

**MINUTES OF DUBLIN BOROUGH  
COUNCIL MEETING  
MONDAY, MAY 8, 2023**

1. **CALL TO ORDER:** The May 8, 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 7:30 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 from Council President.
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 April 24, 2023:**

Motion by Mr. Olsen, seconded by Mr. Timothy Hayes and unanimously carried, the minutes of the April 24, 2023 meeting were approved, as presented.

6. **Payment of Bills:**

- 6.1. **Bills List dated May 8, 2023, in the amount of \$39,934.11 (all funds):**

Motion by Mr. Timothy Hayes, seconded by Mr. Olsen and unanimously carried, Council approved the bills list dated May 8, 2023, in the amount of \$39,934.11.

## 7. Borough Official Reports:

**7.1. Dublin Fire Company:** Chief Nugent provided Council with the April 2023 report. They responded to 24 calls in April 2023, 4 of those calls were in the Borough.

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

**7.3. Borough Manager:** Ms. Pursell provided Council with her April 2023 report.

**7.4. Chief of Police:** Chief Regan provided the Police Report for April 2023, which included 131 total incidents. Pennsylvania State Police handled 2 calls overnight during the month. The yearly MPOETC recertification was completed by Chief Regan and Officer Brodbine. The department participated in the National Drug Take Back Day on April 22, 2023 which was held at the Dublin Volunteer Fire Company. They turned over 95.31 lbs of medication from the event and 61.51 lbs from the lobby collection box. Chief Regan also advised that the Mock Accreditation went well with no issues found. The on-site Accreditation inspection is scheduled for May 10, 2023.

**7.5. Borough Engineer:** Mr. Zarko stated the bids are due on May 19, 2023 for the Reactor Tank B Project. They would like to have a recommendation to award a contractor at the next Council meeting scheduled for May 22<sup>nd</sup>. He reminded Council that the project was separated into 2 projects in hopes of receiving more bids.

Mr. Zarko also informed Council he received a Part 2 water quality management permit amendment for the sewer treatment plant to accommodate any future developments. The Part 2 permit was approved to increase the flows, for additional capacity. They are waiting for the NPDES permit for the plant, which is a discharge permit, that should be received by the end of the month.

**7.6. Borough Solicitor:** There was no report at this time.

## 8. Discussion Items:

**8.1. Discussion on Land Development Plan – 112 N. Main Street:** Mr. William Benner, representing Mr. Hari Vanga of 112 N. Main Street, stated the project has been completed, except for some landscaping that was a requirement per the land agreement. Specifically, a small planting area was to be installed along the sidewalk. Mr. Zarko thought it would make the appearance of the street look nicer. Mr. Benner expressed that Mr. Vanga is concerned that putting in the small strip of planting will constrict the flow of the trucks and they will drive over it. Tom Knab, Project Manager of Renew Design Group, would like to request a fee in lieu of the street trees and the group of shrubs. Mr. Zarko confirmed there should have been two trees and three shrubs. President Sharer stated that they already paved those areas. Mr. Benner stated it was always paved and they would have to rip it out and install the planting, but since Mr. Vanga has seen how the traffic flows, it would not benefit him to put in the landscaping. President Sharer stated that it was previously agreed upon to be completed and now there are three violations at the property. He also added that Mr. Vanga has no intention on completing the landscaping, therefore there will be no discussions until he comes into compliance with the outstanding violations. Mr. Benner advised he was unaware of any violations. President Sharer explained the violations; Mr. Vanga expanded his retail space against the land agreement, he placed machines in a storage area and he did not complete the landscaping. It was suggested they come back to Council at a later time when Mr. Vanga comes into compliance.

**8.2. Discussion on Land Development Plan Waiver – 171 S. Main Street:** Mr. Edward Wild Esq. representing Landis Fence gave a brief description of the plans prepared by PD Cubed and the history of the property which has been in the Landis family since 1944. There was a roof leak at the corner of building C and some water issues with the property. Mr. Landis applied for a roof permit, which led to a conversation in which this would need land development. Mr. Landis requested a waiver for land development. Mr. Wild showed Council two pictures of what the property looked like many years ago and what it looks like today and what it will look like with their plans.

Mr. Wild gave an overview of the proposed plans. There is storage in the back of the building and a front porch office space which will remain. They would like to take the 206 square foot office space in the existing 624 sf of storage and turn it into a closet, 452 sf of office and an open-air concrete pad.

Mr. Zarko explained that they are converting the storage area into an office. There are no parking requirements for storage areas, but office space does require it. There must be enough parking spaces to meet the new office space use. It has been confirmed that the required amount of parking has been met, based on the area for parking, but it needs to be marked. With the addition of the office, they are required to add two new parking spaces. Mr. Zarko recommends items in section 2 of his letter dated April 25, 2023 be waived by Council. The comments in section 3 have been addressed and he recommended that all items in section 4 be waived. Mr. Zarko requested Council's opinion and stated that the remaining items in the review letter should be waived with one exception of adding one (1) ADA parking space. President Sharer asked about the proposed frontage at building D. Mr. Landis stated that it would match the current building, they are only enclosing the front, not increasing the footprint. Mr. Olsen asked if they should outline the parking area with bumpers. Mr. Zarko suggested installing a bumper at the one ADA spot.

**Motion by Mr. Smith, seconded by Mr. Olsen and unanimously carried, Council approved the waiver of land development application subject to the conditions (establish one (1) ADA Parking Space) which was recommended by the Borough Engineer.**

**8.3. Consideration of Adopting Ordinance No. 335: Amending Chapter 19 Signs:** President Sharer clarified that this ordinance is to update the zoning districts. Mr. Zarko explained there is no longer C-1 and C-2 zoning districts, they were replaced with TC-1, TC-2 and PVD districts.

**Motion by Mr. Smith, seconded by Mr. Mayes and unanimously carried, Council adopted Ordinance No. 335, Amending Chapter 19 Signs.**

**8.4. Authorization to Award Bid – Green Light Go Grant:** Mr. Zarko explained that McMahon, the Boroughs Traffic Engineer, received bids for the project on May 1, 2023. Mr. Zarko recommends awarding the bid to Armour and Sons Electric, Inc., who had the lowest bid in the amount of \$96,950.00. It should be noted that the bid came in lower than the estimated amount of \$136,200.

**Motion by Mr. Mayes, seconded by Mr. Smith and unanimously carried, Council authorized the bid to Armour and Sons Electric, Inc. with the bid of \$96,950.00.**

**8.5. Resolution 2023-03 – Requesting Amendment to Sterling Act:** President Sharer explained that Philadelphia keeps the local amount of earned income tax and does not forward municipalities their share. Ms. Pursell stated the Bucks County Tax Collection Committee would like the

municipalities to collectively support this and they will forward the Resolutions to legislation. It failed before, but hopefully they have enough support this time. Philadelphia collects 3.448% and does not give the municipalities their share.

**Motion by Mr. Timothy Hayes, seconded by Mr. Olsen and unanimously carried, Council adopted Resolution 2023-03, requesting an Amendment to the Sterling Act.**

**8.6. Ratification of Hiring Part-Time Public Works Employee:** Ms. Pursell requested that Council ratify the hiring of Scott Passerini as a temporary part-time Public Works Employee. Mr. Passerini started Sunday night to do the flushing in the Borough. There was a consensus to hire Mr. Passerini as a temporary part-time public works employee, effective May 7, 2023.

**8.7. Supplee Park Rental Fee Waiver Request:** Ms. Pursell stated she received a request from Deep Run Mennonite Church West requesting Council consider waiving their rental fee and sign permit fee for their Vacation Bible School Program at Supplee Park. Ms. Pursell added that she has requested a Certificate of Liability Insurance for their moon bounce.

**Motion by Mr. Mayes, seconded by Mr. Timothy Hayes and unanimously carried, Council waived the park rental fee and the sign permit fee for Deep Run West Mennonite Church's Vacation Bible School.**

**8.8. Request for Fire Police at Dublin Firemen's Carnival:** Ms. Pursell received a request from Dublin Fire Company for the assistance of Fire Police from Doylestown, Chalfont, Haycock, Ottsville, Perkasio, Plumsteadville, Sellersville and Silverdale Fire Companies and would like approval from Council.

**Motion by Mr. Timothy Hayes, seconded by Mr. Mayes and unanimously carried, Council approved the request for Fire Police at the Dublin Firemen's Carnival.**

**8.9. Request for Fire Police – Milford Township:** Ms. Pursell received a request from Milford Township for the assistance of Dublin's Fire Police for their Annual Carnival on June 20 – 24, 2023 and their AG-Daze scheduled for September 9, 2023.

**Motion by Mr. Olsen, seconded by Mr. Timothy Hayes and unanimously carried, Council approved the request for Fire Police at Milford Townships Annual Carnival June 20 -24<sup>th</sup> and the AG-Daze on September 9, 2023.**

**9. Committee Reports:** Mr. Timothy Hayes reported that the Community Day Committee had their last meeting before the Council meeting. Most of all the bills for the event are paid and there is still approximately \$8,000.00 left in the fund. We are still waiting for applications from few food vendors.

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

**11. Public Comment:** Mr. Moyer of Maple Avenue, expressed his unhappiness with various projects in the Borough. A brief discussion was held regarding his concerns.

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

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

14. **Adjournment:** Upon motion by Mr. Smith, the meeting was adjourned at 8:22 p.m.

Respectfully Submitted,

Date Approved: 05/22/2023

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