

Historical Architectural Review Board

June 5, 2023 Meeting Minutes

Hybrid Meeting

In attendance was Larry Peseski (Chair), Scott Minnucci (Vice Chair), CL Lindsay, Steve Young, Buz Teacher, Marnie Newman Leasure, Nancy Ruddle, Patrick Strzelec, Zachary Zubris (HARB Administrator/Zoning Officer), John Francis (Board of Supervisors Liaison)

Public: Scott Blank, Joseph Gherardi, Ryan Viehweger

Absent:

- I. The meeting was called to order at 6:00 P.M. and there was a quorum.**
- II. Approval of Minutes – May 1, 2023**

Upon a motion by CL Lindsay, seconded by Steve Young, the May 1, 2023 minutes were approved unanimously, with corrections requested by Ms. Ruddle.

- III. Old Business**
 - a. Action on Joseph Gherardi**
6169 Carversville Road
(Carversville Historic District)
HARB Application # 2023-7

Mr. Gherardi was present on behalf of the application.

Ms. Newman Leasure provided some background on the application after discussions with Mr. Gherardi and making a site visit to the property with regard to the rear windows, shutters, and basement windows. Ms. Newman Leasure also provided some historical background regarding the information provided by Heritage Conservancy.

Ms. Newman Leasure further described the application including lattice and baluster work.

Mr. Gherardi stated his goal was to make the side of the building clean.

Ms. Newman Leasure noted that some of the improvements were changing in comparison to the approvals received by the previous owner.

Mr. Gherardi clarified that he wanted to move the air compressor to the rear of the house where it cannot be seen.

Mr. Peseski stated that the main issue was that an air compressor would need to be screened.

Mr. Minnucci asked if the air compressor would be seen from the public right of way.

Mr. Gherardi said it would not.

Ms. Newman Leasure asked about roof and shingles.

Mr. Gherardi said the roof above the balcony would get the rubber shingles.

Ms. Newman Leasure further described the application including utilities.

Mr. Gherardi noted that the utilities would go to the second floor to protect against flooding.

Ms. Newman Leasure questioned if anything would be done with the shed.

Mr. Gherardi noted he would like to knock it down and put something more aesthetically conforming.

Mr. Peseski questioned if this was the garage that the demolition was denied.

Ms. Newman Leasure requested that the shed issue be reserved for a later date.

Ms. Ruddle encouraged Mr. Gherardi to speak with Mr. Zubris to discuss the shed issue due to the nonconforming aspect.

Mr. Peseski questioned Mr. Zubris regarding placing a shed in a floodplain.

Mr. Zubris stated that it could potentially be done if it was a replacement in the to the same size and dimension as the previous structure.

Mr. Gherardi stated he would discuss the issue in the future with Mr. Zubris.

Mr. Gherardi's tree removal and a sculpture was discussed.

Ms. Ruddle requested clarification on the windows (24:09)

**b. Action on Scott Blank
3786 Aquetong Road
(Carversville Historic District)
HARB Application # 2023-4**

Mr. Blank was present on behalf of the application.

Mr. Blank fielded questions from the Board about the background of the solar panel application including the barn roof itself.

Ms. Ruddle questioned the racking and reversibility of the panels.

Mr. Blank assumed that there would be some spacing between the panels and the roof.

Mr. Strzelec discussed his experience with the racking in relation to the roof.

The Board discussed specifics of the application at hand.

Mr. Blank noted that he did make some amendments to the original proposal by moving the panels to the barn rather than the primary structure.

Ms. Ruddle and Ms. Newman Leasure noted that they had been given feedback from the community and it was mostly positive.

Mr. Strzelec questioned the depth of the panels and roof and noted that in his experience it was about five inches.

Mr. Lindsay stated that he was in favor of the panels but wanted to know the rack height.

Ms. Ruddle questioned if there were specifications for the panels.

Mr. Blank said that there were 24 panels proposed.

The Board had concern that there were no precise specifications provided.

Mr. Peseski stated that the Board needed to give Mr. Blank a decision.

Mr. Peseski noted that he had done research on the solar panels in Historic District and guidance was seemingly all over the place. He also stated that he was against solar panels because it was against preserving and protecting historic properties.

Mr. Blank stated that climate change is a big factor in pushing for renewable energy.

Mr. Peseski did not like the concept of reversibility.

Ms. Ruddle was uncomfortable with issuing a decision due to ordinance provisions.

Mr. Young felt that he wanted to approve the application but was not there yet.

Mr. Minnucci felt that the Board erred by not requesting of Mr. Blank specifications.

Upon a motion by Marnie Newman Leasure, seconded by CL Lindsay, the Board rejected the application due to lack of information. Mr. Minnucci voted against the motion. The motion passed 6-1.

The Motion was then struck.

Upon a motion by Marnie Newman Leasure, seconded by CL Lindsay, the Board and applicant agreed to continue the application. In the alternative, the application was rejected. The motion passed unanimously.

b. Hotel Du Village update

Mr. Zubris provided an update regarding Hotel Du Village.

Mr. Peseski requested that the Township follow up with correspondence to the Hotel.

Mr. Zubris stated that correspondence would be sent out regarding the lighting and the Hotel would be given certain time to respond appropriately.

Mr. Minnucci noted that at the end of March it was determined there was noncompliance at the Hotel but the Hotel's representatives were willing to work on coming into compliance.

Mr. Zubris noted that the Township was working on achieving compliance.

Mr. Young recalled that the approval decision was very specific.

Mr. Minnucci observed that the changes made to the Hotel were very miniscule and that the major problems were ongoing.

Mr. Peseski expressed his frustration with the Hotel ignoring HARB and the Township.

V. Public Comment

Mr. Blank commented on the Fast Track procedure for HARB. He felt that the process should be expanded.

VI. Adjournment

Chair Peseski motioned to adjourn the HARB hybrid meeting at 7:59 pm.

Respectfully Submitted,

Zachary Zubris

Zoning Officer/Permit Department Administrator

HARB Administrator
Solebury Township