

MINUTES OF THE HISTORICAL ARCHITECTURAL REVIEW BOARD (HARB) MEETING  
HELD ON THURSDAY, OCTOBER 15, 2020,  
VIA ZOOM DUE TO THE COVID-19 GLOBAL PANDEMIC.

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The meeting was called to order at 5:00 p.m. by the Chair, Mr. James Mohn following a 4:15 pm Walking Tour of the Moorhead property at 8 Farmhill Road.

**Members present via Zoom:** Mr. Joseph Zemba, Mrs. Gretchen Pawloski, Ms. Heather Semple, Mrs. Elizabeth Sykes, Mr. Denis Ranalli, Mr. Thomas McCargo, Mrs. Belinda Thompson, and Mr. Phil Hundley. Also present was Ms. Katie Stringent, Borough Manager/Secretary, Assistant Borough Solicitor Ms. Alyssa Golfieri, Ms. Megan O'Hara, consultant with Urban Design Associates, and Mr. Mark Reidenbach, consultant with Gateway Engineers.

**Others present:** Mrs. and Mrs. Keith Kronk, 148 Barberry Road; Ms. Heather Wildman, Wildman Chalmers Design, LLC; Ms. Maggie Kopf, Wildman Chalmers Design, LLC; Mr. and Mrs. Ben Roethlisberger; Mr. Pat Gavaghan, Ecotune Environmental Consultants; Mr. Frank Cservak, 174 Barberry Road; Dr. William McCoy, 122 Barberry Road; Mrs. Terri Fetterolf, 528 Scaife Road; Mr. Scott Fetterolf, 528 Scaife Road; Ms. Marsha Zak, 315 Scaife Road; Mrs. Hildy Heffernan, 319 Scaife Road; Ms. Kirsten Recker, 283 Barberry Road; Mr. Chris Standish, 279 Scaife Road; and Dr. Verna Corey, 895 Blackburn Road.

Chairman Mohn made an announcement regarding the Borough's public meeting procedures during the COVID-19 global pandemic.

Chairman Mohn then opened the meeting for public comment on matters on the agenda.

Mrs. Fetterolf made comments regarding the ownership of 475-477 Scaife Road.

Motion by Mr. Hundley, seconded by Mr. Zemba, to approve the meeting minutes of the September 17, 2020 regular meeting, was unanimously approved.

**Mr. and Mrs. Keith Kronk, 148 Barberry Road:** Mrs. Jennifer Kronk presented revised swimming pool and pool house plans reviewing the overall site plan, exterior elevations of the pool house, land scape and lighting plans, and stormwater management plans.

Mr. McCargo noted the completeness of Mrs. Kronk's presentation, thanking her for submitting all necessary materials.

Mrs. Thompson also noted the completeness of the submission stating that the design very nicely ties into existing conditions.

Mr. Mohn noted that the project was very well thought out and complete.

Motion by Mr. McCargo, seconded by Mr. Zemba, to recommend a Certificate of Appropriateness, for historical purposes only, subject to the granting of two (2) dimensional variances from the Zoning Hearing Board, was unanimously approved.

Chairman Mohn then called for Vice Chairman McCargo to Chair the meeting.

**Rose Farm, 475-477 Scaife Road:** Mr. Mohn stated that Mr. and Mrs. Roethlisberger have engaged the services of Tait Engineers and Mr. Gavaghan to design a pond for the Rose Farm site. Mr. Mohn briefly reviewed the pond plans as prepared by Tait Engineers then asked Mr. Gavaghan to share his site observations.

Mr. Gavaghan stated that the intention would be to create a water event that works on the site as if it were always there providing for an organic shape. The pond would be designed to sustain fish and natural plant life. The pond will be varying depths with a natural edge allowing the structure to blend into the existing environment. Mr. Gavaghan then noted possible changes to the plans as prepared by Tait upon his initial brief review and typical approach to pond design.

Mr. McCargo asked Mr. Gavaghan if all ponds would need two (2) mechanized outflows to which Mr. Gavaghan replied in the affirmative.

Ms. O'Hara noted that Mr. Gavaghan would need to submit precedent images of intended edging, and plantings.

Mr. Gavaghan noted that a mix of plantings will be used and that he will submit pond precedent images of work he has previously completed.

Mr. Hundley asked how large the pond was intended to be to which Mr. Mohn replied that the pond would be just under one (1) acre.

Mr. Zemba asked for clarification on the intended location of the previously proposed dock, and pavilion and if there had ever previously been a pond on this property.

Mr. Mohn stated that he has reviewed imagery dating back to the 1930s and none of the imagery reflects a pond on the property.

Mrs. Thompson asked if the pond will be visible from the main Rose Farm structure to which Mr. Mohn replied that it would be.

Mr. Reidenbach noted to Mr. Gavaghan that his main concern was that the pond structure would adequately hold water to which Mr. Gavaghan noted that the structure will be designed and constructed to support the intended use.

Ms. Semple noted that the intended location for the pond is a very boggy area where it will be interesting to see how the location collects water. The area will also support and encourage additional wildlife.

Mr. Mohn then reviewed revised plans for the farmhouse structure as previously presented. Mr. Mohn noted that the board had previously seen these plans when Mr. William Recker had intended to renovate the structure however the Roethlisberger's have requested minor modifications to these plans to include a new stone wall, the conversion of the garage from three (3) car to two (2) car, and the breezeway converted to a carport.

Motion by Mr. Zemba, seconded by Mr. Hundley to recommend approval of an amended Certificate of Appropriateness, for historical purposes only, contingent on the Roethlisberger's purchasing the property (475-477 Scaife Road), was unanimously approved.

**Ms. Kirsten Recker, 283 Barberry Road:** Mr. James Mohn presented plans for an addition to the existing structure, a new porch, and the construction of a two (2) car garage. Mr. Mohn reviewed the details of the existing site structures noting the historical importance of the existing design elements. Mr. Mohn noted that the design elements on the existing barn will be considered in the details in the design of the proposed addition. Mr. Mohn further discussed necessary engineering elements to complete the design noting that grading and the incorporation of a retaining wall will be necessary. The garage will be designed to look more like a barn than a garage mimicking the design of the existing barn.

Ms. O'Hara noted that the detailing of the existing structures was beautiful.

Mr. Hundley and Mr. McCargo both noted that the initial presentation was well done.

Ms. Recker noted that the intended design fits in and makes sense for the property.

Mr. Mohn stated that he will continue to develop drawings pertaining additional detailing for the next HARB meeting.

Mr. McCargo then noted that Mr. Mohn would again begin chairing the meeting.

**Mr. Chris Standish, 279 Scaife Road:** Ms. Heather Wildman and Ms. Kopf were present on behalf of their client Mr. Chris Standish to present plans for an addition to the existing structure. Ms. Wildman stated that the home was part of the original Follyfoot Farm built sometime between 1904 and 1914. Ms. Wildman reviewed the existing elevations of the home illustrating existing site conditions and an addition that was not part of the original construction of the structure. Ms. Wildman then reviewed the intended materials to be utilized for the addition.

Mr. Mohn praised the property owner for the thoughtful approach to the addition and the replication of existing materials into the addition. Mr. Mohn further stated that the proposed elevations are very well balanced.

Discussion continued regarding the proposed rear (south) elevation and the spacing of the windows and columns.

Mr. Standish stated that the intention of the addition is to match existing conditions and materials. Mr. Mohn encouraged the applicant to consider the windows on the proposed structure differently.

Mr. Mohn stated that the applicant should work to finalize the details and the materials for the proposed addition for further HARB review.

**Mr. and Mrs. Paul Heffernan, 319 Scaife Road:** Mrs. Heffernan reviewed existing site photography and plans for a new dormer. Mrs. Heffernan stated that the plans have been before the HARB previously however the work did not commence at the time. Mrs. Heffernan reviewed the intended materials for the dormer and roof.

Mr. Hundley stated that structural drawings are necessary to tie in the entire dormer design to the home. Mr. Hundley further stated that a structural engineer should look at the entire composition of the design. Ms. O'Hara noted that the HARB would need to review the fascia detail.

The HARB encouraged the applicant to have a structural engineer review the design and revise the plans for submission accordingly.

Ms. Stringent reviewed the following items for Administrative Review:

Mr. James Mohn, 257 Scaife Road – Generator Installation

Motion by Mr. McCargo, seconded by Mr. Hundley, to recommend approval of a Certificate of Appropriateness, for historical purposes only, was approved with one abstention by Mr. Mohn.

Mr. William Recker, 475-477 Scaife Road – Farmhouse Renovations Extension of Certificate of Appropriateness

Motion by Mr. Zemba, seconded by Mrs. Thompson, to recommend approval of a Certificate of Appropriateness, for historical purposes only, was approved with one abstention by Mr. Mohn.

Ms. Stringent also reviewed the Walking Tour at 8 Farmhill Road.

Chairman Mohn opened the meeting to comment on matters not on the agenda.

Mr. Cservak made comments regarding his solar panels located at 174 Barberry Road.

Mrs. Fetterolf made comments regarding public comment and the allotted five minutes.

There being no further comment, the meeting adjourned.

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Secretary

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Chair