

**MINUTES OF DUBLIN BOROUGH
COUNCIL MEETING
MONDAY, AUGUST 9, 2021**

- 1. CALL TO ORDER:** The August 9, 2021, meeting of Borough Council was held at Borough Hall, 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
	William Benonis	Robert Olsen
	Timothy Hayes	

APPOINTED OFFICIALS PRESENT:

Borough Manager:	Laurie A. Hagey
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

**Late Arrival

- 2. Pledge of Allegiance:** President Sharer lead Council and audience in the Pledge of Allegiance.

- 3. Council President Announcements:** President Sharer thanked the fire company for the success of the carnival.

- 4. Public Comment on Non-Agenda Items:** There was no public comment.

- 5. Approval of Minutes:**

- 5.1. Minutes of Meeting of July 12, 2021:**

MOTION: A Motion to approve the Minutes of the July 12, 2021, Council Meeting was made by Mr. Mayes, seconded by Mr. Timothy Hayes, and unanimously carried.

- 6. Payment of Bills:**

- 6.1. Bills List dated August 6, 2021, in the amount of \$66,695.98 (all funds):**

MOTION: Mr. Mast made a Motion, seconded by Mr. Mayes, and unanimously carried, to approve the Bill Lists dated August 6, 2021, totaling \$66,695.98.

- 7. Borough Official Reports:**

- 7.1. Dublin Fire Company:** Mr. Phil Myers presented the Dublin Fire Company report.

- 7.2. Mayor:** There was no report at this time.

7.3. Borough Manager: In addition to her written report, Mrs. Hagey reported Ryan Homes sold a total of 23 townhomes to date in Dublin Crossing. She also mentioned Grand View Health should be opening in October.

7.4. Chief of Police: Chief Regan provided the Police Report for July 2021. There were 148 calls last month. Sergeant Jones completed training in the new Records Management System which will go live on September 8, 2021. Investigator McClelland completed training on the new Bucks County Computer Aided Dispatch System, and he will aid in training the department. Chief Regan attended a meeting with the Bucks County Chapter of the NAACP on July 28, 2021. Chief Regan also reported the Dublin Police Magazine was delivered and they are being distributed.

7.5. Borough Engineer: Mr. Zarko reported the Road Program is underway. Repairs have been completed on Rickerts Road and the water storage tank driveway. Saddlebrook Drive storm sewer installation is currently in progress and milling of Saddlebrook will begin soon. Work on Applewood Lane will begin after Saddlebrook is completed. The project will be completed by the end of the month. Mr. Mayes asked if the contractor would post "No Parking" signs in the neighborhood. Mr. Zarko stated the contractor will let the residents know. Mayor Hayes asked if the ramps are being brought up to code with ADA requirements, which was confirmed by Mr. Zarko.

7.6. Borough Solicitor: Mr. Kracht had nothing to add at this time.

8. Discussion Items:

8.1. Ash Oil & Gas Revised Plan Presentation: Mr. William Benner, Esq., representing Mr. Vanga, owner of Ash Oil & Gas, presented revised plans to Council. He presented preliminary plans to Council at the April 26th meeting, and Council was interested in seeing more detail. Mr. Benner presented more detailed drawings illustrating improvements to the last plan. There was concern surrounding the retail area and walls for separation between retail and storage, and the new plan includes walls for separation. The next step for Ash Oil & Gas is to apply to the Zoning Hearing Board asking for special exception to allow for the enlargement of the retail sales area, moving the retail from one side of the space to the other, and asking for a variance to increase the size of the accessory retail use. Through discussions and review letters, there was a consensus the retail area should include access to a restroom. Additionally, they are asking for relief to allow the sale of propane and firewood, to be located outside of the store, separated from the pedestrian access.

President Sharer reminded Mr. Benner of prior denials from the Zoning Hearing Board. Mr. Benner stated although they were denied in 2016, it was due to a proposed retail sales area of 900 square feet, and the current plan has retail area of approximately 250 square feet. This application isn't looking for a separate use, it is expanding non-conforming accessory retail sales. President Sharer asked if the parking problem was solved. Mr. Benner indicated it was. Mr. Mast asked if there was a resolution to how many driveway openings there will be coming from Main Street. Mr. Benner stated to change the driveways requires a new Penn Dot permit and he added that Penn Dot may not be able to permit the driveway. They want to avoid this problem and are not offering any changes to the driveway. Mr. Zarko recommended closing the access from the back entrance. Mr. Kracht stated they will come back to Council after the ZHB with a request to waive Land Development. Mr. Mayes asked about the handicap parking issue. Mr. Zarko stated it was resolved. Mr. Zarko added there were some inconsistencies in the square footage. Mr. Olsen asked if there will be enhancements to the look of the building. Mr. Benner stated there would be enhancements to the property, which are on the plans. Mr. Benner stated they will submit an application when remaining issues with the building plans are resolved, hopefully within the next month.

8.2. Ordinance #329; Dedication of Ultimate Right of Way – High Street: Mr. Kracht presented Ordinance 329, the Dedication of Right of Way for High Street. Mr. Kracht was directed by Council to prepare the documents and necessary Deeds for Dedication, conditional upon the applicant providing a title insurance policy in the amount of \$10,000.00.

MOTION: A Motion was made by Mr. Mast and seconded by Mr. Olsen, to accept Ordinance #329, the Dedication of Ultimate Right of Way – High Street, conditional the applicant provides a title insurance policy in the amount of \$10,000.00. The Motion unanimously carried.

8.3. Approve Escrow Release No. 13 for Dublin Town Center in the amount of \$154,424.42: Mr. Zarko recommended approval of the Dublin Town Center Escrow Release No. 13 for work completed in the amount of \$154,424.42.

MOTION: Mr. Mayes made a Motion to approve the Dublin Town Center Escrow Release No. 13 in the amount of \$154,424.42, which was seconded by Mr. Timothy Hayes, and unanimously carried.

8.4. Approval of CDBG Agreement: Mrs. Hagey reported the revised CDBG agreement is in need of a Motion approving it before it is submitted to the County for their approval at their next meeting on August 18th.

MOTION: A Motion was made by Mr. Mast and seconded by Mr. Benonis to approve the revised CDBG agreement, as presented, and to submit it to Bucks County for their final approval. The Motion unanimously carried.

8.5. Approval of Proposed Water & Sewer Tapping Fee Updates: Mr. Zarko was directed to perform a current calculation for Water and Sewer Tapping Fees. Calculations include costs from prior projects and outstanding debt from the sewer system. With the updated calculations, there will be an increase to the Water Tapping Fee from \$1,346 to \$1,812 and an increase to the Sewer Tapping Fee from \$2,428 to \$4,430. There was a consensus to approve the presented updates to the Water & Sewer Tapping Fees. Mr. Kracht will prepare the necessary Resolution.

9. Committee Reports: None.

10. Other Business: None.

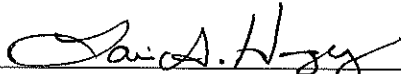
11. Public Comment: Mr. John Sherer, Cherry Drive, expressed concerns about the sale of propane on site at Ash Oil & Gas. President Sharer stated his concerns will be taken into consideration.

12. Comments from Council Members: There were no comments from Council Members.

13. Adjournment: Upon motion by Mr. Smith, the meeting was adjourned at 8:36 p.m.

Respectfully Submitted,

Date Approved: 9/13/2021


Laurie A. Hagey, Manager/Secretary