

**MINUTES OF DUBLIN BOROUGH
COUNCIL MEETING
MONDAY, APRIL 28, 2025**

- 1. CALL TO ORDER:** The April 28, 2025, meeting of Borough Council was held in Borough Hall at 119 Maple Avenue, Dublin, PA. Council President Tim Hayes, called the meeting to order at 7:30 p.m.

ELECTED OFFICIALS PRESENT:

Mayor:	Chris Hayes	
Council:	Timothy Hayes	Jeffrey Sharer
	Brent Smith	Matthew Mayes
	Philip Kessler	Keeley Rosenthal
	Sean Brennan	

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.*
Police Chief:	Michael Regan*
Fire Chief:	Dale Meyers*
Emergency Management Coordinator:	Michael Tuttle*

*Not Present

**Late Arrival

***Joined by Phone

- 2. Pledge of Allegiance:** President Hayes led Council and the audience in the Pledge of Allegiance.
- 3. Council President Announcements:** President Hayes had no comments at this time.
- 4. Public Comment on Non-Agenda Items:** There were no comments at this time.
- 5. Approval of Minutes:**

5.1. Minutes from April 14, 2025, Meeting:

Motion by Mr. Kessler, seconded by Mr. Brennan, and unanimously carried, approving the minutes of the April 14, 2025 meeting, as presented.

6. Payment of Bills:

6.1. Bills List dated April 28, 2025, in the amount of \$107,797.20 (all funds):

Motion by Mr. Brennan, seconded by Ms. Rosenthal, and unanimously carried, approving the bills list dated April 28, 2025, in the amount of \$107,797.20.

7. Discussion Items:

7.1. Consideration to Accept Updated Plans for Public Space Areas at Dublin Town Center: Mr. Loughery provided Borough Council with two layout plans for the public space areas at Dublin Town Center. He gave an overview of the three (3) public space areas that are incomplete to date.

The first space exists between the Dublin Diner and The Station. He detailed that there will be two (2) public benches added, per the approved plans, that will be installed once the diner work is completed.

Mr. Loughery then went on to reference public space "E," located at The Lofts on the parking lot side of the building. He is proposing placing two (2) benches as well as landscaping which will be maintained by Dublin Town Center.

Public space "D" behind The Square, is proposed to have a large evergreen tree planted behind a wall similar to the brick wall catty-cornered to it, two (2) benches and landscaping. Mr. Sharer questioned who would maintain public space "D." Mr. Loughery stated the HOA would be responsible. President Hayes asked if the HOA was consulted on this proposal. Mr. Loughery advised they met with the property management who manages the HOA. Mr. Sharer questioned whether over time the HOA will continue to maintain this area should it require attention. Ms. Kushto added that if the recorded plans' areas are different than what is being proposed then updated plans will need to be recorded. Also, Ms. Kushto pointed out in Mr. Fulmer's email he referred to the Borough's Ordinance 312 which allows a fee-in-lieu of to meet the objective of the recorded plans.

Motion by Mr. Sharer, seconded by Mr. Brennan, and unanimously carried, adopting the updated plans for Public Space Areas "D," and "F" at Dublin Town Center conditioned on re-recording the updated plans after discussion and approval from the Homeowners Association of Dublin Crossing.

7.2. Consideration to Approve Use D3 at The Plaza Shopping Center: Mr. Loughery advised that Sweet Victory, currently located at 105 N Main Street, is looking to relocate into The Plaza Shopping Center, located at 161 N Main Street. The Plaza Shopping Center is located in the Planned Village Development Zoning District. As per ZO Section 27-505.D(D23), the proposed bakery would be a D3 Commercial and Service Use and would require approval by Borough Council. Ms. Veronica Bak, business owner, described her business and the services she provides.

Motion by Mr. Mayes, seconded by Mr. Smith, and unanimously carried, approving the Use D3 at the Plaza Shopping Center, allowing Sweet Victory to relocate.

7.3. Request for Fire Police – State Representative Labs: Scam Prevention Seminar: A request was received from State Representative Shelby Labs' Office for Fire Police assistance at the Scam Prevention Seminar scheduled for May 1, 2025, from 9:15 am to noon.

Motion by Mr. Kessler, seconded by Mr. Mayes, and unanimously carried, approving the Request for Fire Police from State Representative Labs at the Scam Prevention Seminar scheduled for May 1, 2025, from 9:15 am to noon.

8. Committee Reports: Mr. Kessler stated there was a well-attended public utilities meeting discuss water, sewer and trash billing collection. The main focus of the meeting was to consider the timing of due dates in an effort to reduce overdue payments as well as provide options for payment plans. A draft ordinance will be prepared by the Solicitor for consideration.

Mr. Mayes announced that there will be a Community Day meeting held on May 12, 2025 at 6:30 pm.

Ms. Pursell stated that there were two residents who expressed concerns regarding the brightness of the new led street lights since the new retrofitting. She also advised that the project was nearing completion.

9. Public Comment: Jeanette Pasqua of Cherry Lane, expressed her concern regarding burning in the Borough and asked for clarification of the Borough's ordinance on burning.

10. Comments from Council Members: Ms. Rosenthal questioned if there was an ordinance that addresses overnight parking of commercial vehicles in residential areas. A discussion began regarding the specifics of the types of vehicles and where they are parked.

11. Adjournment: Upon motion by Mr. Sharer, the meeting was adjourned at 8:19 p.m.

Respectfully Submitted,

Date Approved: 05/12/2025

Colleen M. Pursell
Colleen M. Pursell, Manager/Secretary