

**MINUTES OF DUBLIN BOROUGH
COUNCIL MEETING
MONDAY, JANUARY 26, 2026**

- 1. CALL TO ORDER:** The January 26, 2026, meeting of Borough Council was held in Borough Hall at 119 Maple Avenue, Dublin, PA. Council President Timothy Hayes, called the meeting to order at 7:30 p.m.

ELECTED OFFICIALS PRESENT:

Mayor:	Chris Hayes	
Council:	Timothy Hayes	Jeffrey Sharer*
	Matthew Mayes	Keeley Rosenthal
	Sean Brennan	Jeanette Pasqua
	Marianna Leffever	

APPOINTED OFFICIALS PRESENT:

Borough Manager:	Colleen M. Pursell
Borough Solicitor:	Scott MacNair, Esq. Vicki Kushto, Esq.*
Borough Engineer:	Erik Garton, P.E.* Matt Bailor, P.E.* Mike Zee, P.E.
Borough Conflict Engineer:	Tim Fulmer, P.E.*
Police Chief:	Michael Regan
Fire Chief:	Dale Meyers
Emergency Management Coordinator:	Michael Tuttle*

*Not Present

**Late Arrival

2. Pledge of Allegiance: President Hayes led Council and the audience in the Pledge of Allegiance. A moment of silence was held for former Council Member, Planning Commission Chair and longtime resident, Gary Mast.

3. Council President Announcements: President Hayes had no comments at this time.

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

5. Approval of Minutes:

5.1. Minutes of Meeting from January 5, 2026:

Motion by Mr. Brennan, seconded by Ms. Pasqua, and unanimously carried, approving the minutes of January 5, 2026 meeting, as presented.

6. Payment of Bills:

6.1. Bills List dated January 12, 2026, in the amount of \$27,308.28 (all funds).

Motion by Mr. Brennan and seconded by Ms. Rosenthal, and unanimously carried, approving the bills list for January 12, 2026, in the amount of \$27,308.28.

6.2. Bills List dated January 26, 2026, in the amount of \$115,704.40 (all funds).

Motion by Mr. Brennan and seconded by Ms. Rosenthal, and unanimously carried, approving the bills list for January 26, 2026, in the amount of \$115,704.40.

7. Borough Official Reports:

7.1. Dublin Fire Company: Chief Meyers provided Council with the December 2025 report. They responded to thirty-three (33) calls, three (3) of those calls were in the Borough. He also provided Council with the Year End Report for 2025.

7.2. Mayor: Mayor Hayes commended the efforts of the snow removal crew, Dublin Volunteer Fire Company, Dublin Borough Police and Emergency Management Services during the recent snow and ice storms.

7.3. Borough Manager: Ms. Pursell advised that the generator at the Wastewater Treatment Plant is currently not operational. Michael McHugh ordered a new control board and in the interim a generator is being rented until the part is received, which is on backorder. Last year the Borough applied for a Small Water and Sewer Grant for a new permanent generator. The list of awards has been posted and Dublin Borough was not awarded the grant.

7.4. Chief of Police: Chief Regan provided Council with the December 2025 report which included one hundred sixty-one (161) total incidents. The Bus Patrol School Bus Violation Program had ten (10) referrals, with seven (7) approved for citation. Officers participated in the Holiday Gathering Event at the Square. Officers Burkhardt and Motta participated in the Hilltown Walmart Shop with a Cop Event. Sergeant Kirk, Officer Motta, and Officer Lawson participated in the Quakertown Walmart Shop with a Cop Event. Chief Regan served on the hiring panel for a new officer for Tinicum Township. Dublin Borough Police provided security and traffic control for the Live Nativity Event at Living Hope Church along with Hilltown Township Police and Bedminster Township Police. The new Records Management System, Pathfinder, is up and running. Special thanks to Detective McClelland for his role in this significant and difficult project. PA State Police handled no calls in the Borough for December. President Hayes passed along thanks and appreciation given to Chief Regan from Eleanor Breslin, Chairwoman of Tinicum Township, for his part in hiring the new officer at Tinicum Township. He asked how the Police Department dealt with the snowstorm over the weekend. Chief Regan stated that Officer Rycek was on duty for most of the snow event and did a tremendous job. He supported the plowing crew and worked to get vehicles off the streets, citing those that were not moved.

7.5. Borough Engineer: Mr. Zee gave an update on the Perkiomen Apartments project. He estimated that the project is 90% to 95% finished. The project is expected to be completed by summer. Fire Chief Meyers did express a concern with the location of one of the fire hydrants. Mr. Zee will look into this.

7.6. Borough Solicitor: Mr. MacNair had no comments at this time.

8. Discussion Items:

8.1. Conditional Use Hearing – 106 S. Main Street: Mr. MacNair opened the Conditional Use Hearing continuation with an overview of the Conditional Use Application submitted by Mr. Chetan Master for his property located at 106 South Main Street. The applicant is seeking approval for the conversion of the existing 1,434 square foot structure at 106 South Main Street into four (4) residential dwelling units, as permitted within the TC-1 Zoning District.

The hearing was conducted in accordance with the Pennsylvania Municipalities Planning Code. The official record of the hearing consists of the stenographic transcript and all exhibits entered into the record.

The applicant’s agent, Michael Master presented testimony and exhibits in support of the application. Members of Borough Council, Borough staff and the public were afforded the opportunity to ask questions and offer testimony.

Motion by Mr. Mayes and seconded by Mr. Brennan, and unanimously carried, approving the Conditional Use for the B9 Residential Conversion at 106 South Main Street conditioned upon the following conditions: (1) the applicant shall comply with the conditions contained in the October 28, 2025 Dublin Borough Zoning Officer review letter, (2) the applicant shall obtain all necessary approvals associated with sewage facility planning modules for the property and the proposed use and obtain any required additional EDUs and enter into and comply with a Professional Service Agreement with Dublin Borough, (3) the applicant shall comply with the parking requirements contained in the zoning ordinance, (4) the applicant shall perform exterior improvements to the building and property including painting the exterior of the building, installing landscaping, and performing general exterior maintenance including repairs to damaged downspouts and wood rot, (5) the applicant shall comply with all testimony and exhibits that have been offered at this hearing and the prior Conditional Use Hearing, (6) the applicant shall comply with all Dublin Borough ordinances including but not limited to the building code, (7) parking space #5 as listed on Exhibit A1 the revised plan shall be for compact cars only and shall be labeled as such by placing signage accordingly and the applicant shall comply with all items outlined in the written decision.

8.2. Consideration to Approve Lamp Post Banner Signs – 123/161 N Main Street: Ms. Corinna Garis was present on behalf of Dublin Town Center to request authorization to add fifteen (15) new pole banner signs throughout the Dublin Town Center and The Plaza shopping center and replace the existing sixteen (16) pole banners temporarily, (that were previously approved by Council) with a patriotic design commemorating the United States 250th Anniversary. The banners would remain in place from April to November 2026. She presented Council with a rendering of the design and proposed locations.

Motion by Ms. Leffever, seconded by Mr. Brennan and unanimously carried, approving the installation of thirty-one (31) banner signs, in total, along with temporary patriotic banners from April through November 2026 on street light poles in the Dublin Town Center and The Plaza, as presented.

8.3. Consideration to Approve 144 N Main Street Signage - Verizon: Mr. Antonio DiCianni on behalf of the applicant, is seeking Council’s approval to install permanent signage at 144 N Main Street for the new Verizon Store.

Motion by Mr. Mayes, seconded by Ms. Pasqua and unanimously carried, approving the installation of a permanent sign, as presented by email.

8.4. Discussion / Authorization to Advertise Bid – Rickerts Road Paving Project (Hilltown side): Mr. Zee stated that Rickerts Road on the Hilltown side is budgeted for repaving this year. He advised that Dublin Borough maintains the section from the Pennsylvania State Police Barracks to Route 313. He outlined the work necessary to include paving/milling, base repair, and line striping. He went on to describe the possible obstacles that may arise, specifically drainage issues, Hilltown residents’ driveways, and costs above what was budgeted for this project. A discussion began regarding the course of action and possible alternatives. Ms. Pursell stated she would reach out to the Hilltown Township and inform them of Dublin Borough’s plans to move forward with the project.

Motion by Ms. Rosenthal, seconded by Ms. Leffever, and carried 5-1, authorizing to advertise the bid for the Rickerts Road Paving Project.

8.5. Authorization to Advertise 2009 Crown Victoria on Muncibid: Ms. Pursell advised that the Dublin Borough Police Department has a 2009 Crown Victoria that is no longer being used since the acquisition of the new Ford SUV patrol vehicle. She is seeking authorization to advertise the vehicle on Muncibid for sale once the Police Department has removed the radio, equipment, and graphics. Chief Regan suggested setting a reserve bid at \$5,000.00.

Motion by Mr. Brennan, seconded by Ms. Rosenthal and unanimously carried, authorizing to advertise the Dublin Borough Police Department’s 2009 Crown Victoria on Muncibid.

8.6. Consideration to Adopt Updated Snow and Ice Control Plan: Ms. Pursell stated that the plan was previously adopted by Council in 2017 but did not include the Dublin Town Center as well as some other pertinent information. She is seeking authorization to adopt the updated Snow and Ice Control Plan. Mayor Hayes asked for clarification about the removal of vehicles off the streets during a snow event. A brief discussion was held, and no further action is required.

Motion by Ms. Rosenthal, seconded by Mr. Mayes and unanimously carried, adopting the Updated Snow and Ice Control Plan, as presented.

8.7. Resolution 2026-03: Updating Appointments: President Hayes advised due to the recent passing of Mr. Gary Mast, there is a vacancy on the Planning Commission and the Vacancy Board Chair. Updates to Resolution No. 2026-03 reflects the appointments of Mr. Robert Olson as a Zoning Hearing Board Member, Ms. Jackie Connard as a Planning Commission Member, Mr. Brent Smith as the Vacancy Board Chair, and Nathaniel Leffever as the Zoning Hearing Board Alternate, to fill those vacancies.

Motion by Ms. Leffever, seconded by Ms. Rosenthal, and unanimously carried, adopting Resolution 2026-03 Appointments, as updated and presented.

8.8. Request for Fire Police Assistance – Plumstead Township (Blaze of Glory 5K Run): Ms. Pursell advised that a request was received from Plumstead Township for Fire Police Assistance at the Blaze of Glory 5K Run schedule for March 21, 2026.

Motion by, Ms. Rosenthal, and seconded by Mr. Brennan and unanimously carried, authorizing available Fire Police to assist at Plumstead Township Blaze of Glory 5k Run scheduled for March 21, 2026.

8.9. Request for Fire Police Assistance – State Representative Shelby Labs (Shred Events): State Representative Shelby Labs will be holding Shredding Events on April 18th and September 19th. Her office is seeking Fire Police assistance with parking for the events.

Motion by Ms. Rosenthal, seconded by Mrs. Leffever, and unanimously carried, authorizing available Fire Police to assist at State Representative Shelby Labs’ shredding events being held on April 18, 2026, and September 19, 2026.

9. Committee Reports: Mr. Brennan announced that the 25th Annual Community Day will be held on Saturday, June 6th from 1:00 pm to 5:00 pm. The Committee held a meeting before the Council meeting and discussed the beginning stages of the event. He advised that the next meeting will be February 23rd at 6:30 pm.

10. Public Comment: There were no public comments at this time.

11. Comments from Council Members: Mayor Hayes asked Chief Meyers who is responsible for clearing the fire hydrants in the Borough after a snow event. Chief Meyers stated that it is the responsibility of the closest homeowner to the hydrant. Ms. Pursell stated that she would share Dublin Volunteer Fire Department’s social media post that addresses this issue.

12. Executive session to discuss potential litigation

13. Adjournment: Upon motion by Mr. Mayes, the meeting was adjourned at 9:16 p.m.

Respectfully Submitted,

Date Approved: _____

Colleen M. Pursell, Manager/Secretary