

Historical Architectural Review Board
February 5, 2024 Meeting Minutes
Hybrid Meeting

In attendance was Larry Peseski (Chair), Scott Minnucci (Vice-Chair), Buz Teacher, Marnie Newman, Patrick Strzelec, Nancy Ruddle, Robert McMahon, Steven Young, Zachary Zubris (HARB Administrator/Zoning Officer), Christy Cheever (Board of Supervisors Liaison)

Public: Jeffrey and Jerry Bach

Absent:

- I. **The meeting was called to order at 6:00 P.M. and there was a quorum.**
- II. **Election of Officers**
 - a. **Temporary Chair – Upon a motion by Larry Peseski, seconded by Steven Young, Scott Minnucci was unanimously appointed as Temporary Chair.**
 - b. **Chair – Upon a motion by Buz Teacher, seconded by Nancy Ruddle, Larry Peseski was unanimously appointed as Chair.**
 - c. **Vice- Chair- Upon a motion by Larry Peseski, seconded by Buz Teacher, Scott Minnucci was unanimously appointed as Vice- Chair**
- III. **Approval of Minutes – December 4, 2023**

Upon a motion by Nancy Ruddle, seconded by Steven Young, the December 4, 2023 minutes were approved unanimously.

- IV. **New Business**
 - a. **Action on Jeffrey Bach- 3612 Aquetong Road- HARB-2023-21- Leads: Scott Minnucci & Patrick Strzelec**

The applicant was present before the Board.

Mr. Minnucci questioned if there was issue with water getting into the sit panels.

Mr. Bach confirmed that there was a water issue.

Mr. Minnucci what the material was currently.

Mr. Bach stated that it was wood siding.

Mr. Minnucci questioned about the battens.

Mr. Strzelec questioned if installing battens would help alleviate the water issue.

Mr. Bach said that it would help but there would still be issue due to the current wood siding getting a crack.

Mr. Peseski questioned if Mr. Bach constructed the building.

Mr. Bach stated that he had.

Mr. Stzelec asked about the panel specifications.

Mr. McMahon asked about the batten specifications.

Ms. Newman asked about the trims.

Mr. Bach stated that the material would be Hardy or Azek.

Ms. Newman expressed concern that typically Hardy was not allowed on a primary structure.

Mr. Peseski asked what the concern was regarding Hardy Board and if it was related to authenticity.

Ms. Newman confirmed that the concern was related to authenticity.

Ms. Newman asked if there could be the possibility of having a smooth finish rather than a grain finish.

Mr. Peseski stated that the decision to allow Hardy Board or Azek on a primary structure is not precedence and that each application is unique.

Upon a Motion by Scott Minnucci, seconded by Patrick Strzelec, it was agreed to recommend issuance of a Certificate of Appropriateness to Jeffrey Bach, 3612 Aquetong Road, TMP #41-002-051-0C1, for the removal of existing siding on front of the home to be replaced with Hardie Board Siding with the following specifications:

- 1. The type of siding shall be Hardie Plan in Select Cedar Mill***
- 2. There shall be vertical battens of the same color and approximately 1 ½ to 2 inches.***
- 3. Any trim that needs to be removed shall be replaced***

The Motion carried 8-0.

- b. Review of webpage and applications

The Board discussed the Township webpage, applications, and also discussed some changes that would be required to the HARB guidelines.

IV. Old Business

- a. Hotel Du Village

Mr. Minnucci began the conversation on Hotel Du Village and mentioned that Mr. Zubris had the code official stop out on site to observe a generator. Mr. Minnucci stated that Mr. Zubris told him the code official said it was a portable generator and not governed by HARB. Mr. Minnucci stated the term portable could be problematic. He also stated that since noise in an emergency is not regulated by the noise ordinance, it could disturb neighbors.

Mr. Peseski asked if there was a general noise ordinance.

Mr. Zubris stated that there was a noise ordinance but it had some exemptions, including noise related to equipment use for snow removal or emergencies.

V. Public Comment

Ms. Newman gave an update on the Comprehensive Plan Committee and the HARB Board discussed its role in the developing the plan.

Ms. Ruddle questioned about screening for a generator on a property in Carversville.

Mr. Newman asked about the approvals for a property in Carversville, which included discussion about screening of HVAC units.

VI. Adjournment

Upon a motion by Larry Peseski, seconded by Patrick Strzelec, the Board motioned to adjourn the HARB hybrid meeting at 7:23 p.m.

Respectfully Submitted,



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