

MINUTES OF THE HISTORICAL ARCHITECTURAL REVIEW BOARD (HARB) MEETING  
HELD ON THURSDAY, SEPTEMBER 17, 2020,  
VIA ZOOM DUE TO THE COVID-19 GLOBAL PANDEMIC.

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The meeting was called to order at 4:15 p.m. by the Chair, Mr. James Mohn.

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

**Others present:** Mrs. Jennifer Kronk, 148 Barberry Road; Ms. Heather Wildman, Wildman Chalmers Design, LLC; Ms. LeAnne Willitties, Wildman Chalmers Design, LLC; Mr. and Mrs. Matthew Braksick, 515 Spanish Tract; Mr. Heinz Machatzske, 321 Scaife Road; Mr. and Mrs. Ben Roethlisberger; Mr. Frank Cservak, 174 Barberry Road; Dr. William McCoy, 122 Barberry Road; Mrs. Terri Fetterolf, 528 Scaife Road; Mr. Scott Fetterolf, 528 Scaife Road; Mr. and Mrs. Ken Roethlisberger; 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 stated that the HARB held an Executive Session on Thursday, September 10, 2020 to receive advice from the Borough Solicitor.

Assistant Solicitor Golfieri made an announcement regarding the procedures for public comment prior to Chairman Mohn opening the floor for public comment on matters included on the agenda.

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

Mrs. Fetterolf made comments regarding the maintenance of the entry at 528 Scaife Road.

Motion by Mr. Hundley, seconded by Mr. Ranalli, to approve the meeting minutes of the August 13, 2020 regular meeting, was unanimously approved.

**Treetop Resort, 515 Spanish Tract:** Ms. Heather Wildman was present on behalf of her clients Mr. and Mrs. Matthew Braksick. Ms. Wildman reviewed the intended improvements to the single family structure to include the installation of NanaWalls, a new deck, a small addition, the removal of a screened porch, the relocation of the existing generator, and the infill of windows at the front of the structure. Ms. Wildman reviewed photos of the existing site and structure, the proposed elevations, and the materials to be utilized.

Chairman Mohn then opened the meeting to questions or comments from board members.

Mrs. Pawloski asked if the applicant intends to add additional landscape to the design to which Ms. Wildman replied that no additional landscape is planned at this time however Chairman Mohn noted that additional landscape can assist in softening the connection between the planned improvements and the existing structure and landscape.

Chairman Mohn further noted that the relocation of the existing generator will necessitate additional landscape screening. Mrs. Braksick stated that they will revise the plans to illustrate landscape screening around the generator.

A discussion ensued regarding the existing site stormwater management and the impact of the additional improvements.

Chairman Mohn stated that the Borough Engineer, Gateway Engineers, would have to review the intended improvements and the impact on site conditions.

Motion by Mr. Zemba, seconded by Mrs. Pawloski to recommend approval of a Certificate of Appropriateness for historical purposes only, subject to the following conditions, was unanimously approved

- The submission of the screening plan for the relocated generator
- A review of the proposed stormwater management controls by Gateway Engineers

**Mr. and Mrs. Keith Kronk, 148 Barberry Road:** Mrs. Jennifer Kronk presented revised plans for her swimming pool and pool house to include the engineered site plans prepared by Tait Engineering. Mrs. Kronk again noted the need for a variance from the Borough to construct the structures.

In reviewing the engineered site plans, Mr. Hundley noted that the pool was no longer symmetrical with the home. Mr. Hundley stated that the plans should be revised to show the pool symmetrical with the home. Mr. Hundley also stated that architectural plans and elevations will need to be submitted to the HARB for review.

Mrs. Pawloski questioned the proposed location of the hot tub to which Mrs. Kronk replied that the location is proposed due to its proximity to the home.

Chairman Mohn reiterated that the architectural plans for the pool house would need to be submitted to the HARB for the October meeting and Mr. Hundley stated that the engineered site plans should be revised.

**Dundee Farm Driveway Proposal –**

**Mr. Lindsey Smith & Ms. Linda Pell, 520 Scaife Road:** Ms. Linda Pell presented proposed shared driveway plans as prepared by RIG Consulting, Inc. Ms. Pell reviewed the proposed cul-de-sac to the rear of the former Hazel Cottage home off of Scaife Road and the proposed materials to be utilized on the new drive.

Chairman Mohn encouraged the applicant to consider the appropriateness of the use of the cul-de-sac noting that a hammerhead may present a better design or perhaps a design that better incorporates an opportunity for a parking space.

Ms. O'Hara also encouraged the applicant to re-examine the use of the cul-de-sac.

Ms. Pell asked questions regarding the width of the drive, the classification of the drive, and the placement of the drive. Assistant Solicitor Golfieri explained the various drive classifications, confirmed Ms. Pell's proposed drive is a shared drive, and provided Ms. Pell with the Borough's Private Road, Shared Drive and Driveway Ordinance sections applicable to the proposed drive, noting it is important for Ms. Pell's professional team to review the applicable ordinance provisions and incorporate all required criteria into the proposed plan and request for approval.

The HARB noted that the applicant should continue to develop the shared drive design evaluating the cul-de-sac design, materials, lighting, and landscaping in accordance with the applicable sections of the Borough's Private Road, Shared Drive and Driveway Ordinance.

Mr. Mohn requested that Mr. Zemba chair the meeting through the Rose Farm presentation.

**Rose Farm, 475-477 Scaife Road:** Mr. James Mohn was present on behalf of his clients Mr. and Mrs. Ben Roethlisberger. Mr. Mohn reviewed the intended master plan for the property including a new primary residence, the demolition of the existing caretakers house, a proposed new barn, a new wood frame horse shelter, alterations to the existing barn, renovations to the existing Rose Farm structure, a new access lane, a new pond with a new wooden dock, a new single story wooden shelter, a new secondary vehicular access point, and a new hiking trail. Mr. Mohn reviewed inspirational imagery for the proposed improvements.

Mr. Zemba asked the applicants if they intended to engage a landscape architect to assist with the overall landscaping of the site. Mrs. Roethlisberger noted that they have yet to engage a landscape professional as they are still in the exploratory stages of site development, but are not opposed to doing so.

Mrs. Roethlisberger concluded by reviewing the intended phasing of the overall project.

Ms. Stringent reviewed the following items for Administrative Review:

Mr. and Mrs. Paul Heffernan, 319 Scaife Road – Window/Door Replacement

Motion by Mrs. Pawloski, seconded by Mrs. Sykes, to recommend approval of a Certificate of Appropriateness, for historical purposes only, was unanimously approved.

Mr. and Mrs. David Sykes, 44 Pink House Road – Swimming Pool Replacement

Motion by Mr. Ranalli, seconded by Mrs. Pawloski, to recommend approval of a Certificate of Appropriateness, for historical purposes only, was approved with one abstention by Mrs. Sykes.

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 asked questions regarding the Dundee Farm Driveway proposals.

There being no further comment, the meeting adjourned.

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Secretary

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Chair

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