

Historical Architectural Review Board

May 6, 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:

Absent:

- I. **The meeting was called to order at 6:00 P.M. and there was a quorum.**
- II. **Approval of Minutes – February 5, 2024**

Upon a motion by Nancy Ruddle, seconded by Patrick Strzelec, the February 5, 2024 minutes were approved unanimously.

Mr. Peseski provided an update on the withdrawn Stein application.

Mr. Zubris provided an update on outstanding items from the previous meeting, including properties in the Carversville Historic District.

Mr. Zubris stated that the Township does not have a property maintenance code that would cover items such as weeds or derelict vehicles.

- III. **New Business**
 - a. **Historic District Minimum Maintenance Discussion**

Mr. Peseski opened the discussion.

Mr. Zubris stated that the Township does not have a property maintenance code that would cover items such as weeds or derelict vehicles.

Mr. Peseski stated that the Township should consider instituting controls for some property maintenance items.

Ms. Newman expressed concern with the possibility of maintenance standards that could have economic impacts.

Mr. Peseski and Ms. Ruddle stated that they were both concerned with excessive maintenance issues.

Mr. Minnucci recalled that the issue went to the Supervisors previously.

Mr. Peseski stated that it had gone to them previously but the topic should be revisited.

Ms. Newman stated she did not know what the answer was as there is garbage from outsiders scattered throughout the village.

Ms. Cheever suggested that the Board look at the ordinances for other municipalities as it could help develop the ordinance for Solebury.

Mr. Young questioned if a Township-wide ordinance would take things off of HARB.

Ms. Newman brought up the Historic Carversville Society as an avenue to have discussions about the maintenance standards.

Ms. Ruddle stated that some of the worst offenders were owners who do not live in the community.

Mr. McMahon brought up the Municipality Planning Code's language that authorizes municipalities to enact ordinances for historic preservation.

Mr. Zubris spoke to the ordinances that are currently adopted including the building code and solid waste ordinance that deal with some of the maintenance issues.

Ms. Peseski suggested that Ms. Newman bring the topic to the Historic Carversville Society but needed to provide an outline.

Ms. Ruddle suggested that rather than the Board doing legwork, the Township Solicitor may have information on what other municipalities do.

Mr. Peseski brought up an issue regarding a property on Wismer Road including statues and lighting and questioned how the Township should deal with this.

Mr. Zubris stated that the language in the guidelines was not enforceable as it was a suggestion.

Mr. Strzelec stated HARB could not review someone's artwork.

Mr. Minnucci stated that the lighting would require approval but other items such as statutes or pots are not something typically reviewed.

Mr. Zubris stated that he would need to check with Mr. Freed, the Township Solicitor.

Ms. Newman brought up the boulders that were added to that property.

Ms. Ruddle suggested that a nice conversation should be had since the property owner's were doing much to restore the property.

V. Public Comment

Mr. Teacher provided an update on Mark Worth's projects including the arch work and proposed work on the gift shop.

VI. Adjournment

Upon a motion by Marnie Newman, seconded by Steven Young, the Board motioned to adjourn the HARB hybrid meeting at 7:08 P.M.

Respectfully Submitted,

Zachary J. Zubris

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