

**MINUTES OF DUBLIN BOROUGH
COUNCIL MEETING
MONDAY, JUNE 10, 2019**

1. Call to Order: The June 10, 2019 meeting of Borough Council was held in Borough Hall at 119 Maple Avenue, Dublin, PA. Council President, Jeffrey Sharer, called the meeting to order at 7:30 p.m.

ELECTED OFFICIALS PRESENT:

Mayor:	Chris Hayes	
Council:	Jeffrey Sharer	Brent Smith
	Matthew Mayes	Gary Mast
	John Sherer	Kent Moore
	William Benonis	

APPOINTED OFFICIALS PRESENT:

Borough Manager:	Angela P. Benner
Borough Solicitor:	Michael Kracht, Esq.
Borough Engineer:	Thomas F. Zarko, P.E.
Police Chief:	Michael Regan
Fire Chief:	Kevin Nugent*
Emergency Management Coordinator:	M. Philip Myers

*Not Present

2. Pledge of Allegiance: Mr. Sharer lead the Council and audience in the Pledge of Allegiance.

3. Council President Announcements: Mr. Sharer stated that Community Day went great.

4. Public Comment on Non-Agenda Items: There were no Public Comments at this time.

5. Approval of Minutes:

5.1. Minutes of Meeting of May 28, 2019:

MOTION: Upon Motion by Mr. Moore, seconded by Mr. Sherer and unanimously carried, the minutes of the May 28, 2019 meeting were approved as written.

6. Payment of Bills:

6.1. Bills List dated June 6, 2019 for \$63,720.89 (all funds):

MOTION: Upon motion by Mr. Mayes, seconded by Mr. Mast, and unanimously carried, the Council approved the Bills List dated June 6, 2019 for \$63,720.89.

7. Borough Official Reports:

7.1. Dublin Volunteer Fire Company: Mr. Meyers presented the Dublin Fire Co. Report for May 2019.

7.2. Mayor: Mayor Hayes expressed the same sentiments as Mr. Sharer about the quality of Community Day. He wanted to thank everyone who participated in the event and he received a lot of feedback from the residents about the town and the events Dublin puts on every year. There was a lot of excitement in the town and everyone did a great job.

7.3. Borough Manager: Ms. Benner presented the Manager's Report for May 2019.

7.4. Chief of Police: Council reviewed the Police Report for May 2019.

7.5. Borough Engineer: Mr. Zarko Presented the Engineer's Report for May 2019.

7.6. Borough Solicitor: Mr. Kracht reported that the property in the Borough that went to Sheriff's sale, has distributed funds to the Borough to repay all related utility costs.

8. Discussion Items:

8.1. Ordinance 324 – Zoning Amendment Adoption: Mr. Kracht presented Ordinance 324 that amends Chapter 27 of the Zoning Ordinance. Mr. Kracht stated that the changes included the re-zoning of three parcels to the TC-2 District, eliminate the requirement for a residential component for mixed use buildings, clean up discrepancies in the existing zoning ordinance, allow for the C20 Athletic Facility Use as part of the D4 Mixed Use, eliminate the requirement for effective apertures on fences, require parking stalls to conform with the Americans with Disabilities Act, allow parking in front of the minimum building setback line in the TC-2 district, and allow lighting on pole fixtures to be no more than 15 feet in height. Mr. Kracht stated that Ordinance 324 was advertised and posted, and the hearing was opened at 7:47 p.m.

Mr. Myers asked if the Borough is paying for the cost of this amendment. Mr. Sharer stated that the developer has paid for what he is responsible for. Mr. Sharer also added that most of the amendments are cleaning up inconsistencies that currently exist in the ordinance. Mr. Smith added that the parcels that are being rezoned are because those property owners wanted to be included in the development project.

Mr. Joseph Kramme, of Elephant Road, stated that the one property being re-zoned has bats in the house and that they must be trapped and released at a different location per the game commission. Mr. Smith stated that the developer is aware of this concern and is looking into it. Mr. Kracht stated that the developer will have to take care of the bat concern, that it is not something the Borough is responsible for. Mr. Kramme also asked when the traffic report will be completed and if the traffic impact will eliminate the number of townhomes proposed. Mr. Kracht responded stating that most likely the traffic impact will not reduce the number of townhomes since the developer will be required to mitigate any reduction in the level of service at the affected intersections. Mr. Zarko added that when the traffic study is complete the traffic engineer will be before Council in a public meeting to present their findings. Mr. Smith stated that they know there will be more traffic tomorrow than today and the traffic study will force some changes. Mr. Mayes stated that the commonwealth is getting better, and we should let the professionals handle it. Mr. Mayes also stated that nothing will get done until all questions are answered.

Mr. Frank Knisley of North Main Street stated that the minimum width of 20 feet of a building lot seems a little narrow for the town. Ms. Benner stated that this only applies to the B12 Townhouse Use. Being no more questions from the Public, Mr. Kracht closed the hearing at 8:01 p.m. The floor was opened to Council for questions and for adoption of Ordinance 324.

Mr. Mast stated that it is not appropriate to change the zoning of the three parcels with an ordinance and does not like that with this change greater density would be allowed. The applicant should go before the Zoning Hearing Board to request that change. Mr. Smith stated that this is a case where the homeowner went to the developer and asked if their property could be acquired as part of the Dublin Town Center project since they abut the current boundaries of the project. Mr. Mast stated that if you are going to change those parcels then just change the whole street. Doing it this way seems like spot zoning and Mr. Mast added that he is not in favor of it. Mr. Smith stated that when the Borough created the new zoning map, they looked at the developable area as well as properties that had an interest in being developed. This change reflects a reasonable accommodation of the homeowners and the developers. Mr. Mast added that this change creates a high-density space and he is not in favor of that.

MOTION: Upon motion by Mr. Smith, seconded by Mr. Sherer, the Council on a vote of 5-2, approved Ordinance 324, amending Chapter 27 of the Borough's Zoning Ordinance. Ordinance No. 324 was opposed by Mr. Mast and Mr. Moore.

8.2. Contractor Bid Proposals – Marlyn Lane: Mr. Zarko reported that they have solicited proposals from several contractors relative to the sanitary sewer manhole adjustment work that is required to address an existing manhole frame/cover that is located in a depressed area of roadway pavement within Marlyn Lane that is resulting in inflow into the Borough's Sanitary Sewer System during significant rainfall events. After reviewing the proposals, Mr. Zarko recommended awarding the project to the lowest bidder, Passerini & Sons, Inc for \$6,770.00.

MOTION: Upon motion by Mr. Mast, seconded by Mr. Mayes, Council unanimously awarded the Marlyn Lane Sanitary Sewer Manhole Adjustment project to Passerini & Sons, Inc., in the amount of \$6,770.00.

8.3. Contractor Bid Proposals – Meadow Lane: Mr. Zarko reported that they have solicited proposals from several contractors relative to the installation of stormwater improvements, consisting of the installation of pavement base underdrain and stormwater inlet within Meadow Lane, to address a drainage problem that results in icing conditions along the roadway during the winter months. After reviewing the proposals, Mr. Zarko recommended awarding the project to the lowest bidder, Passerini & Sons, Inc for \$20,170.00.

MOTION: Upon motion by Mr. Sherer, seconded by Mr. Mayes, the Council unanimously awarded the Meadow Lane Stormwater Bid Proposal to Passerini & Sons, Inc., in the amount of \$20,170.00.

9. Committee Reports:

9.1. Dublin Community Day: Mr. Sherer stated that the Community Day was a huge success and he thanked everyone who was involved and thanked all who volunteered at the event. Mr. Sherer added that the 911 emergency mobile unit was at Community Day and estimated that there were between 750 – 1,000 people in attendance. Mr. Sherer also added that The Bucks County Technical School has a mobile food unit and suggested that they be invited to participate in 2020.

10. Other Business: There was no other business at this time.

10.1 June 24, 2019 Council Meeting Cancellation: Mr. Sharer announced that they usually only have the first meeting of the month in June, July and August. At this time there are no items for the meeting so the the next Council Meeting will be held on July 8, 2019.

11. Public Comments: Carol Shultz of Maple Avenue stated that Community Day was a great event, it was a great day, and everyone had a great time. She heard no complaints.

12. Comments from Council Members: There were no comments at this time.

13. Adjournment: Upon motion by Mr. Smith, the meeting was adjourned at 8:24 p.m.

Respectfully Submitted,

Date Approved: _____

Angela P. Benner,
Manager/Secretary/Treasurer