



**Historical Architectural Review Board  
January 8, 2026 Meeting Minutes  
Hybrid Meeting**

In attendance was 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), Christy Cheever (Board of Supervisors Liaison), John Ives (Planning and Zoning Administrator)

Public: Paul Macht, Carversville; Thomas Godley, Carversville

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

**II. Election of Officers**

Larry Peseski appointed Nancy Ruddle as the temporary Chair and Nancy accepted. Larry Peseski was nominated as Chair and the Board unanimously approved. Scott Minnucci was nominated as Vice-Chair and the Board unanimously approved.

**III. Approval of meeting minutes – November 3, 2025**

The Board discussed the Carversville Inn front area improvements preliminary plan and the motion made that it was a 'continuance.' It was noted that it was continued as a preliminary application and will need to come back before HARB as a full application (with public notification) following approval from other required Township approvals. It was mutually agreed that the Board would update the motion made at the November 3, 2025 meeting regarding the preliminary review of the Carversville Inn Land Company, LLC application to "Upon a motion by Marnie Newman seconded by Steve Young it was agreed to continue the preliminary application;"

Upon a motion by Marnie Newman seconded by Patrick Strzelec the meeting minutes were unanimously approved;

**IV. Continued Application of Thomas Godley – 3698 Aquetong Road**

Larry Peseski noted that the application has been continued and noted the three remaining items that needed to be reviewed:

1. Garage door windows.
2. Pent roof (metal with 1-inch seam) over the garage door.
3. Two small Marvin windows and the location of those windows on the outbuilding facing the cemetery.

The Board and Mr. Godley discussed the details and materials associated with the windows and pent roof including the length and pitch. Specification sheets, roof sample, color



samples, and pictures regarding the garage door and the windows were provided, except a visual exhibit noting the location of the windows on the outbuilding facing the cemetery that is within view from Aquetong Road. Following discussion of the location of the windows, the Board proceeded with a motion. The Board marked two pictures as exhibits: Exhibit A relating to the garage door windows and Exhibit B relating to the pent roof. The exhibits are attached.

Upon a Motion by Scott Minnucci, seconded by Patrick Strzelec, it was agreed to recommend issuance of a Certificate of Appropriateness to Thomas Godley, 3698 Aquetong Road, for the following:

- 7j Install a previously approved garage door with the addition of four rectangular windows in the top panel per Exhibit A;
- 8j Install a pent roof per Exhibit B over the same garage door up to two feet on either side extending out two feet with pitch to match the structure; The roof will be one inch standing seam metal roof in black or charcoal color; Trim will match the rest of the structure per Exhibit B;
- 9j Installation of 8"x8" brown Marvin windows with the specifications provided; The approved location will be pending approval at the next HARB meeting.

The Motion carried 7-0.

Following the motion, Mr. Godley discussed the possibility about paving the portion of his driveway that is gravel, which is beyond the apron that is currently paved. Mr. Peseski replied about the process of submitting an application noting the location and extent of the work and provide samples of the proposed material(s).

Prior to General Discussion, Mr. Peseski introduced Paul Macht, a resident in Carversville who has expressed interest in potentially joining HARB. Mr. Peseski discussed the process to become a member and stressed reviewing the HARB guidelines if interested.

#### **V. General Discussion**

Mr. Peseski and the Board discussed revisions to the RRIK application that included, and not limited to the following:

- language regarding painting and colors,
- the process when an applicant wants to change colors,
- understanding the scale and scope of work that a RRIK application involves,
- should the RRIK application have limits or thresholds on the scope of the proposed work,
- understanding the scope of minor repairs in-kind versus larger scale repairs that may require a full HARB application (particularly roofs and siding projects, including the repair and replacement of windows),
- adding language that 'The Township reserves the right to require a full HARB application,' and



- noting that if a RRIK is questionable or is large in scope, additional leads can be assigned,
- revise the language in the RRIK ‘that if changing color, then paint color samples are needed.’

Following the RRIK application discussion, the Board discussed the current status of the Phillips Mill Inn RRIK improvements, including the existing building, windows, the arch, and the driveway.

Additionally, The Board discussed means to prevent demolition and benign neglect of structures within the historic districts.

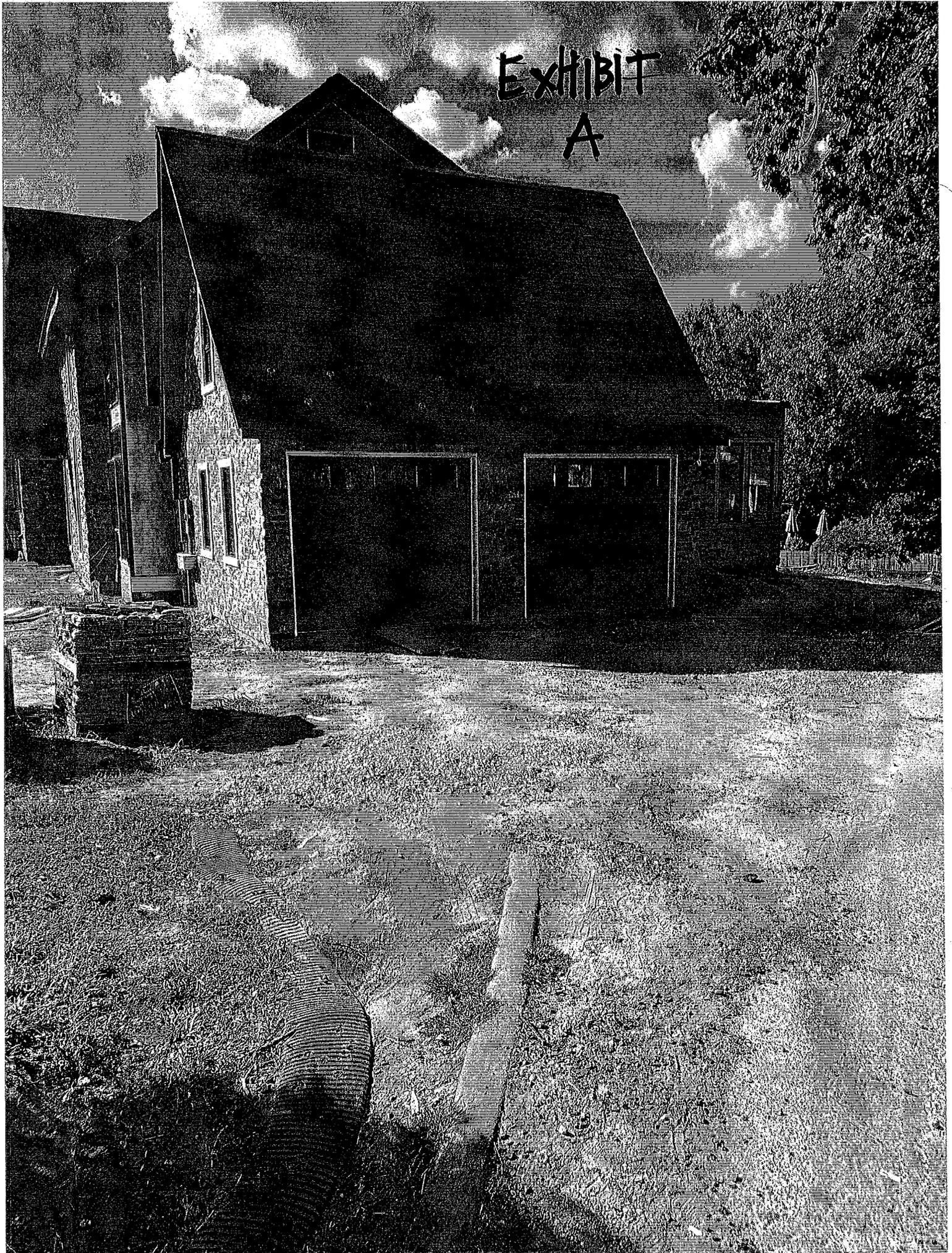
**VI. Adjournment**

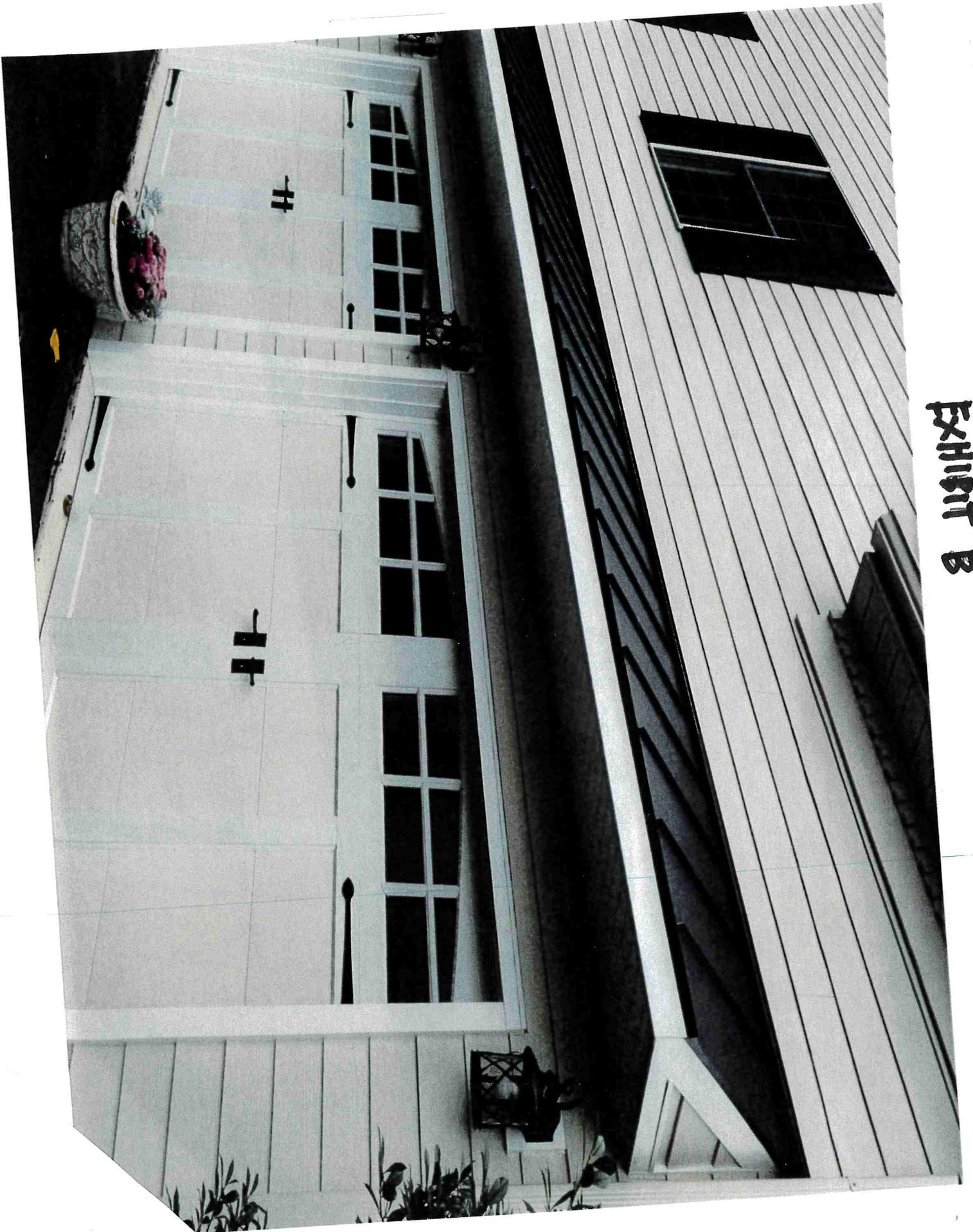
**Upon a motion by Mr. Peseski, seconded by Ms. Ruddle, the Board motioned to adjourn the HARB hybrid meeting at 7:47 P.M.**

Respectfully Submitted,

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

EXHIBIT  
A





**EXHIBIT B**