

**HISTORICAL ARCHITECTURAL REVIEW BOARD**  
**06FEBRUARY2017 MEETING MINUTES**

In attendance was Larry Peseski (Chair), Nancy Ruddle (Vice Chair), Scott Minnucci, Mark Baum Baicker, Patrick Pastella and Christine Terranova (HARB Administrator).

Absent: Marnie Newman and Noel Barrett (Liaison)

Audience: Robert McEwen, resident of Solebury Township

**I. Call to Order**

Chair Peseski called the meeting to order at 7:00 p.m. and noted that H.A.R.B. did have a quorum.

**II. Election of Officers – Chair and Vice Chair**

**Upon a Motion by Mark Baum Baicker, seconded by Scott Minnucci, H.A.R.B. unanimously agreed to nominate Larry Peseski as the 2017 Chair of the Solebury Township Historical Architectural Review Board.**

**Upon a Motion by Mark Baum Baicker, seconded by Patrick Pastella, H.A.R.B. unanimously agreed to nominate Nancy Ruddle as the 2017 Vice Chair of the Solebury Township Historical Architectural Review Board.**

**III. Approval of Minutes – December 5<sup>th</sup>, 2016**

**Upon a Motion by Nancy Ruddle, seconded by Scott Munnici, H.A.R.B. unanimously agreed to approve the minutes of December 5<sup>th</sup>, 2016.**

**IV. Review and Approval of Annual Report of 2016**

Chair Peseski noted that the review and approval of the Annual Report of 2016 would be tabled for the next scheduled H.A.R.B. meeting.

**V. Chairman's Topics**

**A. Fast tract process for replacement/repair in kind**

The following points were discussed and noted concerning the replacement/repair in kind draft that would be made a part of the Design Guidelines with the Board of Supervisors approval:

- If the resident needs a building permit, will they also need to submit to HARB?

- An administrative review would be done after the property owner has completed the required application which includes samples, pictures and filing fee
- Two HARB members would be included in the administrative review
- The fast tract process for replacement/repair in kind would have a separate “sign off” area or block on the original HARB application to show that it has been reviewed for repair/replacement in kind.
- HARB’s interpretation of Section 7 of Ordinance #68 – repair/replacement in kind does **not** constitute as an alteration and therefore qualifies for what HARB is proposing.
- If a project is determined not to be a repair/replacement in kind then a full review/application would be required before HARB
- Samples and/or cut sheets still need to be submitted with a repair/replacement in kind project, similar to a HARB application submission
- There should be a maximum of seven days for the HARB administrator, two HARB members and the zoning officer to review a repair/replacement in kind request once submitted. If a building permit is needed, then the applicant will need to submit a complete packet for HARB review.
- Will there be a filing fee for a fast tract review?
- No approval or review will be needed by supervisors on a fast tract review.
- It was noted that HARB may need a benefit statement

It was determined that Larry would draft a flowchart on procedures; Nancy would draft a list of repairs/replacements in kind examples; and Scott would draft a list of procedures to follow once a repair/replacement in kind fast tract review is submitted to the township.

**VI. Public Comment -- None**

**VII. Adjournment**

**A Motion was made by Mark Baum Baicker to adjourn the meeting at 8:40 p.m.**

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