

Historical Architectural Review Board
December 4, 2023 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), John Francis (Board of Supervisors Liaison)

Public:

Absent:

- I. **The meeting was called to order at 6:01 P.M. and there was a quorum.**
- II. **Approval of Minutes – September 18, 2023**

Mr. Strzelec commented that he misspoke during the previous meeting and wanted to clarify that the applicant should have a technical worker take the molding and not a sculptor.

Upon a motion by Buz Teacher, seconded by Patrick Strzelec, the September 18, 2023 minutes were approved unanimously.

- III. **New Business**
 - a. **Action on William Holmes- 3761 Aquetong Road- HARB-2023-21- Leads: Steven Young & Patrick Strzelec**

The applicant was present before the Board.

Mr. Young opened the discussion and stated that he did not have a problem with what was proposed.

Mr. Strzelec stated that a good thing about the structure was that it screened the propane tanks.

Mr. Minnucci appreciated the comprehensive application.

Mr. Young questioned if the guidelines covered this type of structure or if there needed to be an amendment.

Ms. Newman and Ms. Ruddle thought that the guidelines were vague enough to cover structure proposed.

Ms. Ruddle thought that the proposed structure looked great.

Mr. Holmes commented that he wanted to shorten the structure and asked that the Board consider that.

Upon a Motion by Buz Teacher, seconded by Patrick Strzelec, it was agreed to accept the application with the following allowance:

- 1. The applicant is permitted to shorten the height of the enclosure by 12"-18".***

The motion carried unanimously.

Mr. Newman asked Mr. Holmes about his experience with the new application process.

Mr. Holmes expressed frustration with the new process due to the lengthy time and expense involved with preparing notices and mailing them. He also expressed a concern about private information being shared to the public.

Ms. Ruddle was appreciative of the feedback and stressed that the change was not a HARB one. Ms. Ruddle also provided a historical background on the notices and stressed that some of the information was public record.

Mr. Francis stated that it was not unreasonable to expect a homeowner, who wishes to make changes to their property, to take on the responsibility of notifying neighbors.

Mr. Holmes wondered if the filing fee covered the notification process in the past and if there could be an option to pay more for the Township to complete the notifications.

Mr. Zubris detailed how the applications are provided to the Township Supervisors.

Mr. Peseski stated that the process is screened by the Township solicitor but the process should be the most efficient and modernized process.

Mr. Zubris provided background on how an applicant can obtain neighboring property owners information utilizing the Bucks County website.

IV. Old Business

No old business

V. Public Comment

Mr. Minnucci formally welcomed Mr. McMahon to the Board.

Mr. Peseski gave a brief status update on the HARB guideline documents.

Mr. Teacher provided an update regarding a property in Carversville.

The Board discussed permitting and Certificate of Appropriateness issuance.

The Board discussed the possibility of a maintenance ordinance and the recently passed derelict vehicle ordinance.

Mr. Teacher provided an update on the Worth property.

Mr. Peseski gave an update on the Carversville Inn.

No public comment.

VI. Adjournment

Upon a motion by Nancy Ruddle, seconded Steven Young, the Board motioned to adjourn the HARB hybrid meeting at 6:44 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Zachary J. Zubris". The signature is written in black ink and is positioned below the text "Respectfully Submitted,".

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