



**Historical Architectural Review Board
February 2, 2026 Meeting Minutes
Hybrid Meeting**

In attendance: Larry Peseski (Chair), Scott Minnucci (Vice-Chair), Nancy Ruddle, Marnie Newman, Patrick Strzelec, Buz Teacher (via Zoom), Steve Young, Zachary Zubris (HARB Administrator/Zoning Officer), Rickie Yudin (via Zoom - Board of Supervisors Liaison), John Ives (Planning and Zoning Administrator)

Public: N/A

I. The meeting was called to order at 6:00 P.M. and there was a quorum.

II. Approval of Meeting Minutes – January 8, 2026

Upon a motion by Marnie Newman, seconded by Nancy Ruddle, the meeting minutes of January 8, 2026 were unanimously approved.

III. Continued Application of Thomas Godley – 3698 Aquetong Road

Larry Peseski noted that the application has been continued and referenced the correspondence, dated January 29, 2026 from Thomas Godley that illustrated the location of the two windows on the structure facing the cemetery. The Board briefly discussed the window location options and agreed that the ‘Preferred Option - Original Idea Location’ pictures and graphics was preferred by the Board.

Upon a Motion by Larry Peseski, seconded by Marnie Newman, HARB unanimously recommended the issuance of a Certificate of Appropriateness as shown on applicant’s pictures and sketch that is noted as the ‘Preferred Option – Original Idea Location’ as submitted.

IV. General Discussion

1. Minimum Maintenance Ordinance Survey: The Board discussed the status of the maintenance survey mailer that was forwarded to all residents in the regulated Phillips Mill and Carversville historic districts. Zach Zubris noted that over 100 surveys were mailed mid-January and to date, 15 survey responses have been received. The Board agreed that a future mailing or email blast reminder be sent out in order to receive more responses.
2. RRIK Application: Larry Peseski spoke about language amendments to the RRIK Application. Zach Zubris noted the Township is currently updating its website and can incorporate any edits or changes to the RRIK Application into the new web interface. Topics included:
 - emergency repairs that need immediate attention,



- when are permits required and for what specific repairs and replacements,
- clarification and understanding the scope and scale of RRIK projects (patching that becomes a replacement),
- timeframes of permit review and permit requirements (residential and commercial),
- roof repair and replacement understanding, roof replacement in-kind without permits,
- application should be clear on the process.

During the RRIK application discussion, the Board discussed the current status of the Phillips Mill Inn RRIK and permit improvements.

Buzz Teacher asked about the status of indexing. Zach Zubris noted he would follow up on the indexing.

V. Public Comment

None

VI. Adjournment

Upon a motion by Nancy Ruddle, seconded by Patrick Strzelec, the Board motioned to adjourn the HARB hybrid meeting at 6:50 PM.

Respectfully Submitted,

Zachary Zubris
Zoning Officer/Permit Department Administrator
HARB Administrator
Solebury Township