

HULMEVILLE BOROUGH COUNCIL
Conditional Use Meeting – Sixth Meeting
October 18, 2023

A special meeting of the Hulmeville Borough Council was held on the above date at the William Penn Fire Company, 123 Main Street. The purpose of the meeting was to consider a conditional use application submitted by Superior Holdings LLC. This was a continuation of the meetings conducted on March 15, May 18, May 31, June 29, July 27, and August 17, 2023.

Councilmembers Present

Thomas Wheeler, President
Dan Mandolesi, Vice President
Nick Lodise
Judy Coleman
Nick Toth
Jim Pio
Naz Atabas, Junior Council

Staff in Attendance

Thomas Panzer, Solicitor
Bill Wheeler, Borough Manager
Debbie Mahon, Mayor
John Baran, Chief of Police

Council Members on Zoom: none

Councilmembers Absent: Doug Harris (recused himself from hearings)

Councilmembers Late to Arrive: none

Staff on Zoom: none

Staff Absent: Dorothy Omietanski, Secretary, Diane McKairnes, Treasurer, and Kurt Ludwig, Water and Sewer President

Guests in Attendance:

- **For the Applicant:** Ed Murphy, Esq, Attorney for Applicant, Eugene Laurenzetti, Superior Holdings LLC., Al DeFrancesco, Realtor
- **For the Protestant:** Terry Clemons, Esquire, representing the Hulmeville Conservation Committee
- **For the Borough:** Amanda Fuller, Gilmore and Associates, Borough Engineer
- Stenographer: Donna DeAngelis Lehmann, Court Reporter

Call to Order: Tom Wheeler called the meeting to order at 7:05 pm; all those present joined in the Pledge of Allegiance.

Procedural Matters:

- Mr. Panzer explained the legal aspects of this final hearing.
- Council met two dates, in Executive Session, to discuss the testimony presented over the previous 6 hearings.

- Tonight, Council needs to either grant, or deny, the conditional use application.
- Council has developed 37 conditions which would be part of any motion to grant the conditional use.

Motion made by Jim Pio made and seconded by Judy Coleman to deny the conditional use application; Motion defeated 2-4-0.

Motion made by Dan Mandolesi and seconded by Nick Lodise to grant the conditional use, subject to the 37 conditions on the October 18, 2023 memo; Motion passed 4-2-0.

Tom Wheeler clarified this motion to only allow the applicant to build a development of the type proposed. It does not convey any approval of any plans submitted, number of units, etc. It is simply an approval to proceed with the subdivision and land development process.

A motion made by Jim Pio and seconded by Dan Mandolesi to adjourn the meeting at 7:20pm.; Motion passed with all in favor 6-0-0.

Respectfully Submitted

William Wheeler
Acting Secretary