



many units have been proposed for the area. She noted the building to the north of the Quill House, and she would suggest lining it up with the Quill House to create more of a continuous visual perspective from Edgewood Road. She stated rather than having four units there, she would suggest something similar to the Quill House with one building with two apartments. She stated on the other side, rather than having the proposed large expanse of townhouses, she would suggest a duplex with four units; and then there could be an open space in between that and the next building and that could be a single building with two apartments. She stated this would provide more space for parking. Ms. Lashchuk stated she feels that what she has proposed would have the spirit of what Edgewood Village was which was single homes. She stated she feels Mr. Troilo is going in the right direction and shows great progress.

Ms. Stark joined the meeting at this time.

Mr. Hirko asked if there is only “one in and out” to this complex, and Mr. Troilo agreed. He stated they are trying to avoid using Yardley-Langhorne Road as it is a State road which brings in PennDOT which complicates matters. He stated Edgewood is a Township road; and while they would have some involvement with PennDOT, mostly they would be dealing with the Township. Mr. Hirko asked if the long stretch of the parking lot backs up to Dr. Cimino’s driveway, and Mr. Troilo agreed.

Mr. Hirko asked with regard to the large building on Yardley-Langhorne, is it possible to make it look more like it blends in with the rest of the Village as opposed to looking like an apartment building. Mr. Troilo stated this was just for the presentation, and they have not yet thought about what the buildings would look like. He added they know they have to follow the guidelines in the TND Overlay and the Historic Guidelines. He stated in the future they would develop this and appear before HARB. He stated the thought was to make it look more like single-family homes but have one and two-bedroom apartment units. He stated they would look more like single-family homes or townhomes, and they would not look like apartment buildings. Ms. Lashchuk stated that would be “great.”

Mr. Heinz stated he agrees with Ms. Lashchuk about maintaining the setback along Edgewood Road in particular with the house that is there. He stated he feels they could adjust the parameters of how the duplex is put together similar to the way the duplexes are on Stony Hill Road; and he could still get a “couple

of sizable floors of either single units or double units on the floors that will be developed.” He stated he also agrees with the idea of breaking up the mass of the building along Yardley-Langhorne Road to maintain a situation that is similar to the other Edgewood Village buildings that line the street all the way to the 95 overpass. He stated whether they can eventually be used for Commercial as well on the first floor is up to the developer. He noted having something that is similar to what they are doing across the street where the Skate Board shop will be with the shop on the ground floor is a reasonable utilization of the Real Estate. Mr. Heinz stated he feels this is a great movement in the right direction, and they very much appreciate that he is maintaining the existing buildings that are there. He stated the historic fabric can be enhanced by adding to it – not replacing it.

Ms. Stark stated she is very happy with the revisions. She stated if there is not enough room to separate the four units, she would look for at least undulating the front so that the setbacks change unit-to-unit to give it a more distinctive character.

#### DISCUSSION OF TROILO RESTAURANT PROJECT

Mr. Troilo stated when he previously presented the proposed restaurant project, it was his understanding that he received positive feedback from HARB; and he wanted to confirm that as they plan to proceed with drawings. He added that he realizes that there was no binding vote. Mr. Heinz stated Mr. Majewski could make available the Minutes of that meeting so that Mr. Troilo can review what the Board stated adding that in general he felt that their comments were very positive. Mr. Heinz suggested Mr. Troilo proceed adding that a Sketch Plan would be appreciated.

#### DISCUSSION OF EDGEWOOD VILLAGE ALONG YARDLEY-LANGHORNE ROAD David Miller Concept per his Letter dated December 7, 2020

It was noted that Mr. Miller was not present this evening. Mr. Majewski stated Mr. Miller was looking at taking the area between where the Skate Shop is on the north side of Yardley-Langhorne Road all the way to where his house is near the corner of Mirror Lake Road and trying to fill that in with likewise houses.

Mr. Majewski showed a photograph noting the area involved, and he particularly noted an area which is owned by the Township which is subject to an Agricultural Easement held by the County for the Patterson Farm. He stated that would require the concurrence of the Board of Supervisors and the amendment of the Easement with the County to relieve that in order to try to subdivide it.

Mr. Grenier joined the meeting at this time.

Mr. Majewski showed the rendering done by Mr. Miller where he had cut out pictures of houses and placed them in that area to make it more like a Village-type atmosphere. Mr. Majewski stated there is opportunity for some of this to happen, but it is a matter of the logistics.

Mr. Majewski showed an aerial photo of the area. He noted the location of the Skate Shop, the two houses at the Point, and Mr. Miller's house and barn. Mr. Majewski stated there is room on Mr. Miller's property to put some buildings up along the road. Mr. Majewski stated Mr. Miller also owns the property to the west at a location Mr. Majewski showed on the photo. Mr. Majewski showed the location of a vacant property where a house had been located which had burned down a number of years ago. He also noted the Township property and woods that are subject to the Agricultural Easement.

Mr. Heinz stated he feels HARB will need to wait until there is feedback from the Township. He stated HARB could send a consensus of HARB as to what they would like the Township to consider to actualize the vision that has been presented. Mr. Heinz stated he feels having a portion of woods that is never going to be agricultural changed and utilized for the benefit of the Village and the Township in general would be valuable to proceed with and offering to a developer to "pull it all together" and come up with some designs that could be considered. He asked if the Board would like to consider a Motion that could be sent to the Board of Supervisors.

Mr. Grenier stated since this is Township-owned land, if the Township wanted to go through with anything similar to this, it would probably have to go through a Bidding process since it is publicly-owned land. He stated developers would have the opportunity to Bid on something like this, and it would not just be Mr. Miller's idea that would get done. He stated there are other developers who would "probably jump at the chance" for an opportunity to do something

like this. Mr. Grenier stated there may be those who disagree strongly with the proposal that taking forested land out of conservation is a good idea, and he particularly noted the EAC.

Mr. Grenier stated this is a very-conceptual proposal at this point. He stated he does not know if Mr. Miller has spoken to anyone at the Township about the various hurdles and requirements they would have to go through. He stated he feels it is too early in the process to send anything to the Board of Supervisors adding that he would not be ready to vote on this any time soon without having gone through a much more detailed review.

Ms. Stark stated she has experience with Historic Easements and Development Stipulations; and if they had to go to competitive Bidding, they would want to have a very strict set of guidelines as to what would be acceptable. She stated as the owner of the property, the Township has the right to impose that kind of requirement on any transactions that would be considered. She stated there are a lot of components that would need to be worked out. She stated she feels that this is an interesting concept, but it is very complex.

Mr. Heinz asked how they should proceed. Mr. Grenier stated he would recommend that Mr. Miller schedule a meeting with Mr. Ferguson and Mr. Majewski to discuss what he is proposing so that Mr. Miller can better understand the process. He stated he would not want Mr. Miller to spend a lot of time or money doing anything further if he has not yet met with the Township as that is a very important step.

Mr. Heinz stated he feels that Mr. Miller is suggesting through HARB, to “pull together a package” that we could offer to developers as re-development of land that could actually benefit the Historic District; and they could impose restrictions and guidelines, and they would end up getting something that will be beneficial to the Village as a whole. Mr. Heinz stated he feels it would be valuable to have some research done on what can be done. He stated having land that is available “always allows developers to come in and put Wegmans into a big piece of property,” but he feels they are looking for something with a different kind of scale. He stated if they wanted to do that, it would not have to be anything that “Dave Miller wants to control.” Mr. Heinz stated he feels that what Mr. Miller is suggesting a way to capitalize on what we have already done.

Ms. Webber joined the meeting at this time.

Mr. Heinz asked Mr. Grenier, as the Supervisor liaison, if he wants HARB to put together something similar to what Mr. Miller has done; and possibly he and Ms. Lashchuk may be able to put together a schematic.

Ms. Stark stated she feels there is still more due diligence to do with this property. She stated she believes that there is a creek/water going through it so wetlands may need to be delineated so that they can see how much is actually buildable. She stated the environmental impact also needs to be looked at. She stated she would not want anyone to “waste too much time doing concepts” if they are placing structures where they cannot go. Mr. Heinz agreed these are important considerations.

Mr. Heinz stated if there is no Motion, he does not feel they can proceed in a formal fashion, but Mr. Grenier may want to take back to the Board of Supervisors the consensus of their discussion. He stated they could also ask Mr. Miller if he would like to be further involved and come up with some kind of a formal presentation; although, he feels that Mr. Miller will probably demur.

Mr. Grenier stated there is a stream mapped through the middle of the forested area. He stated he has not checked FEMA to see if there is a floodplain there. He stated the constraints mapping of the area may prove to make this a difficult site.

Mr. Heinz stated for small-scale housing and other types of buildings along the road, he believes that they could work around something that might otherwise for a Commercial prospect be more difficult. He asked Mr. Grenier what he feels the Board of Supervisors would need in order to direct the Township Manager or Planning to find out the limitations of what could be done with the Easement that has been imposed. Mr. Grenier stated it is not the policy of the Board of Supervisors to try to removed Conservation or Agricultural Easements from lands that are there; and he would recommend that anyone who is interested in developing this area such as Mr. Miller that they have a discussion with the Township Manager and Mr. Majewski to provide them more background information in terms of the limitations of the Easement itself, any Land Use and Zoning restrictions, and any information that we might have about the site including. natural resources, constraints mapping, etc. that would play into this in addition to the Woodlands Ordinances to show what, if any, there would be for developable area and what that footprint could look like. He stated before they get to that point, they would have to see if the Board of Supervisors/Township had any appetite for considering this in the first place.

He stated this is not something that the Board has been “overly anxious” to do any time soon, and they are actually trying to increase our preserved areas versus decrease them for development. Mr. Grenier stated anyone interested in developing this should speak to Mr. Ferguson as the first step; and Mr. Ferguson could then bring it back to the Board of Supervisors so the Board can discuss it up front to see if there is any interest. He stated this discussion would probably be in Executive Session to see if there is some level of interest.

Mr. Heinz stated since HARB is not a planning board but a review board of Plans brought to them, it would probably be inconsistent to do a design on their own. He stated he feels they should send a consensus/idea of how HARB feels about this through Mr. Grenier. He stated they could take an informal poll and indicate that this would be very well supported by HARB or that they see problems and do not want to do it. He stated he does not feel HARB can do planning other than similar to what Ms. Lashchuk did for the Point.

Mr. Grenier stated he would not expect HARB to do the planning nor would he expect the Planning Commission to do the planning. He stated again that if there is any interest from any entity on developing this, he does not feel HARB needs to provide any direction, and that entity should just go speak with Mr. Ferguson. He stated at some point HARB may have a Plan to review if any individuals decide to move forward with it or if the Township decides they want to sell off the Conservation/Ag Easement through the Bidding process. He stated at that point is when it would come back to HARB for a formal review versus Mr. Miller or someone else indicating they have an idea and asking HARB to look at it. He stated it would be a formal project that would go before the Township including the Planning Commission, the EAC, Citizens Traffic, HARB, and others that typically review Plans in addition to the Township staff and professionals.

Ms. Stark stated she feels this was just to see if there was any interest at all. She stated she would like to see what are the complexities in looking into this further including environmental issues, the Easement, and restrictions that would be imposed; and they would then see if it would still be marketable and financially-viable for anyone to consider developing it. Ms. Stark stated HARB could indicate whether they feel that this is worth exploring further.

Ms. Lashchuk stated while she would agree with Mr. Grenier and Ms. Stark, she does feel the concept has some merit in terms of enhancing the Village especially now that they are developing the Point, and the structures would create a balance and more of a Village feeling.

Ms. Webber stated she agrees with Ms. Stark that this is just the initial stage, and they have to see if it is something that could actually be built on before they proceed. She stated it would enhance the Village, but it has to make sense for the business people as well.

657 HEACOCK ROAD (Tax Parcel #20-016-068-003:2)  
Revised Sign Color After Previous HARB Approval

Mr. Majewski stated Rite Aid was before HARB previously, and they are asking to change the prior recommendation by HARB.

Mr. Jerry Canavan, representative for Rite Aid, was present and stated they were before the Board previously, and at that time the presentation included changing the color to light gray; however, someone at Rite Aid Corporate indicated they did not want the gray, and they wanted it in keeping with the rest of the Shopping Center and to stay with the existing colors.

Ms. Stark moved and Ms. Lashchyk seconded to approve the revised sign color as presented.

Mr. Heinz stated he feels this is an amelioration of the problem that he foresaw previously with the siding, and he feels this is a positive move.

Motion carried unanimously.

Mr. Majewski stated this will go to the Board of Supervisors on February 17 for them to act on the recommendation from HARB.

#### APPROVAL OF MINUTES

Ms. Stark moved, Mr. Hirko seconded and it was unanimously carried to approve the Minutes of January 11, 2021 as written.

#### OTHER BUSINESS

Mr. Grenier asked if HARB has to review any items for Prickett Preserve. He added they will be coming before the Board of Supervisors. He stated they received Preliminary/Final Site Plan approval from the Planning



Commission. He stated there are two buildings on the site that are of historical interest. Mr. Heinz stated the sooner HARB becomes involved in Plans, the better. He noted HARB was involved with the Giant Shopping Center and the McCaffrey's Shopping Center even though those Shopping Centers were not part of the Historic Village. He stated in that case, language was added to the Subdivision documents with regard to HARB's involvement.

Ms. Stark asked if that would be the case with Prickett Preserve as well.

Mr. Majewski stated as part of the Ordinance Amendment for the Mixed-Use Overlay Ordinance, HARB was made a Party to any modifications to the historic buildings that they are looking to take credit for preserving. He stated they want to take credit for preserving the house and the barn so any exterior alterations to those would need to go in front of HARB.

Mr. Heinz stated the sooner they come before HARB the better. He stated HARB should also know the criteria they should consider when they come in. Mr. Majewski stated it is only for the two historic buildings. He stated it would not be for the other buildings; however, he could provide HARB with the renderings for all of the buildings. He stated when they went on the site walk, there was discussion about the addition they were looking to put on the barn; and while there have not been Plans submitted for that yet, he will ask them if they have any preliminary information that they could forward HARB so they can start their preliminary assessment and guide them in the right direction. Mr. Majewski stated Mr. Heinz had made some suggestions to them about the stone façade and exterior which he believes was positive from the developer's viewpoint. Mr. Heinz asked that HARB be provided the presentation that has been made on style of buildings, etc. which would help HARB familiarize themselves with the conditions.

Mr. Majewski stated he does need to get information from the HARB members as to the continuing education courses they have taken. He stated if there are members who were not able to do this, he will try to line up some courses up for the members as soon as possible. He thanked those who already sent him their information.

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There being no further business, Ms. Stark moved, Ms. Lashchuk seconded and it was unanimously carried to adjourn the meeting at 6:56 p.m.

Respectfully Submitted,

Jeff Hirko, Secretary