

**MINUTES OF DUBLIN BOROUGH  
PLANNING COMMISSION MEETING  
TUESDAY, FEBRUARY 10, 2026**

**1. CALL TO ORDER:** The February 10, 2026, meeting of the Dublin Borough Planning Commission was held at Borough Hall, 119 Maple Avenue, Dublin, PA. Vice Chairman Eugene Miller called the meeting to order at 7:34 p.m.

**PLANNING COMMISSION MEMBERS PRESENT:**

Eugene Miller  
Robert Morris \*\*  
Thomas Rymdeika \*  
Jacquelyn Connard  
Jeanette Pasqua

**APPOINTED OFFICIALS PRESENT:**

Borough Manager:	Colleen M. Pursell
Borough Solicitor:	Scott MacNair, Esq.
Borough Conflict Engineer:	Tim Fulmer, P.E. *
Borough Traffic Engineer:	Jamie Kouch *
Fire Chief:	Dale Meyers *

\*Not Present

\*\*Late Arrival

**2. Pledge of Allegiance:** Mr. Miller led the Planning Commission and the audience in the Pledge of Allegiance. Mr. Miller paid his respect to former Chairman of the Planning Commission, Gary Mast, who passed away earlier in the year. He commended Mr. Mast for his diligence while serving on the Planning Commission, and his dedication and willingness to volunteer his time to the Dublin Borough community.

**3. Reorganization of the Planning Commission:** Mr. MacNair explained the process of reorganization.

**3.1. Appointment of Chair:** Mr. Miller called for nominations for Chair of the Planning Commission.

**Motion by Ms. Pasqua, seconded by Mr. Miller, and unanimously carried, appointing Jacquelyn Connard as Chair.**

**3.2. Appointment of Vice Chair:** Mr. Miller called for nominations for Vice Chair of the Planning Commission.

**Motion by Ms. Pasqua, seconded by Mr. Miller, and unanimously carried, appointing Eugene Miller as Vice Chair.**

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

Mr. Morris arrived at the meeting at this time.

**5. Approval of Minutes:**

## 5.1. Minutes of the Planning Commission Meeting of November 17, 2025:

**Motion by Mr. Morris, seconded by Ms. Pasqua, and unanimously carried, the meeting minutes of November 17, 2025, were approved, as presented.**

## 6. Discussion Items:

**6.1. Petition for Amendment – Dublin Borough Zoning Ordinance (PVD – Planned Village Development District):** Mr. MacNair gave a brief overview of the Zoning Ordinance (PVD) petitioned for amendment and the ways to propose an amendment to that ordinance. He also advised the members of the Planning Commission what their options are when making their recommendations, if any, to Borough Council. He mentioned that the Bucks County Planning Commission must also review any amendments, which in this case, Mr. Nate Fox, Esq. representing the petitioner, has already done. Those recommendations are listed in Bucks County Planning Commission's letter dated January 7, 2026, and provided to the Dublin Borough Planning Commission for review.

Mr. Fox, Esq., presented the technical parts of the petition for amendment. The proposed amendments would allow a D12 Motel/Hotel/Inn use, and a height of up to four stories in an apartment building within the PVD-Planned Village Development District. In this case the increase in height for the apartment building will not be for additional units, but for larger unit sizes or to provide covered parking. The amendment would also allow for the conversion of the barn into the boutique hotel and fitness facility.

Mr. Rob Loughery, owner of Nehemiah Development Company and petitioner, gave a presentation of his vision for the boutique hotel and proposed changes to the apartment building. Ms. Corrina Garis provided a packet of information with renderings to the Planning Commission for their reference. Mr. Loughery talked about the possible benefits a boutique hotel would bring to Bucks County as well as the Borough, citing an increase in tax revenue and the economic benefit for the businesses in Dublin Borough. He mentioned that a conference space and a gym are also proposed for the use of hotel guests and public. He explained that the dairy barn section of the barn would be taken down and the hotel portion would be located on that spot. Mr. Loughery stated that the existing structures would be rebuilt and renovated inside with the intention of keeping the farm aesthetic, including the silos. The hotel will consist of fourteen (14) rooms, two (2) conference spaces, an outdoor events area and a spa located in the proposed gym area.

Mr. Miller asked for further clarification on the location of the conference spaces. Mr. MacNair read aloud the current ordinance for parking spaces and inquired if they felt that they would have any problems with parking during peak use time. Mr. Loughery stated that he feels there will be ample parking. Mr. Fox added that there is pedestrian interconnectivity across the homes and connecting to Rickerts Road and Center Drive that may encourage people to walk to the various locations rather than drive. Mr. MacNair also asked Mr. Loughery to confirm that the property would not be used for a wedding venue. Mr. Loughery replied that the space is more suitable for meetings, and small parties, not weddings. A discussion began regarding the current ordinance, traffic constraints, and prospective noise, as well as the proximity of homes to the mixed use building. Ms. Connard asked about the logistics of entry and exits for gym members versus hotel guests. She also added that she was concerned about the width of sidewalks along Main Street and asked if the new sidewalks would be larger.

**Motion by Mr. Miller, seconded by Ms. Connard, and unanimously carried, recommending the approval of the Petition for Amendment to the Dublin Borough Zoning Ordinance (PVD – Planned Village Development District), as presented, conditioned upon the prohibition of using the property as a wedding venue.**

**7. Other Business:** None.

**8. Public Comments:** There were no comments at this time.

**9. Adjournment:** Upon motion by Ms. Connard and seconded by Mr. Morris, the meeting adjourned at 8:52 pm.

Respectfully Submitted,

Date Approved: \_\_\_\_\_

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Colleen M. Pursell, Manager/Secretary