

Historical Architectural Review Board

May 1, 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, Milan Lint, John Wolstenholme, Daniel Kimicata, Robert Stein

Absent:

- I. **The meeting was called to order at 6:00 P.M. and there was a quorum.**
- II. **Approval of Minutes – June 6, 2022, February 6, 2023, and April 3, 2023**

Upon a motion by Nancy Ruddle, seconded by Buz Teacher, the June 6, 2022 minutes were approved unanimously.

Upon a motion by CL Lindsay, seconded by Nancy Ruddle, the February 6, 2023 minutes were approved unanimously.

Upon a motion by Scott Minnucci, seconded by Larry Peseski, the April 3, 2023 minutes were approved.

- III. **New Business**
 - a. **Action on Kurt & Margaret Leasure**

3800 Aquetong Road

(Carversville Historic District)

HARB Application # 2023-5

Mr. and Mrs. Leasure were present on behalf of the application.

Mr. Young thought that it was a complete application.

Mr. Strzelec asked about the window originality and if the porch was in good shape.

Ms. Ruddle questioned if the mutins and mullions were going to be burgundy or just the door shutters.

Mrs. Leasure stated that these would be burgundy and the storm windows would be as well.

Upon a Motion by Steven Young, seconded by Nancy Ruddle, it was unanimously agreed to accept the application as presented and recommend issuance of a Certificate of Appropriateness to TMP #41-004-038 as follows:

1. Storm windows will match window colors.

Ms. Newman Leasure was recused from voting.

**b. Action on Joseph Gherardi
6169 Carversville Road
(Carversville Historic District)
HARB Application # 2023-7**

The applicant was not present on behalf of the application.

After deliberation, the Board felt as though the application was incomplete and confusing. The Board recommended that the applicant be notified, and the application was tabled for further discussion.

Upon a Motion by Marnie Newman Leasure, seconded by CL Lindsay, it was unanimously agreed to continue the application.

- **Action on Carversville Inn Land Co.**

6205 Fleecydale Road

(Carversville Historic District)

HARB Application # 2023-8

Milan Lint, John Wolstenholme, and Daniel Kimicata were present on behalf of the application.

Mr. Lint gave a brief introduction as to why they were before the Board again. The materials and labor cost resulted in a smaller addition.

Mr. Peseski noted that the application was solely to address changes to the addition and not to the original building.

Mr. Wolstenholme noted that there was a revision dated May 1st regarding changes requested by Howard Barksy, an immediate neighbor and that the most recent changes were seen as acceptable.

Mr. Lint clarified that the change to the addition was made by them and not Mr. Barksy.

Mr. Wolstenholme noted the roof line was to come up four feet to enable the equipment to meet the stipulation agreement. There would no longer be any equipment exposed to the Fleecydale Road side and that the equipment would be on the rear of the building.

Mr. Wolstenholme discussed the other changes related to the addition.

Ms. Ruddle questioned if the exhaust could be painted the color of the building.

Mr. Wolstenholme stated that the exhaust could not be painted due to the heat generated but would be open to doing so if they could.

Mr. Strzelec stated that there was paint, that if powder coated, could be applied to the exhaust.

Mr. Lindsay questioned how far off the screening would be.

Mr. Wolstenholme stated that the screening would need to be a certain distance away for ventilation.

Mr. Peseski questioned if there would be other items that needed approval in the future.

Mr. Wolstenholme stated they did not believe they did.

Mr. Peseski stated if there were other items, the application could be kept open for the future.

Ms. Newman Leasure thanked the applicant for providing all the information the Board asked and asked about the gutters for the Inn and noted that the new proposal looked better.

Mr. Strzelec asked if the stonework would be similar to the original Inn.

Mr. Wolstenholme said it would.

The Board overall felt that the new proposal was very well done.

Upon a Motion by Larry Peseski, seconded by Nancy Ruddle, it was unanimously agreed to accept the application as submitted March 30th 2023 and further accept the modification to the plan as presented May 1st 2023 and recommend issuance of a Certificate of Appropriateness to TMP #41-004-010 with the following conditions:

1. ***The application will be continued for potential review items in the future.***
2. ***The applicant will submit a screening concept for the mechanicals, generator, and dumpster corral, which should be uniform in appearance.***

IV. Old Business

- a. **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 regarding the application.

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