

Stewartstown Borough Planning Commission
Meeting Minutes
Tuesday, June 20, 2023

Committee Members present--Jason Roberts (Chairman), Harry Nizer, Terrell Turner, Dawn Gillispie, Catherine Hoy

Recording Secretary-Stacy Myers

Guests—Statewide Partners—Ryan McKinley (President), Jon Juffe, Sam Juffe

Visitors

Pam Almony	Donna Bloom	Carolyn Coomes	Eric Price
Leslie Price	Nancy Salamon	Pat Cosden	Bonnie Grove
Roy Burkins	Gordon Wisnom, Sr.	Lacy Roberts	Donna Roberts
Linda Miller	Mark Raulie	Peggy Raulie	Joseph Paul
Donnie Lee Clarke	Coleen Deems	Linda Payne	Jane Wilson
Deb Bull	James Fritz	Susan Sanders	David Fitzpatrick
Stephanie Thompson	Kelley Wisnom	Kathryn Roberts	Robin & Dennis Kinsey
William Roberts	Mary & Gary Hults	Pat Ripple	Christine Yi
Rosemary McCloskey	Thomas Szymanik	Andrew Mayer	Derek & Allison Bowersox
Margaret Park	Angel Albring, YDR	Joyce & Jeff Ryer	Jim Nagel
Ken Smith	Kent Billings	Karen & Bob Hass	David & Michelle Wisnom
Carrie Rosales	Jim & Barb Brennan	Jean Kerns	Christian Nelson
Paul Roscosky	Brett Baier	Leo Wallace	William Amberman, Sr.
Staci & Dave Blevins	Kathy & Ron Duvall	Mary Haley	Mike & Cindy Mentzell
David Wright	Allison Maisonneuve	Carlos Alvarez	Carmela & Gerry Lynch
Robin & Tom Mitchell	James Bennett	Daniel Bennett	Vincent Skimmer
Linnzi Nicholson	Shirley Quinan	Christine Hochberg	Christopher & Krista Szymanik

1. The meeting was called to order @ 7:00p.m. followed by the pledge to the flag.
2. **Introduction of Committee Members**—Chairman Jason Roberts introduced Planning Commission members Harry Nizer, Terrell Turner, Dawn Gillispie, Catherine Hoy & himself.
3. **Approval of Meeting Minutes**—Mr. Nizer made a motion to approve the January 17th, 2023 Planning Commission Minutes; Mr. Turner seconded. All were in favor; motion carried.
4. **Guidelines for tonight’s meeting**—Mr. Roberts reminded all visitors to be courteous & respectful. Those wishing to voice a concern or ask a question, should raise their hand & when called upon, state their name & address.
5. **Purpose of tonight’s meeting**—the property at 100 Bailey Drive was approved for a hotel in 2020. This is permitted in the Commercial Zone. The applicant recently submitted a request for a Variance to allow apartments rather than a hotel. This residential use requires a Variance to be allowed in the Commercial Zone. The Land Development Plan for the hotel was approved by Stewartstown Borough Council in 2020; however, plans for that property were started years before that.

Mr. Roberts explained that the Planning Commission only makes a recommendation of approval or denial of the request to the Zoning Hearing Board. The ZHB will make the final decision on Thursday, June 22nd, 2023 at 7pm in the Borough Meeting Room.

6. **Applicant Introduction/Proposed plan**—Statewide Partners President, Ryan McKinley & Jon & Zach Juffe were present to discuss their plan & why they feel the Variance is necessary. This partnership was formed approx. two years ago in preparation for future growth & transition for the Juffe family companies & development projects. They’ve formed some companies to create real estate, construction, property management & brokerage. Zac & Jon Juffe form the

partnership with their other brother, Josh. They have other projects in MD, PA & DE, in many small boroughs & towns. One of which is North York Borough where 105 units were built & another is Carlisle Borough where 119 units were built (1st phase of 3 phases). Statewide has two offices (one in Harrisburg, one in York) where they employ 22 people. The original plan for 100 Bailey Drive was a 30-room extended-stay hotel, ranging in size from 600-1,100 sq. ft., all of which have washer/dryers, stoves, A/C, plank flooring everywhere except the bedrooms, which are carpeted.

Ryan stated the hospitality industry has changed since this project first started in 2018/2019. COVID has more people than ever working from home. The Land Development Plan for the 30-room hotel first went to York County Planning Commission (as do all commercial property plans), who approved the plan. Stewartstown Borough Council approved the hotel use at their December 2020 meeting.

With the proposed change of use from a hotel to apartments (submitted in April 2023), Ryan said not much will change with the rooms themselves. The front desk area will now be converted to an amenities area, but everything within the rooms will stay the same as originally proposed.

With the change in the hospitality industry, Ryan said roadside hotels/motels are forced to lower their prices, making them more budget conscious. With that, sometimes, comes a different clientele who patronize these hotels. He read a few crime reports based on statistics from highway-side motels/hotels (Rt. 30, etc.).

Statewide cannot conduct criminal checks on transient customers (those coming to a hotel), but they can do so when someone rents an apartment. Background, criminal, Megan's Law, etc. can be conducted. SRPD was unable to give Ryan statistics from a hotel environment because there are no such buildings where Southern Regional patrols; however, Chief Cunningham believes there may be a greater potential for more illicit activity because of its transient nature.

Commission members questions/comments:

- **Harry Nizer**—
 - Does Statewide currently have any hotels in their portfolio? *No, but they do run weekly rentals in their Harrisburg property (200 of them).*
 - What's the hardship to change the use from a hotel to apartments? He believes business travel is now back to normal from COVID. *Ryan said this was started prior to COVID. He wasn't with Statewide at that time, but since the Juffe brothers are taking over operations of some businesses from their father, they've seen a difference since COVID & its effects on this type of operation.*
 - Per the Borough Zoning Ordinance, there's a difference in parking requirements for a hotel & apartment building. A hotel generally has 1 vehicle/room=30 parking spaces. The 100 Bailey Drive property can accommodate that; they have 41 parking spaces. An apartment requires 3 spaces/unit which would be 90 spaces. How are they going to accommodate the increased necessary parking? *Ryan said in North York Borough, they're allowed 1.5 spaces/unit & they don't fill ½ of the lot with the 105 units there. At 100 Bailey Drive, they're proposing 1 space/1bdrm unit, 2 spaces/2bdrm unit, and the lot at the professional building at 200 Bailey Drive (which they also own) can be used for any overflow parking, if necessary.*
 - The tenants in that office building don't currently have a lot of traffic, but it doesn't mean years from now, they still won't. Can Statewide guarantee forever that those spaces are allocated? *An agreement can be put in place. They have such agreements at some of their other locations.*
- **Terrell Turner**—
 - The ZO requires 3 spaces/unit, can this be guaranteed? *With the overflow, using the lot at the professional building; that's the only way.*

- With Ryan McKinley's background, what information can he provide based on that? *He used to be the Director of Membership for PA Travel Council, was Director of Operations at Heritage Hills Golf Resort for 5 years & ran Eden Resort in Lancaster for 10 years.*
- **Dawn Gillispie**—
 - She quoted from an article that business travel is indeed on the rise; corporate spending on travel is rising fast & is on track to reach pre-pandemic levels by late 2024, early 2025. She doesn't see Ryan's travel point being valid. *He believes what has changed is that the roadside motels aren't picking up the travelers. Travelers are using Airbnb's, VRBO, etc.*
 - Who was Statewide's original target customer base? *It was set up as extended stay. They were looking for the business traveler, leisure traveler, some venues in the area whose visitors would need a place to stay.*
- **Jason Roberts**—
 - Quoted an article he read that Hilton & Hyatt have just put a lot of money into extended stay units. Obviously, they foresee something, but it's a business risk that will either be rewarded or not.
- **Harry Nizer**—
 - Many residents have asked him, was Statewide's intention from the beginning to turn this building into apartments? A hotel fits into that zoning but apartments do not. *No, that wasn't the intention. What would be our financial advantage to a bait & switch?*
 - Apartments usually have outside amenities; this doesn't have any... what about tenants with children, dogs? *They plan to convert the front desk area to an amenities spaces, & possibly add a fitness room, etc.*
- **Catherine Hoy**—
 - If converted to apartments, what rent range would be charged? *\$1,200-\$1,600/month.*

Questions/comments from the public:

- **Gary Hults, Bailey Springs resident**—what kind of clients will be in the apartments? He heard the whole property will be taken over & operated by immigrants. *Jason Roberts said nothing has been decided yet. The Planning Commission will make a recommendation to either allow or deny the Variance request to allow the residential use/apartments.*
- **Pam Almony, 52 N. Main Street**—she pointed out that, in the Borough we currently have Highland Manor & Westminster Place which are both based on income. Everyone deserves a home & she doesn't think we can or should discriminate because of a person's financial status.
- **Cindy Mentzell, 25 Poplar Springs Blvd**—Are any of Statewide's properties Section 8 government housing? *No.* Where do the Juffe brothers & Ryan live? *Ryan lives in York, two Juffe brothers live in York, one in Lancaster.* Is this property still proposed as a hotel? What was the target of marketing? *Per Fair Housing, you can't discriminate based on race, finances, etc. Ryan said he heard Days Inn, as well as some other budget motels, are working deals to house immigrants.*
- **Robin Mitchell, Brakeman Drive resident**—she travels for work but also works from home & that wasn't stopped by COVID. She doesn't believe business travel has stopped. She also wants to know what Statewide plans to do with the increased traffic volume that will result from apartments? *Their LDP has already been approved. Based on their other properties, they have nowhere near 3 spaces/unit being occupied.*

She's all in favor of Fair Housing, but she's aware of certain areas rampant with drug abuse. What does Statewide plan to do to control that in Stewartstown? *Convert it to apartments.*

- **Eric Price, 22 Church Street**—what hotel has washers & dryers? He believes the building was already being built as apartments, not a hotel. A long-stay tenant (one-year) can be vetted, but we don't know who else they're bringing in to stay with them. With a hotel with businesspeople, etc. you'd know who is coming & going, but you have no control over it & Stewartstown doesn't have Police to patrol. *Ryan agreed that they wouldn't have control if it was a transient nature. This was always set up as an extended stay facility (not hotel/motel) where most have kitchens. Not all have washers/dryers, but being off the beaten path, they need to compete.*
Jason Roberts stated that Stewartstown Borough has a contract with Southern Regional Police Department & is guaranteed certain levels & hours of Police coverage. To say we don't have Police presence is not accurate.
- **James Brennan, Bailey Springs resident**—he believes Statewide has insulted Borough residents after coming to town, knowing the kind of crime that hotels like theirs brings. Bailey Springs condos is full of elderly residents and now we're stuck with this type of business.
- **Staci Blevins, Charles Avenue resident**—the building is either going to be extended stay or a hotel, so we need to choose the lesser of two evils. Is there a restriction on how much time a person can stay, for example, can they stay only 30 days, then leave? *The Borough does not have an Ordinance outlining a tenant's rent, length of stay, etc.*
- **Brent Baier, Bailey Springs resident**—there are a few words that throw up red flags, such as we "can" do background checks. He recommended requirements be in writing, such as Megan's Law, background checks, require yearly leases, etc. if the apartment use gets granted.
- **Jim Bennett, 27 Ovelton Ave**--Statewide knew a hotel would be a flop & they broke ground anyway, it doesn't make sense. And why would we allow more apartments with the current water restrictions & shortage? *Jason Roberts stated, because of the drought like conditions, the Water Department asked for a voluntary water restriction so they can ensure the water system can continue to operate at peak efficiency. Meeting Minutes include information of the current expansion of the Wastewater Treatment Plant & what goes into decisions about the water & sewer system. We're not "running out of water".*
- **Shirley Quinan, owner of Kidsville Junction**—parking is so limited right now, has Statewide thought about that? *As stated earlier, Statewide owns 200 Bailey Drive & would use that lot as overflow. Ryan said those tenants in the professional building are there at different times of the day & in their experience, 1.2 spaces is more than adequate. All of their properties have assigned parking for their tenants.*
- **Amber Gerard, News 8**—with the proposed rent range being between \$1,200-\$1,600/month, do they know that people can afford to live there? Why does Statewide feel the need to be a budget lower than Marriott or Hyatt, who are revamping to extended stay rooms? *There's going to be times that occupancy varies. If there are times of vacant rooms, they'll be advertised at a lower rate. As far as the rent range, \$1,600/month units are 2 bdrms/2baths; there could be two tenants sharing the rent.*
- **Lacy Roberts, Cherry Court/Township resident**—are there other Variances that need to be granted because of the closeness of this property to the RR tracks? If there are tenants with children occupying these apartments, she's concerned with the proposed influx of children into the school. And what, if anything will Statewide do to help the water issue, EMS shortage, traffic congestion, etc.? *With regard to children, children could also stay at the hotel, if not apartments. One of the things Statewide is doing is*

replacing the aging sewer line on their property, in conjunction with the Sewer & Water Authority. As far as the close proximity to the RR tracks (14'), the Civil Engineer had reviewed that & approved it. There are no exits or entrances going out that way; they enter/exit through the front.

- **Danny Bennett, 15 Cedar Lane, Hopewell Twp**—who sold this business to Statewide? *It was a father, Sam Juffe who started these companies over 50 years ago & now his sons, Jon, Zach & Josh have transitioned to take over those projects. How would wedding guests get a room at an extended stay facility? There would be a mix of clientele; those who are in town for a weekend & those staying longer. It was always set up as extended stay.*
- **Dennis Kinsey, Stewartstown**—will this property be declared Section 8 housing? *It will not.*
- **Unstated name**—the load on infrastructure & environment is going to be different with a hotel vs. apartments. She would think that change would initiate another review from Statewide's Civil Engineer.
- **Jean Kerns, Bailey Springs**—she suggested, if this property is changed to apartments, make it a 55 & older community, as there is a need for senior citizens. This may alleviate concerns regarding increased traffic volume, children's safety near RR tracks & crime. *Ryan doesn't own the property, but he would need to discuss that suggestion with the other partners.*
- **Joyce Ryer, S. Main Street resident**—while she understands Statewide wants to make money, maybe a compromise could be reached. For example, can't transient/hotel use be tracked, registering license plate number, etc.? *All their hotels have a guest card & they do check license plates. Tenants & their guests would have parking passes & if the vehicles don't have an assigned sticker, they get towed. A property management company does the policing for Statewide. Joyce liked the idea of a balance—some apartments, some extended stay for out-of-town guests, family, etc.*
- **Donna Bloom, S. Main Street resident**—is there a different code required for a firewall in an apartment vs. a hotel? *Ryan said he would ask the engineer, but he doesn't believe so, because with the sprinkler system you need a 1 or 2-hour fire rating.*
- **Karen Hass, Mallet Ct. Hopewell Township**—typically, people that frequent extended stay suites are responsible businesspeople who are coming to the area for business. That's why she thinks extended stay would be much better than apartments. *Ryan agrees but in light of where the economy is & what research has shown, it wouldn't happen that way & Stewartstown would see less than desirable transient traffic in a hotel.* Karen said, the visitors here tonight don't want a hotel; Statewide should do what the residents want because Ryan & the Juffe's don't live here.
- **Pat Ripple, Poplar Springs Blvd.**—at a hotel, there would be someone at a front desk to monitor the guests, parking, etc. Who would monitor the building if it becomes apartments? *Statewide operates a full-service management company that manages their smaller properties. If apartments, the tenants would be fully vetted.* How would you know if a tenant was bringing other people in to stay? *Inspections are done at all their residential properties to check for extra tenants, pets, cleanliness, etc.* Why wasn't the research at other hotels done before building started? *Statewide does have the research. They feel this property would be better as apartments rather than managing transient customers. This type of travel industry has changed.*
- **Mike Mentzell, 25 Poplar Springs Blvd.**—a lot more residents would've shown up tonight had people been informed. *Jason Roberts said the Borough website has information, as well as quarterly newsletters. Information can also be gathered at*

Borough Council meetings which are all public. He said the utilization of the Code Red automatic dialing system can be researched for special meetings such as this.

- **Christine Hochberg, Charles Ave.**—what benefit is the hotel to residents? *Ryan said either a transient use or apartments are being built & Statewide believes it's more beneficial to have apartments. You're now asking the town for permission to change things.*
- **Jim Nagle, Hopewell Twp.**—he's been in the hotel construction industry for years. Can Statewide honestly say there are extended stay hotels with 4-burner stoves and washer & dryers? *Ryan said this was mentioned at a previous meeting, that a 4-burner stove costs the same as a mini-stove because it's a specialty unit + they have a contract with GE that makes it more affordable. None of those appliances were changed since day one.*
- **Charles Wood, Bridgeview Rd., Hopewell Township**—will the apartments have minimum occupancy rules? What happens if a tenant breaks that rule? *That will be stated in the leases & if those rules are broken, they will be kicked out.*
- **Stephanie Thompson, Kennard Dale Ave.**—all meeting agendas & meeting minutes are posted on the Borough website, once they're approved. There are ways that people can find out what is going on if they want to. When did the Land Development Plan & paperwork go to York County Planning? *Ryan wasn't with Statewide at that time (he's been with them 2 years); he would need to check.* If it was approved in 2020, since then, business & personal travel has changed drastically. She travels more for work than in 2020, but she looks at VRBO or Airbnb places because you get more amenities than a typical hotel. It is a concern that this property will be Section 8 & concerns of crime were voiced. If that's the case, more background checks can be done with apartments vs. a hotel.
- **Angel Albring, York Daily Record**—when was the paperwork submitted to YCPC? She understands from speaking to Borough Council that it was 2018/2019. Was the criminal study & research done at that time? *Ryan is unsure because he wasn't with Statewide at that time. The Juffe sons weren't handling the business then either; it was operated by their father. When the Variance was first sought, it was more because the dynamic of the hospitality industry had changed, but research had already been done prior.*
- **Brandon, Township resident**—he would like to get Mayor Barnette's thoughts on this before the end of the meeting. To Ryan—do you know when Stewartstown was founded? *No. Doesn't seem like you came to this meeting prepared & we're getting an air of arrogance from you. The residents don't want you here.*
- **Leo Wallace, 142 Hershey Circle**—if a tenant brings in more people than allowed, Statewide won't be able to remove those tenants in no less than 6 months, possibly up to 18 months to do so.
- **Colleen Deems, Hopewell Twp.**—a question for the Juffe brothers—if no one was looking at the criminal element in 2018-2019, weren't you working for your father then? Weren't you aware of that then? *Jon Juffe said this was a recent transition; both he & his brothers had separate projects going on.*
- **Debbie, Bailey Springs**—why weren't residents told? No one wants this in our town & it's clear that Statewide, nor Stewartstown officials, care about Stewartstown residents. *Jason Roberts reiterated that this was discussed at public meetings & there are ways to get information. Stewartstown Borough Planning Commission did not approve the hotel. It was approved by York County Planning Commission because all commercial LDP's go there first. This is a permitted use in that Commercial Zone & nothing is in the Borough Ordinances to state a hotel couldn't be built.*
- **Mark Raulie, Mill Street**—the hotel plan was approved by YCPC & it's permitted in the Commercial Zone. Now, a residential use is proposed instead of lodging, which comes

with a completely different habitational risk. He can list pros & cons for both uses. This site is not fitting for apartment use, as it doesn't have the necessary exterior space.

- **Joe Zbozien, Borough resident**—he likes the idea of a hotel because it allows a place for visitors to stay without traveling too far, although he doesn't foresee it being full. He believes it's the wrong location for housing/apartments.
- **Bennett (spoke previously)**—how many properties does Statewide own/operate? *105 in North York Borough, 47 in York City & got approved to build 400 more in York City.* All apartments? *Yes.* How many currently operating as apartments were originally approved to be hotels? *None. York City is a mixed use; commercial & residential.* Are we supposed to believe it wasn't the original intention to become apartments? *When the new team took over, we did research & believe apartments would be a better use for us & the town.*
- **Bennett (spoke previously)**—related to parking—Ryan said everyone must have a tag/permit or they will be towed, but in order to meet the Borough's Ordinance, you have to use the professional building's lot next door. How will that be monitored? You can't tag all of the visitors at the professional building, doctor's office, etc. *All of Bailey Suites will be policed with tags & overflow parking will be at 200 Bailey Drive (professional building). All the tenants & their guests will have tags. During the day, parking won't be able to be policed, but that's typically not when you have a parking shortage.*
- **Joseph Paul, Bailey Springs**—moved here in October & was unaware of any of this. He believes it sounds like it's a done deal.
- **Cindy Mentzell, Poplar Springs Blvd.**—other than the property values decreasing because of this monstrosity being built, was this fraud from the beginning? *No.*
- **Question to Planning Commission**—has there been a traffic study or not? Jason Roberts was not on the Board when the plan was submitted. He's not aware of a traffic study, but he knows Statewide's Engineer submitted documentation of their plan. The Borough's Engineer reviewed it & provided comments on the plan. There's a guideline regarding whether an official traffic study needs to be done or not. This visitor suggested that be researched again if this becomes apartments.
- **Angel Albring, YDR**—she learned from Pam Almony that this parcel was the last undeveloped piece of property in the Commercial Zone...when going to the Zoning Hearing Board, are you asking for a mixed use in the CZ or a Variance in the CZ? *Requesting a Variance for the use, we're not changing zoning.*
- **Leslie, Borough resident**—knowing the concerns & feelings of the residents, are you willing to change back to a hotel use? *We heard mixed emotions, not just here tonight, but in the community who were in favor of apartments. Statewide believes a residential use is better for them & the community.*
- **Nancy ?, Borough resident**—the windows that have been installed are open/shut like in a residence, not typical of a hotel...was that part of the plan?
- **Jane Wilson, Township resident**—when this project goes under, the government is going to take over & it will be filled with immigrants. *Juffe stated they have a financial interest in keeping the building successful. Whether it stays successful & remains as is, is unknown by anyone, but they feel it's a better use as apartments rather than a hotel. They're comfortable & knowledgeable about extended stay properties, so if the Variance gets denied, they'll continue as with the extended stay/transient use. Background checks can be done on residential tenants, unlike transient customers.*
- **Unknown resident**—she asked Statewide & their partners to consider senior living, as she feels everyone present tonight would feel better with that decision. The traffic situation, crime & other aspects would be better if it were senior residents.
- **Lindsey ?, Lee Street**—she was unaware of these important meetings & wasn't living here in 2020, when this plan was approved. She is concerned about the increase in traffic

issues. *This would need to be discussed. Mr. Roberts said Rt. 851 is a State road, the Borough could make suggestions, but PENNDOT doesn't need to act on those suggestions. If any suspicious or dangerous activity is seen, he urged people to call the Police.*

- **Bennett (spoke previously)**—does the \$1,600/month rent include utilities? *No. Are the units being built with individual plumbing & electricity? Or is the plumbing & electricity being done as a single service as for a hotel? They're completely different. The decision was made in the beginning to build them with individual plumbing & electricity.*
- **Lacy Roberts, Township resident**—in light of how tonight's visitors feel about this, is Statewide willing to put their decision on hold & have further discussion about a 55+ community? *Juffe said discussion would need to be held with the other partners; no spontaneous decision is going to be made. He said, we've been here a long time. They're building it, owning it & operating it, not building & selling it to someone else. He knows from 20 years of doing this, he's not creating a problem. We have 200 other extended stay properties, so we can do the same at this property, but they don't feel it's the right fit for this community.*
- **Leo Wallace**—it was previously stated, should the Variance be denied, the project will go forward & be successful, so why the insistence for the Variance? *It's possible for this situation to be better for a developer AND better for the community.*
- **Eric Price, Church Street**—have there been any complaints from members of the community at their other properties? *Juffe said he's very proud of how they operate as apartment managers. Everybody has complaints, but he feels they're some of the best at addressing & resolving them. They have a property manager, their properties are clean, and residents are happy.*
- **Gretchen Kavelesky**—who will these apartments appeal to? It won't appeal to families with no outside space. It would be an appealing location for the 55 & older community. *We're not here to be antagonistic, so this idea can be discussed, but at the same time, we would need to ensure that would work. As a general rule, when advertising apartments, you don't get a lot of people with children.*
- **Cindy Mentzell, Poplar Springs Blvd.**—to Jon Juffe, how many years until this property depreciates enough that they have to sell it? *There are so many variables involved with that. Maximizing values almost NEVER involves government housing. That's a different industry; they don't do that. We've never done one & have no intention of doing it now. They're long-term holders of property.*
- **Mayor Brittany Barnette**—She thanked everyone for attending & taking an interest in their town. She would love to see a great turnout at the Borough Council meetings too, held the 1st Monday of each month at 7pm. This topic has been very divisive. When it was voted on by Council in 2020, 3 members voted NO, 3 members voted YAY and the then-Mayor offered the tie-breaking vote, voting YAY. Mayor Barnette was a Council member at that time & voted NO, because she felt, at that time, a hotel was not in the best interest of the community. Since the decision went through, it will either be a hotel or apartments, should the Variance be granted. All that can be done is deal with what we've been handed. She spoke with Southern Regional Police to ask, how will they handle calls? Will there be an influx of calls? There is a potential for that with a hotel going in & we know in larger communities, hotels can bring crime, drugs, etc. The Borough does not have many Ordinances policing hotels. If it continues as a hotel, that may be something Borough Council must look at. If it goes through as apartments, we have several Ordinances related to single-family dwellings, nuisance ordinances, background checks can be conducted, etc. In her opinion, those checks shouldn't be just an option because if we get the best tenants, we get the best neighbors.

Glen Rock Borough, which is a large rental community, has an Ordinance that only applies to renters. It's basically a 3-strike rule. If the Police are called to a particular residence 3 times, the tenant(s) can be evicted, per this Ordinance.

There is a need for housing for the 55 & older community; however, that brings with it a potential for more EMS calls on our first responders that are already stretched thin.

Lastly, if Statewide is going to be a part of our community, in whatever capacity, she urges them to become involved with the town; i.e., the carnival, other businesses & activities, etc. to show the residents they care.

The Code Red automated dialing system was explained. Residents can have their cell number, landline or email address added to receive notifications such as snow emergencies, water emergencies, trash delays, etc. Mr. Roberts will research whether this system can be used to notify the community of meetings.

7. **Planning Commission recommendation**—Mr. Nizer made a recommendation that the Zoning Hearing Board deny the Variance based on the following reasons:

- The applicants have not shown evidence that the Borough's Zoning Ordinance inflicts any unnecessary hardship on them as required for a Variance.
- The applicants have not shown evidence that they have the required number of parking spots for this use under their permanent control.
- The Planning Commission feels a new traffic study should be required for this use change.

Mr. Turner seconded. All were in favor; motion carried.

8. **Adjournment**—With no further business before the Committee, Mrs. Gillispie made a motion to adjourn the meeting @ 9:32p.m. Motion carried, meeting adjourned.

Respectfully submitted by:

Stacy Myers, Recording Secretary