

**MINUTES OF DUBLIN BOROUGH  
COUNCIL MEETING  
MONDAY, JANUARY 23, 2023**

1. **CALL TO ORDER:** The January 23, 2023, 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 7:31 p.m.

**ELECTED OFFICIALS PRESENT:**

|          |                 |               |
|----------|-----------------|---------------|
| Mayor:   | Chris Hayes     |               |
| Council: | Jeffrey Sharer  | Brent Smith   |
|          | Matthew Mayes   | Robert Olsen  |
|          | William Benonis | Timothy Hayes |
|          | Philip Kessler  |               |

**APPOINTED OFFICIALS PRESENT:**

|                                   |                       |
|-----------------------------------|-----------------------|
| Borough Manager:                  | Colleen M. Pursell    |
| Borough Solicitor:                | Caroline Zook, Esq.   |
| Borough Engineer:                 | Thomas F. Zarko, P.E. |
| Police Chief:                     | Michael Regan*        |
| Fire Chief:                       | Kevin Nugent*         |
| Emergency Management Coordinator: | M. Philip Meyers*     |

\*Not Present

\*\*Late Arrival

2. **Pledge of Allegiance:** President Sharer 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 public comments at this time.
5. **Approval of Minutes:**
- 5.1. **Minutes of Meeting of January 9, 2023:**

Motion by Mr. Benonis, seconded by Mr. Timothy Hayes and unanimously carried, the minutes of the January 9, 2023 meeting were approved, as presented.

6. **Payment of Bills:**

- 6.1. **Bills List dated January 23, 2023, in the amount of \$54,967.56 (all funds):** Ms. Pursell informed Council that the bills list includes \$750.00 to the Dublin Fire Company for Act 172.

Motion by Mr. Mayes, seconded by Mr. Benonis and unanimously carried, Council approved the bills list dated January 23, 2023, in the amount of \$54,967.56.

## 7. Discussion Items:

**7.1. Update on Moyer Farm:** Mr. Rob Loughery presented Council with a new plan for the Moyer Farm Tract which includes subdividing the 3 ½ acres of the farm in the front of the property so that the buildings can continue to be retained by the Moyer family. The remaining twenty-two (22) acres of the Moyer property will be connected with the Shopping Center. Both properties are within the Planned Village Development which requires three (3) uses within the development. The first is a single-family residence, in which he is proposing approximately 53 houses; the second requirement is twin houses, in which he is proposing 7 twin houses which would be 14 units; the last requirement is a manor house, which is a stacked townhome. They are proposing 2 Manor houses behind the Shopping Center with 8 units in each, totaling 16 units. The total units would be 83, which would meet the zoning requirements. The proposed plan would tie the development together with a road from Elephant Road to Rickerts Road. The presented plan does not have a (D4) Mixed Use building, which is also required in the PVD. Zoning relief would be necessary for the Mixed-Use building. Mr. Loughery believes that the Shopping Center and the residential units combined could be as mixed use. President Sharer commented since he is subdividing the property, a future buyer of the 3 ½ acres would potentially have to upgrade the intersection per PennDOT's requirements. Mr. Loughery stated that he will most likely have to do a traffic study with the proposed plan. Mr. Smith indicated he would be interested in waiving the Mixed Use requirement if the plan for the Shopping Center was similar to what was done with the Square. Mayor Hayes asked if there will be sidewalks along Rickerts Road. Mr. Loughery stated yes, there will be sidewalks. Mr. Zarko is concerned about the improvements along Rickerts Road and Main Street. Mr. Loughery believes that there will have to be some improvement at the intersection.

Mr. Smith asked if the property across the street that Living Hope owns, is open for development. Mr. Loughery stated that it is subdivided, and Living Hope owns the front portion and the Estate owns the back portion of the property. Mr. Mayes asked if a 4-way stop sign will be placed when the new road is built. Mr. Zarko replied that the traffic study would show if it were needed.

Mayor Hayes asked about the Shopping Center and if the businesses will stay open during the renovation. Mr. Loughery explained that there will be a lot of facade improvements to the Shopping Center and he anticipates that retail stores would remain open during the renovations. The current parking in the back of the IGA will be realigned, but the current parking will stay the same until the road is built. President Sharer asked if he would put recharging stations in for electric cars. Mr. Loughery would like to. Mayor Hayes asked if there are plans to get to the Shopping Center connected to the Station. Mr. Loughery stated yes it will connect all the way through.

## 7.2. Request for Fire Police at Dublin Borough Community Day:

**Motion by Mr. Timothy Hayes, seconded by Mr. Mayes and unanimously carried, Council approved the request for fire police at Dublin Borough's Community Day on June 3, 3023.**

## 7.3. Request for Fire Police – Plumstead Township – March 25, 2023:

**Motion by Mr. Timothy Hayes, seconded by Mr. Mayes and unanimously carried, Council approved the request for our fire police to help at the Plumsted Township event on March 25, 2023.**

**7.4. Appointment of Vacancy Board Member:** President Sharer announced they need a volunteer to fill the vacancy board member position and if anyone knew of a resident that would like to hold the position. Ms. Zook stated that if no one is appointed, then you would go through the court process. The person should be voted in until the term is up. Mr. Olsen stated that he may know someone that might be interested. Ms. Pursell stated the term will expire December 31, 2023. Mr. Sharer asked Ms. Pursell to add it to next meeting's agenda.

**9. Committee Reports:** There were no committee reports at this time.

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

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

**12. Comments from Council Members:** Mayor Hayes asked Mr. Zarko if he is aware of water running down in Saddlebrook from the creek. He was approached by a concerned resident. It is ruining their decks, fences and concrete creating a lot of erosion. Mr. Smith stated the erosion is real and would like to know what the Borough is responsible for. One resident stated there were more inlets since they paved Maple Avenue. Mr. Zarko stated that there was stormwater management for that project. President Sharer stated it's the homeowner's responsibility to maintain their property. Mayor Hayes asked if Mr. Zarko can look at it and provide some suggestions. Mr. Mayes asked if there would be any grants to the homeowners if they did their own work. Mr. Zarko replied there usually is not. It would have to be sponsored by the Borough. Mr. Timothy Hayes specified that it is possible. Mr. Smith wants to be sure that there is not a genuine concern for something the Borough did that had an impact on it. Mr. Zarko will look at it and let Council know the outcome.

Mr. Kessler asked what the plan is for the crosswalk over Rt. 313. President Sharer stated there is not any plans for that, except for painting a stripe. There are buttons to push at the Shopping Center and at the light located near the clock. There is also a button at the new light by the diner. Mr. Kessler thought it would be nice to have the button where you cross over to Grandview Health. Mr. Olsen asked if the new light has timing on it. Mr. Zarko stated it is set up to have a time clock that is interconnected through the Borough. There is a crosswalk at the new light.

**13. Executive Session:** Mr. Sharer announced Council would be meeting in Executive Session to discuss a real estate matter. Council will not be reconvening after Executive Session.

**14. Adjournment:** Upon motion by Mr. Smith, the meeting was adjourned at 8:25 p.m.

Respectfully Submitted,

Date Approved: 01/13/2023

  
Colleen M. Pursell, Manager/Secretary