

**MINUTES OF DUBLIN BOROUGH
COUNCIL MEETING
MONDAY, APRIL 26, 2021**

1. **CALL TO ORDER:** The April 26, 2021 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 7:30 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

**Left meeting early at 8:10 p.m.

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

3. **Council President Announcements:** None.

4. **Public Comment on Non-Agenda Items:** None.

5. **Approval of Minutes:**

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

MOTION: A Motion to approve the Minutes of the April 12, 2021 Council meeting, as written, was made by Mr. Olsen and seconded by Mr. Timothy Hayes. The motion unanimously carried.

6. **Payment of Bills:**

- 6.1. **Bills List dated April 23, 2021 in the amount of \$100,353.67 (all funds):**

MOTION: A Motion was made to approve the Bill Lists dated April 23, 2021, in the amount of \$100,353.67 for all funds, by Mr. Mayes. Mr. Timothy Hayes seconded the motion and it unanimously carried.

7. **Discussion Items:**

- 7.1. **Ash Oil & Gas Sketch Plan/Land Development Waiver Presentation - 112 N. Main Street (Mr. William Benner, Mr. Glenn Harris & Mr. Hari Vanga):** Mr. William Benner gave a brief history of Ash Oil and informed Council he has been representing Mr. Vanga since 2018. Mr. Hari Vanga, owner of Ash Oil, reached an agreement in 2019 with Dublin Borough resolving the building permit dispute and several additional issues. The agreement clearly addressed the settlement of the permit dispute and occupancy of

the building was independent of zoning issues; and there was nothing in the release giving Ash Oil any entitlement, but to occupy the repair portion of the building (the western end of the property). Once the settlement agreement was established, Mr. Vanga hired Mr. Glenn Harris as his Architect to prepare a Land Development waiver plan and to prepare drawings to show proposed improvements on the interior of the building. There were several meetings held to discuss the site plan. Mr. Benner then discussed the Land Development waiver plan and would like to present an application to the Zoning Hearing Board for zoning relief necessary to occupy the space as suggested.

Mr. Harris presented the proposed plan to Council. The Plan consists of eliminating two parking spaces to create some green space along the sidewalk on Main Street. It also includes the elimination of three parking spaces and moving the handicap space location to add a parking space. There is a total of 8 parking spaces on the plan. No changes will be made to the gas pumps. The main entrance will be on the side of the service bay area. They are proposing an area for outside retail sales for items to include propane tanks and firewood, which will be fenced. There was also a plan demonstrating how the vehicles will move through the site. The building façade will remain the same.

In 2016, Mr. Vanga approached the Zoning Hearing Board with a proposal to convert the service bay area into all retail space. The retail area would have been approximately 900 square feet. The ZHB denied the application, and Mr. Vanga did not appeal. The retail area currently proposed is approximately 275 square feet. Some portion would be marked for storage/inventory usage. They will apply to the Zoning Hearing Board to move the Retail to the opposite side of the Building, to occupy some portion of that space for inventory and storage, to use some for corridor and to use the eastern side of the building as a personal office for Mr. Vanga. Part of the application would include retail sales, firewood, and propane sales, if the zoning ordinance would authorize it. However, in the 2009 decision of ZHB, it was recognized there would be retail sales, but there was no reference in that decision of selling any outdoor goods. They are also requesting SALDO waivers.

It was expressed that Mr. Vanga was not interested in making changes to the flow of traffic within the Ash Oil & Gas site by adding "in" and "out" signs. This was a recommendation made to Mr. Vanga by the Borough Engineer, not a requirement. Mr. Zarko suggested converting the lot so one of the driveways would be an egress, and the other an ingress. Mr. Benner argued this was not a good idea as it would force them to obtain a PA DOT Permit. Mr. Benner added that the movement of the retail sales area does not change the intensity of the use. If Borough Council is supportive of the plan, on behalf of the owner, he asks that the recommendation to change the traffic flow not be part of their approval.

Mr. Benner would like to know from Council if there would be anything to cause them to oppose the ZHB relief; and do they have a preference if the ZHB application goes first, or the formal request for Land Development waiver goes first.

Mr. Smith suggested they present to the ZHB first, so the unfinished business gets resolved. If there is a current plan, then they can consider any variances to Land Development. Mr. Benner concluded the nature of the request is to take the retail sales area (same size) and move it to the other side of the building and use the extra space for storing inventory. A variance will be requested to permit ancillary sales. Before the ZHB reacts to the application, Borough Council will be given more detailed final plans, showing changes of walls and spaces.

Mr. Zarko stated the outdoor storage application will need to be submitted, which was agreed upon. Also, the understanding of the classification of various uses inside the building would need to be agreed to. The naming of a significant area of the building as the corridor, is not acceptable as there is no such use for a corridor, and it would be considered part of the retail use. This is an expansion of the retail use and needs to be included in the application. The second use is the service station. Parking must be calculated on both uses because it is a multi-use site.

Mayor Hayes stated that the Revitalization and Vision Plan has been in place for many years, and it is what they want the town to look like. He would like to know if there are plans to modify the exterior of the building at this time. He also suggested this is something to consider to remain competitive with the other gas stations down the road. Mr. Vanga stated he has new updated pumps, and if he gets the zoning variance, then he can compete with the others. Mr. Mast thanked Mr. Vanga for attending the meeting, completing the paperwork, following the proper steps, and focusing on the plan for his store. Mr. Mayes also thanked Mr. Vanga for proving that he wants to work with the Borough. He also suggested to talk to the owner of the building behind him, who is moving, to possibly lease a portion of that property for additional parking. Mr. Zarko stated he would need to investigate the Ordinance for this.

7.2. Approve Pay Estimate No. 3 for Contract No. 1447-3: Mr. Zarko recommended approval of Pay Estimate No. 3 for Contract No. 1447-3 in the amount of \$75,855.00 payable to Suburban Contractors, LLC for the Water Storage Tank Repainting Project.

MOTION: A Motion was made by Mr. Smith and seconded by Mr. Mayes to approve Pay Estimate No. 3 for Contract No. 1447-3 in the amount of \$75,855.00 payable to Suburban Contractors, LLC for the Water Storage Tank Repainting Project. The Motion unanimously carried.

8. Committee Reports: Mr. Mayes reported the Public Safety Committee meeting will be held Monday May 10th at 6:30 p.m., prior to the start of the regular Council meeting. Mr. Olsen will be presenting information he has been gathering and analyzing at the meeting.

9. Other Business: None.

10. Public Comments: None.

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

12. Adjournment: Mr. Smith motioned to adjourn the meeting at 8:31 p.m.

Respectfully Submitted,

Date Approved: 5/10/2021


Laurie A. Hagey, Secretary