

NARBERTH BOROUGH

BOROUGH COUNCIL

MONTGOMERY COUNTY, PENNSYLVANIA

- - -

A public hearing was held before the Narberth Borough Council, in Narberth Borough, Montgomery County, Pennsylvania, at the Narberth Borough Municipal Building, 100 Conway Avenue, Narberth, Pennsylvania, on Monday, February 8, 2016, commencing at 8:00 p.m., for the Borough Council caucus meeting.

- - -

BOARD MEMBERS PRESENT:

AARON MUDERICK, President  
GIGI TEVLIN-MOFFAT, Vice-president  
RICHARD DIAZ  
CHARLES SILIO  
ROBERT WEGBREIT  
ROBERT WEISBORD  
MARLENE RICHMOND

- - -

COUNSEL APPEARED AS FOLLOWS:

JOHN WALKO, ESQUIRE  
for the Borough

- - -

ALSO PRESENT:

THOMAS GRADY, Mayor  
SEAN METRICK, Borough Manager

- - -

TIM KUREK  
OFFICIAL COURT REPORTER  
(610) 278-3237

1

**BOROUGH COUNCIL CAUCUS MEETING**

2

**THE PRESIDENT:** The February

3

8th meeting of Narberth Borough Council.

4

Mr. Metrick, could you call

5

the roll, please?

6

**MR. METRICK:** Mr. Muderick.

7

**THE PRESIDENT:** Present.

8

**MR. METRICK:** Ms.

9

Tevlin-Moffat.

10

**MS. TEVLIN-MOFFAT:** Present.

11

**MR. METRICK:** Mr. Diaz is

12

absent.

13

**THE PRESIDENT:** I believe he

14

will be arriving a little bit later.

15

**MR. METRICK:** Ms. Richmond.

16

**MS. RICHMOND:** Present.

17

**MR. METRICK:** Mr. Silio.

18

**THE PRESIDENT:** He was in the

19

room recently, but at the moment, he is absent.

20

**MR. METRICK:** Mr. Wegbreit.

21

**MR. WEGBREIT:** Here.

22

**MR. METRICK:** Mr. Weisbord.

23

**THE PRESIDENT:** I believe

24

he's also coming late.

25

**MR. METRICK:** Mayor Grady.

1

**BOROUGH COUNCIL CAUCUS MEETING**

2

**THE MAYOR:** Present.

3

**THE PRESIDENT:** John Walko.

4

**MR. WALKO:** Present.

5

**THE PRESIDENT:** Mr. Weisbord

6

and Mr. Silio have entered the room.

7

We have a new agenda in front

8

of us prepared by the new staff in the Borough

9

office, and we're probably going to try a number

10

of different styles over the course of this year

11

as we attempt to find the most efficient way to

12

meet in both our caucus and business meetings on

13

a monthly basis.

14

This room is pretty well

15

packed, and I appreciate everybody making room.

16

I would like to do this meeting in this room. If

17

a lot more people show up, we will take a recess

18

and move to the bigger room, but hopefully we can

19

complete our business this evening this way.

20

The fourth item on the

21

agenda, adoption of the minutes. Would somebody

22

like to make a motion either altogether or

23

individually as they desire?

24

**MR. SILIO:** Move to adopt

25

the minutes of the December 9th, caucus meeting;

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 the December 14th business meeting; the  
3 December 30th recessed session of the  
4 December 14th meeting; the January 4th  
5 reorganization meeting; January 6th caucus  
6 meeting; the January 11th business meeting; and  
7 the January 11th separate public hearing on  
8 Ordinance 984.

9

**THE PRESIDENT:** Is there a  
10 second?

11

**MS. TEVLIN-MOFFAT:** I'll  
12 second.

13

**THE PRESIDENT:** Is there any  
14 discussion regarding these minutes?

15

**MR. WEGBREIT:** I want to make  
16 sure how they're circulated. I know there was  
17 one set of minutes, and I don't remember which  
18 one at this point, but I had suggested some  
19 corrections. I don't know if that got  
20 recirculated or not.

21

**MS. TEVLIN-MOFFAT:** Do you  
22 know which meeting it was?

23

**MR. WEGBREIT:** I don't recall  
24 which one offhand. Probably either the  
25 December 14th or December 13th, but I don't know.

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 Remember I sent back, I was, like, concerned  
3 that --

4 **MR. METRICK:** Did you send  
5 them to Matt West?

6 **MR. WEGBREIT:** I sent them to  
7 you, because there was -- I brought it up here,  
8 because there was a lot of typos that implied  
9 nobody had really filtered it, you know, it was  
10 just wrong.

11 **MR. METRICK:** I think those  
12 were the November minutes that we had typos and  
13 issues with.

14 **THE PRESIDENT:** That is my  
15 memory as well.

16 **MR. WEGBREIT:** Thank you.

17 **MR. SILIO:** These are shared  
18 as well.

19 **THE PRESIDENT:** All right.  
20 No further discussion.

21 **MR. METRICK:** Yes.

22 **THE PRESIDENT:** Ayes in favor  
23 of approving the minutes?

24 **MS. TEVLIN-MOFFAT:** Aye.

25 **MR. SILIO:** Aye.

1

**BOROUGH COUNCIL CAUCUS MEETING**

2

**MS. RICHMOND:** Aye.

3

**MR. DIAZ:** Aye.

4

**MR. WEISBORD:** Aye.

5

**MR. WEGBREIT:** Aye.

6

**THE PRESIDENT:** Aye.

7

None opposed. It's

8

unanimous.

9

I'm going to add 4.1 to the

10

agenda, which is to take a moment to recognize

11

that every fall the Narberth Business Association

12

holds an Oktoberfest to raise money for the

13

Narberth Fire Department and the Narberth Dickens

14

Festival.

15

If Mr. Ridgway and

16

Mr. Henderson could come up, we have some nice

17

news, which is that even though this year's event

18

was put on hold for a week because of Hurricane

19

Joaquin, the rescheduled event of October 10th

20

still drew close to 400 guests to the festival

21

tents that were put together in Narberth Park.

22

And tonight, Mr. Ridgway, from the Business

23

Association, is here to present a check for \$2,500

24

to Bill Henderson -- well, not to Bill Henderson

25

--

1

**BOROUGH COUNCIL CAUCUS MEETING**

2

**MR. HENDERSON:** I'll take it.

3

**THE PRESIDENT:** -- but to the

4

Narberth Fire Department. Thank you.

5

Thank you to everyone who

6

helped make the event a success. That is great

7

and looking forward to the next Oktoberfest.

8

Mr. Mayor, do you have a

9

report?

10

**THE MAYOR:** Council, I have

11

no report, but I do have a supplement to the

12

record that I put on last at the caucus session,

13

so I'd like to address it at this point.

14

Just so Council is aware, I

15

entered as M-1 my veto on record with regard to

16

Ordinance 984. I do not feel it's in the best

17

interest of the Borough for Council to approve

18

that Ordinance. I set forth my reasons in M-2.

19

I'm not going to repeat my reasons. If anyone

20

wants a copy of them, I would be more than glad to

21

provide them to you.

22

Again, I set forth the

23

reasons that I don't believe that this Ordinance

24

984 serves our interests -- our interests for our

25

town.

1

**BOROUGH COUNCIL CAUCUS MEETING**

2

Now, with regard to No. 3, I raised it briefly in my memorandum with regard to Ordinance 984, and I had a wonderful conversation with a dear friend, Christina Volertas. Christina Volertas lives on Woodbine Avenue.

7

I've known her for 25 years. She lives adjacent to the Lutheran Church. I asked Christina what did you think of Ordinance 984, and her response to me was, what is Ordinance 984?

11

I said, well, the Ordinance 984 affects several of the church properties in the area and even the Lutheran Church. Albeit it's an active church, it still falls under that Ordinance.

16

Christina advised me that she was somewhat upset that no one ever put a flyer in her door, no one ever reached out to her with regard to Ordinance 984, and she didn't have the time really to tell me whether she support it or didn't support it. But there's a fatal flaw with regard to 984.

23

There's properties in North Narberth where residents live adjoining to have no idea what this Ordinance says. And had the

25



1

**BOROUGH COUNCIL CAUCUS MEETING**

2 Ordinance been drafted properly to have listed  
3 the Presbyterian Church, people would've been put  
4 on notice with regard to this Ordinance. It  
5 hasn't. So albeit all my discussions with regard  
6 to how I feel about Ordinance 984, a critical  
7 point, albeit aside is not many people know about  
8 984 that are going to be directly affected by it.  
9 And I think that's a fatal flaw to any enactment  
10 by this Council. And I want to put that on the  
11 record with regard to that.

12                   The last item with regard to  
13 I have and I'll mark as M-3, there was a letter  
14 sent around. It went through wildfire, through  
15 the town, with regard to the reasons for 984. In  
16 one of the contents of the letter, the letter was  
17 sent to Council, it was sent to Gigi Moffat, it  
18 was sent to Marlene Richmond, it was sent to  
19 Councilman Richard Diaz. I'm not going to get  
20 into great detail over it, but I do want to  
21 address two points with regard to that letter.

22                   One is my veto is mandated  
23 and permitted by Borough Council law. It's  
24 nothing unusual. I have no intentions of taking  
25 over the town. I have no intentions of taking

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 over Council. I'm not going to be, you know, I'm  
3 not unstoppable. I am stoppable. And one of the  
4 wonderful things that we have in our Borough Code  
5 is we have a check and balance. If the mayor  
6 doesn't like, if Council doesn't like, Council  
7 has the right to override me if they have  
8 sufficient votes for that. It's a really  
9 wonderful document. It keeps us in check. We're  
10 not on the same team, we're not the same people.  
11 We have all come with different ideas to Council.  
12 I think you would be disappointed if we all  
13 didn't have different ideas. Sometimes the best  
14 ideas win, and that may very well be what happens  
15 here.

16                   And third part, we all know  
17 that we owe a responsibility to our people in  
18 town. I do not sit here but for the fact that I  
19 was elected to office fourteen years ago. And I  
20 thank the Council and I thank the people of our  
21 town for electing me. It's a privilege. It's an  
22 honor. If you don't want me, you vote me out.  
23 If you want me, you vote me in. It's as simple  
24 as that, and we owe that responsibility to listen  
25 to the people of our town.

1

**BOROUGH COUNCIL CAUCUS MEETING**

2

3 that's the end of my report.

4

5 Tom.

6

7 So part of our experiment  
8 with a new agenda is, at this meeting, which is  
9 our business meeting, moving public comment up to  
10 be at a much earlier period so that everyone  
11 doesn't have to sit here while we would formally  
12 kind of rehash committee reports and things like  
13 that. So I will begin public comment.

13

14

15

16

17

18

19

20

21

22

23

24

25

Many of you have already  
spoken regarding issues in the Borough,  
specifically Ordinance 984, which I am expecting  
many of you are here tonight to hear about and  
discuss. In the interest of time, I would  
encourage you to add new information to the  
Councilors who are here if you have it. If you  
would just like to say that you are in favor or  
opposed, that will suffice. If you would like to  
say that someone else summarizes your comments,  
that's fine, and we'll get through this evening  
expeditiously.

I will impose a three-minute

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 time limit on each speaker. And I will start in  
3 the front right.

4 Dan. Moving down to the  
5 left. If you do like to speak, if you could just  
6 state your name and address clearly for the court  
7 reporter, and then go ahead with your comments.

8 **MS. BOTTOMS:** I'm Lisa  
9 Bottoms, 201 Merion Avenue.

10 I have a question regarding,  
11 does Council have money set aside for the  
12 playground equipment, for the maintenance and  
13 repair of the playground equipment? I was down  
14 there with my grandson many times since the  
15 summer, and I have noticed that this equipment, a  
16 lot of it is damaged. Even if it could just use  
17 a great power wash, maybe some new sand, just  
18 some sort of maintenance to sort of brighten it  
19 up. That's my question. Are there monies set  
20 aside for --

21 **THE PRESIDENT:** Normally --  
22 I'll -- for the crowd, public comment is  
23 generally, you make a comment and we listen, but  
24 I think this is something that we could get you  
25 an answer.

1

**BOROUGH COUNCIL CAUCUS MEETING**

2

Mr. Diaz, in property maybe?

3

**MR. DIAZ:** Specifically, is it on the agenda item, money set aside, I would have to defer to finance on how much we would have.

7

**MR. SILIO:** Not specifically just for the playground. There is a building fund that goes to the property repair, including the playground. And the playground, along with the tennis court resurfacing, and the parks and recreation are on the agenda for the next property meeting.

14

**MR. DIAZ:** I saw that at the back end. Which we'll meet every third Thursday at 8:00 p.m.

17

**MS. BOTTOMS:** Yes. There is money set aside for it.

19

**THE PRESIDENT:** There are also additional funds that are raised by the Fourth of July Committee, and the Borough government works with the Fourth of July Committee to identify needs such as replacing whole pieces of equipment and things like that to fund that through the money that is generated

25

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 through the Fourth of July activities.

3 **MS. BOTTOMS:** So it's my  
4 suggestion that you might take a look at that.5 **MR. DIAZ:** Thank you.6 **THE PRESIDENT:** Thank you.7 **MRS. CALVERT:** I have nothing  
8 to add except I'm opposed.9 **THE PRESIDENT:** Could you  
10 just state your name and address?11 **MRS. CALVERT:** Christine --  
12 Chris Calvert, 161 Merion Avenue.13 **THE PRESIDENT:** Thank you.14 **MR. CALVERT:** Same. Paul  
15 Calvert, 161 Merion Avenue.16 **THE PRESIDENT:** Thank you.

17 Anyone down here to the left?

18 (No response.)

19 **THE PRESIDENT:** Anyone who's  
20 down on the floor sitting comfortably?21 **MR. MILLAR:** Hi, I'm John  
22 Millar, 214 Merion Avenue. And I oppose the  
23 Ordinance.24 **THE PRESIDENT:** Anyone else  
25 open on the floor? Go ahead.

1

**BOROUGH COUNCIL CAUCUS MEETING**

2

**MRS. BERENHOLZ:** Robin

3

Berenholz, 212 Merion Avenue.

4

I sent a letter, so I don't

5

know if it's redundant.

6

**THE PRESIDENT:** We'll get to

7

letters.

8

Ms. Lonsdorf.

9

**MS. LONSDORF:** Deborah

10

Lonsdorf, 128 Chestnut Avenue.

11

I sent a couple letters, and

12

I want to reiterate that I agree with the mayor,

13

and I am completely opposed to the amendment as

14

it stands.

15

**THE PRESIDENT:** Thank you.

16

And I'll go down the standing room.

17

Let's start second row on the

18

right. Go ahead, Terry Fox.

19

**MRS. FOX:** David and Terry

20

Fox, at 104 Maple Avenue.

21

And we sent a letter in at

22

about 5:30 and requested that you submit it to

23

the meetings and we are in support of Mayor

24

Grady's veto.

25

**THE PRESIDENT:** Okay.

1

**BOROUGH COUNCIL CAUCUS MEETING**

2

Mrs. Nardi.

3

**MS. NARDI:** I'll pass.

4

**THE PRESIDENT:** Go ahead.

5

**MS. DuBOIS:** Georgette

6

DuBois, 111 Price Avenue.

7

And I have a question about

8

the format of what we're doing. Will there be an

9

opportunity for the public to comment or ask

10

questions after things are discussed?

11

**THE PRESIDENT:** I think most

12

of the discussion was at our caucus meeting.

13

**MS. DuBOIS:** There were

14

people who weren't there.

15

**THE PRESIDENT:** Right. But

16

at this meeting, our format will be to hear

17

public comment and then we will have any motions

18

that Councilors will put on the table, there will

19

be a discussion among the Councilors and then the

20

Councilors would be able to vote. But there

21

wouldn't be a formal comment once those

22

individual motions go on the table.

23

**MS. DuBOIS:** That's what I

24

wanted to say. Anyone who wants to speak needs

25

to speak now; is that correct?



1

**BOROUGH COUNCIL CAUCUS MEETING**

2

**THE PRESIDENT:** Yes.

3

**MS. DuBOIS:** So I have a

4

question.

5

**THE PRESIDENT:** I will just

6

add that after the agenda items are complete, we

7

will have an opportunity if you had something

8

further to add, but that may be after a vote.

9

**MS. DuBOIS:** Got you. All

10

right. Well, I will take the opportunity now and

11

I asked about the leases the last time, I have

12

been sent the leases that were not signed, and I

13

understand that those could've been earlier

14

leases. So someone asked a question about the

15

leases today on Facebook, and I tried -- I sent

16

all the links, but they couldn't open the links.

17

So my question is the link to the signed leases

18

be posted on the website so that everybody --

19

they're suppose to be public now. We waited for

20

many, many, many, many, many, many months to be

21

able to see the leases. So can those links be

22

posted in a way that all the public can access

23

them? This is for the 201 Sabine property, the

24

old Narberth school, and they're five entities

25

that rent space or have leases pending or

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 whatever.

3

4 And then I have a specific  
5 question about the food bank. Is the food bank  
6 lease signed and has the food bank started paying  
7 rent?

8

9 **THE PRESIDENT:** First,  
10 Mr. Metrick, could you speak to the leases going  
11 on the website are being or how will they be  
12 available to the public?

13

14 **MR. METRICK:** Yeah. We can  
15 do that. Yeah, we can do that.

16

17 **THE PRESIDENT:** Okay. We'll  
18 do it.

19

20 **MS. DuBOIS:** Good. Great.

21

22 **THE PRESIDENT:** Timeline?

23

24 **MR. METRICK:** As soon as --  
25 send an e-mail and then it gets posted usually  
within 48 hours.

26

27 **THE PRESIDENT:** The Borough  
28 sends an e-mail to the website maintainer.

29

30 **MR. METRICK:** We don't have  
31 control over our content manager right now.

32

33 **THE PRESIDENT:** Right. That  
34 will change in the future. And in regards to

35

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 your question about food bank, are you able to  
3 answer that, Mr. Metrick?

4

**MR. METRICK:** It is signed.

5

6 been paid?

**MS. DuBOIS:** And has rent

7

**MR. METRICK:** Yes.

8

9 tell us the amount of the rent? Because I know  
10 that the lease reads the lease is effective as of  
11 July 1st in one place and in another place, it  
12 says it's effective as of August 1st. So what  
13 month or months have been paid for thus far and  
14 what amount?

15

**MR. METRICK:** I'm going to  
16 have to look at all the reports of the property  
17 to answer that question. So I can't answer that  
18 question right now.

19

**MS. DuBOIS:** Property can  
20 answer.

21

**THE PRESIDENT:** Do you have  
22 that information?

23

**MR. METRICK:** No, we don't  
24 have that information right here.

25

**MS. DuBOIS:** So we know

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**BOROUGH COUNCIL CAUCUS MEETING**

something has been paid. We don't know the amount and we don't know period, the timeline.

**THE PRESIDENT:** We do not have that information at the meeting. I guarentee you that information is in the office.

**MR. DIAZ:** It would be sometime after it was officially made ready for occupancy, which followed the elevator installation.

**MS. DuBOIS:** Sometime after that?

**MR. DIAZ:** Yeah.

**THE PRESIDENT:** We have used up a lot of time. Do you have anything else on your --

**MS. DuBOIS:** Thank you.

**THE PRESIDENT:** Thank you.

**MS. McDONOUGH:** Rosemary McDonough, 9 Elmwood Avenue, and I support Mayor Grady's veto.

**MS. SNOW:** Susan, 423 Grove Place. I support Mayor Grady's veto.

**THE PRESIDENT:** Thank you.

**MR. CORNWELL:** I'm Jim

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 Cornwell, 115 Wynnedale Road, in Narberth.

3 I'm also the chair of the  
4 planning commission, and I would also like to  
5 make a couple little remarks about the course  
6 that this thing has taken of late.

7 We've been working on this  
8 project, first became aware of this developer in  
9 April of last year and have striven to make a  
10 deal happen that would save that building, which  
11 is the vow and intention of the planning  
12 commission. With all these buildings, it's about  
13 preserving the landmark structures in our town  
14 that give it part of its character. We want to  
15 do it in a way that minimizes the ill effects on  
16 neighbors in all locations, and I would  
17 address -- speak to Tom about, that includes the  
18 other churches, which are hale and hearty at the  
19 present time and are not likely candidates for  
20 this kind of treatment in my lifetime, as I see,  
21 which hopefully is long. God knows.

22 The other buildings are  
23 better suited than the Baptist Church for  
24 underground parking, which was the strategy  
25 employed at the Methodist Church, at the brow of

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 the hill on Essex and at the Gleason Center on  
3 Forest Avenue, where we were able to solve the  
4 parking problem, at least the local parking  
5 problem, by sticking cars in the basement of --  
6 what had been the basements of those two  
7 buildings. That's not technically feasible with  
8 the Baptist Church and therein is the big devil  
9 that has bedeviled this project.

10 So we spent a lot of time  
11 talking about the cars and what's going to happen  
12 with the cars. There ain't no good answer to  
13 this. The only answer is uncertainty.

14 So looking at the other  
15 churches that the mayor just enumerated --

16 **THE PRESIDENT:** One minute.

17 **MR. CORNWELL:** -- I don't see  
18 that as problem. I would call to the attention  
19 of the Council, the alternative. If everyone is  
20 against Ordinance 984, what are you for?

21 So I'm for not having four  
22 townhouses on that site. Part of the problem  
23 with having four townhouses on that site is there  
24 will be curb cuts through each of the four  
25 proposed anyway, and I don't think we'll be able

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 to permit that at that dangerous intersection.

3 Lastly -- so you're going to have a parking

4 problem no matter what happens.

5

In closing, I'd like to

6 suggest that in the eleventh hour, there have

7 been some negotiations between the developer --

8 it is my understanding from the buzz that I get,

9 that there have been some negotiations which have

10 gotten us very close, as I understand it, to the

11 conditions that the mayor was attempting to

12 negotiate with this developer. And I would

13 encourage the Council to be flexible about

14 dropping the hammer on this project when a week

15 or two of continued negotiations between

16 well-meaning people could easily solve this

17 problem and enable us all to win. I will just

18 leave you with that.

19

**THE PRESIDENT:** Thank you.

20

Mr. Gordon, and then I'll

21 swing around.

22

**MR. GORDON:** Jason Gordon,

23 198 Elmwood. Thank you for the opportunity to

24 speak tonight.

25

In May 2015, my company

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 purchased the old Baptist Church on Elmwood  
3 Avenue. Our goal was to renovate the building  
4 and move our office to Narberth. We were told by  
5 the Borough manager at the time that this project  
6 was consistent with the Borough's plans, as it  
7 was next to the train station, across from an  
8 apartment building, and within a hundred yards of  
9 Narberth's Commercial District. We were excited  
10 to start the process last June. My expectation  
11 was that we become part of this great community.  
12 We would patronize the restaurants, visit the  
13 shops, and blend in seamlessly. In fact, one of  
14 my employees is a Narberth resident and she will  
15 walk to work.

16 We chose this location  
17 because of the appropriate adaptive reuse of a  
18 great building and a wonderful office space for  
19 our employees. As a business owner, it is  
20 important to me that my employees not only enjoy  
21 the office space where they work, but also enjoy  
22 the community in which our business lives.  
23 Having a commercial district under a minute from  
24 the office was very important to our decision and  
25 we believe that this would be mutually beneficial



1

**BOROUGH COUNCIL CAUCUS MEETING**

2 to our employees and to the business community of  
3 Narberth.

4 I personally fell in love with  
5 the building, its unique detail, stone exterior,  
6 beautiful woodworking, and the opportunity to save  
7 and restore this piece of history. We came into  
8 this process open minded and willing to compromise  
9 to save the building.

10 After Council passed  
11 Ordinance 984, I learned that the Ordinance was  
12 at risk of being vetoed. I requested a meeting  
13 with the mayor to address my continued  
14 willingness to work with him and Borough Council  
15 to come to an agreeable compromise and he agreed.  
16 In fact, we met three times over four days.

17 During the first meeting, the  
18 mayor asked me to agree to five conditions to be  
19 memorialized by the solicitor in a binding  
20 agreement. Mayor Grady said that if we agreed to  
21 these conditions, he would not veto the  
22 Ordinance. The mayor and I disagree about the  
23 specifics of the conditions he proposed; however,  
24 tonight, I will share with Council that I have  
25 always been and still am willing to find a

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 reasonable solution that allows this project to  
3 move forward, saves this building, and satisfies  
4 the concerns of the residents of Narberth.

5                   We are prepared to agree to  
6 the following: No back lit signs or neon signs  
7 on the property, an eleven-car parking lot with  
8 landscaping plan that is agreed with the planning  
9 commission during the conditional use process, we  
10 will work with the Planning Commission and the  
11 Lower Merion Conservancy to preserve the historic  
12 exterior of the building and use building  
13 materials that are consistent with its original  
14 character, our office hours will be from 7:00  
15 a.m. to 6:00 p.m. with an exemption for  
16 25 percent of total employees to work either  
17 early or later, we will agree to a cap on  
18 employees. Lastly, we will agree to a fair and  
19 reasonable dispersement of cars that would use  
20 street parking so as to not burden the  
21 surrounding neighborhood.

22                   We remain committed to saving  
23 this building and are prepared to work with  
24 Council to find a mutually agreeable solution.  
25 Thank you.

1

**BOROUGH COUNCIL CAUCUS MEETING**

2

**THE PRESIDENT:** Thank you.

3

Yes, ma'am.

4

**MS. DeSANTO:** Erica DeSanto,

5

121 Elmwood Avenue. I wanted to say I agree with

6

Mayor Grady's veto.

7

**THE PRESIDENT:** Thank you.

8

**MR. YODY:** Dan Yody, 220

9

Narberth Avenue.

10

I just wanted to say I am

11

hoping we can find a way to help this gentleman,

12

who is going to spend a lot of money. I've done

13

renovations, and it's so much easier to do a tear

14

down. But while we all love Narberth and the

15

historical relevance of this town, and I'm hoping

16

that we can find a way to compromise when we're

17

able to save a significant building of historical

18

value and someone who is willing to work with the

19

neighbors to protect their interest. But that

20

building has been abandoned for years. I've only

21

been here for 23 years, but I don't know if it's

22

ever been occupied in that time.

23

**THE AUDIENCE:** Yes, it has.

24

**MR. YODY:** It has?

25

**THE AUDIENCE:** Yes.

1

**BOROUGH COUNCIL CAUCUS MEETING**

2

**MR. YODY:** Well, it hasn't  
3 been for a long time. And I would love to see  
4 someone put money into it to save it and help  
5 this community be business and residential  
6 friendly.

7

**THE PRESIDENT:** Thank you.

8

**MR. BRANDOLISIO:** Frank  
9 Brandolisio, 314 North Essex Avenue.

10

Currently based on the  
11 mayor's reasoning, I also opposed the Ordinance  
12 984 and support his veto. I'm glad to hear there  
13 may be some other stuff going on that could be  
14 beneficial.

15

There's a lot of meetings'  
16 minutes that were approved. I did read the  
17 November 9th meeting minutes when I first came to  
18 the Council regarding the Holtman garage issue,  
19 and I appreciate Sean did a nice and fair job of  
20 capturing the meeting minutes. I also had  
21 presented a public letter to be included for the  
22 December 14th minutes, which I understand just  
23 have been approved, and I was hoping that I guess  
24 there was other letters that also get submitted  
25 in that now electronically at least some of those

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 would be embedded in the meeting minutes such  
3 that they are.

4 **THE PRESIDENT:** I'm hoping  
5 that all of the standard reports, letters on the  
6 table, and the minutes will be in a packet for  
7 each meeting session as they become public, yeah.

8 **MR. BRANDOLISIO:** Okay,  
9 great. That would be beneficial to the public to  
10 go in and look for themselves.

11 Also, a project which gets  
12 approved, currently the way the Code is written  
13 that we are under now, that if a project does not  
14 require a variance, does not require you to --  
15 that be shared with the neighbors is just  
16 something to consider when there are large  
17 projects that make it actually something we  
18 consider and notify neighbors that's such a large  
19 project, any project is going on in that  
20 neighborhood so the neighbors are aware.

21 **THE PRESIDENT:** And I think  
22 as a result of your recent --

23 **MR. WEGBREIT:** Concerns.

24 **THE PRESIDENT:** -- concerns  
25 regarding the garage that was built on the

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 Holtman property, the Borough office does plan to  
3 more widely distribute notification to neighbors  
4 when there are demolition applications.

5 Regardless of any laws on the books, that's going  
6 to be our standard operating procedure.

7 **MR. BRANDOLISIO:** Great.

8 Thank you. I appreciate hearing that.

9 Also, I hope that the  
10 builders -- I know we did have the Methodist  
11 Church, it was changed to residential, which I  
12 was happy about, strictly residential parking.  
13 But I hope that the builders that do the work  
14 there do respect the neighborhood and the  
15 neighbors. I mean, we had contractors using our  
16 porch. We had the dumpster that sat out on the  
17 street taking a parking spot for over two years,  
18 where we have limited parking, where they have a  
19 driveway and everything. So I would hope that  
20 any builders that work in our neighborhood really  
21 respect the neighbors that are there and are not  
22 just coming in, doing what they need to do, and  
23 parking, you know, Essex has a bus that goes  
24 through there and it was double parking for years  
25 and stuff.

1

**BOROUGH COUNCIL CAUCUS MEETING**

2

**THE PRESIDENT:** Fifteen

3

seconds.

4

**MR. BRANDOLISIO:** And that's

5

basically it. Thank you.

6

**THE PRESIDENT:** Okay. Thank

7

you.

8

Go ahead. Take your time,

9

Kathy.

10

**MRS. KURTIS:** Katherine

11

Kurtis. I live 531 Dudley Avenue.

12

I looked at the video from

13

the caucus meeting, and I heard some discussion

14

about whether or not Borough Council might find a

15

way to consider meeting New Horizons at their

16

price point. And I'd like to ask a few questions

17

about your willingness to reconsider that. I

18

understand it's complicated, but I have a couple

19

of questions.

20

First of all, would anyone on

21

the Council or maybe two or three of you be

22

willing to go to the New Horizons and meet with

23

some of the citizens there and find out what they

24

find so valuable about the place?

25

The second thing is, would

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 you reconsider really looking at that if, for  
3 example, the AARP live -- aging and place  
4 guidelines or the Montgomery County guidelines on  
5 aging or the State guidelines on aging recommend  
6 an active senior center in a town in order for it  
7 to be livable?

8                                   Finally, I guess I was  
9 wondering, would you be willing to really re-look  
10 at this again, even if it costs the Borough some  
11 money, if a sizable number of residents, hundreds  
12 or maybe a thousand signed a petition saying this  
13 is something really important to us and we would  
14 like you to spend some resources on keeping a  
15 senior center active here in Narberth?

16                                   I am 74 years old and hope to  
17 age in a place, and can well imagine that I would  
18 really like to be able to walk to a place and  
19 have lunch every day or learn to play bridge, God  
20 forbid, or join a book discussion or get some  
21 exercise. So I really encourage you to do that  
22 and would like to hear if you're willing to  
23 reconsider or do any of those things.

24                                   **THE PRESIDENT:** Thank you. I  
25 think those are all good questions. Probably



1

**BOROUGH COUNCIL CAUCUS MEETING**

2 best addressed to individual Councilors rather  
3 than in this format. And so I encourage you to  
4 stick around till the end of the meeting, because  
5 we all kind of hang around, and I would be happy  
6 to speak with you and I know others would as  
7 well.

8 **MRS. KURTIS:** Do you think  
9 people would be willing to go and meet with  
10 seniors there and really hear about them?

11 **THE PRESIDENT:** I have been  
12 there. So I could say yes, and I'm sure others  
13 would, but I think after the meeting would be the  
14 best time to discuss it in more detail.

15 **MRS. KURTIS:** Okay.

16 **THE PRESIDENT:** I'm going to  
17 go Jim Speer, and then I'm going to loop around.

18 **MR. SPEER:** Jim Speer, 321  
19 Grayling.

20 I'm in favor of 984. I'm on  
21 the planning commission. I've worked on that  
22 before briefly. This is not an Ordinance that  
23 directly approves Mr. Gordon's project. It's an  
24 Ordinance that allows him to apply for his  
25 project. So unless we pass 984, we'll never even

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 get to consider the pros and cons of Mr. Gordon's  
3 project, and he'll never even get to submit it  
4 and we'll never get to comment on it and ask for  
5 changes and ask for considerations. And I think  
6 984 is something that is going to be beneficial  
7 throughout the Borough. It's going to be  
8 beneficial if the Lutheran Church ever needs to  
9 be redeveloped in any way. We have maximum  
10 flexibility in that process. That would also go  
11 to a conditional use hearing. Each property  
12 would go to a specific conditional use hearing,  
13 and each property would be considered  
14 individually. But 984 does not address any one  
15 particular property individually, and that's why  
16 I'm in favor of it. Thanks.

17 **THE PRESIDENT:** Thank you.  
18 All right.

19 **MR. CANNON:** Kadir  
20 Cannon, 128 Woodside Avenue. I support the  
21 mayor's veto.

22 **THE PRESIDENT:** Thank you.  
23 Mr. Ridgway.

24 **MR. RIDGWAY:** No thank you.

25 **THE PRESIDENT:** State your

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 name and address.

3

**MRS. SKEEN:** Katie Skeen, 227

4 Hampton Avenue.

5

I do support the Ordinance,

6 at least so we can get to the stage where we can

7 hear the plan. And I was a part of the past few

8 years of kind of community input on the

9 form-based zoning. And there was so much

10 discussion and so much kind of positive thinking,

11 planning that centered around what to do about

12 Narberth, what makes the streetscape vibrant,

13 what makes this town work. And I really feel

14 like what I know of the proposed plan kind of

15 fits into that. I think it's a good plan.

16

**THE PRESIDENT:** Thank you.

17

Ms. Rothman.

18

**MS. ROTHMAN:** Cindy Rothman,

19 32 Narbrook Park.

20

I must say, as much as I like

21 to consider myself an active resident in

22 Narberth, I'm a little confused by what this is

23 all about. I would highly recommend waiting two

24 weeks, seeing what discussions can happen with

25 the developer. I think that people are starting

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 to process, perhaps, what it is all about. I  
3 think we all take it personally. We all love  
4 Narberth. I don't see any disadvantage to giving  
5 this vote another two weeks.

6 **THE PRESIDENT:** Thank you.  
7 Go ahead. We'll move around the back row now.

8 **MS. FELDMAN:** Amy  
9 Tecosky-Feldman. I'm at 208 Forrest Avenue.

10 And I support the Ordinance.  
11 I live across the street from one of the  
12 properties that's been developed under the  
13 conditional use. And the time and work and care  
14 that members of our community, who are on the  
15 committee, have put into making sure that things  
16 were done carefully and beautifully and in  
17 keeping with the needs of the neighborhood have  
18 been very impressive. And I'd like to see the  
19 opportunity for that process to continue in this  
20 other development.

21 **THE PRESIDENT:** Thank you.  
22 Did you want to speak to your letter to Council?

23 **MS. FELDMAN:** I would love to  
24 speak to my letter to Council.

25 **THE PRESIDENT:** You have two

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 minutes.

3

**MS. FELDMAN:** Do I have two minutes' worth? Can I hand Council some material to look at?

6

**THE PRESIDENT:** You may.

7

**MS. FELDMAN:** I'll just pass it up. How about that?

9

**THE PRESIDENT:** I think some of them have received.

11

**MS. FELDMAN:** Some of them have received. So if you have them, you can give them to people in the audience.

14

So my name is Amy, I'm your neighbor, and I've been working on climate issues. This is Dan Wolk. I think a lot of you know him.

18

**DR. WOLK:** I just moved out of the Borough two years ago. I lived behind the Acme just in the suburbs of Narberth, but I lived here for over thirty years. Anyway, great to see many of you here again.

23

In 2009, I stood before this Council and presented a climate action plan for Narberth. So this has nothing to do with



1

**BOROUGH COUNCIL CAUCUS MEETING**

2 time more efficient to lower carbon.

3

**THE PRESIDENT:** Thank you.

4

If you could just state your name and current

5

address for the record?

6

**DR. WOLK:** Dr. Daniel Wolk,

7

W-O-L-K, 2 Schiller Avenue, Narberth.

8

**THE PRESIDENT:** Thank you.

9

**MS. FELDMAN:** Just very

10

specifically asking for the Borough to consider

11

an endorsement and any information that you need

12

from me to decide if, as a Council, if you're

13

comfortable with making that endorsement, I will

14

be happy to provide.

15

**THE PRESIDENT:** I will choose

16

a committee to send this to, and it will be

17

discussed in committee, and then the committee

18

can decide what to do to bubble it up to Council

19

from there.

20

**MS. FELDMAN:** Thank you.

21

**THE PRESIDENT:** Mr. Nixon.

22

**MR. NIXON:** Good evening,

23

everybody. My name is Jim Nixon. I live at 219

24

Williams Avenue.

25

With respect to the recent

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 Ordinance and the mayor's veto, I've spent a  
3 great deal of time talking with some of you  
4 involved and looking at the issues. And my wife  
5 used to live on Elmwood Avenue, and I grew up in  
6 shore town where historic preservation and  
7 parking and zoning were and are constant issues.

8 I guess just briefly, I've  
9 been a little bit concerned and disappointed how  
10 I think it's good that everyone is turning out  
11 and that's a very positive takeaway. I think the  
12 negative takeaway is it's been a divisive factor  
13 and, perhaps, not good for the political dialogue  
14 of a small town. So I guess I would just  
15 respectfully ask two things.

16 I would ask the Council to  
17 please think about possibly putting this off or  
18 exploring more creative solution in which there  
19 are more winners. And I would ask the developer  
20 to please remain patient and allow the Council  
21 the opportunity to pursue that avenue if they  
22 choose.

23 **THE PRESIDENT:** Thank you.

24 **MS. PRIOR:** Jennifer Prior,  
25 314 Grayling Avenue.



1

**BOROUGH COUNCIL CAUCUS MEETING**

2

3

4

5

6

7

8

9

10

11

12

13

**THE PRESIDENT:** Ms. Bezak.

14

15

**MRS. BEZAK:** Kimberley Bezak,

16

17

18

19

20

21

22

23

24

25

And I'm in support of the Ordinance. After listening to Mr. Gordon's plan, I think that it's reasonable, and I think it's in the best interest for Narberth. I think that a purely residential use is not the answer. And I think that it is the answer that we need to preserve as many historic buildings as possible. I think Mr. Gordon should have his opportunity to present his plan formally. I think it's a good idea and in the best interest of Narberth, and I support the Ordinance. Thank you.

I just want to concur with Jim Cornwell's comment as well as Jim Speer's comment and echo support for the Ordinance. I would also ask that if the veto override does not occur and we find ourselves facing a situation where we're on the verge of losing the church to demolition, I would encourage you to move quickly to determine if the temporary moratorium grant is permitted under Pennsylvania law to stop demolitions until a demolition review ordinance

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 or some type of demolition review board is in  
3 place in the Borough. My main priority is to  
4 just make sure that amazing structures stay  
5 standing, and I do think that Mr. Gordon has  
6 demonstrated many times, including tonight, that  
7 he's willing to be surprisingly flexible and  
8 hopes that he can still create something really  
9 great here in the Borough. Thank you.

10 **THE PRESIDENT:** Thank you.

11 Mr. Walko, I believe you have  
12 done some research regarding a demolition for  
13 moratorium in the Borough. Is that something  
14 that's permitted?

15 **MR. WALKO:** Actually,  
16 Kimberley brought it up at a previous meeting,  
17 the idea of a historical review board. From what  
18 I've seen, there needs to be a historical review  
19 board set up and a process that would be set up  
20 to establish what properties really serve the  
21 purpose to the benefit of the community. And  
22 quite honestly, it could be the entire community  
23 if it qualifies as such. But without that  
24 process, there is no due process for property  
25 owners; and, therefore, it could be considered a

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 taking of someone's property to prevent them from  
3 using their property as they would like to see  
4 fit.

5                               But, again, if you were to  
6 establish a historical review board, much like a  
7 zoning board, and go through the proper  
8 processes, that would be something that could  
9 start to put that in place, that does take time,  
10 it takes effort. So if that was in place and I  
11 think we would be in a lot better position to  
12 look at historic areas, historic properties, be  
13 able to identify why their of value. And even  
14 then, it can't be an absolute no tear down, but  
15 at least you would be able to be in a position to  
16 have hearings and the property owners would have  
17 to come to those hearings before that review board  
18 to talk about why they should be able to demolish  
19 their house and if it meets that higher burden  
20 right now, which is a nonexistent standard.

21

22                               **THE PRESIDENT:** Thank you.

23                               **MS. SANKAR:** Pamela Sankar,  
24 209 Woodside Ave.

25

And I support the mayor's

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 veto. And I would just like to emphasize that  
3 people have in the past, that this Ordinance does  
4 not speak directly to historical preservation,  
5 and it's a red herring that if it does or doesn't  
6 pass, that the church will or will not stand.  
7 That's really the issue.

8

**THE PRESIDENT:** Sir.

9

**MR. GORTON:** Greg Gorton, 209

10 Woodside Avenue.

11

12 You know, I think part of  
13 what led to this made this a flash point with the  
14 introduction of commercial use, office use. That  
15 was not part of what was done with the other  
16 churches that I think were preserved. And it's an  
17 introduction of that form of use in a part of the  
18 Borough that's not had that. So the critical  
19 element in this whole discussion still remains to  
20 be unclear why he wouldn't -- Jason wouldn't have  
21 just pursued a variance.

21

22 By the way, if the mayor's  
23 veto is upheld, the developer can still go after  
24 a variance. So there are other ways to go about  
25 this that I think are being forgotten.

25

The question is, I mean, we

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 all love to save the church, but at what cost and  
3 to whom? To whom in particular. Which neighbors  
4 are involved in this? I think that's part of why  
5 there's been so much concern about this.

6 **THE PRESIDENT:** Thank you.

7 Mr. Herring.

8 **MR. HERRING:** Jim Herring,  
9 118 Chestnut Avenue, in Narberth.

10 The other conversions of the  
11 church, as it's been said before, has been done  
12 for residential purposes. And being one of the  
13 canvassers of South Narberth, the issue of  
14 concern to everybody I talked to -- and I went to  
15 every house on Chestnut Avenue that I was able to  
16 get to -- was the fact of the commercial use of  
17 the church. There's no question we would like to  
18 have the church there. There's no question there  
19 could not be a residential conversion. And those  
20 are my points.

21 **THE PRESIDENT:** Thank you.

22 I noticed some people came in  
23 a little bit late. If there's anybody who has  
24 not had the chance to speak but would like to do  
25 so, if you could raise your hand.

1

**BOROUGH COUNCIL CAUCUS MEETING**

2

3 you, I see you.

4

5 Mr. Krivitzky.

6

7 **MR. KRIVITZKY:** Sure. Ken  
Krivitzky, 1 Woodside Avenue.

8

9 I apologize for being late.  
10 Thank you, everyone, for your deliberations  
11 tonight on the church. Right now I feel like I'm  
12 watching a game of chicken, where we're going to  
13 see who's going to blink first -- the developer  
14 or the Borough. As with many games of chicken, I  
15 fear that this could end in a crash, the  
16 destruction with the demolition of the church  
17 that predates Narberth.

17

18 After the last Council  
19 meeting, I have been learning about the Spanish  
20 house, as it predates my time in Narberth. But  
21 for many in the community, I'm sure this feels  
22 like deja vu. I hope that this time we're going  
23 to see a different outcome.

23

24 We're better off playing a  
25 game of chess right now and really thinking about  
what is the end game. And everyone in this room

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 probably has a different end game that they  
3 personally want. For me, I want to make sure of  
4 the viability and the future of the church  
5 standing in town.

6 Right now the developer is  
7 interested in a deal that will save the church.  
8 If this Ordinance does not pass, I don't know  
9 what the next move are going to be. With today's  
10 market, there are far more lucrative options for  
11 redevelopment, whether that's through demolition  
12 or a redesign or anything like that. The  
13 estimate I heard for demolition of the church is  
14 under \$100,000, which is relatively cheap. I  
15 fear the next move is not one of maintaining the  
16 church.

17 Now, for those in the room  
18 that don't particularly care about the  
19 preservation of the church, I respect your view  
20 and encouraging Council to do nothing right now  
21 makes a lot of sense.

22 I personally am interested in  
23 the preservation of the church so my request of  
24 Council is to do what you are already doing,  
25 think of what the end game is right now and which

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 decision will be most likely to preserve this  
3 piece of Narberth history. Thank you.

4 **THE PRESIDENT:** Thank you. I  
5 saw a hand over here on the right.

6 **MRS. WALSH:** Noreen Walsh,  
7 101 Woodside avenue.

8 I've already sent letters to  
9 a few people on Council. I am very much against  
10 the Ordinance. I don't think that we need it at  
11 this point. You can see what happens with other  
12 development options. The fact that our mayor  
13 spent, from what I read of his objection, three  
14 days trying to get the developer to be willing to  
15 budge on where he stood, and he wouldn't do it.  
16 I mean, with our mayor, it doesn't leave me with  
17 much hope with this particular developer. And I  
18 strongly urge Council not to override the veto.

19 **THE PRESIDENT:** Thank you.

20 And I saw one hand in the  
21 back, sir.

22 **MR. McCULLEN:** Mark McCullen,  
23 212 Merion Avenue.

24 I support the mayor's veto.

25 And I do just want to say that I don't think



1

**BOROUGH COUNCIL CAUCUS MEETING**

2 anybody wants to see the church torn down. I  
3 keep hearing people say the church say -- want  
4 the church torn down. Nobody wants the church  
5 torn down. But we're not sure we want it  
6 developed the way it's being planned.

7

**THE PRESIDENT:** Thank you.

8

Sir.

9

**MR. COMBS:** Pat Combs. I'm  
10 at 102 Chestnut Avenue, thirty-five years been  
11 here.

12

Strongly oppose the  
13 amendment. I support the mayor and all his  
14 efforts and the time he spent to go into this and  
15 come up with his version of events. And I, like  
16 Jim, walk the streets, Chestnut Avenue, Woodside,  
17 talking to neighbors.

18

We don't want it. We don't  
19 want the cars, the parking, the congestion. We  
20 don't like the way this is being done.

21

**THE PRESIDENT:** Thank you.

22

All right. I do have a few  
23 letters on the table. We deferred from reading  
24 letters at our last meeting, but I am going to  
25 read a few of them now, if you can bear with me

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 for a moment.

3

Mr. Krivitzky I believe read  
4 his letter. I'm going to -- Ms. Fox, would you  
5 like me to read this letter aloud?

6

**MRS. FOX:** Yes.

7

**THE PRESIDENT:** This is from  
8 Terry Fox, Terry and David Fox.

9

Dear Borough Council,

10

We urge you to uphold Mayor  
11 Grady's veto of the amendment to Ordinance 984,  
12 even in the face of the latest threats of tear  
13 down. If, as he presented himself, Mr. Gordon is  
14 truly a Narb at heart and intent on being a good  
15 neighbor, he will act honorably and move forward  
16 on a quality residential conversion of the  
17 Baptist Church under the conditions of current  
18 Ordinance. This move would preserve the church,  
19 protect our residential neighborhood, and result  
20 in a substantial profit for Mr. Gordon -- a win  
21 all around. If Mr. Gordon is not as he presented  
22 himself, he may choose to tear down the church,  
23 the subsequent loss of this historic property  
24 will serve as a wake-up call and hopefully inform  
25 our engagement on future projects. We cannot

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 allow ourselves to be prey to developers who  
3 falsely present themselves and play on our fears  
4 nor can we allow developers to embed themselves  
5 in our power structure, bypass zoning protocol,  
6 and rewrite code in order to maximize their  
7 profit regardless of the will of the resident and  
8 the impact on our community. Ordinance 984 is  
9 working as it stands. Please vote to uphold the  
10 mayor's veto.

11 David and Terry Fox, 104  
12 Maple Avenue.

13 Robin Berenholz, was there  
14 something else in your letter I should read aloud  
15 or should I just enter it into the record?

16 **MS. BERENHOLZ:** I think you  
17 can enter that.

18 **THE PRESIDENT:** Okay. I will  
19 enter that into the record.

20 Mr. Speer, anything  
21 additional in your letter?

22 **MR. SPEER:** No. I already  
23 spoke.

24 **THE PRESIDENT:** Okay, fair.  
25 I have a letter here from Alexandra Tyng.

1

**BOROUGH COUNCIL CAUCUS MEETING**

2

Would you like me to read it?

3

**MS. TYNG:** Sure. You can read

4

it.

5

**THE PRESIDENT:** All right.

6

To the members of Borough

7

Council, I urge you to uphold Mayor Tom Grady's

8

veto of amendment to Ordinance 984. I live on

9

the south side of Narberth. And, no, I am not

10

generally opposed to the idea of a mixed use as

11

an alternative of re-purposing of older church

12

and civic buildings.

13

I feel that a mixed use

14

solution for the Elmwood church would be

15

inappropriate in our immediate neighborhood.

16

That has always been totally residential since

17

its origins in the 1890s when the church and the

18

original housing development were built. The

19

amendment is actually the most recent link in a

20

chain of efforts to allow mixed use in this

21

particular church.

22

Several years ago, the block

23

where the church is situated was zoned 4A, Mixed

24

Resident/Business in proposed Form-Based Zoning

25

Code, yet this zoning affects only the church

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 building.

3                   To me, the argument that this  
4 block is a natural extension of downtown Narberth  
5 simply doesn't hold water since the block is  
6 across the tracks from downtown, since it has  
7 never been anything but residential and  
8 especially since the church is the only building  
9 affected by the zoning.

10                   Coming at this from another  
11 direction, there are developers and investors who  
12 are very interested in making money by buying  
13 property in this town. I am not in favor of the  
14 destruction of significant older structures by  
15 people who don't care a whit about the beauty,  
16 character, and fiber of Narberth. I am in favor  
17 or re-purposing, renovating, and restoring older  
18 buildings.

19                   Yes, I would like to see this  
20 church brought back to useful life, but I do not  
21 want to see this done via the disregard for the  
22 nature of the neighborhood through introducing  
23 dubious zoning into a historically  
24 all-residential section and now through this  
25 amendment that is specifically designed to

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 benefit this particular developer/investor.

3

4 I am well aware that the  
5 present owner of the church could tear it down,  
6 though, he says he does not intend to do so. He  
7 is not bound by Ordinance 984. If he does not  
8 get his way, that is if he does not have  
9 permission for mixed use, he does not have to  
10 agree to re-purpose the building. This is a  
11 frightening prospect for those of us who care  
12 about the church. But the fact that this  
13 property could've been bought at a lower price by  
14 a developer who would've turned the church into  
15 condos. It is the proposed 4A Zoning and now the  
16 proposed amendment that encouraged the present  
17 owner to believe he can have his way.

18 What an unfortunate knot we,  
19 the community, have allowed ourselves to be tied  
20 into by being tempted to pave the way for  
21 developers willing to pay more for a building  
22 rather than giving more thought to what we  
23 believe is best for our future.

24 I would very much like to see  
25 that Borough Council, the planning commission,  
and the residents work together to come up with a

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 better solution that protects older structures  
3 and ensures the future of Narberth as a great  
4 place to live.

5 Thank you.

6 Moving right along.

7 Noreen, would you like me to  
8 read this out loud?

9 **MRS. WALSH:** I think you  
10 covered it.

11 **THE PRESIDENT:** If I missed  
12 someone, let me know.

13 I have a letter here from  
14 Todd Bressi. I'm going to turn it sideways for  
15 this one.

16 I am writing to you in  
17 response to Mayor Grady's veto of Ordinance 984  
18 amending provisions of the Zoning Code related to  
19 the conditional use approvals for certain  
20 nonconforming uses. I will not be able to attend  
21 the caucus or Council meeting and request this  
22 letter be read into the record.

23 I am writing to urge Borough  
24 Council to override the mayor's veto. I would  
25 like to underscore that the purpose of this

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 proposed zoning amendment is simple -- to allow a  
3 certain type of building in the Borough, mostly  
4 churches, to be converted in part to office uses.  
5 These buildings can already been converted to  
6 residential uses; so this amendment would expand  
7 the types of uses that could be considered.

8                   The overall goal of this  
9 section of the Zoning Code is to provide Borough  
10 Council with the flexibility to preserve  
11 buildings of historic and cultural value to the  
12 entire community. Buildings whose loss, Council  
13 has already agreed, would amount to irreparable  
14 change and would diminish the character and  
15 history of our town.

16                   It is important to note that  
17 this Ordinance does not enable any development as  
18 of right. Every development proposal will  
19 require careful scrutiny by the planning  
20 commission and approval by the Borough Council in  
21 advertised public meeting.

22                   In every case, the planning  
23 commission can recommend and the Borough Council  
24 can impose appropriate conditions before any  
25 conversion is approved.



1

**BOROUGH COUNCIL CAUCUS MEETING**

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

It is also important to note that this Ordinance tightens up language regarding the enforcement of the conditions -- an issue that was critical to me as a planning commissioner. Those conditions will be recorded in legal documents to which the Borough will be a party requiring Borough Council approval for any future changes to the building and enabling the Borough to challenge any violations.

It is hard to imagine why the Borough Council would not want to afford itself every option possible to preserve the architectural and urban fabric of Narberth. It is hard to imagine why the Borough Council would not want to tighten up the enforcement of this provision of the Zoning Code.

Moreover, the mayor's veto of this Ordinance usurps the Council's role in evaluating on a case-by-case basis complex development proposals. The mayor's veto usurps the Council's role in setting conditions to guide these complex development processes in a manner that respects our community. Ironically, the mayor's veto may reduce the ability of the

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 community to have input into these projects in  
3 the future. And unfortunately, the mayor's veto  
4 reduces the ability of the Borough to hold  
5 developers accountable for their promises.

6 It is not clear to me how  
7 this veto leaves Narberth in a better position to  
8 preserve its architectural heritage or to shape  
9 the form of complex development projects.

10 Many Borough residents -- I'm  
11 closing in. Many Borough residents, particularly  
12 of South Narberth, have protested this Ordinance  
13 because they are concerned about the potential  
14 for the conversion of the Elmwood Baptist Church.  
15 Whatever the merits of their concerns, those  
16 concerns should be discussed for an application  
17 for converting the church to be made and the  
18 planning commission and Borough Council are in a  
19 position to discuss an actual application as well  
20 as specific conditions that might be placed on a  
21 development to mitigate those concerns. That is  
22 the proper time to negotiate with the developer,  
23 not now.

24 Unfortunately, only a handful  
25 of these concerned residents attended the

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 planning commission meeting held on November 24th  
3 to discuss 984, compared to the dozens who  
4 attended the public hearing.

5                   On November 24th, people's  
6 concerns were heard in an open conversation, and  
7 all of the suggestions those residents made to  
8 the planning commission that evening were then  
9 incorporated into the commission's  
10 recommendations to the Council. Nonetheless and  
11 regrettably, at least one of those residents  
12 still spoke against the Ordinance at the public  
13 hearing.

14                   It was a disappointment to  
15 me, as a planning commissioner, that the  
16 commission's good-faith effort to recommend an  
17 Ordinance that would balance Borough-wide issues  
18 with our neighbors' concerns apparently carried  
19 little weight. It is regrettable that the mayor,  
20 who did not attend that meeting, nevertheless saw  
21 fit to veto the Ordinance. Again, I urge you to  
22 take whatever steps are available to you to  
23 override the mayor's veto.

24                   Best regards, Todd Bressi,  
25 citizen of Narberth and member of the Planning

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 Commission.

3

4 Is this a point of  
5 information, Ms. Fox?

6

7 **MRS. FOX:** Yes. Pamela and I  
8 were at that November planning commission meeting  
9 and we made recommendations that were not  
10 included in the amended Ordinance.

11

12 **THE PRESIDENT:** So noted.

13

14 **MRS. FOX:** And we were told  
15 by the -- Kathleen, who is part of the  
16 conservancy, and I talked with her about it, and  
17 she said, well, we can't make it too specific.  
18 We have to keep the Ordinance general, because if  
19 we make it too specific, then it will be spot  
20 zoning.

21

22 **THE PRESIDENT:** Thank you.

23

24 All right. Those are the  
25 letters on the table. Those are the comments of  
the public. I will move onto the next item on  
the agenda, No. 7, action items.

26

27 We have four items which are  
28 placed on the agenda at the request of  
29 Councilors, and I will accept a motion for any of  
30 them to begin this part of our meeting.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**BOROUGH COUNCIL CAUCUS MEETING**

Anyone?

**MR. WEGBREIT:** I would like to discuss making the motion to override the veto. I would like to discuss a possible motion.

**THE PRESIDENT:** Let's have our discussion within the context of the motion. So if someone wants to make a motion, we can discuss it.

**MR. WEISBORD:** I have Resolution 2016-005.

**THE PRESIDENT:** Sure.

**MR. WEISBORD:** Council members, this Resolution 2016-005 is the approval to amend the -- pardon me. Council members, this Resolution 2016-006 is a motion to appoint Yerkes Associates of West Chester, Pennsylvania to the positions of the Narberth Borough building inspector and plumbing inspector.

**THE PRESIDENT:** Is there a second?

**MS. TEVLIN-MOFFAT:** I'll second.

**THE PRESIDENT:** Any discussion?

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**BOROUGH COUNCIL CAUCUS MEETING**

(No response.)

**THE PRESIDENT:** All in favor

of appointing --

**MR. SILIO:** By way of

discussion, since we have a large number of members of the public, could the committee maybe give very snapshot background as to why the reappointment?

**MR. WEISBORD:** Sure. Be

happy to do that. Yerkes Associates have been working for the Borough since the enactment of the UCC, which was the Uniform Construction Code, which is after Mr. Capoferri resigned from being our inspector.

Borough Council at that time appointed Yerkes Associates of West Chester to be our Borough engineer. And at that time the Borough also retained a plumbing inspector. However, it's most efficient for Yerkes to also do the plumbing inspections, because they're on the site doing the inspection anyway. So that's why we recommended that Yerkes perform both of those services, the construction inspection as well as the plumbing inspection.

1

**BOROUGH COUNCIL CAUCUS MEETING**

2

**THE PRESIDENT:** Okay. Anyone

3

else?

4

(No response.)

5

**THE PRESIDENT:** All in favor

6

of Resolution 2016-006, appointing Yerkes to the

7

position of Narberth Borough building inspector

8

and plumbing inspector?

9

**MS. TEVLIN-MOFFAT:** Aye.

10

**MR. SILIO:** Aye.

11

**MS. RICHMOND:** Aye.

12

**MR. DIAZ:** Aye.

13

**MR. WEISBORD:** Aye.

14

**MR. WEGBREIT:** Aye.

15

**THE PRESIDENT:** Aye.

16

Any opposed?

17

(No response.)

18

**THE PRESIDENT:** None.

19

Any other motions?

20

**MR. SILIO:** Working back to

21

front, I would like to, not introduce, to bring

22

up for a vote since it's been advertised

23

Resolution 2006-005. The members of Finance and

24

Administration Committee of Borough Council

25

present the following resolution for vote and

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 approval: The approval of amended 2016 budget,  
3 the reallocation of expenditures and no change to  
4 the Borough tax rate.

5 **THE PRESIDENT:** Is there a  
6 second?

7 **MS. TEVLIN-MOFFAT:** I'll  
8 second.

9 **THE PRESIDENT:** Any  
10 discussion?

11 **MR. SILIO:** Snapshot summary  
12 for everybody. On December 30th, we passed a  
13 2016 budget. And on January 4th, we have a new  
14 Borough Councilor in the seat, a new Borough  
15 manager in a seat, and a new assistant Borough  
16 manager in a seat, so taking advantage of a rule  
17 that the Commonwealth affords us, we opened the  
18 budget again for a second look without changing  
19 anything on the millage rate or any of the tax  
20 rates, we just said, knowing what we know and the  
21 cash and carryover from last year, there are  
22 expenditures we would like to move from one line  
23 to another, we did reallocate about \$40,000, about  
24 one percent of total expenditures for a few minor  
25 reasons we talked about last Wednesday. So minor



1

**BOROUGH COUNCIL CAUCUS MEETING**

2 moves to just make sure we have enough equity in  
3 particular accounts using some extra headroom we  
4 have in other accounts. So it's a slight  
5 reallocation to expenditures, no change in the  
6 tax rates. And we have to approve it before  
7 February 15th. This is our meeting before  
8 February 15th. So it's introduced for  
9 consideration.

10 **THE PRESIDENT:** All in favor  
11 of approving Resolution 2015-005 amended 2016  
12 budget?

13 **MS. TEVLIN-MOFFAT:** Aye.

14 **MR. SILIO:** Aye.

15 **MS. RICHMOND:** Aye.

16 **MR. DIAZ:** Aye.

17 **MR. WEISBORD:** Aye.

18 **MR. WEGBREIT:** Aye.

19 **THE PRESIDENT:** Aye.

20 Any opposed?

21 (No response.)

22 **THE PRESIDENT:** None. Passes  
23 unanimously.

24 Maybe someone wants to pay  
25 the bills.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**BOROUGH COUNCIL CAUCUS MEETING**

**MR. SILIO:** We should.

**THE PRESIDENT:** Read it as  
it's written on the agenda there.

**MR. SILIO:** I move that the  
Council adopt the January schedule of bills as  
presented, and that the office be authorized to  
issue checks and make payment against those  
bills.

**THE PRESIDENT:** Is there a  
second?

**MS. TEVLIN-MOFFAT:** I'll  
second.

**THE PRESIDENT:** Any  
discussion on the schedule of bills?

**MR. SILIO:** A little  
orientation for Council. If you have read it,  
the schedule of bills for January 12th to  
February 8th, expenditures are a little bit  
higher than the monthly average, and I dug through  
-- and these are roughly the major elements. A  
lot of them are capital expenditures that we voted  
on at prior meetings.

And just to call them out for  
you, there's about \$14,000 on the T-2 software.

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 That's the parking automation software and  
3 digital ticketing system that was -- the contract  
4 was signed last year, but the bill came in after  
5 the new year.

6 There's our 73 percent share  
7 of the commitment to the fire company radios.  
8 For which I think that's one where we're  
9 borrowing an interest-free loan from the county.

10 We did incur some overtime  
11 presumably for snow removal, Sean, which bumps  
12 our salary expense up a little bit. And then we  
13 did, finally looks like we got an invoice for  
14 Rockland Avenue bridge removal. After being real  
15 quiet about it for a very, very long time, they  
16 finally sent us the bill.

17 And there was one I did have  
18 a question about, Sean, that's VSBA, for design  
19 services construction documents.

20 **THE PRESIDENT:** That's the  
21 bridge.

22 **MR. SILIO:** I'm sorry. That  
23 is the bridge. Sometimes the abbreviations throw  
24 me for a loop.

25 Other than that, those are

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 kind of the unusual, other than insurance  
3 premiums, which we kind of know happen when they  
4 happen annually, those are the unusual ones.

5 **THE PRESIDENT:** All right.

6 All in favor of approving the bills?

7 **MS. TEVLIN-MOFFAT:** Aye.

8 **MR. SILIO:** Aye.

9 **MS. RICHMOND:** Aye.

10 **MR. DIAZ:** Aye.

11 **MR. WEISBORD:** Aye.

12 **MR. WEGBREIT:** Aye.

13 **THE PRESIDENT:** Aye.

14 Any opposed?

15 (No response.)

16 **THE PRESIDENT:** None.

17 Unanimous.

18 Are there any other motions

19 this evening?

20 (No response.)

21 **THE PRESIDENT:** Hearing none.

22 One can always put a motion on the table and then

23 table that motion to enable some discussion.

24 **MR. SILIO:** I'll make a

25 motion to consider an override of the mayor's

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 veto of Ordinance 984.

3

**THE PRESIDENT:** Your motion  
4 would be to override the mayor's?

5

**MR. SILIO:** Yes, sure.  
6 Motion to override the mayor's veto of Ordinance  
7 984.

8

**THE PRESIDENT:** Is there a  
9 second?

10

**MR. WEISBORD:** I will second  
11 that.

12

**THE PRESIDENT:** Now we can  
13 have a discussion. Thank you.

14

I'll go around.

15

Mr. Wegbreit.

16

**MR. WEGBREIT:** First of all,  
17 you know, I want to really thank and make sure  
18 that people understand how important our planning  
19 commission members are. All seven of them.  
20 They've done a lot on this, and I know they're  
21 pretty miffed about what's going on. But  
22 personally, and I think every member of this  
23 community should have great respect for their  
24 effort, for their thoughtfulness, because they  
25 are being extremely thoughtful, what their goals



1

**BOROUGH COUNCIL CAUCUS MEETING**

2 and traffic and others disagree with me, you  
3 know.

4 That's the area that, you  
5 know, one thing that I know Bob and myself, I  
6 think almost everybody on Council also would look  
7 at is we need to find a long-term parking  
8 solution.

9 The two hundred block of  
10 Merion Avenue came to us, and I believe -- it's  
11 not tonight.

12 **MS. TEVLIN-MOFFAT:** Yeah,  
13 tonight.

14 **MR. WEGBREIT:** Tonight, we'll  
15 be putting it forward to introduce the Ordinance  
16 to give them a two-hour zone. And as soon as  
17 that happens, I wouldn't be surprised to hear the  
18 one hundred block and the three hundred block,  
19 where I live on, come in. And at some point, in  
20 the not too distant future, with or without this  
21 building, we're going to have zero places for  
22 anybody that works in the Borough to park.

23 I'm not comfortable passing  
24 an ordinance that says that a business with ten,  
25 twenty, thirty, forty employees, whatever the

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 number is, can come in, take care of a building,  
3 invest however much money, and then two months or  
4 two years later find out that, knowing that we've  
5 discussed this, but still technically realize  
6 there is absolutely no place for a Borough  
7 employee to park in this Borough. I don't want  
8 us to be a position that comes back to bite us.

9 I think there's a plan out  
10 there, if we use a professional parking  
11 consultant, and we talked about this in both my  
12 committee, the Public Works Committee, and in the  
13 Building and Zoning Committee that Bob leads, and  
14 I think we can all see what that looks like, give  
15 or take some details, but it's not in place now.

16 I have to say, you know,  
17 Mr. Fromhold, who is hired by Mr. Gordon, and has  
18 been adding a lot of input to this is an  
19 extremely good attorney. And I watched him at  
20 the Zoning Hearing Board, which unfortunately  
21 nobody else attended, but, you know, he made a  
22 very strong case to the opposite for a different  
23 applicant on a different property, that basically  
24 said having the ability to park in front of your  
25 house is extremely important.



1

**BOROUGH COUNCIL CAUCUS MEETING**

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

And, you know, it was a

little bit, you know -- the point is he made a

very good argument on behalf of this person, and

he also made a very good argument that all the

other houses on that block, not all, but many of

them had driveways in the front that didn't lead

to rear yard or garage parking. And something

that we thought was resolved in the 1979

Ordinance update, we don't know how the Zoning

Hearing Board is going to come out of this, but

they didn't come out of this as I would've

expected in five minutes and say no. They want

to look at it further for whatever reason because

he made a very convincing argument. And I don't

want to see us go ahead, move this to a

conditional use level, and then have that come

back and bite us.

Just the same, I don't want

to see us say, go ahead, knock it down, you know,

don't threaten us, don't do this, because it

doesn't do anybody any good. You've got a

building there that somebody is willing to invest

the money. Yeah, I would love to see it

residential preferably. I think it's less

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 impact. I don't own the building. And I'm not  
3 the next owner to own the building, because I  
4 don't have that wherewithal to do that. I don't  
5 think anybody in this room does or they would've  
6 approached Mr. Gordon and made him a reasonable  
7 offer. And maybe Ms. Brand has, but it's just  
8 not happening, and you can't say that.

9 I would like to give this  
10 another week, week and a half so that our  
11 solicitor and maybe -- can come up with a way  
12 that if we do allow this to go to conditional  
13 use, we have no risk. That's my fear is the  
14 conditional use has that word "reasonable" in it.

15 Mr. Walko, if I'm not  
16 mistaken, you pointed out that it's not  
17 reasonable if we allow an office use to then go  
18 back to another office and say, you have to have  
19 a head count.

20 I think the problem is going  
21 to be we really need to put a parking plan in  
22 place, and that's going to take anywhere, on the  
23 short side, of three months on the long side of  
24 six or seven months. And I don't know if he has  
25 the patience or not. That's something that the

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 owner of the property will have to decide.

3 But I'm committed because of

4 this, because of form zoning, because it's a

5 reality that we keep having this parking issue.

6 And on the other side of the coin, I walk through

7 South Narberth during the day, and there's dozens

8 and dozens of parking spots that somebody who

9 might have commuted into the city could've taken

10 if we knew that they actually leave at a

11 reasonable hour and we could enforce that. And I

12 think we can come up with that program.

13 I would be willing, and I

14 would ask my Council members, I don't know if we

15 can do it at this meeting or the after, is to

16 commit to spending the money on a professional

17 parking firm that does these types of plans, that

18 does a few things -- it inventories, it studies,

19 it implements, and the most important thing,

20 which Mr. Metrick has pointed out, it gives us a

21 way to maintain that going forward when a block

22 changes and I have kids with three cars or a

23 house gets subdivided or whatever it is, it

24 maintains the flexibility and teaches us how to

25 control that going forward.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**BOROUGH COUNCIL CAUCUS MEETING**

Now, a developer might not like that, because he might have to ask his employees to park up Wynnedale in front of Mr. Cornwell's house, which I'm sure he'd be fine with.

**MR. CORNWELL:** There's space on Wynnedale.

**MR. WEGBREIT:** He might have to ask them to park in Narbrook Park, where Cindy, which is a private street so that might be a little trickier. But he may have to do what our kids do and walk a certain distance.

This program might come out where we find that it's not as acceptable as I think it might be. But I don't want to give up. We have to have this done one way or the other, because we're going to get to form zoning in the next couple months, the same exact issue is going to come up except not as glistening to one property. And I would like to get that resolved, because most of the form zoning is going to be very helpful going forward to this town. There's a couple items that I have, that I have personal bugaboos, but I don't think people understand the

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 parking forms already. And there are some issues  
3 there that once people get that same last-minute  
4 chance to realize, oh, this could happen, they're  
5 going to come out just like you are tonight, and  
6 I don't want to see that happen either.

7                   So I guess what I'm going to  
8 put forward in conversation and then if we need  
9 to formalize any way we'll figure that out with  
10 the help of Mr. Walko is to delay for a week to  
11 ten days. We can come up with a date where we  
12 reconvene, we will not close this meeting. And  
13 if we come up with a way that we can explore this  
14 risk, no threat of, you know, repercussions, but,  
15 again, I don't want to do it on the spot. I  
16 don't think that's a good way to make policy.  
17 But I do think the effort given our professional  
18 help could be there. And it may be a case of  
19 this amendment does get vetoed and comes back in  
20 two months in extremely similar language or four  
21 months it might be, but with the knowledge that  
22 this is the parking plan that will work in  
23 conjunction, not with just this property on South  
24 Narberth, but with the other properties that the  
25 mayor mentioned. And I think that would cover a

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 lot of basis, because I do concern myself with  
3 those other properties.

4                   We do not know, you know,  
5 what the value of a church building with an  
6 office use potential could possible be, and, you  
7 know, the Catholic church keeps closing different  
8 churches. I think, you know, St. Margaret's  
9 probably is in great shape. It's in a good  
10 location, and, you know, but we've seen the  
11 consolidation, again, is out of our control.

12                   I don't know the Lutheran  
13 Church, but the other churches, they're just as  
14 viable for this in a year, three years. And it  
15 might be a good thing to do, it may not be, you  
16 know. Office space doesn't excite me, even  
17 though it's my wife's world.

18                   So I would ask us to do the  
19 following: Delay closing this meeting so that we  
20 can discuss this further where we would delay  
21 this.

22                   And second, at this point,  
23 discuss if there's a will of Council to put  
24 forward the effort in a short term -- not a  
25 short-term effort, but to move quickly to locate

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 the right parking planner and expend the funds  
3 that it would take, which I have been at the  
4 ballpark of \$25,000 based on -- and we have  
5 interviewed a couple parking planners already.  
6 And I won't say that they're definitely the best  
7 fit, but they are quality groups, and that price  
8 range is what I've been hearing. It may be up in  
9 the 50,000, maybe 10,000, you know. Ideally, if  
10 we had the right time, we could use some of our  
11 own resources. I don't think we have the right  
12 time if we want to get through form zoning, if we  
13 want to decide if this is a viable project. So  
14 I'm going to shut up for now and see if others on  
15 Council have thoughts on that.

16 **MS. TEVLIN-MOFFAT:** May I ask  
17 a question? Are you suggesting that we just --  
18 to begin the study in South Narberth to address  
19 this immediately or are you suggesting that we  
20 take the whole project on at this point?

21 **MR. WEGBREIT:** The whole  
22 project. You have to, because you get back to  
23 that both spot zoning and also I think some of  
24 these spots would want to be distributed if we  
25 needed to do that.

1

**BOROUGH COUNCIL CAUCUS MEETING**

2

3

4

**MS. TEVLIN-MOFFAT:** I just wanted to be clear, because we had discussed a pilot thing at one of the meetings.

5

6

7

**MR. WEGBREIT:** Yeah, I know.

**THE PRESIDENT:** Could I just ask the solicitor quickly?

8

9

**MS. TEVLIN-MOFFAT:** Sure.

10

11

12

13

14

**THE PRESIDENT:** Mr. Walko,

what would be the mechanism for us to override this veto and for Council, if they wanted to override and if they weren't inclined to do it this evening, how would they be able to extend that?

15

16

17

18

**MR. WALKO:** You would have to

continue -- you would have to table the discussion at the end of the discussion, and then continue that discussion at a further meeting.

19

20

21

22

Now, in the meantime, the hearing itself is closed, and there really should not be any new evidence that could be put into the record to be considered.

23

24

25

Now that's not to say that you can't do your own investigations about the Ordinance in general. But if there's an idea



1

**BOROUGH COUNCIL CAUCUS MEETING**

2 that we will do a parking study, we'll come back  
3 and we'll use those results to determine whether  
4 or not we should approve this Ordinance, I think  
5 that would be improper.

6 But, again, as I recall, one  
7 of the amendments that we made to this Ordinance  
8 was based upon the idea that a parking study  
9 would be done Borough wide. I'm not sure when  
10 that was made. And that's when we added  
11 subsection G, where we talked about how Borough  
12 Council may designate on-street parking permit  
13 locations for such persons that are different  
14 than the parking zones in the immediate vicinity  
15 of the subject property as part of the  
16 conditional use approval.

17 I think the idea was that a  
18 parking study was going to be done, we would have  
19 Borough-wide knowledge as to where there are  
20 parking spaces available that any conditional use  
21 applicants under this Ordinance could be placed,  
22 not just on the south side, but Borough wide. So  
23 I think this Ordinance sets up the idea of having  
24 a parking study.

25 I would be hesitant to say

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 that Council should keep this open indefinitely.

3 The way that the Borough Code is set up the mayor

4 only had a limited amount of time till the last

5 meeting to enter his veto. If there's going to

6 be ongoing discussions, ongoing issues brought

7 up, you're getting in the realm of having

8 separate public hearings, separate public

9 meetings. And quite honestly, the record should

10 be closed and anything that this Council should

11 know and should consider should already be on the

12 record versus up here.

13 **THE PRESIDENT:** Okay. Thank

14 you.

15 Mr. Wegbreit, if I could.

16 **MR. WEGBREIT:** That said, I

17 guess I would, you know -- I wouldn't see myself

18 voting to overturn this tonight. And I wouldn't

19 see myself voting to overturn this without a

20 known parking plan, not that there is going to be

21 one, but a known one.

22 **THE PRESIDENT:** By known, you

23 mean that we would do one, not the results

24 necessarily?

25 **MR. WEGBREIT:** No. These

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**BOROUGH COUNCIL CAUCUS MEETING**

would be the results and the plan.

**THE PRESIDENT:** Okay.

**MR. WEGBREIT:** If thirty employees were to come to this Borough in this location or this location, this is what, as of today, where we would, you know, give those spots to and permits and we would have a second class of permits and things of that nature.

**MR. WALKO:** Because really where the parking study would be useful would be if this Ordinance was to pass and there was an application at that conditional use hearing for that applicant, they would have to establish -- since it's their burden to show that they meet the Ordinance, they would have to show that they have adequate parking for their site. If they're able to establish that, they meet the Ordinance. It is then up to a protestant or Council to come up with their own studies to show why that may not be true or why they have different opinions. So if that was the case, it would be beneficial to have a parking study as a condition of this hearing to ensure the accuracy of the developer's study.

1

**BOROUGH COUNCIL CAUCUS MEETING**

2

**MR. WEGBREIT:** So that still  
3 doesn't address my question. That's all right.

4

**MR. WALKO:** To take it  
5 further, if then there is a study by Council,  
6 there is a study by an independent study  
7 presented by a protestant, a study by the  
8 developer, it's up to Council to determine what  
9 they believe and give credit to the study they  
10 would like to give it to. I think that's when  
11 we're getting into the idea of what is  
12 reasonable. There has to be a basis on the  
13 record for Council to make those conclusions and  
14 not just conjecture or suspicions or guesses as  
15 to what's going to happen. But, again, that  
16 would be at a conditional use hearing.

17

So I believe a parking study  
18 would be crucial to have for any conditional use  
19 application that would come forward if this  
20 Ordinance was to be passed.

21

**MR. SILIO:** John, to that  
22 point, even if it doesn't pass, if applications  
23 come for conditional use on existing properties  
24 under the existing Ordinance 964, Council has the  
25 ability to impose reasonable conditions on the

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 development; right?

3

**MR. WALKO:** That's already in  
4 place, right.

5

**MR. SILIO:** Already in place.

6

**MR. WALKO:** That's Section  
7 124-89.B non-conforming use ordinance as it  
8 stands.

9

**MR. SILIO:** But you're  
10 saying, you know, those reasonable conditions  
11 have to be based in some sort of empirically  
12 supported rationale; right?

13

**MR. WALKO:** Well, yes. This  
14 Ordinance gives a little more control to  
15 Council --

16

**THE PRESIDENT:** Exactly.

17

**MR. WALKO:** -- and to the  
18 planning commission based upon the facade  
19 easement and facade agreements that must be put  
20 in. It usually -- it gives more control over the  
21 look of the building that usually would not be  
22 given. This Ordinance does give, I think,  
23 Council more control because of the words in the  
24 Ordinance itself addressing parking and the need  
25 to have residential units all on site. So that's

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 not conditional use. That's in the Ordinance  
3 itself. On top of these protections, there are  
4 the type of conditions that may be site specific  
5 that it would be applied.

6 **MR. SILIO:** And Council,  
7 planning commission in their hearing can suggest  
8 and Council can impose site-specific conditions?

9 **MR. WALKO:** Correct. And  
10 that was done on the projects that's had already  
11 done the conditional use hearings under both the  
12 residential version of this.

13 And there are facade  
14 agreements that have been filed. There are  
15 conditional use orders that are in place. And  
16 whatever the conditional use order says, it could  
17 have numerous conditions, but usually the first  
18 condition is comply with the findings of the  
19 planning commission. And that's what's in place  
20 right now under the Ordinance, I'm sorry, on the  
21 conditional use projects that have already  
22 undergone.

23 **THE PRESIDENT:** Maybe I'll  
24 just summarize where we stand. We could table  
25 this Ordinance or table this motion and perhaps

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 address it at some short period of time in the  
3 future, where, perhaps, based on further research  
4 or change of feelings, Councilors may choose to  
5 vote differently than they might tonight. We can  
6 vote. If we were to override the mayor's veto,  
7 the Ordinance amendment will pass, Ordinance 984  
8 will pass. If we don't, then it's finished.

9 Is that right, there's no  
10 more back and forth?

11 **MR. WALKO:** Correct.

12 **MR. WEGBREIT:** It could be  
13 reintroduced, however.

14 **MR. WALKO:** As with any other  
15 ordinance, it would just go through the normal  
16 process of going through the planning commission,  
17 being advertised, and public hearing.

18 **THE PRESIDENT:** Let's go  
19 around. Go ahead. You haven't had a chance to  
20 speak.

21 **MR. WEISBORD:** I have several  
22 questions for the solicitor actually. Under  
23 Ordinance 984, when does a developer, a property  
24 owner submit plans for a project?

25 **MR. WALKO:** The plans. There

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 would have to be a site plan as provided along  
3 with the application, I believe. So you would  
4 submit a conditional use application that I  
5 believe the Borough has recently retooled to beef  
6 up the requirements, discussing the project, but  
7 then a site plan is submitted specifically,  
8 siting to this Ordinance as to why you're  
9 applying if it was to pass. That site plan is  
10 then provided to the planning commission. The  
11 application goes to the planning commission to  
12 look at the site, and it can go back and forth  
13 between the applicant and the planning commission  
14 for sometime until the applicant and the Planning  
15 Commission feel comfortable moving the plan along  
16 to Council.

17 At that time, hopefully the  
18 planning commission would have made its  
19 recommendations to say, we will approve of this  
20 site plan as long as all of these conditions are  
21 met. Usually, by that time, the applicant will  
22 all be in agreement with the planning commission.  
23 It then comes to Council for the conditional use  
24 hearing.

25 Council, at that conditional



1

**BOROUGH COUNCIL CAUCUS MEETING**

2 use hearing, is the time when all of the  
3 neighbors in that area would receive notice,  
4 because it is then site specific, can look at the  
5 recommendations, can add their own conditions,  
6 and at that conditional use hearing, it's up to  
7 the developer to prove that they meet the  
8 conditions that are established under the  
9 Narberth Conditional Use Ordinance and the  
10 conditions that are set forth in this Ordinance.

11                   And if there are any  
12 conditions that Council feels need to be met in  
13 order to benefit the public, the welfare, the  
14 safety, the overall environment, those can be  
15 imposed as well.

16                   I believe Mr. Gordon  
17 mentioned six conditions that he said that he  
18 would agree to at that time. And at that time  
19 that's when he would need to agree to those  
20 conditions and we could hold him to that and make  
21 them as part of the conditions under the  
22 conditional use order.

23                   Two of those conditions of  
24 the six, quite honestly, he's going to have to  
25 agree to anyway -- preserving the exterior of the

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 building and the disbursement of parking. Those  
3 are required under the Ordinance. But the back  
4 lit signs, the eleven-car parking, the office  
5 time its open, and the employee cap, those are  
6 conditions that could be agreed upon at that  
7 hearing or if Council has a reason to believe  
8 that employee cap is necessary, Council can  
9 impose an employee cap.

10 The question then goes into  
11 the issue of, well, what would be a reasonable  
12 cap? Council would have to have a reason why  
13 they think more than thirty employees would be  
14 harmful to the public. If that can be  
15 established, we can impose that condition. He  
16 can always challenge that. But if we're able to  
17 establish why that is a reasonable number, we  
18 would be successful.

19 **MR. WEISBORD:** If there were  
20 caps that were satisfactory to members of Council  
21 and he would volunteer that cap at this time,  
22 could that be included in the condition,  
23 conditional use?

24 **MR. WALKO:** So that would be  
25 a matter for the conditional use. Again,

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 Council, to take a step back --

3 **MR. WEISBORD:** Because he

4 volunteered several items --

5 **MR. WALKO:** Yes.6 **MR. WEISBORD:** -- that were

7 concurrent with the items the mayor asked on

8 behalf of the south side.

9 **MR. WALKO:** Clearly Council

10 and everyone knows that if this Ordinance was to

11 pass, it appears that Mr. Gordon would be putting

12 in an application for a conditional use approval

13 for his project. Council and the planning

14 commission would be able to look at that project.

15 We can't pretend that that's not going to happen.

16 It wouldn't be prudent to do that.

17 At this time, this Ordinance

18 should not be thought of simply for that project.

19 Then, if Council was going to say, well, I'm only

20 going to agree to this Ordinance if Mr. Gordon

21 promises six things, it then becomes, in my

22 opinion, spot zoning, because a special

23 subsection of the spot zoning is contract zoning.

24 And when it's contract zoning, any agreements

25 that would be made would be unenforceable, and

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 that's because a single person making an  
3 agreement that otherwise be perfectly valid with  
4 Council cannot overcome the public good and what  
5 the public wants. So Pennsylvania law has held  
6 that contract law is invalid for those reasons.  
7 It becomes a form of spot zoning.

8                   So any decisions that should  
9 be made tonight should not be based upon certain  
10 conditions that a developer would agree to.

11                   Now, that being said, if you  
12 know that he would make those agreements at a  
13 conditional use hearing, clearly that would be  
14 beneficial to Council, that he would agree to  
15 those, and therefore we don't have to have the  
16 challenge.

17                   Now, then the issue is, how  
18 can we make sure that he lives up to his word?  
19 Because we can't have him sign an agreement that  
20 would be enforceable, because of the spot zoning  
21 issue.

22                   The only issue that we would  
23 then face at that time is if he were to agree to  
24 certain conditions and pull back on those issues,  
25 that credibility is also an issue at conditional

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 use hearings, the credibility of the witnesses  
3 and the projects. And that would be something  
4 that Council would be able to take into  
5 consideration. So that is something that would  
6 be, I think, the hammer if someone were to go  
7 back on their word.

8 **MR. WEISBORD:** And during the  
9 conditional use process, are members of the  
10 public welcomed to be into these discussions,  
11 these negotiations?

12 **MR. WALKO:** It's required.  
13 Generally, the discussions that we have had over  
14 this Ordinance should not have been about a  
15 particular site and clearly they have been. And  
16 it's important that we -- because, again, the  
17 reality is we know that that application is  
18 coming. But at that time, if it was to pass and  
19 the site specific project is presented, again  
20 that is when, again, public notice would be sent  
21 out regarding the conditional use hearing, they  
22 can attend planning commission meetings, there  
23 would be notices given to people within a five  
24 hundred-foot radius of that site, particular  
25 site, and they would also -- Council would be

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 able to come in and they should come in to  
3 present testimony at those hearings that Council  
4 can rely on in making their decision for setting  
5 conditions as to whether or not there is harm to  
6 the surrounding community, and more importantly  
7 what can be done to lessen that harm or get rid  
8 of those harms. That's what conditions generally  
9 are for.

10                               So, yes, Council, I'm sorry,  
11 the public will have plenty of opportunity. It's  
12 probably going to sound much like what we've  
13 already heard, but it would be site specific.  
14 But the only difference would be at that time  
15 there would be a plan that would be presented, it  
16 would be voted on, people could see it, they  
17 could comment on it, and we would have the  
18 planning commission know it's in review as based  
19 upon a site specific plan.

20                               **MR. WEISBORD:** Some of us  
21 were here when the Methodist Church conditional  
22 use was approved and the Gleason Center  
23 conditional use was approved. And at that time  
24 the applicant or the planning -- the applicant  
25 submitted a package of documentation specifying

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 how they were going to architecturally treat the  
3 exterior of the building, how the windows were  
4 going to be organized, how the landscaping would  
5 be dealt with, including each and every tree that  
6 would be planted, shrubbed and be planted, the  
7 distribution of parking.

8                               At that time Council asked  
9 for submittals, cut sheet submittals on lighting,  
10 on windows, on roofing, on how to -- the mortar  
11 would be detailed. And our Council actually  
12 approved that conditional use application at that  
13 time and could have asked the applicant to change  
14 any one of those elements. But we passed -- we  
15 approved that based on the planning commission's  
16 thorough review that took place in -- well, with  
17 the Gleason Center it was five meetings, with the  
18 Methodist Church it took place over almost a  
19 year's time.

20                               I also wanted to comment to  
21 Council members and to the public, that it was  
22 the Methodist congregation, it was the Methodist  
23 Church that actually participated in the genesis  
24 of the Ordinance 984.

25

**MR. SILIO:** 964.

1

**BOROUGH COUNCIL CAUCUS MEETING**

2

**MR. WEISBORD:** 964, excuse

3

me. 964. Just as it frequently happens that an

4

ordinance is created by property, you know, it is

5

created in the interest of a possibility of a

6

significant adaptive reuse for saving a property.

7

Just as the St. Margaret's --

8

members of the St. Margaret's board participated

9

significantly in the conditional use process for

10

the adaptive reuse of the Gleason Center. And

11

that's quite an ordinary practice to have

12

interested parties come to the room and

13

participate in the conditioning of a project, and

14

thank you for your answer.

15

**MR. WALKO:** Additionally,

16

after the conditional use, if it's granted,

17

there's still land development process that would

18

have to be gone through if there is land

19

development.

20

**MR. WEISBORD:** Which is the

21

belts and suspenders.

22

**MR. WALKO:** Belts and

23

suspenders. Water, engineering reviews of the

24

site as well.

25

**MR. WEISBORD:** The Borough



1

**BOROUGH COUNCIL CAUCUS MEETING**

2 engineer will have to review the --

3

**MR. WALKO:** Right. The Borough engineer is not looking at the condition. They're looking at the facade, but the actual geotechnological issues of the site.

7

**THE PRESIDENT:** Any other Councilors who have not yet commented before I go to the floor?

10

Go ahead.

11

**MR. SILIO:** So my general comment on this, and I think it's something that Katie Skeen might have brought up in her public comments, is regarding the Form-Based Code, is something that would make -- what would make for a good conditional use ordinance generally, if the goal is to preserve important historical or community-fabric structures.

19

One is that it maximizes the range of potential proposals that someone could bring on a site for consideration so that people can be creative with what they're going to do with the building and maximize the chance that someone is going to come with an economically viable plan to keep the building standing. So

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 one is, how open is it?

3

4 Two is, how well does it  
5 facilitate planning commission and Council, you  
6 know, constraining that recommendation and  
7 putting appropriate conditions on any plan that's  
8 presented?

8

9 And I think, per Katie's  
10 comment, you know, there is a conditional use  
11 baked into the Form-Based Code. It's very  
12 thoughtfully done. It's actually broader on the  
13 front end in terms of permitted uses for a plan  
14 that someone could present than either 964 or as  
15 amended as 984 would amend it. And one advantage  
16 of 984 over what's currently in the Code is, to  
17 our solicitor's point, it does add some teeth to  
18 Council's ability to put some conditions on the  
19 property.

19

20 So, in my view, the proposed  
21 amendment is a step in the right direction on  
22 both fronts. It opens up the possibility of  
23 people bringing more diverse plans for these  
24 structures, some of which actually have mixed use  
25 in them while they're still viable as a church or  
with a daycare center in the basement, that, you

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 know, beyond what our current Conditional Use  
3 Ordinance would permit if that structure was  
4 defunct and someone wanted to come in with a  
5 conditional use. But it also gives us a little  
6 more teeth in being able to put conditions on a  
7 plan.

8                               What I would say is because  
9 it was, you know, we've done it fairly quickly  
10 compared to the Form-Based Code and its  
11 conditional provisions, which have been developed  
12 over a long period of time with charettes and a  
13 lot of public input, but people are probably  
14 better informed about the overall Form-Based Code  
15 than they are about this particular amendment,  
16 because just of the time and the length of time  
17 and the number of public meetings that we had for  
18 a bigger Form-Based Code.

19                               So, you know, when we voted  
20 on the Ordinance -- on 984 in the first place, I  
21 supported it, one, because I think it's a step in  
22 the right direction, I think it's not a step far  
23 enough on the front end of opening up, you know,  
24 potential plan submittals of a lot of different  
25 potential uses. I think the Form-Based Code

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 actually does it better. It's also a step in the  
3 right direction, maybe again not far enough, in  
4 tightening up the ability of Council and planning  
5 commission to impose conditions on plans once  
6 they're submitted. And, you know, I'd rather  
7 make progress in the right direction than not.

8                   The mayor is well within his  
9 right to veto the ordinance, and so we're here  
10 considering whether to override. And whether we  
11 do or not, you know, I, for one, would rather  
12 make progress in the right direction. If we  
13 don't override the veto, we still have the  
14 conditional use provisions baked into the  
15 Form-Based Code. And if this doesn't pass, I'd  
16 suggest we turn our attention to that. And while  
17 I think the front-end use restrictions are maybe  
18 even better, in my opinion, than what's in the  
19 Form-Based Code, it would be worth our attention  
20 in any event, because that's going to supersede  
21 whatever we do here, to pay very close attention  
22 to the opportunities that affords us, the planning  
23 commission and Council, to impose conditions on  
24 projects once they're submitted.

25

                  And just to be real clear, I

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 think the right time for there to be discussion  
3 and negotiation with a developer and public  
4 comment on a particular plan is once a plan has  
5 actually been submitted. Then people can have a  
6 concrete commentary on that plan.

7                   That's not the case here,  
8 because a plan has not been submitted on the  
9 property that's been discussed. There's no plan  
10 that's been submitted on it, because the  
11 developer would like to submit a plan that's not  
12 in conformance with the current ordinance. And  
13 the variance process doesn't have this mechanism  
14 for, you know, advancing a plan through the  
15 planning commission and subject to conditionality  
16 from Council.

17                   So, in general, I would like  
18 to see more openness in the front end of the  
19 process, I think this Ordinance is a step in the  
20 right direction, but I think we have a bigger and  
21 longer term opportunity to do it right in the  
22 Form-Based Code. I think we have that kind of  
23 sitting out there, I think it's in pretty good  
24 shape, but I think whatever happens here, we  
25 should use our learnings on this Ordinance to

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 inform what we do with that.

3

**THE PRESIDENT:** Okay. I'm  
4 not seeing a lot of other interested Council  
5 members to comment.

6

**MR. WEISBORD:** I have more  
7 questions.

8

**THE PRESIDENT:** You do?

9

**MR. WEISBORD:** Yeah.

10

**THE PRESIDENT:** Go ahead.

11

**MR. WEISBORD:** I saw other  
12 hands, but one of my questions is, if we were to  
13 engage, say, write an RFP for a parking study as  
14 Bob suggests, whether we would have the results  
15 of that parking study back in time for the  
16 planning commission to make a recommendation on  
17 parking for, say, for an applicant at Elmwood  
18 Avenue -- let's say we were to override the veto  
19 tonight, there's going to be a time -- it's going  
20 to take that applicant some time to put together  
21 proposal, and at that point the planning  
22 commission could review and recommend a certain  
23 parking plan in partnership with a parking study  
24 and with a parking planner. I just wonder  
25 whether or not the timing could work from your

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 point of view.

3

4 **MR. WEGBREIT:** Well, I have  
5 to say, after what Mr. Walko said, my feeling is  
6 adjusted to I support the mayor's veto, make a  
7 commitment to do a parking plan and study  
8 regardless if he knocks it down or doesn't, hope  
9 that's enough of a strong good faith on our part  
10 that would instill his interest in not knocking  
11 down and selling the building. But until we have  
12 a solid parking plan in place, I'm not  
13 comfortable with this Ordinance for the two  
14 reasons of what does this look like to the  
15 community and neighbors and what does this look  
16 like to the full Borough with the other sites  
17 that otherwise this is, you know, spot zoning.

18 I think this can be done, and  
19 I'm willing to commit the dollars and energy, and  
20 I think the outcome will be probably a pretty  
21 nice outcome where we can see that it should be  
22 very low impact. But until that's done, I think  
23 it would be remiss on my part to change my mind  
24 about holding off on this Ordinance.

24

25 Again, I would like to see  
this building remain. And if it's an office use

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 that doesn't impact us all in much of way that's  
3 being said, so be it, you know, that doesn't  
4 bother me. But until we have that evidence, I  
5 can't move forward on this. So I hope there's a  
6 way in between.

7 I think John, Mr. Walko,  
8 stated very clearly what our parameters are. And  
9 I want to keep with that, because things need to  
10 be worked out and new evidence does need to come  
11 into play and that would mean reopening this.

12 **MR. WALKO:** If you're saying  
13 that you wouldn't be able to move forward on this  
14 unless you were able to use the results of a  
15 parking study to dictate your decision, then that  
16 I would think is proper to do.

17 **MR. WEGBREIT:** Exactly.

18 **MR. WEISBORD:** The results of  
19 the parking study could dictate whether or not we  
20 provide a conditional use approval. Do you agree  
21 with that?

22 **MR. WEGBREIT:** I agree with  
23 that.

24 **MR. WEISBORD:** So we do have  
25 that authority control.



1

**BOROUGH COUNCIL CAUCUS MEETING**

2

**MR. WALKO:** Bob, I think to  
3 answer your question, I'm not sure how long it  
4 takes to do a parking study. From my experience,  
5 it depends how thorough you want the study to be  
6 as far as how long you go out there --

7

**MR. WEGBREIT:** It's not just  
8 a study, it's a plan.

9

**MR. WALKO:** A plan. Borough  
10 wide, if that's what you entail to do. And we  
11 would have no direct control as to when an  
12 application would be filed as well.

13

**MR. WEISBORD:** Sure.

14

**MR. WALKO:** There are certain  
15 times that actions have to be taken once a  
16 conditional use application is filed. Obviously,  
17 Council could work with the developer to try to  
18 time something to their advantage, because it's  
19 to the developer's advantage, from the applicant  
20 work that I do, to make sure that the planning  
21 commission has everything they need to give them  
22 the recommendation. So I think it would come up  
23 to when the application would be filed and the  
24 extent of the parking study that you want to have  
25 done.

1

**BOROUGH COUNCIL CAUCUS MEETING**

2

**THE PRESIDENT:** Anyone who hasn't had a chance to speak? I'm watching the clock. We still have some additional business to discuss this evening.

6

**MR. DIAZ:** Sure. I mean, I'll keep it tight. And maybe one way to keep it tight, I'm not going to change my stance from how I went previously. I'm not going to switch to a yes, overturn the mayor's veto. But I do want to echo some things that were said.

12

I think Bob commending the planning commission is on point. Although I think they would disagree certainly with Bob and I'm staying as no, I do think the level of effort they put in is tremendous. It's been tremendous since I've been on Council, preceding Council. And we have seven great people who were appointed to that commission. Although I'm staying with the no, I don't do that as a disservice to the work that you do.

22

Charlie, I think you hit the nail on the head. I see turning our attention to the Form-Based Code with a parking study as a better way of dealing with this process.

25

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 Hopefully Mr. Gordon, who I'd also commend for  
3 buying the building, having a vision, although  
4 we're not getting there through the amendment to  
5 964, be it 984, hopefully maybe he can buy us  
6 some more time, see how the Form-Based code and  
7 the parking study develops. If he has to raze  
8 the building to get his money out of it, you know,  
9 that's commendable too. I don't see that as a red  
10 herring like someone mentioned. I do see it as a  
11 real possibility.

12                                   It would be unfortunate to  
13 put forth that Bob suggests the parking or level  
14 of community output. I don't think that amending  
15 our current conditional use is right at this  
16 time. I think we have other avenues that we get  
17 us eventually to the same place and therefore I'm  
18 going to not vote to override the mayor's veto,  
19 but certainly support the parking study and make  
20 a commitment of money to that and turning our  
21 attention to the Form-Based Code in the next few  
22 months and see where that leads us.

23                                   **THE PRESIDENT:** Anyone else?

24                                   **MS. RICHMOND:** I want to say  
25 that I echo what Mr. Diaz has said about the

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 planning commission and also Mr. Wegbreit. I  
3 applaud their effort over all these years. I  
4 respect the work that they do and their expertise  
5 and their dedication to this community. And I  
6 would like to see us focus on the traffic study,  
7 I mean, the parking study and the form-base zone  
8 and get the language into the form-base zoning  
9 that's good in this particular part of it. So  
10 that's where I would go with this. I would not  
11 change my vote.

12 **THE PRESIDENT:** Gigi.

13 **MS. TEVLIN-MOFFAT:** I will  
14 say that I will not change my vote either. So I  
15 would, of course, vote to overturn. I think that  
16 we are going to lose this building. That's the  
17 reality we're agreeing to in this moment. And if  
18 that's what everyone wants, then so be it. It  
19 will go and that's okay. We don't have another  
20 option. And so we will turn our attention to the  
21 Form-Based Code, but we will also lose this  
22 building.

23 **THE PRESIDENT:** Okay. Our  
24 options before us: Someone could call the  
25 question, we could take a vote, I could ask for a

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 vote, or someone could move to table if we felt  
3 like a delay to a future meeting date would be  
4 beneficial.

5 **MR. WEISBORD:** Can I discuss  
6 my thought? I'm thinking of withdrawing my  
7 second on the motion.

8 **THE PRESIDENT:** Can we do  
9 that at this point?

10 **MR. WALKO:** No.

11 **MR. WEISBORD:** Okay. So then  
12 I would motion that we table this discussion and  
13 continue this meeting in the near future.

14 **THE PRESIDENT:** Continue  
15 discussing this motion in the near future. Is  
16 there a second to Bob's motion to table?

17 **MS. TEVLIN-MOFFAT:** I'll  
18 second.

19 **MR. SILIO:** Discussion?

20 **THE PRESIDENT:** Yes. Now we  
21 get to discuss our move to table, but let's keep  
22 it brief.

23 **MR. SILIO:** I thought if we  
24 table it, though, and we're adjourning this  
25 meeting, we can't take additional information

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 into consideration on any future vote on the  
3 Ordinance. So what's the rationale for tabling  
4 to a later meeting? That's actually a serious  
5 question.

6 **THE PRESIDENT:** That one of  
7 us might change their mind.

8 **MR. SILIO:** That someone will  
9 change their mind with no further information.

10 **MS. TEVLIN-MOFFAT:** That's  
11 where we are.

12 **THE PRESIDENT:** And I will --

13 **MR. SILIO:** Okay. That makes  
14 sense actually.

15 **MR. WEISBORD:** I mean, let  
16 the building live another day.

17 **THE PRESIDENT:** I didn't  
18 comment before we moved to table. I would say I  
19 would not change my vote either. I believe and I  
20 hope everyone interprets this the right way, that  
21 this is the least worst solution for a building  
22 that has been unfortunately vacant for  
23 twelve-plus years. And we don't get to choose  
24 the time, we don't get to choose the way. It is  
25 a choice of whether we want the physical

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 structure to remain. I personally would like to  
3 see that, and that's why I voted the way that I  
4 did. And we don't always have the luxury of  
5 having all of the information at the table.

6 There's always some risk, there's always some  
7 unknowns, and it's never perfect. That's the  
8 hard part about sitting up here. So my two cents  
9 on that, throw that in the table discussion, and  
10 who wants to say something about tabling?

11 **MR. WEGBREIT:** Unfortunately,  
12 I came into this hoping that we would be able to  
13 do something during a tabled period based on our  
14 solicitor's information. I can't see myself  
15 having -- I'm not going to change my mind unless  
16 I see a completed parking plan, and, you know, I  
17 have talked to a lot of people for a lot of hours  
18 over the last couple weeks, and I want to cut  
19 that off. I'd rather get right onto the movement  
20 of getting a parking plan going and when we get  
21 to new business, I'll just roughly bring that up  
22 again to see if there is a desire to commit to  
23 that. But I don't know if tabling this adds  
24 anything except delaying another week or week and  
25 a half, and it seems that those who are -- it

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 doesn't seem like it's going to change the  
3 outcome in the short term.

4 **THE PRESIDENT:** Anyone else  
5 discussing the motion to table? Speak now or  
6 I'll call the vote.

7 (No response.)

8 **THE PRESIDENT:** All right.  
9 All in favor of tabling the motion to override  
10 the mayor's veto of Ordinance 984 say aye?

11 **MR. WEISBORD:** Aye.

12 **THE PRESIDENT:** All opposed?

13 **MS. TEVLIN-MOFFAT:** Nay.

14 **MR. SILIO:** Nay.

15 **MR. WEGBREIT:** Nay.

16 **MR. DIAZ:** Nay.

17 **MS. RICHMOND:** Nay.

18 **THE PRESIDENT:** Nay.

19 Six against one in favor.

20 All right. We are back to a  
21 motion on the table to override the mayor's veto  
22 of Ordinance 984. And having had our discussion,  
23 Mr. Metrick, could call the role? That would be  
24 a yes vote to override the mayor's vote and a no  
25 vote to allow the veto to stand.



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**BOROUGH COUNCIL CAUCUS MEETING**

**MR. METRICK:** Mr. Diaz.

**MR. DIAZ:** Nay.

**MS. TEVLIN-MOFFAT:** Point of question.

**THE PRESIDENT:** I'm sorry. Point of information.

**MR. SILIO:** Point of clarification. How many votes needed to override?

**MR. WALKO:** Five. It's a majority of Council plus one according to the Borough Code for veto override.

**THE PRESIDENT:** Mr. Diaz.

**MR. DIAZ:** Nay.

**MR. METRICK:** Ms. Richmond.

**MS. RICHMOND:** Nay.

**MR. METRICK:** Mr. Silio.

**MR. SILIO:** Aye.

**MR. METRICK:** Ms. Tevlin-Moffat.

**MS. TEVLIN-MOFFAT:** Aye.

**MR. METRICK:** Mr. Wegbreit.

**MR. WEGBREIT:** Nay.

**MR. METRICK:** Mr. Weisbord.

1

**BOROUGH COUNCIL CAUCUS MEETING**

2

**MR. WEISBORD:** Aye.

3

**MR. METRICK:** And

4

Mr. Muderick.

5

**THE PRESIDENT:** Aye.

6

All right. The motion to

7

override the mayor's veto does not pass.

8

Ordinance No. 984, as on Council's business, has

9

failed.

10

Moving on to agenda item 8,

11

information items. Mr. Manager, do you have a

12

report?

13

**MR. SILIO:** Sorry. Since

14

there's going to be people moving around should

15

we take a break to find a seat?

16

**THE PRESIDENT:** Sure. We'll

17

take a sixty-second break for seat finding in the

18

interest of getting out of here.

19

(Recess.)

20

**THE PRESIDENT:** All right.

21

The recess has ended, moving to agenda item 8,

22

information items.

23

Mr. Manager, do you have a

24

report?

25

**MR. METRICK:** I do. Thank

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 you. I'd like to thank the members of the  
3 Narberth Borough Department of Public Works, the  
4 Narberth Police Department and Fire Department  
5 for their work during the historic blizzard of  
6 2016. Hopefully our last.

7                   Crews and I remained in  
8 communication throughout the event and adjusted  
9 their plans and expectations according to the  
10 change in conditions. I thank them for their  
11 long hours, attention to detail, and their  
12 ability to know which tasks needed to be handled  
13 and at what time. It was impressive to me that  
14 so much work got done in so little amount of time  
15 by such a small staff.

16                   I'd like to also thank the  
17 members of our community who moved their vehicles  
18 from snow routes and undertook the arduous task  
19 of digging out from twenty inches of snow. A  
20 testament to everyone's effort was the fact that  
21 a record low number of parking violations were  
22 issued for snow zone infractions.

23                   While much of the work was  
24 done in a timely manner, we recognize that all  
25 processes need to embrace a culture of continuous

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 improvement. I've discussed with our crew how  
3 the event could've been handled better to shorten  
4 the amount of time it takes to restore the  
5 Borough's public spaces to basic function. We  
6 really appreciate everyone's feedback given in  
7 the spirit of cooperation and improvement.

8                   I would like to highlight  
9 three initiatives that will be coming to light in  
10 the next few weeks from the Borough office. We  
11 will add to our current website maintenance  
12 agreements, a migration to a new content  
13 management platform. This will allow the office  
14 more flexibility to post information and organize  
15 the way the public interacts with Borough  
16 business.

17                   The office and the manager  
18 will publish an RFP for data infrastructure  
19 improvements. It will encompass a basic network  
20 audit and plan and an updated VOIP phone system  
21 for the office. And the office and the manager  
22 will also publish an RFP for financial consulting  
23 services encompassing best manager and practices  
24 for budgeting, accounting, debt management,  
25 financial reporting, and internal controls.

1

**BOROUGH COUNCIL CAUCUS MEETING**

2

And so the last thing I'd like to report, that our new director of civic technology, Matt West, has plunged into the deep end of our day-to-day operations and is performing admirably. His advice, professional connections, and skills in the world of IT, GIS, and municipal management are already baring fruit for Narberth.

10

I would also like to recognize Leslie Marshal for her consistent effort and knowledge during a time of so much internal change. She's been able to carry on and take responsibility for the many details that go into running the organization and is a constant source of training and assistance for our staff.

17

Thank you.

18

**THE PRESIDENT:** Thank you.

19

Any questions?

20

**MR. WEGBREIT:** I wanted to commend you, Sean. I mean, I saw what we did in prevention of people parking on the street on the snow removal side of the street. And you put out the word, I think you had flyers or notes put on people's cars, and it worked. So thank you.

25

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 Good job.

3

**MR. METRICK:** Thank you.

4

**THE PRESIDENT:** Thank you.

5

Mr. Solicitor, do you have a

6

report?

7

**MR. WALKO:** Just two matters

8

to make the Borough aware of. One, I met with

9

Borough staff and members of Yerkes regarding two

10

property maintenance issues, regarding two

11

properties that are more significant. And I

12

think those issues are ongoing. We had some

13

fruitful discussions and we're taking some

14

direction to correct some serious property

15

maintenance issues.

16

**THE PRESIDENT:** These are

17

with private properties in the Borough?

18

**MR. WALKO:** Private

19

properties in the Borough.

20

The second is what

21

Mr. Wegbreit testified to previously regarding

22

the Zoning Hearing Board I attended. The Zoning

23

Hearing Board has not rendered a decision. This

24

is really regarding the interpretation of what is

25

a driveway versus what is a parking space. They

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 are going to be rendering their decision without  
3 any testimony. The hearing is closed. So I  
4 don't believe there's a reason for me to go back  
5 to that. I confirmed that today with the Zoning  
6 Hearing Board solicitor.

7 I believe it was the right  
8 thing to oppose. I believe our interpretation is  
9 correct. We need to enforce our zoning officer,  
10 slash, manager's opinions, interpretations.  
11 Regardless of how the Zoning Hearing Board rules,  
12 I'm sure it will be short lived, because the Form  
13 Zoning Code will be passed. And I've discussed  
14 with Mr. Metrick additional changes that may need  
15 to be made to the Form Zoning Code to clear up  
16 this definition moving forward. So hopefully,  
17 regardless of the outcome, that will be a  
18 non-issue when that Code is passed. So those are  
19 the two appearances that I've made for the  
20 Borough since our last meeting.

21 **THE PRESIDENT:** Thank you.  
22 Any specific questions for  
23 the solicitor?

24 (No response.)

25 **THE PRESIDENT:** I have the

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 reports of the library, the fire chief, building  
3 permits, police chief, treasurer's report, and  
4 the tax collector's report, which will be filed  
5 and made available for the public.

6 Tom, do you have the police  
7 report?

8 **THE MAYOR:** I do. It's in my  
9 office. I'll send it to Council.

10 **THE PRESIDENT:** I promised  
11 everybody that it's in this folder.

12 **MR. WEGBREIT:** Did we get the  
13 Public Works' manhour report?

14 **MR. METRICK:** No, not this  
15 month. It's not ready.

16 **MR. WEGBREIT:** All right.

17 **THE PRESIDENT:** Tom, you'll  
18 stick it in the yellow folder tomorrow?

19 **THE MAYOR:** I'll submit it  
20 tomorrow.

21 **THE PRESIDENT:** Thank you.

22 We have for discussion  
23 release options for the New Horizons Senior  
24 Center. Mr. Diaz, you had pushed this to this  
25 meeting.



1

**BOROUGH COUNCIL CAUCUS MEETING**

2

**MR. DIAZ:** And I was actually

3

going to recommend that we push it to committee.

4

I don't have much to report. We have been in

5

touch with their lead negotiator, Bill Decker.

6

He still expresses that they are continued to

7

fundraise based on what he views as limitations

8

that we put on them. Those being a three instead

9

of a five-year lease, and the high rent that the

10

Borough is charging. His words, not mine.

11

I think that taking to

12

committee, we can hear what members of the public

13

have to say. We've invited via the Borough

14

manager, the executive director of New Horizons

15

to our meeting on the 18th. We're also going to

16

be discussing other public spaces in Narberth. I

17

think it will just give us a better opportunity

18

to see whether or not it will work at 201 Sabine

19

or if we can continue to facilitate their

20

programs here.

21

**THE PRESIDENT:** Mr. Metrick.

22

**MR. METRICK:** Just to clarify

23

for Mr. Diaz and the public, the reason that I

24

invited New Horizons to attend the Property

25

Committee meeting was to discuss and participate

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 in the committee's development of policy and  
3 procedure for the rental of Borough and spaces  
4 and public spaces. As you know, New Horizons  
5 currently occupies the Borough administration  
6 building three days a week and in heavier times  
7 of programming four days a week. So that's the  
8 topic of that discussion. I think the discussion  
9 of the lease should be done -- should not be done  
10 at that meeting.

11 **MR. SILIO:** I agree. Just to  
12 clarify, you know, as a committee, we've  
13 consistently taken the position that in the  
14 Borough's role as a commercial landlord of that  
15 property in particular, we don't want any either  
16 reality or perception of any kind of political  
17 influence influencing our actions as a commercial  
18 landlord. And as such, we've outsourced the  
19 listing and lease negotiation of property  
20 management of that property to a professional  
21 manager who is I hope still in the case of the  
22 new property manager acting as the point of  
23 contact. For right now, it's the one remaining  
24 outstanding lease negotiation.

25

**MR. DIAZ:** Mr. Walko is

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 taking it over for the one remaining. He'll be  
3 handing it over to Yentis if it is not  
4 consummated with New Horizons.

5 **MR. SILIO:** And as Sean said,  
6 we're hopefully having put lease negotiations on  
7 our commercial property behind us. And if not,  
8 handing out any closeout to our professional  
9 outside manager, we can turn our attention to  
10 planning for our civic buildings, including this  
11 one, and making sure that they are -- that we're  
12 planning for them and investing them in a way  
13 that's conducive to the best use from all members  
14 of the community, including outside organizations  
15 and civic groups and social service  
16 organizations. And that's the reason for  
17 inviting Ms. Brody and some other folks from the  
18 Girl Scout organization and, you know,  
19 potentially other interested parties who are  
20 using what I would call the civic buildings in  
21 the Borough.

22 **THE PRESIDENT:** Mr. Diaz,  
23 were you ever able to calculate the delta?

24 Is that what you're going to  
25 ask, Bob?

1

**BOROUGH COUNCIL CAUCUS MEETING**

2

**MR. WEGBREIT:** (Nods head up

3 and down.)

4

**MR. DIAZ:** I did not do that

5 between meetings, the price per square feet, the

6 delta or the --

7

**THE PRESIDENT:** Just the

8 total dollars, delta over the three years.

9

**MR. DIAZ:** I actually might

10 have those numbers. Stand by.

11

**THE PRESIDENT:** We'll

12 continue the conversation while you look that up.

13

**MR. DIAZ:** I do. I have it.

14

**MR. WALKO:** As Mr. Diaz

15 mentioned before, a lot of it is not just about

16 the difference in the money, but a lot of it is,

17 from what's been reported to us, is their

18 inability to raise even the money they ask for

19 based upon a short-term lease.

20

**THE PRESIDENT:** No. I

21 understand that. I'm trying to understand how

22 much we're talking about here.

23

**MR. DIAZ:** Nine forty-nine

24 ninety, two years, one to three; two thousand one

25 hundred thirty-seven forty-four for year four,

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 \$3,384.36 for year five.

3

4 But I think even if we  
5 acquiesced and went to that, there's still not a  
6 guaranteed that they're no longer couching it  
7 that we're able to execute and carry out.

8

9 **THE PRESIDENT:** Yes. I  
10 understand.

11

12 **MR. WEGBREIT:** So we're  
13 talking about a thousand dollar -- is that  
14 rounding it?

15

16 **THE PRESIDENT:** Yes.

17

18 **MR. WEGBREIT:** A  
19 thousand-dollar difference, two thousand-dollar  
20 difference overall?

21

22 **MR. DIAZ:** One thousand for  
23 each of the first three years, right.

24

25 **THE PRESIDENT:** One thousand  
for each of the first three?

26

27 **MR. DIAZ:** Correct.

28

29 **THE PRESIDENT:** We're talking  
30 about --

31

32 **MR. WEGBREIT:** Out of a  
33 nearly \$5 million budget.

34

35 **MR. DIAZ:** Actually, it might

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 be a thousand profit.

3

**MR. SILIO:** I wouldn't

4 consider it in the overall budget of the Borough.

5

**MR. WEGBREIT:** Oh, I

6 understand.

7

**MR. DIAZ:** The delta is not

8 huge.

9

**THE PRESIDENT:** This is a

10 complex issue obviously. And I know that

11 everyone here at the table cares about it, which

12 is why it's still on the table. We could've

13 walked away from this a long time ago. So I wish

14 your committee the best of luck in your

15 negotiations.

16

**MR. DIAZ:** Thank you.

17

**THE PRESIDENT:** I mean, they

18 are a member of our community. They are in our

19 Borough building three days a week, sometimes

20 four days a week and have been for, what,

21 probably two-and-a-half almost three years now,

22 I'm thinking?

23

**MR. WEISBORD:** Since the

24 Methodist Church was closed.

25

**THE PRESIDENT:** Right. So

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 coming up on two-and-a-half years.

3 All right. Would someone  
4 like to introduce, move onto E?

5 That's you, Bob.

6 **MR. WEISBORD:** Members of  
7 Building and Zoning Committee would like to  
8 introduce an ordinance to approve a two-hour  
9 parking zone for the two hundred block of Merion  
10 Avenue and ask the Borough manager or the -- I'm  
11 going to actually -- and advertise this. We  
12 would ask the Borough manager or solicitor to  
13 advertise this.

14 **THE PRESIDENT:** Is there a  
15 second?

16 **MR. WEGBREIT:** Second.

17 **THE PRESIDENT:** Any  
18 discussion?

19 **MR. WEISBORD:** Just to say,  
20 this is the residents of Merion Avenue came to us  
21 with a petition about two weeks ago for two-hour  
22 parking on their block of Merion Avenue. It  
23 appears to them that it's very difficult to park  
24 in front of their homes because there are people  
25 using their street for parking for various

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 purposes who are nonresidents, and it would help  
3 them to have better access to their homes and  
4 better places to park if we were to institute a  
5 two-hour parking regulation on their block. And  
6 members of Council agree that that was probably a  
7 good thing to do. And we recognize the  
8 toothpaste tube effect that we learned about from  
9 over the years, doing the same kind of regulation  
10 on the north side that would regulate one block  
11 and squeezes the people who aren't residents onto  
12 other blocks of the surrounding neighborhood,  
13 which is the reason we would like to do a more  
14 extensive parking study and have a kind of  
15 well-managed parking plan that could accommodate  
16 all the residents parking as close to their homes  
17 as possible for their guests, and then next  
18 business owners within the Borough, and lastly,  
19 if there's room, and only if there's room, still  
20 commuters who would like to use our train  
21 station.

22 **THE PRESIDENT:** Any other  
23 discussion, Bob?

24 **MR. WEGBREIT:** I would like  
25 to thank Ms. Berenholz for doing the work and



1

**BOROUGH COUNCIL CAUCUS MEETING**

2 getting this to the attention of her neighbors.  
3 This was one hundred percent of the adult members  
4 of household on their block. In the past two  
5 applications we had, we've been able to set a  
6 structure that we kind of comprised, one-half of  
7 the block being resident parking. Looking at  
8 this particular block, the side that -- there's  
9 one side that has so much driveway that you  
10 probably put one or two spots only and I think it  
11 would be effective. Normally I would lean  
12 towards that, you know, in this particular case.  
13 I think given both sides is the way to go unless  
14 there's a signage issue to be honest. I don't  
15 think we looked at both sides for signage. I  
16 forget what side the signs are. But I think the  
17 signage that's currently there is mostly on the  
18 driveway side if I'm not mistaken. Is that  
19 accurate?

20

**MS. TEVLIN-MOFFAT:** Yeah.

21

**MR. WEGBREIT:** So that's

22 typical to compromise in this particular case.

23

Thank you.

24

**MR. SILIO:** So this would be

25

posted publicly and up for adoption at the March

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 general meeting?

3

**THE PRESIDENT:** Yes.

4

Any further discussion?

5

(No response.)

6

**THE PRESIDENT:** All right.

7

All in favor of introducing an ordinance to

8

approve a two-hour parking zone for the two

9

hundred block of Merion Avenue say aye.

10

**MS. TEVLIN-MOFFAT:** Aye.

11

**MR. SILIO:** Aye.

12

**MS. RICHMOND:** Aye.

13

**MR. DIAZ:** Aye.

14

**MR. WEISBORD:** Aye.

15

**MR. WEGBREIT:** Aye.

16

**THE PRESIDENT:** Aye.

17

**THE PRESIDENT:** Aye.

18

Any opposed?

19

(No response.)

20

**THE PRESIDENT:** None. Passes

21

unanimous.

22

Comments for the good of

23

Council. This is new.

24

**MS. TEVLIN-MOFFAT:** I wonder

25

what that is.

1

**BOROUGH COUNCIL CAUCUS MEETING**

2

**THE PRESIDENT:** This would be positive community news. Someone who is, you know, out of the hospital, someone maybe who volunteered many years in the Borough service, kind of informational, not discussion.

7

Hearing none, moving on, old business. I see none.

9

New business, I see Mr. Wegbreit.

11

**MR. WEGBREIT:** Do you want to go first?

13

**MS. TEVLIN-MOFFAT:** I just want to say that public safety is supposed to meet in this building tomorrow night at 7:30; however, there's a storm coming. So we're trying to negotiate with Mr. Diaz and Ms. Richmond as to what date might be an alternate. The documents surrounding civil service commission were all sent this morning. I don't expect that you would have full review of those documents by tomorrow night, but you certainly would have Mr. Henderson joining us to present the civil service commission's recommendations to us and then, therefore, if we agree or agree or want to go

25

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 back, we would take the recommendations to  
3 Council.

4 **THE PRESIDENT:** Is the  
5 meeting still currently on until it's canceled?

6 **MS. TEVLIN-MOFFAT:** It's on  
7 at this moment. I'm wondering if anyone could  
8 advise what time frame you would recommend  
9 canceling that.

10 **THE PRESIDENT:** Is anybody  
11 attending the meeting not in walking distance to  
12 the Borough hall?

13 **MS. RICHMOND:** I will not be  
14 in walking distance. I will be on my way.  
15 Unless it's a really bad storm, then I will be  
16 here.

17 **MS. TEVLIN-MOFFAT:** Can we  
18 move that to the following Monday at 7:30,  
19 Mr. Diaz, Ms. Richmond?

20 **MR. DIAZ:** I can do 8:00 on  
21 the following Monday. I can't do 7:30 with child  
22 care commitments.

23 **MS. RICHMOND:** That's on the  
24 15th?

25 **MS. TEVLIN-MOFFAT:** Yes, the

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 15th.

3

**MR. DIAZ:** It is Presidents'

4

Day. We are not observing at my offices.

5

**MS. TEVLIN-MOFFAT:** Is that a

6

problem here, Sean?

7

**MR. METRICK:** No one will be

8

here.

9

**MS. TEVLIN-MOFFAT:** Okay.

10

The 15th is out. I'm sorry. Mr. Metrick is not

11

available, the office isn't available. So how

12

about, let's go to the 16th.

13

**MS. RICHMOND:** I can't do the

14

16th.

15

**MS. TEVLIN-MOFFAT:** The 17th.

16

**MR. METRICK:** You are meeting

17

as public works.

18

**MR. SILIO:** I'm out, it turns

19

out, Wednesday and Thursday next week.

20

**THE PRESIDENT:** Calendar

21

sessions.

22

**MR. SILIO:** Yes.

23

**THE PRESIDENT:** It sounds

24

like the meeting will not go forward tomorrow

25

night.

1

**BOROUGH COUNCIL CAUCUS MEETING**

2

**MS. TEVLIN-MOFFAT:** No. So

3

therefore we'll cancel. Mr. Metrick, if you

4

would put that on the website that we will cancel

5

that meeting.

6

**THE PRESIDENT:** We'll figure

7

out --

8

**MR. DIAZ:** I'll send you some

9

dates for February.

10

**THE PRESIDENT:** If we figure

11

on our schedules, the Borough calendar on the

12

website will become accurate.

13

**MS. TEVLIN-MOFFAT:** It's just

14

something that we've got to get done.

15

**THE PRESIDENT:** Thank you.

16

Mr. Wegbreit.

17

**MR. WEGBREIT:** As I started

18

to discuss in the earlier part of the discussion,

19

I would like Council, and we'll figure out the

20

mechanism in a moment, but I'll start with the

21

concept and then back. That's to undertake an

22

RFQ, the intent of hiring a parking consultant

23

to, as we said before, inventory a plan,

24

maintain, implement, and add -- enforce so that

25

we can have a Borough-wide mechanism in place to



1

**BOROUGH COUNCIL CAUCUS MEETING**

2

**MR. WEGBREIT:** Is not

3

binding.

4

**THE PRESIDENT:** Right. We're

5

not spending any money, but it's a commitment.

6

**MS. TEVLIN-MOFFAT:** It is a

7

commitment?

8

**THE PRESIDENT:** It's a sign

9

of commitment that we're interested.

10

**MR. WEGBREIT:** It also

11

commits -- let's be real that, you know, if we

12

want to see it out, if we get lucky for some

13

reason the owner of that building does not knock

14

it down, which doesn't sound like that's going to

15

be real, but either way, that will be something

16

that might help that cause, but more important,

17

the overall picture so that we get it done.

18

**MS. RICHMOND:** We need it for

19

the form based code, too.

20

**MR. WEGBREIT:** Yeah.

21

**THE PRESIDENT:** And what

22

you're proposing would not involve a lot of heavy

23

resource allocation to the Borough office staff.

24

**MR. WEGBREIT:** We recognize

25

we don't have that accessible at this point.



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**BOROUGH COUNCIL CAUCUS MEETING**

**THE PRESIDENT:** Okay. Go ahead.

**MR. WEISBORD:** I would like to suggest that the Building and Zoning Committee work with the office to write the RFP, and we'll have that ready by the next Council session.

**THE PRESIDENT:** He suggested that the Building and Zoning Committee write an RFP which would be offered at the next Council session for us to -- that's a suggestion. There's no motion on the table. We're just talking here.

**MR. WEISBORD:** I'm just suggesting. It's up to you.

**MR. WEGBREIT:** I think we could do it sooner actually.

**MR. WEISBORD:** Okay. Good.

**MR. WEGBREIT:** When we get to voting on money is really what it comes down to.

**MR. WEISBORD:** Well, let's put it together soon. We'll do our best.

**THE PRESIDENT:** Make a resolution.

**MR. WEISBORD:** So we resolve

1

**BOROUGH COUNCIL CAUCUS MEETING**

2 to -- the Building and Zoning Committee resolve  
3 to put together an RFP as soon as possible  
4 without imposing on the Borough staff as much as  
5 possible.

6 **THE PRESIDENT:** Fair enough.  
7 In regards to parking -- Borough-wide parking  
8 study.

9 **MR. WEISBORD:** Borough-wide  
10 parking study, yes.

11 **THE PRESIDENT:** All in favor  
12 or someone second it.

13 **MS. TEVLIN-MOFFAT:** I'll  
14 second.

15 **THE PRESIDENT:** All in favor?

16 **MS. TEVLIN-MOFFAT:** Aye.

17 **MR. SILIO:** Aye.

18 **MS. RICHMOND:** Aye.

19 **MR. DIAZ:** Aye.

20 **MR. WEISBORD:** Aye.

21 **MR. WEGBREIT:** Aye.

22 **THE PRESIDENT:** Aye.

23 All right. It will be done.

24 Any other new business?

25 (No response.)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**BOROUGH COUNCIL CAUCUS MEETING**

**THE PRESIDENT:** All right.

I'll take a motion to adjourn.

**MR. DIAZ:** I'll so move.

**MR. WEISBORD:** I'll second  
that.

**THE PRESIDENT:** All in favor?

**MS. TEVLIN-MOFFAT:** Aye.

**MR. SILIO:** Aye.

**MS. RICHMOND:** Aye.

**MR. DIAZ:** Aye.

**MR. WEISBORD:** Aye.

**MR. WEGBREIT:** Aye.

**THE PRESIDENT:** Aye.

We're done.

(At 10:47 p.m., proceedings  
were concluded.)

— — —

C E R T I F I C A T E

I hereby certify that the proceedings and evidence are contained fully and accurately in the notes taken by me in the above cause and that this is a correct transcript of the same.

---

Tim Kurek

Official Court Reporter

- - -