

MINUTES OF THE HISTORICAL ARCHITECTURAL REVIEW BOARD (HARB) MEETING  
HELD ON THURSDAY, MAY 14, 2020,  
VIA ZOOM DUE TO THE COVID-19 GLOBAL PANDEMIC.

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The meeting was called to order at 4:16 p.m. by the Chair, Mr. James Mohn.

**Members present via Zoom:** Mrs. Belinda Thompson, Mr. Joseph Zemba, Mrs. Gretchen Pawloski, Mrs. Elizabeth Sykes, Mr. Denis Ranalli, Mr. Thomas McCargo, and Mr. Phil Hundley. Also present was Ms. Katie Stringent, Borough Manager/Secretary, and the Assistant Borough Solicitor Ms. Alyssa Golfieri.

**Others present:** Mr. Martin O'Brien, 253 Scaife Road; Mr. David Morgan, Morgan Architecture + Design and his client Mr. Richard Carley 1924 Glen Mitchell Road; Dr. Derek and Mrs. Annika Thomas, 137 Darlington Lane, and Mr. Jonathan Mehalic with Pristine Pools; Mr. Jiggs Rogers, 96 Pink House Lane; Mrs. Terri Fetterolf, 528 Scaife Road; and Dr. Verna Corey, 895 Blackburn Road.

Chairman Mohn made an announcement regarding the Borough's public meeting procedures during the COVID-10 global pandemic.

Motion by Mr. McCargo, seconded by Mrs. Pawloski, to approve the meeting minutes of the April 16 regular meeting, was unanimously approved.

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

Mrs. Fetterolf asked questions regarding non-agenda items, including Right-to-Know requests and board recusals.

Chairman Mohn and Assistant Solicitor Golfieri reminded Mrs. Fetterolf this portion of public comment is reserved for comments on matters that appear on the agenda, and that there will be an opportunity at the end of the meeting to provide comments on non-agenda items.

Mrs. Fetterolf continued to ask questions regarding non-agenda items, including the public's right to review previous plan submissions. Chairman Mohn progressed with the meeting.

**Mr. Richard (Kathleen) Carley, 1924 Glen Mitchell Road:** Mr. David Morgan presented revised plans for a bay window addition on behalf of his clients. Mr. Morgan briefly reviewed the revisions he had made since the April meeting based on the feedback of the HARB. Mr. Morgan presented two (2) schemes one with thickened columns and the other integrating a pergola below the bay window addition. Mr. Morgan reviewed intended materials to be used in both schemes noting that his client had yet to secure pricing on either design.

Mr. McCargo thanked Mr. Carley and Mr. Morgan for their willingness to work with the HARB since their last presentation. Mr. McCargo further noted that from a design perspective he would be happy with either design as presented.

Mrs. Pawloski inquired as to which of the two schemes the homeowner preferred to which Mr. Carley replied that he would be happy with either design however he preferred the pergola option but he wanted additional information regarding the cost of the two designs.

Mrs. Thompson and Chairman Mohn offered feedback about the development of the designs and the integration of the pergola.

Chairman Mohn noted that as the HARB would be open to either design, Mr. Morgan and Mr. Carley should obtain cost estimates for construction and submit to the Borough the final design scheme for approval.

**Dr. Derek (Annika) Thompson, 137 Darlington Lane:** Mrs. Thomas reviewed the intended conceptual plans for a new swimming pool noting existing site conditions, inspirational imagery, and a sketch plan of the pool and surrounding structures. Mrs. Thomas further reviewed intend materials for the project. A discussion regarding existing conditions, the location of the swimming pool, and the need for additional engineering followed.

The HARB concluded that a walking tour of the site would be beneficial to obtain a greater understanding of the relationship of the existing conditions to the site improvements. Mrs. Thomas stated that she would welcome a walking tour and will work to obtain the additional engineering information necessary for approval.

**Mr. James (Megan) Rogers, 96 Pink House Lane:** Mr. Rogers presented conceptual plans for a swimming pool at his residence to include inspirational photos, intended materials, and existing site conditions.

The HARB concluded that a walking tour of the site would be beneficial to obtain a greater understanding of the relationship of the existing conditions to the site improvements. Mr. Rogers stated that he would be open to a walking tour and that he will move forward with engineering the design.

**Mr. Martin O'Brien and Ms. Lisa Gordon, 253 Scaife Road:** Mr. James Mohn presented final plans for a two (2) car garage addition on behalf of his clients. Mr. Mohn began by reviewing final landscaping and retaining wall design. Mr. Mohn then moved on to the elevations indicating that his clients have decided on the final design incorporating the use of three (3) dormers rather than four as both design schemes were presented at the April HARB meeting. Mr. Mohn concluded by reviewing final materials and planting selections.

Mrs. Thompson noted that Mr. Mohn and his clients have been working for months to review and finalize the details of the project.

Mr. McCargo stated that he was glad to see the final design decision was made to incorporate the three (3) dormers rather than four.

There being no further discussion, motion by Mr. Zemba seconded by Mr. McCargo, to recommend approval of a Certificate of Appropriateness, for historical purposes only, was approved with one abstention by Mr. Mohn.

**Mr. Phil (Sandra) Hundley, 275 Scaife Road:** Mr. Hundley presented final plans for a 200 square foot kitchen addition. Mr. Hundley began by reviewing photos of existing conditions and the overall site plan for the design noting that the materials for the addition will identically match those of the existing structure. Mr. Hundley then moved into detailed construction drawings consisting of the foundation plan, first floor plan, and roof plan. Additional review consisted of the north elevation at the kitchen addition and design sections. Mr. Hundley noted that the intention of the addition is to increase the functionality of the kitchen and bring more natural light into the space.

Mr. McCargo commended Mr. Hundley for his design progress from the previous meeting HARB meeting.

Mrs. Thompson stated that the proposed design will be a wonderful addition to the home.

There being no further discussion, motion by Mr. McCargo, seconded by Mrs. Thompson to recommend approval of a Certificate of Appropriateness, for historical purposes only, was approved with one abstention by Mr. Hundley.

**Administrative Review for Ratification No Applicant Attendance:**

Ms. Stringent reviewed the applications proposed for administrative approval.

Motion by Mr. Zemba, seconded by Mrs. Thompson, to recommend approval of a Certificate of Appropriateness, for historical purposes only, for Fox Family Revocable Trust, 450 Backbone Road driveway modifications/generator installation, was unanimously approved.

Motion by Mr. McCargo, seconded by Mr. Zemba, to recommend approval of a Certificate of Appropriateness, for historical purposes only, for Mr. Eric (Terri) Dusch, 309 Pink House Road rear patio and sidewalk addition, was unanimously approved.

Motion by Mr. Hundley, seconded by Zemba, to recommend approval of a Certificate of Appropriateness, for historical purposes only, for Mr. David (Gretchen) Pawloski, 325 Merriman Road window installation and dormer addition, was approved with one abstention by Mrs. Pawloski.

Motion by Mr. McCargo, seconded by Mr. Ranalli, to recommend approval of a Certificate of Appropriateness, for historical purposes only, for Mr. Rodney Smith, 528 Backbone Road generator installation, was approved with one abstention by Mr. Hundley.

Motion by Mr. Zemba, seconded by Mrs. Pawloski, to recommend approval of a Certificate of Appropriateness, for historical purposes only for, Dr. Robert Fadden 9 Farm Hill Road generator installation, was unanimously approved.

Motion by Mr. Ranalli, seconded by Mr. McCargo, to recommend approval of a Certificate of Appropriateness, for historical purposes only for Mr. Stephen (Linda) Klemash, 269 Scaife Road generator installation, was unanimously approved.

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

Mrs. Fetterolf commented on HARB's policy for reserving public comment on non-agenda items until the end of the meeting. Assistant Solicitor Golfieri explained the procedural reasoning behind this policy, noting that this provided the public an opportunity to comment while ensuring HARB could transact its business and review applicant projects on the agenda before turning to non-agenda items.

There being no further business, the meeting adjourned at 6:32 pm.

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Secretary

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Chair

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