --

MS. FEDER: Understood.

MR. COHEN: The point is you wouldn't actually see those buildings from the ground level because they would be blocked by the view of those buildings that are in front of them.

MR. CRETELLA: This -- and Peter has always complained about this, this is taken from a straight-on elevation. If you were on the sidewalk across the street, what you see is --

MR. MEYER: That may be an important image to provide to us because we have been asking for that of everybody else.

MR. CRETELLA: We do have that.

MR. MEYER: We find out from -- what it looks like from the streetscape, not from up above.

PRESIDENT GERING: One at a time.

MR. MAISEL: While that is true, and I understand that from the street you will not see the height, there are vistas as you walk through Main Street that you will be able to see through. This is just naturally open vistas.

MR. CRETELLA: Absolutely. And obviously, this doesn't show -- we have renderings that show trees and trees without leaves and the whole bit so it is really obscured more. And this is like I said, a head-on shot.

MR. MAISEL: I think that the entire feedback that you have gotten I think is really hopefully helpful to you to really bring an additional look on this.

As we said all of the hoops that you have to go through to keep this thing you know, moving along. So to start talking about the height you know, I think that is a concern that every one has got. That will shake out. It is just these other issues are just as important.

MR. CRETELLA: I think that circulation is a concern.

MR. MAISEL: I think so.

MR. CRETELLA: Okay.

PRESIDENT GERING: Thank you.

MS. FEDER: Sorry. Go ahead.

PRESIDENT GERING: Laurie?

MS. McHUGH: The only comment left is that everybody said everything I wanted to say. So I just wanted to say thank you for the time and effort that you put into this presentation. I think it shows respect you have for the Borough and for this Council. We appreciate that.

I think it is -- this building sorely needs it. I think as Dan kind of insinuated too, that this property has had many, many people there and it is just very quiet, people going in the back and from the front and even from the river side. I don't think that there will be that much more impact, especially the way you handle things.

And I do love the fact that you are looking to think outside of the box and get people in here during the week and not during October and not during May. We all know that we don't need it then. Nobody needs it then. We need it during the week.

Thank you. And I love it and I like the pool too. I think you will make it work.

PRESIDENT GERING: Anyone else on Council?

MS. FEDER: Just my last one, I promise. And this is just because it is a sketch plan and you are looking for feedback from us.

While we have the plans up, can you walk us through which parts of the buildings are planned to be demolished and which ones are being moved?

MR. COHEN: Frank, why don't you just take the microphone.

MR. CRETELLA: I am good. So there we go. It is not showing up. The Fred's breakfast place, although we do want to -- and that is one of the issues with zoning that we have to discuss is we do want to serve breakfast at The Landing. We want to bring back kind of the feel of Fred's, not in that building but as part of the regular restaurant.

I just think it was a great idea Chris came up with and I think people miss it and we want to bring it back.

The Fred's building is gone. That is for one. And then you see there is only one little portion of The Landing building that is original. Point to it again, Jeff. That and that is the building that we are going to relocate. Everything else comes down.

MS. FEDER: Okay. Then with Jimmy Martin's old house, the plan is to demolish the back and leave the remaining building and then the barn is moving?

MR. CRETELLA: Yes, we will relocate the

barn. We have the image that showed that and the back of Jimmy Martin's house is -- I mean it is just in bad condition.

MS. FEDER: So for the primary building going forward, the entire Landing construction; the restaurant, the hotel.

MR. CRETELLA: Right.

MS. FEDER: Okay. So the reason why I am bringing that up, I know it will come up again at HARB. This is again the time to flag stuff like this.

Any kind of demolition in the historic district comes with extreme caution and it is generally only because it is completely rundown or unable to be rehabbed.

MR. CRETELLA: I am not destroying anything that is historic.

MS. FEDER: That is fine.

MR. CRETELLA: We already know what applications we have to put in.

MS. FEDER: This is the sketch plan, you're getting my feedback. Again, this will come up again so this is why I am giving you feedback now.

So when you are talking about if something has to be demolished, my understanding is with the

historic district when you rebuild, it is supposed to be in keeping with the character of the site.

So this is -- just again, I am just flagging concern or just things to think about as you move forward with your project. Moving the building and taking off these parts and building this entirely new facility is just -- it is a very different type of character for this site. The way that it presents it to the neighborhood and the feel of the new use of the site is very, very different.

So again, when you are talking about things that -- we are flagging now as points of concern or things to talk about as this project goes forward. That is another area that I am keeping a close watch on.

PRESIDENT GERING: Thank you. Anyone else from Council before we open it up? Any one from the public would like to -- yes, Pam.

Identify yourself, please.

MS. KERR: Pam Kerr, North Main Street. I just wanted to put some things out there, not --

PRESIDENT GERING: Microphone, please.

MS. KERR: Is this good enough? First thing is somewhere in 1984 I think there was an application for something that I can't remember, that is

on the website that specified what percentage of the buildings were stone versus brick versus frame and there were significantly more stone buildings than bricks.

And when I was growing up in the '50s onward, you noticed the stone and frame and not the brick. I don't know if they are all behind ivy but now there is so much more brick apparent which is not the 20th century, it is back to the 19th century when none of us lived.

I just thought I would point out that we shouldn't have an imbalance if we are in the historic business district going back to at least what was there in 1984. Somebody should be able to look up and find the percentage, which I forgot.

Second, with the traffic part, just that is a pocket park where I have seen a lot of children feeding ducks or looking at ducks and I think that is the most accessible for that use in the town. So having trucks and lots of cars -- it is just something to think about how it will work with -- I love that there is more public access to the river. Just something to think about.

As someone who has to come out of my driveway further up in the residential district and try to figure out how to turn when every car is now twice as big as when I was growing up and twice as tall and it is hard

to get out.

The question is how easy or hard would it be to get out since I am already dodging people that park in the road more and things coming down the street.

So just those are the things that would concern me. And I have one more thing, just the visual. There are residences on the second floor so there will be people that will see that very nice rendering of what you will see, even if it is not from the street level. People will see that. That is just a thought.

PRESIDENT GERING: Thank you, Pam. Yes, Mr. Balderston.

MR. BALDERSTON: Thank you. Joe Balderston.

May I address a couple questions to Mr. Cretella?

PRESIDENT GERING: Sure.

MR. BALDERSTON: Would you like to come up and join me? May I call you Frank?

MR. CRETELLA: Yes.

PRESIDENT GERING: You know this is a comment section but I will let you -- we don't want to go into big dialogue of questions, you can make comments.

MR. BALDERSTON: You know how I am.

PRESIDENT GERING: I know.

MR. BALDERSTON: First of all, I would like to express my thanks to Frank and his team. The short period of time that I have digested what has been presented to us here tonight, I like the use of the materials and I like the elevations.

As part of that roof heights, could you bring that shot`back up, please. I would like to make a real quick suggestion that might be helpful. There you go.

So can I walk up there and point?

PRESIDENT GERING: Sure. Go ahead.

MR. BALDERSTON: And in my opinion, which I value very highly, I think if we bring the cupula down a little bit, raise these two a little and I think we need something over here. Very nice conception to the eye but if we can break this run of the ridges up, I think that would enhance the entire project.

Then my other question, when you say you're going to move the existing front of The Landing, you will jack it and move it forward?

MR. CRETELLA: Correct.

MR. BALDERSTON: That is what I thought.

How close will that be to the North Main

Street -- I was trying to --

MR. CRETELLA: Fifty feet.

MR. BALDERSTON: Back from the street?

MR FLEISHER: The whole building itself, the large part of the building will be at least a hundred feet from Main Street.

MR. CRETELLA: The historic is 50?

MR. FLEISHER: Yes.

MR. BALDERSTON: Thank you. I am not sure whether in your opening remarks -- whether I totally understood what you said about the parking and the deck.

Is there a deck over the parking?

MR. CRETELLA: So go to the site plan. So where Fred's is there is going to be a structure above, they call it a platform or a deck that everything is going to be built on above it and the parking is underneath. From an aerial -- where is that roof aerial?

MR. FLEISHER: Just so you know, this would be the surface parking. This parking under here would be under the second floor.

MR. CRETELLA: Under the second floor.

MR. BALDERSTON: Under the second floor.

MR. DOUGHERTY: They are both on the same plane?

MR. FLEISHER: They are on the same level. This whole area is covered parking, this is not.

MR. CRETELLA: The parking is all on the same plane, except there is a portion of it that is covered that we built on top of.

MR. BALDERSTON: Am I understanding this correctly, so this area here there will be parking underneath and then there will be a structure over top?

MR. CRETELLA: Yeah, that is the hotel.

MR. BALDERSTON: Is there an elevation that shows that? I am mixed up.

MR. FLEISHER: That one shows it.

MR. CRETELLA: This shows the second floor, so underneath this is the floor plan underneath.

MR. BALDERSTON: We don't have elevations of that?

MR. CRETELLA: Pull up the front elevation will show it to you. You see all of this, this is the existing wall in front of the river. Okay? All in here is parking lot and behind this this is the restaurant.

MR. BALDERSTON: This is the river elevation?

MR. CRETELLA: River elevation all of this is.

PRESIDENT GERING: I will speed you up a little here, we have more on the agenda. Sorry about that. You have good questions.

MR. BALDERSTON: Thank you very much.

PRESIDENT GERING: Thank you. The young lady over here.

MS. WHITMAN: Kelly Whitman, I live on West Ferry Street. Thank you for -- Ms. Gering -- calling me young.

I have also been doing commercial real estate for 20-plus years and I just want to point out this isn't five buildings, this is one giant building that takes up an entire block in our town and on the river.

So what you see -- when I saw the elevations, and the package is nice because we get a really good idea of what is going on but the scale of this building I really haven't heard a lot of discussion about how much floor space there is now versus what is being proposed.

Walking down Main Street you will not see through the little -- between buildings to trees and little clips of the river, you will see behind the Dubliner, the comic bookstore, et cetera, a really giant blockade of building.

There is no looking across to the trees in New Jersey or nothing. This is one big block of a structure. I understand the site as it is now, I live in the Borough. I walk around there. There is definitely cause for densification compared to what is there.

But if I look at the amount of floor space and the floor area ratio, let alone the ground cover, let alone the three stories, this just seems wildly out of scale for that end of the Borough or really any place inside the walkable part of the Borough. I just as a community member make my comments there.

The idea about the river -- The Landing and how many people go there for dinner, they are all not parking there, they are parking in the PNC lot or up in Union Square, they are walking over from Lambertville. That is 45 cars with their luggage going to park and driving down West Randolph Street each day.

And people do, when they do come to New Hope, leave the hotel. They may have a day in town but they drive around the countryside, that is the reason they come out here.

I just kind of want to make my voice heard on the scale of the project that is being proposed in terms of the height but also just in its uniform density.

There is no break-ups in that building and that really concerns me overall.

As well as I appreciate the looking at different styles. I will say again, with 20-plus years experience in the business, it often ends up in reality looking like kind of a Disneyfied (sic) suburban shopping mall and I would be very worried to see actually what it looks -- ends up looking like Disneyfied (sic) and not authentically historic.

It is just kind of a faux building structure such as where the Buffalo Wild Wings is in Flemington, and I would not want that to be what we see coming over the bridge into our town.

I appreciate the upgrades compared to what I saw last year but I would like to see it worked up a little bit more. Thank you.

PRESIDENT GERING: Anyone else have a comment? Yes, Mary.

MS. BRASHIER: Mary Brashier, B-R-A-S-H-I-E-R, 88 North Main Street.

First I would just like to say that I think Landmark has been, since they have been in New Hope, a terrific partner in our community. Any time that I or someone I recommend, reaches out to them and askd for

assistance in making some program better or offering something that helps an event succeed in a bigger way, they have been a hundred percent on board every single time.

So from a community member who does whatever I can in this community, they have been a tremendous partner and thank you for that.

I think that seeing what has happened to the Logan Inn is -- stands in their court as this is going to be a project that when all of the kinks and worries and everything are worked out, it is going to be amazing.

I live right on North Main, The Landing I consider a neighbor and I am excited to see what changes we bring here.

One of the things that I hear often in this town, working with the Chamber of Commerce especially, is what is there to do here. You can eat. You can drink. You can shop. You can make candles. But beyond that, we don't offer a lot for people to do.

The dock on the river open to the public can change some things and I think that is a great thing for people who live here and people who come to visit here. I hope that we can explore that piece even more.

I just wanted to say as a resident, as a

neighbor, as a community member, that I am excited to see this project come through. Thank you.

PRESIDENT GERING: Thank you.

Anyone else from the public? Yes, I'm sorry.

MS. ENDRESS: Stacey Endress, E-N-D-R-E-S-S, 25 Chestnut Street.

So I think that these plans have come a really long way. The architecture of it I feel like fits within the community, the town, so much better.

My concern is looking between this view where you can see -- where you can see the other buildings in front of it and then you look back at what is there now, when you look down The Landing stretch you see this historic building and now you go back and you will look back and see this area. And the height, Connie talked about the height. I think -- I feel like the height is a huge issue.

Also with the parking, I live on Chestnut Street where people constantly come in and turnaround. There is no tourist parking back there, it is all permit, constantly turning around. And I do worry when you start on Randolph with that traffic, people see cars going down to the hotel, people will constantly be going down there

to turnaround. There is really not a lot of space, at least we have a circle area.

So I am concerned about that and I am concerned about the mass. Aside from that I think it is great. It is great to put in a restaurant there and see that area developed but just on a smaller scale. Thank you.

PRESIDENT GERING: Anyone else? All right. Thank you. Frank, thank you for your team.

MR. CRETELLA: Thank you.

PRESIDENT GERING: We have next on the agenda discussion -- is the Chief here? Larry, you're doing this?

MAYOR KELLER: He had a very important call he had to go to.

PRESIDENT GERING: Next we have discussion for civil service testing for the police department.

All right. Mr. Keller.

MAYOR KELLER: Basically Chief is asking that we open position for a third corporal. We originally -- for those of you that aren't aware of it, we have -- we had a sergeant and two corporals probably until Sergeant Goss (sic) retired, which might have been four years ago.

And so we have -- Chief doesn't feel that

we need to have that step level of command. So he is more comfortable with having a third corporal and then assuming that you would support that, we would have a corporal's test. It would give us a chance to -- give Chief a chance -- maybe it could be 12 months, it could be 18 months, it could be 24 months, before he would ascertain if he feels that structure should change, we would have a sergeant and two corporals.

But at this time, just with the way the scheduling is, the third corporal really gives us more seniority with all of the different shifts, the important shifts. So that is something that I think we would ask for Council's support.

PRESIDENT GERING: Any questions from Council? It is for discussion. All right. Thank you so much.

Do we have any public comments? Can I have a motion to adjourn?

MS. RETTIG: I will make that motion.

MS. McHUGH: Second.

- - -

(The proceedings were concluded.)

- - -

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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