

Workshop 2A/2B Comments Received

Workshop 2A - 5/22/25

Topic 1. Historic Preservation

Resident Comments

Make it easier to fix up their property

Require building upkeep in the downtown area.

Have the historic society provide more historic markers of significant structures to educate and inform residents and visitors

We need to work with the state to preserve the canal, make it more resilient, and potentially navigable again

Maintaining the historic nature of New Hope is a strength

Businesses need to be held accountable (e.g. how can a building in the historic district be allowed to be painted pink?) Stricter fines to businesses that will make the builders "fee" it, not just a small monetary amount.

Preservation currently overseen by HARB. However, appears some properties/businesses not compliant. Businesses and builders need to preserve current structures. Need mechanisms to prevent the "oops" demo of the historic structures, trees, etc. An obstacle is \$\$.

Preserving homes that are 50 years old as historic. Expand the historic district.

Priorities: What was done with the carriage house hotel is a real success story. I hope the same can be done for the commercial building on Mechanic St that was just sold. We should encourage home and business owners to thoughtfully restart properties (or make it difficult for them to do otherwise).

Historic Preservation: Use common sense with that. Ferry St - treat it special. No trucks. 15 mph.

Consider expanding the historic district to prevent more overly-modern houses along Main St.

"Obstacle to preservation" - Is there a way to engage anonymously with the historic rules enforcement groups? Some people feel asking questions can lead to unwanted attention for minor concerns.

Historic Preservation: More borough enforcement of the current regs as related to the historic district. Publicize and credit those that go above and beyond to restore or preserve properties.

Obstacles to preservation - sometimes different people have different ideas of what should be preserved and what should be updated. Like I live in an old house, and if something needs replacing or updating, how much say do I have compared to HARB or the borough?

Historic Preservation - I think that it's important to try and honor any original and historic features/architecture. I know that there's always the looming idea of "progress" but I feel that sometimes allowances get made to make buildings that are modern and soulless. I don't think we need to live in the past, per se, but the beauty of older buildings has so much heart, art, and soul. I think that is important.

We need to identify key historic assets more so than designating "zones."

How to promote historic preservation? Give HARB some authority to actually enforce the rules if architect/builders promise to do one thing and then actually do something else. If they don't follow guidance they should be forced to correct their "mistakes" or heavily fined.

Stop raising homes in town to build mega mansions

Historic preservation means maintaining the older buildings (houses & shops) in our historic district. They are what contributes to the New Hope charm

Obstacle to preservation = money

Obstacles to preservation - residents not being informed or having a clear understanding of what preservation means and why it is important in a historic town. Also, lack of resources.

Promoting preservation - community events (that promote education). People should not feel threatened when trying to find out information when approaching people in places of authority.

Obstacle - There are some buildings in terrible disrepair. Why are owners able to basically let a property disintegrate? Is it even safe?

Obstacle - Developers and some home owners want very large and modern structures and it seems like they just need to mention the word "hardship" and council is willing to bend the rules. Is it really a hardship if they only make 4 million versus 5 million profit on your new townhomes?

New Hope needs to preserve its historical assets to preserve its identity and soul. Otherwise it becomes a soulless strip of McMansions and uninteresting stores, etc.

What historic preservation means to me - a commitment to honoring things that are historically relevant with the goal of keeping history alive and accurate. I mainly think of buildings so as an example, keeping an historic building architecturally authentic in appearance.

HARB should work with the historical society to put historic informational plaques on the outside of historic sites - some exist now - need more.

Historic preservation - no benign neglect (e.g. Cilintro). That was deliberate. Don't let them have any more activity. Keep old buildings - support interior structures, flexibility with roofing.

Obstacle - If someone doesn't follow historic guidelines and are able to do whatever they want because they can afford the fine, what about those of us that can't afford that luxury?

It is important to preserve the charm and character of the town. Homes built that do not represent the character of the town should not be allowed. Strict rules for renovation of existing properties should be enforced.

Only new construction must be approved by a panel interested and dedicated to keeping New Hope more original.

Priorities: Not just enforcing and monitoring new, large projects, but reaching out to local residents for informal conversations about what improvements and general condition issues exist.

Historic preservation should mean identifying key landmark characteristics and ensuring the overall character of the town remains intact. Instead, the preservation in town seems to focus on saving every minutiae, which makes it so hard to update and renovate that the buildings become shabby and ugly

HARB should communicate with the Planning Commission about whether and how the plan can address community concerns.

Maintaining the importance of history for future generations. Can also be an opportunity for revenue.

Obstacle to preservation can be building developers that demonstrate a lack of respect for our precious historic town. Need for more oversight.

What should we be doing? Not giving exceptions to the rules to accommodate developers

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Topic 1. Historic Preservation

Resident Comments

Historic preservation means historically accurate! Have a very restricted building/zoning code like Nantucket. No one, even billionaires, gets away with "their" wishes. They truly preserve the character with the code. Preservation must come from HARB/Council.

Obstacles to preservation - money is buying the town. What does historic preservation mean - not tearing down the older buildings putting up huge ugly modern buildings. Strengths of preservation - maintaining charm and beauty in New Hope

HARB should make recommendations to the Comp Plan.

Historic Preservation - 1) Tell the story - make street signs and maybe even exhibits with key facts. 2) More integrity in what buildings look like - give HARB a clearer charter and more teeth; and 3) Educate in real time for all residents

Forget it - too late.

Stop ignoring the ordinances set up for the historic district. Do not treat frying in the face of ordinances as precedents. Link building to preserving the community's connection to the river when considering variances or rewriting statutes. Either follow the law or stop pretending we care.

More preservation - expand historic district

All of North Main in the HARB District.

HARB acceptable, not obvious (minimal intrusion)

Add additional comments below

stop the crazy mansions on the river

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Workshop 2A - 5/22/25

Topic 2. Vehicular Traffic & Parking

Resident Comments

Adding a “local traffic only” sign at the intersection of E Ferry St and S Main St to restrict traffic going into E Ferry St. Making it a one-way feels too strong a move but any cars attempting to go into the street when the Playhouse lot is busy creates a massive bottleneck as K-turning can be impossible if cars are already in line waiting to leave
Adding five feet of non-parking yellow to the current no-parking yellow in front of Love Saves the Day and Mansion Inn. The left turn from the bridge onto S Main St gets blocked by people trying to parallel park too close to the light/intersection
Review whether designating specific spots for tourists to create pick up zones for Uber/Lyft would create efficiency
Create a 4th painted crosswalk at the intersection of W Mechanic St and S Main St, there are only three. When updating the crosswalk, please look into the costs of recreating a similar paint style that celebrates LGBTQ+ culture, such as what was done near center city at the intersection of 13th and locust St
There is no solution to the “parking problem.” We can only chip away of it. Improvements are multiple in signs and service. There is such as a thing at a saturation point for tourism.
We need a parking lot
People should be made aware of options to drive into town when they live in Riverwoods and use Uber, carools, and walking
Rethink downtown: no parking at S main, Bridge and Ferry; create bike/ jitney lanes where parking is now; commercial traffic only from 10pm to 8 am.
Mechanic St from Main to Bridge, add a pedestrian mall
“Park mobile” is easy to use and handful (if you are a technic-savvy, maybe a challenge for olde visitors)
No parking patrol at all
Need to set “delivery” hours to keep large trucks off Main Street during commuting hours
As a store owner on Main St, my customers complained they don’t know where to find parking, don’t understand they must pay for the parking, and they cannot negotiate/navigate the kiosk (too difficult). Need more signage identifying where parking can be found.
Backing out of Waterloo Street (Coryell Street) is dangerous and happens continuously.
Truck traffic should be on State Roads, no trucks on Ferry St. Traffic calming on Bridge St
Give residents a pass or monthly/quarterly/yearly park badge to park in the borough
Improve maintenance of kiosks, not working intermittently.
Have parking meter enforced, use more judgement when spots are not full to help retailers and not off any residents picking up a packager dinner
Present loud motorcycle and cars
Install more directional signs to lead people to the parking lot
More police staff to assist in parking and movement in town
More police personnel on the street
Speed control
Signage unremovable at parking location
Use of areas behind union square for parking
Limit large trucks on Main St, delivery can be limited to early morning
Police needed to control the corner of Main and Bridge St, potentially on weekends.
Buy less parking, do not limit to minimum of 2 hours
Have police enforce “no vehicles over 28 ½ Ft,” every day I see them at Rt32 and 179. Police are not enforcing.
Left arrow from Main St to over Bridge to Lambertville.
What happened to the “back door,” to New Hope to alleviate traffic?
Have an officer at Bridge and Main on busy Sat and Sun between 1-4 pm. Need enforcement!
Speed Bumps in town on Main St, help from PennDOT
Kiosk problems
There is enough parking, but people don’t want to walk that far. Everyone wants to park on Main Street. This means the same vehicles keep circling the block.
Limit commercial traffic: hours—not during main waking hours (maybe only 10 pm to 8 am); access—only State Roads. If you need now, State roads, limit based on hours’ road width
Annual residential permit parking. Traffic can run overnight, but no more than 48 consecutive hours in one space.
Traffic and speeding on S Sugan Rd
Oversized rocks on Sugan Rd
Storm drains on S Sugan Rd need repairs

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Workshop 2A - 5/22/25

Topic 2. Vehicular Traffic & Parking

Resident Comments

Hopefully new Kiosk work, I see many tourists upset, they don't work and not user friendly

Clearer parking signs

Enforce parking in borough lot, showing close by 11 pm and there are people leaving long after that, drinking, loud, disturbing residents, where there are police no enforce

No more garage fiascos (priority)

Monitoring traffic speed, keeping intersections and winding roads in good repair and monitored for safety

Distracted and speeding drivers either look at their phones or a parking space. Not paying attention to pedestrians or the road.

Borough needs better signage to direct people to parking which would better serve businesses

Obstacle - keep speeds low and enforced (better at school)

HOV parking to reduce commuter and parking traffic (?)

Publicize where all parking is located (with pricing)

One issue we have is the concentration of traffic at the Bridge - Main choking point. Is there a way to consider a more attractive connection to the area "behind the school" for example.

Motorcycle noise on weekends is excessive.

Discounting parking or having codes for workers to get discounted parking would help. Free two hours during holidays.

Noise restrictions should be considered (motorcycles)

Put back in free parking Thanksgiving to Christmas

Quality of life issues mean enforce the noise ordinance. Motorcycle noise throughout town.

Traffic. Ban trucks on River Road unless it is a local delivery or at least restrict hours to local delivery so it doesn't block traffic.

Parking! Parking! Parking! Problem for residents and tourists. Make a plan. Build facilities.

Preferential parking for residents within realistic hours on a resident parking permit

Can Borough use property under high tension lines for parking with a town shuttle looping to bring people into town?

Threats: are the problem with the lack of traffic enforcement to keep traffic moving to Bridge and Main St. we need uniformed officers there at peak hours. This will cut down on pedestrian's walking against the red light.

Add additional comments below

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Workshop 2A - 5/22/25

Topic 3. Growth Management & Affordability

Resident Comments

No longer a small town. Limit condo development

Promote sustainable growth. Does or has the borough ever offered property tax incentives for rent stabilized/controlled apartments? We have two units we still charge \$1,000 apiece for and those sorts of apartments are harder and harder to justify/find.

How are we defining "growth?" In the classical economic sense? In terms of population? In terms of housing stock? This needs clarification.

I don't think we want to "promote" growth - the goal should be to maintain a viable population and housing stock.

We need to maintain and improve the infrastructure we have vs. supporting new infrastructure to support growth.

How to promote sustainable/equitable growth - 1) provide incentives for affordable housing; 2) promote renovations of existing houses without expanding their footprint; 3) Do not allow variances for expansion of footprint (limit height)

Growth Management - infrastructure needed: stormwater controls; telecommunication and powerlines buried; and make sure there are sidewalks so people are not dependent on cars

Obstacles to new growth = stormwater issues

What constitutes affordability?

Find ways to control the growth and building

Manage building

Don't overreach on what can't be managed

JDM Materials - should be affordable smaller apartments for lower income families

Growth - we are maxed out on space. Growth isn't needed. End McMansions.

20 acres at JDM property. Plan as a blue zone community. Affordable for artists, teachers, police officers, senior citizens, bartenders, waitstaff, as well as higher incomes such as those in the pharmaceuticals.

Community gardens, walkability, energy efficient.

Limit growth - houses in the spirit of New Hope history

Affordability is a huge issue. No variances should be given for taking away apartments (affordable ones) and there should be a fee/penalty for increasing house size, with fees going to creating affordable options.

Shoring current infrastructure is essential. Not allowing growth beyond what an overburdened sewer system, etc. can handle is a must.

Tying building to sustainability of structure and environment would allow for sanity.

Obstacles - our size should dictate what we do. We are a small borough. We need to accept our real limits. Maintain and naturalize what land we have in order to preserve the town from more floods, droughts, etc.

Infrastructure needs to support new growth: extending public sewer and water lines. How to promote sustainable growth? Set maximum residence size within the borough? The way the town could have presumably less expensive residences.

Growth management - Assess carefully balance of housing, business, school hospitality for 30 years from now.

Balancing developers' desires and residents' wishes to retain the old with the new.

What should we be doing more of? Apartments or condos above or in back of commercial areas instead of the trend to convert more commercial properties to residences. We seem to be slowly losing our business district.

Growth will ideally include access to basic services reducing the need to commute elsewhere

Growth - infrastructure needs to allow for improved walkability - 1) safe walking trails and sidewalks; 2) cars cannot always be prioritized.

Growth needs to take into account the need for green space - for humans and for animals

Growth management and affordability - require developers to devote 25% of a multi-unit complex to affordable housing.

Consider rent controls for residential and commercial spaces

Growth needs to take diversity and inclusivity into account to allow for persons and families of different means and backgrounds to find a home.

Growth means being respectful of the history and character of the town.

Can we use JDM Concrete site for affordable housing?

Growth management should ensure that there is still affordable housing.

Stop allowing all townhouses, condos to be built on small lots. Too many units have been allowed to be built on one parcel.

Why all the big houses on River allowed?

Growth management does not allow aggressive development

Sustainable growth keeps developers in check

Growth management means no more monster homes - expand zoning laws to limit growth

Special consideration for JDL plot - not cookie cutter. Variety of sizes and affordability

All new builds should be built to green standards.

Workshop 2A/2B Comments Received
<i>Workshop 2A - 5/22/25</i>
Topic 3. Growth Management & Affordability
<i>Resident Comments</i>
Obstacle - we need more affordable or closer to affordable housing (or we don't have a school or a vibrant community). The school (ed services) employs almost 10% of the jobs but most teachers can't afford to live here.
Allow for ADUs especially if prioritized for residents not just AirBnB
<i>Add additional comments below</i>
what DO we want new hope to be - these are all tactics but not a mission or a stratgy

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Workshop 2A - 5/22/25

Topic 4. Bicycle & Pedestrian Safety

Resident Comments

(Sarah Simon, lifelong resident in New Hope) The visibility from every direction at the intersection of Sugan Road and Old York Road has only gotten worse over the years. In recent years, trees have been planted near the intersection, which has further obstructed the view. With the increase in traffic, including delivery vehicles, this intersection gets more dangerous on a daily basis. In 2007, my grandmother, Angeline Cleary, long-time tax collector of New Hope, crossed this intersection on Old York Road and was struck by a vehicle as a pedestrian. She survived the initial injuries, yet her hip and pelvis were broken, the bone below her knee was crushed, her arm and wrist were broken in multiple places, and the injuries resulted in circulation issues to her legs. Prior to this accident she drove to many places each week to collect food for the food pantry, was engaged in many church activities, babysat for my children, went bicycle riding, enjoyed vacations and bus trips. Following this accident, she spent the next five years attempting to recover from her injuries; however, she died because of the injuries to her leg, wherein her leg went gangrene. Medicare would not allow the lawsuit to end until she passed away, as they had to be paid back for every part of her care that was a result of the accident prior to her estate being paid. Nearby residents have made attempts to improve visibility at the intersection by removing debris and weeds around the guardrails, which unfortunately is more than the borough has had to offer to the cause despite the well documented dangers which exist at the crossing of Old York Road and Sugan. Now that my three oldest children can drive, I have asked them to avoid this intersection whenever they can. I am here asking you to look at the dangerous conditions that exist at this intersection and make changes. I would like to ask for a traffic light with no turn on red signs. I cannot see any other way that this intersection could be improved. My grandmother died because of the injuries she sustained at this intersection. This intersection should be marked as the site of death following accidental injury by an automobile.

North Main along river should have sidewalks/bike trail—a path is there connecting NH to Solebury trails along this route

For pedestrian safety, when will PennDOT redesign Old York Road and Sugan

Bike racks

Work with high school students to identify walking trails into town and identify markers to show how far you walked as in steps and miles.

Current asset: the towpath. It is a wonderful resource for pedestrians and bikes

Needed infrastructure: police staffing to monitor traffic and pedestrian safety. More speed bumps? Drop-down arm for pedestrian safety at major crossing points (like Bridge St near Stockton)

Obstacles: E-bikes and regular bikes riding on the sidewalks; I see people patrolling all the time to give out parking tickets, but I almost never see police patrolling or handing out tickets for moving violations; not complete sidewalk on New St.

Strength is DK shade tree comm has entered where Bike rack is located throughout the town.

Safe sidewalks downtown can least even since, we cannot widen them. Accessible for wheelchairs where possible.

Consider purchase land for homeowners to create sidewalks on main roads, such as Sugan, New St, etc.

Engage and insist the roundabout be more responsive to help us on crosswalks, sidewalks, safety, etc. Use political influence.

Replace parking spaces on Main, Ferry, Bridge Streets with Bike Lanes.

Allow me to walk and bicycle safely in town, sidewalks for pedestrians, bike lanes for bikes

In regards to Hood/Huff area, and resident has almost no option but to get in their car in order to go down the street to get anything. Grocery stores, gym, bank, school, hardware store, no way to walk there. Something has got to be done to make that community safe for residents, which in town would make it safer for vehicles. If there is no room for sidewalks there, then restrict vehicle access. The scales need to tip towards pedestrian access!

Sidewalks, bike lanes, safe roads (speed bumps stop signs). Keeping trees trimmed for visibility, and road maintenance.

Reinforce safety and compliance with tourists. Notice they just cross and don't pay attention to traffic. Map for Bike path areas.

Safety and maintenance of suggestions. Sugan needs a sidewalk and more safety measures. Traffic speed is an issue on Mechanic towards Sugan.

Lack of communications, State policies, and complacency.

Canal path could be made safer for bikes (removing obstacles like roots. Improve surface, etc)

I think there needs to be more focus on Bike/pedestrian options when considering traffic studies. Like instead of focusing on vehicular accessibility, how safe is it for pedestrians?

Slow the traffic down, make crosswalks more visible including blinking light, rumble deliveries and crosswalks, reflective paint at crosswalks, increase lighting at crosswalks

Bricks installed by borough need to be replaced

If we can move power underground, that will open up the sidewalks and make them safer and open up capacity

The primary intersection of bridge and main, please consider an “all pedestrians cross now (Ala shibaya crossing)” for busy Saturdays and weekends

Beautifying in simple ways (weeding, leveling and trimming) the public side of the canal path near entrances

Weekend bike paths, but not on Main and Bridge. Bike paths need sidewalks.

Clearly painted crosswalk with pedestrian activated blinking lights, crosswalk between Mechanic St and Waterloo on Main St (near Havana)

Request to make intersection of W Mechanic St and S Main St to have four crosswalks, and paint the crosswalks in the style of “13th and Locust” in center city of Philadelphia

To improve the conditions of the W Ferry pedestrian path that goes across the bridge. Same for the small bridge on W Mechanic St

Improve crosswalk on Bridge St, remark installation at Old York and Sugan.

There should be a sidewalk, or a way to cross, to the past office from McCoffey's side.

Workshop 2A/2B Comments Received

Workshop 2A - 5/22/25

Topic 4. Bicycle & Pedestrian Safety

Resident Comments

Speed bumps on side streets in downtown to slow traffic, need more crosswalks through out Main St, especially S Main St, need more trash cans, need public restrooms, need to stop trucks unloading to restaurants blocking traffic

Power lines under sidewalks will be more aesthetically pleasing and will free up more space on the sidewalks. Keeping brick sidewalks allows for easy repair. However, the sidewalks need to be repaired and improved to be family stroller and handicapped friendly.

Look to Peddles village as an example, their bricks are more even and they are removable. So you could bury the powerlines and easily access to them. Compare to Jim Thorpe for now, they are able to maintain buildings.

Why is it too hard to get signs or new paint? Tree is a perception

Lambertville doesn't have problems with trees harming their sidewalks. Are they doing something different? Can we coordinate and see how they do things?

Terrible sidewalks, not enough sidewalks, too many trees, lift sidewalk, enforce tree ordinance, fix cobblestones at Ferry St. No crosswalks, crosswalks need to be painted, stop trucks all day.

There is nothing on Sugan Road and Old York Rd that important. LEDs, Wawa to bay and xxx. A small step for citizens. A big step for safety. Recommend bikes don't use this. Bike, nothing to add, Pedestrian move on Old York, Sugan, Dorge, downtown has up and downs.

Infrastructure, top down by council to take the lead, citizens and businesses will have common sense and believe in safety should support.

Common sense should prevail

Make council walk from Wawa to get to meetings

Install raised crossing signage on corner. Slow traffic and protect pedestrians.

Everything is about using the limited space and resources we have to inform management of our small borough

The canal path would be used more if it improved—need signage to direct riders and walkers. Putting bikes aside the sidewalks, particularly on N Main in the historic district. Could be installed the pedestrian signs exit—again on N Main should have lights, where might also need to limit speeding.

We need safety for pedestrians first, while also allow for the best possible flow of traffic, I don't encounter a lot of cyclists, and they usually respect the rules on the road. The towpath usually takes care of cyclists needs, and again, most (not all) cyclists communicate clearly, I don't want to promote an increase of cyclists on our roads and sidewalks, as we don't have the space!

Address the issue of unsafe sidewalks

Well-functioning, a few signs or lines or additions to the locations on the cartoon town advert map of canal path entrances

Lacking sidewalk on key areas

Add sidewalks on Sugan/Old York/Mechanic

Blinking LTS

Make Ferry/Mechanic St 15 MPH

I cannot take out my trash or get my mail without almost getting killed

Find ways to make streets more walkable

Sidewalks need to be maintained and cleaned

Add additional comments below

this walking town is unsafe to walk in

Workshop 2A/2B Comments Received

Workshop 2B - 6/9/25

Topic 5. Business Development & Tourism

Resident Comments

In part high rents are forcing many businesses to change prices which are too high outside the reach of the middle class. New Hope becoming exclusive is not for the benefit of the resident.

Turnover of businesses is much too high due in large part to exorbitant rents for which inconsistent seasonal sales cannot cover rent. Rent control is needed.

Introduce more directional signage for tourists for historic sites, parks, businesses, parking, etc.

Tourism is essential to the town but we need to control development so it is not out of control.

Overdevelopment is one of the town's largest issues. It contributes to other problems. We need a focus on small business instead of corporate development.

Can we get grants to support the small businesses?

Incentives for landlords to lower rents and sustain businesses

Growth of tourism is a negative for our small town. We are overdeveloped.

Can we make better use of the people/tourists the playhouse bring to town?

Multiple kinds of "tourism" 1) Hamptons on the Delaware - wedding venues, expensive restaurants, a few high end shops; 2) other restaurants and shops; 3) stoner - need representation and support (none from Visit New Hope)

Growth of day visitors and regular weekend tourists is a plus; weddings, not as much.

No more hotel projects, support B&Bs and small hotels.

Work in a systematic way to decorate businesses/stores with character

Priority - YES to businesses one would want as a resident, including affordable ones.

Priority - Art supplies/art classes/galleries (we have galleries but prices are a challenge for artists)

Priority - Hardware - we lost Finkles in Lambertville & the Ace is not very affordable.

Business/tourism planning & open space & climate resilience are VERY interconnected. Make all decisions with flood, fire, wind, water resource challenges in mind because we will most likely have to deal with it all (i.e. Climate Change, which is REAL!)

Tourism is fine (to a point) but residents who can also live/work/shop here would be good too.

The scope and size of the buildings has to be one of the top concerns of the borough. The bigger the building means more foot and automobile traffic, this is too much tourism. As a local, I avoid downtown on weekends.

Balance tourism with residents. Encourage New Hope Pharmacy and Wellness to be in the center of town (allowing pick-up parking nearby). This would encourage residents to come "downtown" for something other than eating and drinking.

Find a way to make the playhouse people become a true part of the community, rather than being its own brand that clogs parking and discourages tourists from going elsewhere in town.

Tourism is a positive. It just needs to be balanced. We need more quality retail businesses, less junk, less motorcycles. Have the tourists visit for quality & excellent eateries, not for drinking and freedom to hangout.

More Toward higher income and good products and quality music and theater. That would serve residents as well as tourists. It would change the type of tourists, though. Moving toward this vision should be supported with thoughtful advertising and promotion.

We need a small business ombudsmen to help small businesses thrive.

We need more "mom & pop" shops which will appeal to locals and tourists alike.

Tourism is net positive, but New Hope risks being gentrified to the point where there are very few unique vendors/points of interest. How do we protect and support unique businesses (like the bookstore, theater, etc.)

Large new buildings ruin the character of the town and will over time impact tourism. We need to make wise decisions and take a longer term view.

No more hotels. I believe we have about 7 in the borough, which sounds like a large number for a town of this size to absorb.

North main is out of control and must be better managed to ensure it keeps its charm that attracts people to visit.

Tourists visit a river town. They expect to see the RIVER. Today they need to walk over the bridge.

Tourists need ways to escape from the heat. How about converting space to GREEN space. It is attractive and help with the heat and water management. E.g. the area currently occupied by the Landing

Tourism can be fickle. I remember several stores closing after a summer with rain at weekends. It would serve the town to also have stores and services of interest to the residents. Frenchtown is doing a better job in this regard.

Business development and tourism is closely related to pedestrian safety. Many visitors rush down S Main not stopping at pedestrian crossings.

Tourists come either for a wedding or the character of the town. Day trippers come for the vibe. We need to be mindful that the development ruins what attract people. For example, this is a river town with minimal access and view of the river.

Growth of tourism is positive. But it must be aligned with parking, traffic, and business.

Support businesses by having more reasonable parking fees and more spots and allow residents to get a parking permit. I do not patronize most of the businesses because parking is a problem. And why should I pay the same as a tourist when I already pay taxes to the borough?

Buy the Landing.

Workshop 2A/2B Comments Received

Workshop 2B - 6/9/25

Topic 5. Business Development & Tourism

Resident Comments

Put a moratorium of development of hotels, motels, lodging.

How are we as a community being impacted by immigration policies that threaten the service/entertainment sector?

Businesses need to be appealing to locals and tourists. There are too many that are designed to cater to hotel/visitors (cosmetics, sunglasses, etc.)

Main Street (North & South) needs to be made more pedestrian-friendly. Main Street should have foliage/flowers to enhance the appearance

How are revenues from tourism being used? Can we dedicate a certain portion to infrastructure improvement? Do we have a hotel tax?

Tourism is a positive, however, there needs to be improvements in traffic management on weekends.

Very positive toward tourism but critically important to fix some items in advance (parking, keeping clean)

More on social media. Calendars of events are hard to find.

Manage tourism - everyone says they love New Hope, but so many don't come, haven't been in years.

How does the business community support residents?

Issues with tourism - Noise, traffic, police, crowds, parking

Too much tourism, too little resident focus. Stores cater to tourists.

Too much tourism and development has made rent levels out of reach for working class people (i.e. restaurant workers, etc)

No more hotels.

The visitor's center to be an important focus in tourism planning.

In terms of tourism/business, shut down short-term rentals to put more units open for working class people.

If weather is warm, the lack of shade trees in the Borough will affect tourism. Must have people to care for them and water them on hot days with lack of rain.

Tourism is a net positive but should be steered to reduce negative impacts. Excessive tourism prevents residents from enjoying the businesses in their community. Some types of tourists may be preferred over others.

Wedding tourists less beneficial than weekenders coming to explore the shops and restaurants.

Coordinate with Solebury to encourage businesses for residents (e.g. hardware stores) in the McCaffreys and Giant plazas and manage traffic through the borough

Tourism is a net positive. We have many more assets than a small community could support without tourists. However, the town needs to plan how to assure access for residents of the borough and Solebury Township.

The rents in New Hope must be way higher than Lambertville and Frenchtown - they have nicer stores.

Why does Frenchtown and Lambertville have better stores with things you want to buy? Where are the art stores and antiques that they have in those other towns?

Trash from tourists on my lawn all weekend

Need more retail that appeal to residents as well as tourists.

We need a business improvement coordinator to be a liaison between business owners, landlords, tenants, etc.

Is this too much tourism. Benefits vs problems—how to manage, how to strike a balance between tourists and residents. Tourists needs vs resident's needs. What is the draw now vs what we would want—driving forces.

Add additional comments below

Put in chess tables like the ones in Lambertville on Union Street next to the bank and parking lot. Use it as a fundraising opportunity.

Allow for local painted murals, which can be art installations to celebrate the town's rich art history.

are we "for" the residents or "for" the visitors - which is more important

how do residents BENEFIT from the visitors who all leave

Workshop 2A/2B Comments Received

Workshop 2B - 6/9/25

Topic 6. Planning for a Changing Climate

Resident Comments

All new building developments should take ground water into consideration. Underground tanks should be changed to put water back into borough's ecosystem.

Preserve wetlands and all the open land. Turn the end of Division St into a pocket park.

School is willing to naturalize, work with them, do not develop land.

Can the town take part in programs to help residents with flood assistance?

Can we do better to clean our watershed?

Our creeks flooding a huge issue?

Plant more trees and shrubs

Require green buildings on big new development

Concerned about the management of the creeks, feeding into the river—flooding of creeks.

Concerned about lack of management of decreased trees which are a hazard. And can/should be replaced with disease resistant native trees and plants that will enhance air quality and improve ecosystem of our environment.

Problem with management of flooding of river augmented by creek that need to be managed. Use of permeable materials as an option for existing black asphalt. Control heat stores coordination with State & North of us.

Preserve wetlands and where possible green spaces help absorb heat and water.

Instead of traditional asphalt on paving areas, use permeable solutions. (this is what my office did to help and it was quite effective)

Flooding/drought: heat/dry/fires, lack of shade in the area. Dry wells, Condition of water concern for fish and other animals. modern approaches to developing each sooner.

What is being done to utilize non-fossil fuel sources of energy, e.g. solar, wind to reduce energy costs and improve air quality.

Trees are always a good thing. More have been planted. They do need to maintain them. Outdoor eateries should have shade and roofing of some kind. The trees of course, needs to be kept in mind for waterfront properties—build higher or not at all. Careful with tree Verus power lines—worth investing in preventative pruning rather than addressing crises.

Along the river is always going to be an issue, yet there is still plans to be adding one more hold, are we still monitoring the reservations in NY to keep the water leads at a safe level.

Need for more shade trees; numerous flooded properties may need to be raised; Waterloo Street—needs to possible limit housing

What comes to mind is flooding! Vulnerable places are all businesses and homes on both sides of Main St. Technologies should be used to have high rises pylons along the river.

The borough needs an elevation parking charging stations. The next police car needs to be all electric! Keep traffic flow in town moving, police need to be visible!

Having only experienced flooding episode/hurricane since moving to New Hope. It appears that “controlling the water” in the canal is one issue. There is apparently a mechanism to control the water in the canal. Otherwise, climate change/flooding issues seems more dramatic on its side.

From overflow of creeks and hillside runoff due to lack of management of the immediate watershed. Fallen and cut trees need to be removed to allow water to flow to the canal and river without blockage and hold the entities accountable.

Fire—woodland fires when drought are more severe. And between Aquetong Road & windy bush.

Energy: support solar, neutral, safe, secure, limited zoning restriction. (becoming less interested). No fees match costs similar to PECO. Active: Proactive about installation—negotiate for blocks of installation (building) for better pricing and rebate.

When I hear “climate change” I feel it is out of my control, I don't feel it's affected us.

We need a comprehensive climate vulnerability assessment that assesses energy resilience, water/stormwater/drought (infrastructure, risk mitigation efforts), impacts to vegetation, residents' health, etc.

We also need to hook at impacts of climate on residents' health (heat impacts, infectious disease, etc) and mitigation actions.

Stay up-to-date on latest building and development recommendations to mitigate impacts of climate change; areas along waterways are particularly vulnerable to the effects of climate change. Increases in impervious surface make flooding worse (probably); need more thoughtful vegetation for shade and erosion mitigation.

We need updated flood risk maps that don't rely on FEMA which are surely outdated.

A possible plan for climate change is a parking area with a charging station in each parking spot. This could be a revenue-generating opportunity to self-fund the garage. It could also be a safe space for the residents to park their vehicle when flooding is imminent.

The borough is at the bottom of the hill. Need to work with Solebury to ensure what happens uphill does not impact the borough.

Flooding from the river is not the only issue. Flash flooding from streams and things like tornados are increasing. Need a professional threat assessment. Need good cooperation with Solebury to protect wetlands. This is a problem that has no borders.

Climate change needs to be part of the open space and the business/tourism discussion. It undertakes everything.

Power access—working with PECO

We need EV chargers, solar incentives, better zoning to encourage solar and home chargers and energy-efficient heating (less gas, more air source heating and solar) suppression, floods and flood safety

Zoning to protect vulnerable areas (especially, river front, steep slopes, Aquetong creek, and wetlands)

Workshop 2A/2B Comments Received

Workshop 2B - 6/9/25

Topic 6. Planning for a Changing Climate

Resident Comments

More trees native plants, work with school and property owners. Less mowing and more meadows. Incentivize EV parking.

Energy: Geothermal is underutilized. Groundwork been worked wells with circulation. Very efficient. New construction—highest insulation. Air circulation.

Changing temperature— hotter weather means less fresh air, so there are higher contents of harmful materials inside. The amount of chemicals released from cleaning agents is increasing. There is no peak forecast- so we need to ensure good fresh air as AC use goes up.

Two types of floods: 1) high rainfall upstate in New York exceptions xx flood; 2) Local storms are increasing and will for decades. Aquetong flooding will happen more.

Opportunity - make benefits for EV including delivery trucks & businesses that become more climate friendly

Add additional comments below

not really an NH issue

Workshop 2A/2B Comments Received

Workshop 2B - 6/9/25

Topic 7. Access to Nature & the Outdoor Environment

Resident Comments

Install trash bins for recycling alongside all existing common trash bins for aluminum, glass and plastic

Better maintenance of the towpath and the canal. Clear the weed plants, protect access to the river in care future development wants to privatize it. Can envision boats to be. Keep land around school as it is—no more building there.

Keep river space open, create public river access point north of bridge (landmark site?), can we use wetland near school for an educational/nature trail?

would love to see a real park in the borough, an area for off-leash for dogs, a children's area, and a picnic area with shading. Although the land is tight, there appears to be open space near the 202, get on a toward the school area. But all comes down to parking, and we need greater access to parking.

The river is New Hope's greatest natural asset. Cleaning up the canal is a must.

Is the property on Old Mill Lane with the mansion that floods all the time can be purchased for a park

New Hope should buy the Cintra property for a nice park

Ensure it is safe to walk around and access the various spaces

Stop limiting access to the little space available so that residents can actually move around in town (and not just the Delaware Canal State Park), e.g. when properties came up or sale should the borough purchase, e.g. landing could be made a park

New Hope should buy riverfront property for a park. The landing? Any spots on waterloo? Can Division St become a park? Or Randolph developed better? The town needs to pre-plan to be ready to purchase properties before it goes to developers. Open the old Odette's building.

Need signs to identify and guide locals and tourists to parks, towpath. Etc. There is limited access for disabled to get to/from towpath.

Threats: too much trashes. Too many cars in downtown. Need parking and more walking access to town.

Threats: Active management for weather issues. Increasing tornado danger, flashing flooding, heat emergencies. Need an over arching climate action plan that may include planting trees, etc.

Strengths; towpath; opportunities: more parks (dog park)

Opportunities: at the bottom of Riverwoods Dr along the creek could be a walking path?

We need a dog park at JDM materials. Perhaps a pick ball court too! Small low-income housing.

The canal is always in some sort of disrepair—is that anything the boro can do? Or are we limited by the State?

Challenge to provide access to nature: private property lines, can not easily see river due to commercial properties, and walkway improvement

Encourage homeowners along river to take down fencing that prevents pedestrians from seeing across the river; don't allow any more building at the top of the riverbank anywhere in the borough; push harder to get the DCNR to make the canal heal (healthier for locals and tourists)

Opportunities: sharing access to the fields on the school grounds; making the boat launch on Coryell more accessible; protecting and maintaining all remaining public access to the river; crosswalk on south end of town connecting the towpath

The river and surrounding views are a significant draw, the residential development along the river makes it much harder to see the river from the road; development in general is a big threat top the little space we have left, making those spaces park like would a good thing

Access to the river is very limited, river walk by Stella's is nice but manmade. Can access by Odette's be improved? Could we have a public launch where people could launch canoes and kayaks?

Can wetland area by Quanny/school be improved to become a birding/landing area? Bridge brings in tourists and income.

Are there liability issues who allowing access to parks or outdoor activities?

Challenge: small properties--try to preserve some bigger ones or ones that flood make open access; zone hillsides and wetlands and recharge areas so they are not built. (I have a tiny property; neighbors keep building virtually to property edge)

Strength: DCNR trail (state owned), lots of wildlife, and river (bad access though, visual and for walk/boat, and even bad for fire department emergency)

Opportunity: work with the school to allow access with dogs to make more areas (not now+ yes wild native plants); also learn from partner with the very active work done by Solebury +WP+EAC

RE air quality: make benefits (access on Sat?) for EV vehicles and have access to chargers

The trains need to clean up their old railroad ties and old tracks. The creosote is going into the creek. Also, the train has old cars behind Triumph that are decomposing and ruining that part of the canal.

Maintain towpath and canal or help. The "friends" could not do it all. It is our tree nature path. Protect the riverfront, the public should be able to use it. Do not develop wetlands!

Riverfront is a tremendous asset visually and boating. Boating and kayaking xxxx. Not sure how we could create a place to swim if we wanted to. Canal path, sometimes over-crowded.

The river is our draw, but I cannot get in it/on it. The canal is disgusting.

Display a marker or markers of the river elevations from 1955 and up till today to put the environment and impact so. Visitors could be amazed.

This borough needs more directional signage for visitors to point them. To nature and the green spaces and unique sights in the borough.

Opportunity: New hope should buy the CINTRA property and protect it: good for water recharge, air quality and wildlife.

Borough should secure more riverfront access, also its flood prone so low cost of flooded. Tourists love watching from

Outdoor environment: riverfront access—is a big, underutilized asset. I want to the library safe at 42 N Main. Little pearl at the river places. So many people sit and watch the river, birds, reading books, kids play.

Workshop 2A/2B Comments Received

Workshop 2B - 6/9/25

Topic 7. Access to Nature & the Outdoor Environment

Resident Comments

JDM property by back door, is this a possibility for purchase?

Water in the canal

Maintain canal water level.

We should be purchasing open land for parks.

Access to nature: parks open space acquisitions. What questions need to be asked regarding climate change—what do we regulate?

Add additional comments below

Workshop 2A/2B Comments Received

Miscellaneous Comments

Resident Comments

SALT - the ferry market driveway is heavily over salted. We have a basement from 1860 and it is coming through the foundation walls. We are good neighbors but want help protecting our home.

Coordinating with PECO about trimming trees and growth away from utility boxes and lines, they previously had a relationship with the borough (see: Gloria Broeker) where we would call out trouble areas and they would come trim

Pipes are blocked causing flooding south of Old York Rd when raining, my wall around my property has been hit many times (10)

Need to clean up some customs that have been developed such as loud motorcycles and retail stores hawking their wares on the sidewalk. No one wants to live in a town that tolerates that.

Would be great to have a farmers market in town.

We should not be stealing land from the school. That was taken by eminent domain and not taken for other uses.

Get rid of plastic bags.

Quality of life issues are insane. Traffic, including too many loud obnoxious motorcycles. Why is a section of Main St devoted to those who just eat/drink at Fran's?

Let's get rid of plastic bags in the borough

Add additional comments below