

HISTORICAL ARCHITECTURAL REVIEW BOARD
12JUNE2019 MEETING MINUTES

In attendance was Larry Peseski (Chair), Scott Minnucci (Vice Chair), Marnie Newman, Kevin MacDonald, Steve Young (Associate Member), Robert McEwan (Liaison) and Christine Terranova (HARB Administrator)

Absent: Nancy Ruddle and Buz Teacher

I. Call to Order

Chair Peseski called the meeting to order at 7:03 p.m. and noted that H.A.R.B. did have a quorum.

II. Approval of Minutes – May 6th, 2019

Upon a Motion by Marnie Newman, seconded by Scott Minnucci, H.A.R.B. unanimously agreed to approve the minutes of May 6th, 2019.

III. Review and Approval of Annual Reports of 2016, 2017 and 2018

This review was tabled for the next HARB meeting.

IV. New Business

**A. Action on 2535 River Road Property, LLC
2535 River Road/7092 Phillips Mill Road
(Phillips Mill Historic District)
HARB Plan Number 2019-04-B**

Ms. Jennifer Sophia, Senior Project Manager with Landmark Developers; Mr. Mark Baker with Ralph C. Fey Architects; Mr. D. Travis North, Landscape & Lighting Department Manager with Bohler Engineering; and Mr. Brad Storie, General Contractor for the property owner, were present on behalf of the application.

Mr. Carter van Dyke, with Carter van Dyke Associates, was present on behalf of the Township as the lighting professional.

Chair Peseski reviewed the following items from the previous meeting minutes to clarify the applicant had addressed the topics with a resubmission to the application:

- The existing lights that are being removed from the property and their intensity to determine the loss of current lighting;
- Detail of the poles and type of lighting for the parking lot;

- Intensity and lighting of the lantern to be placed in one tree;
- Clarification on the pond lighting;
- Physical testing of the lighting throughout the property;
- Timers for the light fixtures and what is a reasonable time to consider for adequate lighting;
- Address roof lighting, either install or remove;
- Additional trees and intensity of lighting to be added to property.

Mr. North added that the removal of the lights on site, especially the dormer on the building, trees and pool are all reflected in the plans as submitted.

CVDA expressed concern in applicant's previous memorandum (dated 4/30/19) that the existing uplights on the property were too bright and intrusive, creating hot spots of light and contrasting darkness. It was understood from the applicant that the desire was to create adequate and appropriate light to the use as a hotel and wedding/event venue and the buildings' historic nature. It was not clear from the initial submission which existing lights would remain and which would be removed, so a comprehensive understanding of the final lighting plan was not possible. The revised submission includes plans showing removal/retention of existing lights and allows for dimmable light levels.

CVDA stated that in the hotel parking lot, four existing light fixtures with high-intensity floodlights are proposed to be removed. Seven new light fixtures on 20-foot mounting posts are proposed. The proposed fixtures are simple rectangular aluminum LED luminaires on square posts. Applicant is proposing uniformity on the lighting and required light levels will be met.

CVDA stated that the existing up-lighting into the tree canopy is generally too bright and will, in most cases, be removed. The revised plans indicate 53 existing landscape lights that will be removed. Most of these lights will be replaced with new, lower-intensity lights. The total of new lights on the site will be 159. Previously proposed lighting on building roofs has been removed.

High-intensity uplights are proposed to be removed from a number of trees and replaced with LED flood uplights to light the tree canopy or wash the trucks, to create ambient light. CVDA supports the removal of these lights, some of which may be as high as 9000 lumens each. Up-lighting to illuminate the tree canopy ("B" luminaires on the lighting schedule) or to graze tree trunks ("C" and "D" luminaires) is proposed in a number of trees along the entry drive, around the buildings and around the pond. These lights are proposed to be field-adjusted for direction and spread. It is suggested that these uplights should be limited to 111 to 669 lumens per fixture and to use a wide beam bulb.

Around the perimeter of the property, uplights into trees are proposed to be replaced with "C" or "D" fixtures, which will direct light onto the tree trunks. This

light fixture is dimmable and can be adjusted in the field. CVDA would suggest dimming it below the maximum output.

CVDA recommended doing “testing” of the lighting on site. CVDA proposed a compromise to do three instead of four lights. Fixtures would be fine as long as there is a jurisdiction of light density.

Chair Peseski asked how do you “police” the lighting to maintain control of the situation.

Mr. van Dyke stated that the process can be controlled with a light meter.

Mr. Baker asked that the process be done properly and not just on opinion.

Mr. Minnucci stated that there would be a difference in the lighting during the different seasons throughout the year.

Mr. North stated that there is no reason for the lighting to be on during the winter season and should have minimal lighting on the property.

Chair Peseski suggested having seasonal lighting for the property.

Mr. North stated that it is not the applicant’s intent to have the lighting on all the time except when there is an event, and necessary lighting in the parking lot would be needed and could be dimmed at a certain hour.

To the east of the hotel along the creek, a number of uplights are being removed. Some trees will be relit with “D” uplights to graze the trunk. The very large tree will be illuminated under its canopy by 12 hanging lanterns (“G”), affixed to branches in a manner approved by an arborist. The effect of this number of lanterns is difficult to predict – it may be excessively bright in the canopy, while failing to cast sufficient light on the ground. CVDA recommends the equivalent of 25 watts incandescent per each lantern light. The applicant may consider replacing some of the proposed lanterns with low-intensity can lights that would hang from the tree but point to the ground. Ms. Sophia and Mr. North felt it to be acceptable. Mr. Peseski asked Mr. Van Dyke if the lighting would need to be tested, and Mr. Van Dyke felt that it would be necessary.

CVDA felt that the front entry will be much improved with the removal of the high-powered flood light. Seven “B” uplights are proposed to shine into the canopies of the trees along the drive. Again, these fixtures have a total lumen level of 2158, while CVDA suggests limiting the level to 400 to 600Lm. Twelve smaller lights (“A”, “C” and “D”) will graze tree trunks, shrubs, or perennial beds. These smaller lights are dimmable.

CVDA would like to review the lighting on the sculpture because they are concerned about the intensity of the lighting. An existing statue is proposed to be lit with a "B" fixture, which CVDA believes may be excessively bright.

It was noted that the dormer lighting is unresolved and was not submitted as part of the original application and should be addressed with HARB at a future date.

CVDA stated that the area around the pool and nearby landscape features is redesigned, with new wall sconces mounted on 6' posts ("H") and replacement uplighting into the trees. CVDA expressed concerns about the tree uplighting, the post lights, path lights and replacement wall lights. Around the pond, new "D" uplights will project into the willow trees, and CVDA suggests dimming these below maximum. Wall sconces along the path will shine down. Along the path to the pond, new lights will graze the wall and pergola, and lights will be mounted on the pergola. It is felt these lights will increase path safety. Along the western property edge, new "A" lights will wash the wall, and three trees will be illuminated in the canopy with "D" lights and on the trunk with "C" lights, which should be dimmed below maximum. It is felt this will define the edge of the property.

It was noted that planting beds in the northern half of the lot will be newly lit with dimmable "A" and "D" fixtures. The pathway through the garden to the south of the pool is currently illuminated with "mushroom cap" brass fixtures ("K"); these are proposed to be reset and relit or replaced as needed. It was suggested by CVDA that once all the proposed lighting has been completed in the pool area, to then have a site visit or a "testing" to determine everything is acceptable.

It was noted the chandeliers in the pergolas are to be lifted to the highest point possible to conceal the fixture and placed on a timer/dimmer per landscaping lighting plan note #11.

The applicant proposes that all lighting will be turned on at dusk. Lights near River Road will be turned off at 12:30 a.m., and parking lot lights will be turned off at 1 a.m. Wall and path lights will remain on for safety until dawn. Seasonal adjustments will be made as needed. Mr. North will provide the Township with a timing diagram, colorized, and maintenance plan for the site.

Upon a Motion by Larry Peseski, seconded by Marnie Newman, it was unanimously agreed to recommend issuance of a Certificate of Appropriateness to TMP#41-028-020-002, 2535 River Road a.k.a. 7092 Phillips Mill Road, for the HARB application submitted on April 1, 2019 with revisions submitted on May 20, 2019 for the following:

- 1. Accept all plans submitted May 20, 2019 depicting lights to be removed, existing lights to remain and proposed lighting to be added.**

2. **Accept plan submitted for parking lot lights – removal of four existing fixtures with high intensity floodlights, replaced with seven new light fixtures on 20-foot mounting posts per the Parking Lot Lighting Plan, Revision 2, date-stamped May 20, 2019.**
3. **As an exception to the plans submitted on May 20, 2019, all “C” and “D” luminaries are to be limited to 400 to 600 lumens per fixture. If applicant desires higher intensity lighting, light testing to the satisfaction of the Board must be done prior to any approval of lights for this area.**
4. **As an exception to the plans submitted on May 20, 2019, up lighting around the perimeter of the property to be replaced with “C” and “D” fixtures – limited to 111 to 669 lumens per fixture. If applicant desires higher intensity lighting, light testing to the satisfaction of the Board must be done prior to any approval of lights for this area/tree.**
5. **As an exception to the plans submitted on May 20, 2019, in the area to the east of the hotel along the creek, the twelve hanging lantern lights are to be limited to the equivalent of 25 watts incandescent per each lantern light. The applicant has the option to replace proposed lanterns with low intensity “can” lighting that would hang from the tree. If applicant desires higher intensity lighting, light testing to the satisfaction of the Board must be done prior to any approval of lights for this area/tree.**
6. **As an exception to the plans submitted May 20, 2019, the seven “B” up lights proposed to shine into the canopies of trees along the drive are to be limited to Dart small fixtures with a maximum of 1100 lumens per fixture. If applicant desires higher intensity lighting, light testing to the satisfaction of the Board must be done prior to any approval of lights for the area/tree.**
7. **As an exception to the plans submitted May 20, 2019, the existing statue located in the center of the property north of the parking lot will have one Dart small fixture with a maximum of 1100 lumens.**
8. **Lighting trails for up-lighting of trees in the pool area. After removal of the existing lights, the installation of proposed new lights will need to be executed to the satisfaction of the Board.**
9. **No approval for roof lighting or lighting of any building dormers.**
10. **Timers for lighting fixtures, with seasonal adjustments, for the pool area, catering facility, lanterns and nonessential fixtures. Applicant will provide a colorized diagram and maintenance plan of the placement of the timers for the site within thirty days of this meeting.**
11. **All lighting will turn on at dusk. Nonessential lights will remain on until 12:30 a.m. Tree lights near River Road will remain on until 12:30 a.m. Parking lot lights will remain on until 1 a.m. Wall and path lighting will remain on as safety lights until dawn.**
12. **The chandeliers in the pergola to be lifted to their highest point possible to conceal fixtures and placed on a timer/dimmer per landscaping lighting plan (Note #11).**

V. Chairman's Topics

A. Volunteer to attend the next Board of Supervisors meeting

Chair Peseski volunteered to attend the Board of Supervisors meeting on Tuesday, June 18th, 2019.

B. Review of notification letters to property owners

Discussion on this matter would be postponed until the next meeting.

C. Emergency Approval Process

Discussion on this matter would be postponed until the next meeting.

VI. Public Comment

None

VII. Adjournment

Upon a Motion by Marnie Newman, seconded by Scott Minnucci, the meeting was adjourned at 8:44/ p.m.

Respectfully submitted,
Christine E. Terranova
H.A.R.B. Administrator
Solebury Township