

**MINUTES OF DUBLIN BOROUGH
COUNCIL MEETING
MONDAY, JANUARY 22, 2024**

1. **CALL TO ORDER:** The January 22, 2024, 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
	Brent Smith	Matthew Mayes
	Philip Kessler	Keeley Rosenthal*
	Sean Brennan	

APPOINTED OFFICIALS PRESENT:

Borough Manager:	Colleen M. Pursell
Borough Solicitor:	Michael Kracht, Esq.
Borough Engineer:	Brian Cicak, P.E.
Police Chief:	Michael Regan*
Fire Chief:	Kevin Nugent*
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.

3. **Council President Announcements:** There were no announcements at this time.

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

5. **Approval of Minutes:**

- 5.1. **Minutes of Meeting of January 8, 2024:**

Motion by Mr. Smith, seconded by Mr. Mayes and unanimously carried, the minutes of the January 8, 2024 meeting were approved, as presented.

6. **Payment of Bills:**

- 6.1. **Bills List dated January 22, 2024, in the amount of \$35,980.15 (all funds):**

Motion by Mr. Smith, seconded by Mr. Brennan and unanimously carried, Council approved the bills list dated January 22, 2024, in the amount of \$35,980.15.

7. **Discussion Items:**

- 7.1. **Consideration to Accept Changes of ACE Hardware Signage:** Ms. Pursell introduced Mr. Michael Mott, owner of ACE Hardware to Council. Ms. Pursell provided an overview of the sign application that was submitted and explained that the proposed window signs are not permitted

by Ordinance. The applicant is seeking approval from Council. Mr. Mott explained to Council that he is not permitted to display the previously approved Benjamin Moore sign on the outside of ACE Hardware due to the proximity of another Benjamin Moore supplier. He is requesting to replace the Benjamin Moore sign with a Weber sign, with the same dimensions. In lieu of the outside Benjamin Moore sign, Mr. Mott is seeking authorization to mount a lighted 2' x 2' Benjamin Moore door sign on the inside of the window. In addition he would like permission to install decals on the inside and outside of the doors entering/leaving ACE Hardware. Mr. Sharer asked if the lighted sign would be lit 24-hours and Mr. Mott stated it can be on 24-hours or he can put a timer on it. Mr. Smith expressed gratitude to Mr. Mott for coming to tonight's meeting to further explain the restrictions on the signs and to confirm that Weber will permit two (2) dealers advertising in the same area.

Mr. Smith inquired about the side door entrances. Mr. Mott explained the front sliding door will be the entrance and exit to ACE Hardware. The other two (2) entrances on the right of the building is for another tenant. President Hayes asked if there will be any other changes. Mr. Mott does not anticipate any other changes. Mr. Mayes asked him to confirm if there will be a fire exit out the back of the building. It was confirmed there will be two exits out the back.

Motion by Mr. Mayes, seconded by Mr. Kessler and unanimously carried, Council approved the changes of the ACE Hardware signage as presented.

Mr. Mott also asked for approval for the display of multiple signs for an ACE Hardware hiring event. The consensus of Council was for Mr. Mott to submit a sign application and Council will review it, if needed.

7.2. Request for Fire Police – Plumstead Township:

Motion by Mr. Smith, seconded by Mr. Kessler and unanimously carried, Council approved the request for our fire police assistance at their Blaze of Glory 5K Run on March 23, 2024.

8. Committee Reports: Mr. Mayes announced there was a Community Day Meeting held prior to the start of the Council Meeting. Community Day will be held on Saturday, June 1, 2024. Mr. Mayes suggested changing the time from 3:00 pm – 7:00 pm to 1:00 pm - 5:00 pm. There was a consensus to change the time to 1:00 pm – 5:00 pm.

9. Public Comment: Rob Cornwall from Braden Court, Bedminster Township, would like Dublin's Comprehensive Plan updated, based on the new sketch plans with the new development. Council will take it into consideration, but the path of the "paper road" through the development depends on the design of the development. Mr. Cornwall informed Council that Center Drive was intended to connect with Deep Run Road, but instead, it connected a couple hundred feet further down the road. He mentioned an email from a plan from Bucks County Planning Commission in 2004, to have the road come out 400 feet east of Main Street onto Rickert Road, which would bring the comprehensive road in the middle of Moyer Farm. Mr. Smith stated that Dublin Borough had a vision to create a road to go from Elephant Road to Rickert Road. Acquiring land was necessary to proceed.

Mr. Sharer mentioned that in the initial comprehensive road proposal, the first developer would determine the road placement, and subsequent developers would align with that. There was an agreement long ago, between Bedminster Township and Dublin Borough to have the road continue

all the way through. Braden Court was the first developer, so now our developer is continuing that road from Elephant Road all the way to Braden Court. Council agreed to the placement of the road starting at Elephant Road. Mr. Sharer added that one day the road will continue at the end of Braden Courts cul-de-sac, when the farm behind Braden Court sells. Mr. Mayes stated that Dublin Borough has no control of what Bedminster Township does with the road from Braden Court. We can simply provide recommendations to Bedminster Township.

Mr. Kracht told Council there were a lot of comments at the Planning Commission Meeting: The primary concerns revolved around water quality, Braden Court potentially becoming a thru street and a request for a buffer between Dublin Acres and the new development. There are also drainage concerns. In addition the public expressed concerns with the increase of children and where they will go to school, adding a turning lane on Stump Road, supply of electric, speeding in Dublin Crossings and a possible increase in crime. Many people want amenities and there is some green space available off the comprehensive road.

Mr. Kracht also informed Council there is still approximately \$100,000.00 in the amenities account for the Dublin Town Center development. Mr. Loughery would like to put amenities in the open space and by the barn. There was a discussion about the possibility of having ministry activities in the barn and or some type of market. Mr. Kracht asked if any of Council who went to the PC Meeting had any other comments from the public. President Hayes stated that the main concern was water quality. Mr. Kracht informed him that water is tested everyday and CKS did a water quality study five (5) years ago and calculated out the water we would need if the Borough did more developing, they did include the undeveloped properties. They found that our wells will have the capacity to serve the undeveloped properties. Mr. Kracht explained that any increase after a certain amount has to be approved by the Delaware River Valley Commission. Mr. Sharer added that we have the capacity to pump up to 6 million gallons, but currently we only pump 4 million gallons.

Mr. Cicak mentioned that there is a water allocation available, and the system has the capacity to accommodate it. He plans to provide details on the reports at the upcoming meeting.

10. Comments from Council Members: Mr. Sharer informed Council there was about six (6) properties that did not shovel their sidewalks and would like to know if any letters were sent. Mr. Mayes thought Chief Regan would send warnings to them. President Hayes suggested going out and checking to see who didn't shovel and send a letter. Ms. Pursell will follow up.

11. Executive Session: President Hayes announced Council would be meeting in Executive Session to discuss personnel. Council will not be reconvening after Executive Session.

12. Adjournment: Upon motion by Mr. Sharer, the meeting was adjourned at 8:38 p.m.

Respectfully Submitted,

Date Approved: 01/17/2024

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