

**MINUTES OF DUBLIN BOROUGH
COUNCIL MEETING
MONDAY, MARCH 23, 2026**

- 1. CALL TO ORDER:** The March 23, 2026, meeting of Borough Council was held in Borough Hall at 119 Maple Avenue, Dublin, PA. Council President Timothy Hayes, called the meeting to order at 7:30 p.m.

ELECTED OFFICIALS PRESENT:

Mayor:	Chris Hayes	
Council:	Timothy Hayes	Jeffrey Sharer
	Matthew Mayes	Keeley Rosenthal
	Sean Brennan	Jeanette Pasqua*
	Marianna Leffever	

APPOINTED OFFICIALS PRESENT:

Borough Manager:	Colleen M. Pursell
Borough Solicitor:	Scott MacNair, Esq. Vicki Kushto, Esq.*
Borough Engineer:	Erik Garton, P.E.* Matt Bailor, P.E.* Mike Zee, P.E.
Borough Conflict Engineer:	Tim Fulmer, P.E.*
Police Chief:	Michael Regan
Fire Chief:	Dale Meyers
Emergency Management Coordinator:	Michael Tuttle

*Not Present

**Late Arrival

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

- 3. Council President Announcements:** President Hayes had no comments at this time.

- 4. Public Comment on Non-Agenda Items:** There were no public comments at this time.

- 5. Approval of Minutes:**

- 5.1. Minutes of Meeting from February 23, 2026:**

Motion by Mr. Mayes, seconded by Mr. Brennan, and unanimously carried, approving the minutes of February 23, 2026 meeting, as presented.

- 6. Payment of Bills:**

- 6.1. Bills List dated March 9, 2026, in the amount of \$36,003.14 (all funds).**

Motion by Mr. Brennan and seconded by Ms. Rosenthal, and unanimously carried, approving the bills list for March 9, 2026, in the amount of \$36,003.14.

6.2. Bills List dated March 23, 2026, in the amount of \$70,520.15 (all funds).

Motion by Mr. Brennan and seconded by Ms. Rosenthal, and unanimously carried, approving the bills list for March 23, 2026, in the amount of \$70,520.15.

7. Borough Official Reports:

7.1. Dublin Fire Company: Chief Meyers provided Council with the February 2026 report. They responded to twenty-nine (29) calls, twelve (12) of those calls were in the Borough. Mayor Hayes asked for an update on the repair of the hydrant located at Saddlebrook and Rickert Road. Ms. Pursell advised the hydrant has a leak and is currently being addressed by the Borough's Public Works. Chief Meyers added that while it is best to have all hydrants operational it does not pose a problem for the Borough as there are other hydrants nearby. Mr. Sharer asked if the false alarm calls responded to in the Borough were to the same addresses. Chief Meyers stated that this has not been the case recently.

7.2. Mayor: Mayor Hayes reported that Dublin Community Day planning continues including the possibility of scheduling an event to honor First Responders. He also mentioned there is a First Responder Grant Seminar taking place April 23rd in Richlandtown and hopes that a group from the Borough will be able to attend to take advantage of available opportunities. Mayor Hayes will be attending and speaking at the Spring Executive Exchange at The Square on April 8th.

7.3. Borough Manager: Ms. Pursell had no comments at this time. Mayor Hayes asked if the line striping at the crosswalks could be repainted. Mr. Zee commented that if the area is in PennDOT's right of way it would be their responsibility. For example, Main Street. The connecting streets would be the Borough's responsibility. A discussion began about the specific areas and streets in question. Mr. Zee said he will look into and confirm who is responsible for what. President Hayes asked for an update regarding the part for the generator. Ms. Pursell explained that due to the age of the generator, sourcing replacement parts can be challenging. Public Works is working with the vendor that services the generator to locate it and in the meantime a generator is being rented.

7.4. Chief of Police: Chief Regan provided Council with the February 2026 report which included one hundred forty-nine (149) total incidents. The Bus Patrol School Bus Violation Program had no referrals. Chief Regan attended the bi-annual Pennridge School District Police Chiefs Meeting. He also attended a meeting with the new District Attorney, Joe Khan, along with fellow chiefs from the Upper Bucks County area. Additionally, Chief Regan served on a hiring panel for the next Telford Borough Police Chief. Officer Robert Burkhardt retired and moved to South Carolina and was presented with an award. All officers completed required annual Duty to Intervene training. The PA State Police handled two (2) calls overnight in the Borough.

7.5. Borough Engineer: Mr. Zee had no comments at this time.

7.6. Borough Solicitor: Mr. MacNair had no comments at this time.

8. Discussion Items:

8.1. Request for Change in EMS Response Order: Chief Tuttle of Point Pleasant Plumsteadville EMS gave an overview of the current locations of the EMS stations that serve Dublin Borough. He

explained that it takes less time to respond to Dublin from the Upper Bucks Technical School located on Ridge Road than the station on Stump Road in Plumsteadville, however, mileage wise it is more. He is therefore requesting that Dublin Borough send a letter to Bucks County asking to add the station at the UBTS and confirming the Borough is aware of the increase in mileage.

Motion by Mr. Mayes, seconded by Ms. Rosenthal and unanimously carried, approving a letter of support to Bucks County to request a change in EMS response process/order, as presented.

8.2. Consideration to Approve Signage at The Station: A zoning application permit #26-1019 for permanent signage was received from The Station. The application was reviewed and denied based on the signs not meeting the requirements set by Dublin’s Ordinances. Ms. Evelyn Loughery was present on behalf of The Square seeking Council’s consideration for approving the signs to bring awareness to businesses in The Station. The first proposed sign would be placed along Route 313 underneath the existing Manhattan Bagel sign showing the four businesses located inside. The second sign is an illuminated “The Station” letter sign to be placed above the entrance around the back of the building. She provided Council with detailed renderings showing the placement and size of each proposed sign. Ms. Rosenthal asked if the logos on the sign could be replaced in the event the businesses change. Ms. Loughery stated they are replaceable. Mr. Mayes asked Ms. Pursell how many sign exceptions to the Borough’s Ordinances have been approved for The Square and The Station area. A discussion began regarding this topic and the estimated square footage involved. President Hayes inquired if there is the possibility of further requests for signs to be added in the future to which Ms. Loughery replied, “That should be it.”

Motion by Mr. Mayes, seconded by Mr. Brennan and unanimously carried, approving the permanent signage at The Station along Route 313 and the rear of the building, as presented with zoning permit application #26-1019.

8.3. Public Hearing for Potential Adoption of Amendment to Zoning Ordinance: Mr. MacNair gave a summary of draft Ordinance No. 348. He explained it would add a new use D12 Motel/Hotel/Inn as a use permitted by right in the PVD Planned Village Development District, 27-409.2A.(1), to add use C20 Athletic Facility as a use permitted by right in the PVD-Planned Village Development District, 27-505.D.(D4) to add use D12 Motel/Hotel/Inn as a use permitted by right in a D4 Mixed Use, 27-505.D.(D4)(1) to allow four (4) story apartment buildings as part of a mixed-use development in the PVD-Planned Village Development District, and 27-505.D.(D12)(1) to allow a Hotel/Motel/Inn on a four (4) acre lot in the PVD-Planned Village Development District. In addition, the Ordinance amends the table of use regulations; accordingly, repeals inconsistent Ordinances; contains a severability clause; and an effective date. Mr. MacNair stated the proposed amendment was sent to both the Dublin Borough Planning Commission and Bucks County Planning Commission in December 2025. The Bucks County Planning Commission had no comments or provisions regarding the amendment. Dublin Borough Planning Commission recommended a prohibition of weddings and wedding receptions provision be added to the amendment. Mr. MacNair opened the meeting to public comments to which there were none. Mr. Rob Loughery and Mr. Nate Fox, Attorney, were present to answer questions.

Motion by Mr. Mayes and seconded by Mr. Brennan, and unanimously carried, to adopt Zoning Ordinance No. 348, as amended.

8.4. Authorization to Open New General Fund CD: Ms. Pursell advised that the General Fund CD with the Bank of China in the amount of \$239,000.00 will mature on March 26, 2026. She proposed to open a new General Fund CD in the amount of \$250,000.00 through PLGIT with the bank offering the highest interest rate.

Motion by Mr. Sharer, seconded by Ms. Rosenthal and unanimously carried, authorizing the opening of a new General Fund CD in the amount of \$250,000.00 through PLGIT with the bank offering the highest interest rate.

8.5. Authorization to Close Out Escrow – 106 S Main Street Conditional Use: Ms. Pursell advised the conditional use hearing is complete and the decision was issued for 106 S Main Street. All invoices were paid and no additional billing will be received. Therefore, the escrow is no longer needed. She requested the escrow account be closed out and any remaining balance returned to the applicant.

Motion by Mr. Brennan, seconded by Ms. Leffever, and unanimously carried, authorizing the escrow account for 106 S Main Street Conditional Use to be closed and the remaining balance returned to the applicant.

8.6. Approval of Escrow Release # 2 – Perkiomen Apartments: The Borough received a request from the developer of Perkiomen Apartments seeking a reduction in their escrow, based on completed site improvements. Mr. Zee stated that there are some punch list items remaining including completing the road and top coating of the road as well as a few other items. Gilmore & Associates has reviewed the request and is recommending the release of \$128,652.00. Mr. Sharer asked if the remaining money after Escrow Release #2 would be sufficient to cover the remaining work to be completed. Mr. Zee stated it would be.

Motion by Ms. Rosenthal, seconded by Mr. Brennan and unanimously carried, authorizing Escrow Release #2 in the amount of \$128,652.00 to Perkiomen Apartments developer.

8.7. Consideration to Award 2026 Road Project Bid – Rickerts Road (Hilltown side): On January 26, 2026, Council authorized the advertisement for the 2026 Road Project Bid – repaving Rickert Road on the Hilltown Township side. Mr. Zee advised that on March 18th, nine (9) bids were opened, and the lowest responsible bid was received by Bray Brothers in the amount of \$33,380.00. He stated that the total project is expected to cost \$40,056.00. Ms. Pursell added that she contacted the Hilltown Township Manager and their Engineer, Tim Fulmer, regarding the water issues on the Hilltown side of Rickert Road. She was advised that they will work with the Borough to get the work done prior to the commencement of construction. The proposed start date is mid-June.

Motion by Mr. Mayes, seconded by Ms. Rosenthal, and unanimously carried, awarding the 2026 Road Project Bid – Rickert Road to Bray Brothers, Inc. in the amount of \$33,380.00.

8.8. Discussion on Additional Scope of Work for Act 537 Study: Ms. Pursell advised that Mr. Matt Bailor of Gilmore & Associates updated the Scope and Budget for the Act 537 Special Study. This now includes an additional cost of \$7,000.00 for adding the alternative analysis of reconfiguring the Twin Oaks Pump Station in its current location. Already budgeted is \$34,000.00 for the Act

537 that includes the work to be performed on Rickerts Road alongside of Bedminster Township. The revised total cost is \$41,000.00. Authorization to proceed with Gilmore & Associates analyzing the current location of the pump station to determine its feasibility is needed. A brief discussion began to determine whether to proceed with the study.

Motion by Mr. Mayes, seconded by Mr. Brennan, and unanimously carried, authorizing Gilmore & Associates to perform an analysis of the Twin Oaks Pump Station to determine its feasibility at the current location.

8.9. Discussion on EV Parking and Other Ordinances: Mr. MacNair gave an overview of a discussion from the prior meeting regarding possible safety concerns with electric vehicles parking in parking garages. At that meeting Fire Chief Meyers recommended that Council consider prohibiting electric vehicles in the new parking garage potentially being built at Moyer Farm. At Council's request, Mr. MacNair researched ordinances that cover electric vehicles. He did not find an ordinance that specifically covers parking inside parking garages. However, he did find one that regulates the placement of and the requirements for electric vehicles charging stations. This ordinance discusses the potential safety issues associated with lithium batteries and the challenges when extinguishing a fire. A discussion began regarding this topic, but it was decided to table the discussion item until the April 27th meeting.

President Hayes suggested a discussion on the topic of Mobile Food Vendor Trucks. Ms. Pursell advised that Dublin has an Ordinance in place that considers food trucks as an accessory use. Mr. MacNair added that to have one it must be attached to a principal use. A discussion began regarding the pros and cons of expanding the current Ordinance in place. It was decided to table this discussion item.

President Hayes suggested a discussion on the topic of AI Data Centers. There are currently a few local municipalities creating ordinances or proposing to build one. President Hayes stated that these centers purportedly require a lot of energy and water to run them. Without an ordinance in place there are no regulations on how much can be used daily. Council agreed to request Mr. MacNair pursue drafting an ordinance regarding AI Data Centers.

Mr. Sharer asked about the status of addressing amplified music in the outdoor dining ordinance. President Hayes advised it was included in the adopted ordinance.

9. Committee Reports: Mr. Brennan announced that the Community Development Committee will meet before the next Council meeting, April 27th at 6:30 pm.

10. Public Comment: Mr. Leffever thanked Council for looking into drafting a data center ordinance.

11. Comments from Council Members: Mr. Sharer commented on his observations at the Village Green Basin and requested Mr. Zee to look into inspecting the current state. He also asked when Peco Energy will repair electrical boxes washing out, and a cracked sidewalk at 101 Fox Hollow. Ms. Pursell stated that she will reach out to the contractor. He also asked about a vehicle that appears to be abandoned along South Main Street and a potential zoning violation regarding junk outside a property on Olde Pilgrim Road. Ms. Pursell said she would look into both matters.

12. Adjournment: Upon motion by Mr. Sharer the meeting was adjourned at 8:46 p.m.

Respectfully Submitted,

Date Approved: _____

Colleen M. Pursell, Manager/Secretary