

TOWNSHIP OF LOWER MAKEFIELD
HISTORICAL ARCHITECTURAL REVIEW BOARD
MINUTES – MAY 11, 2021

The regular meeting of the Historical Architectural Review Board of the Township of Lower Makefield was held remotely on May 11, 2021. Mr. Heinz called the meeting to order at 6:06 p.m.

Those present:

Historical Architectural Review Board: Stephen Heinz, Chair
Kathleen Webber, Vice Chair
Liuba Lashchuk, Member
Jennifer Stark, Member

Others: James Majewski, Director Planning & Zoning
Daniel Grenier, Supervisor Liaison (joined meeting in progress)

Absent: Jeff Hirko, HARB Secretary
Michael Kirk, HARB Member/Code Enforcement Officer

APPROVAL OF MINUTES

Ms. Stark moved, Ms. Lashchuk seconded and it was unanimously carried to approve the Minutes of March 9, 2021 as written

1700 YARDLEY-LANGHORNE ROAD (Tax Parcel #20-21-02) – DISCUSSION AND APPROVAL
Dogwood Skate Shop – Roof Replacement with Same Type of Shingles
Owner: Rich Van Horn

Mr. Heinz stated there was a request for some leeway in getting started on the roof replacement because they had a leak. He stated most Board members who responded felt it was a reasonable request since it would be a replacement in kind, in style, and in color as to what was there. Mr. Heinz stated he normally likes to see evidence of the exact nature of the match which is why he did not offer a vote previously. He stated if it can be stipulated that the replacement shingles will be exactly the color and style that are being repaired, he feels they

can rely on the Building Department to follow up on that. Ms. Lashchyk stated they already saw the color of the shingles as it was shown in the e-mail. She stated it will not match exactly since the roof will have “time-worn character,” but it will be close.

Ms. Lashchyk moved, Ms. Webber seconded and it was unanimously carried to approve as presented as appropriate and historically correct.

1674 EDGEWOOD ROAD (Tax Parcel #20-21-003) – DISCUSSION

Revised Sketch of Proposed Plan for the Relocation of the Quill House (Stapler Tenant House #2), the Construction of a proposed 6-Unit Building and two 4-Unit Buildings, with 34 Parking Spaces

Owner: Cameron C. & Olga Jean Troilo

Mr. C. T. Troilo was present with a new permutation for the property. He stated when he was before the Board previously, they were not in favor of the five-unit building along Yardley-Langhorne Road as they felt it was too big. He stated they went to the Planning Commission and showed them that Plan as well, and they felt the same as HARB and were not in favor of the five-unit building along Yardley-Langhorne Road. Mr. Troilo stated they worked on the Plan again breaking up the units into smaller units and have come up with a new proposed Plan.

Mr. Troilo stated they had tried putting units more toward the point and all of the parking toward the back; however, it would have made for a long walk for some of the residents so they tried to get parking closer to each individual unit. In this permutation, the stone house at the corner remains; however, they have changed the use of that and turned it into a single-family home which would be easier and reduces the number of parking spaces needed. In this proposal, they would move the Quill House to an area on the Plan marked as 3-2 which allowed them to expand the parking. He stated in this Plan there are seventeen town-house units, and per the TND, they are required to have two parking spaces for each Residential unit so they need thirty-four parking spaces which they can meet with the configuration shown. The Quill House is proposed to be moved from Edgewood to Yardley-Langhorne, and there would then be two doubles and a triple on Edgewood Road. Mr. Troilo stated they have not yet done drawings of the exteriors as they did with the previous plan since they wanted to get input from HARB before they went that far.

The drawing was shown to HARB, and the location of the re-located Quill House was noted. Mr. Troilo stated as proposed there would be parking closer to every unit. He stated it was felt this would be a good compromise, and they would like to get input from the Board.

Ms. Stark asked if there will be sidewalks along the streetscape, and Mr. Troilo stated there will be sidewalks like there are at DeLorenzo's. There will also be a grass buffer between the road and the sidewalk. Ms. Stark noted the location of the dumpster which would be for all of the units. Mr. Troilo stated while that is what is shown, this has not yet been fully developed although they felt one dumpster would be easier than having individual cans and the trucks having to go through the complex to pick them all up. Ms. Stark asked about postal service and whether there would be one main box or would there be the look of a village with individual mail boxes. Mr. Troilo stated he believes the postal service will make them have one main box since that is what they had to do at Flowers Field.

Mr. Grenier joined the meeting at this time.

Mr. Heinz stated he is concerned with the density of parking in one space. He is also concerned about moving the Quill House as it will not be in its original location and would be difficult to move. He stated he feels it would be easier to have the Quill House remain at its current location, and all the rest of the houses along Langhorne-Yardley Road could be moved to the north a little bit. He stated he does like the idea that they are twins, and there could be three sets of twins which are moved up and then adjust the parking so that the last double unit could be at the far north end of the site filling the triangle. Mr. Heinz stated that would mean as you come into this "village-density area," you would not first see the CVS and then parking alongside the parking that is in front of the manse adjacent there. Mr. Heinz stated having another unit there would start to create the idea of Residential units that are facing on either side of the road. He stated Mr. Miller is selling his property so maybe his idea of Subdivision would come in and the other side of the road would be developed. He stated possibly the Quill House could be expanded in the back as well at its current location rather than trying to move it.

Mr. Heinz stated he did draw a rough sketch but did not have the chance to put it into a CAD format; and when he does, he can provide that. He added that sixteen units may be too much for this site, and there could be ten new ones which may be better suited with the existing units to the ambience although he recognizes this would be a "big hit in terms of income generation."

Mr. Grenier asked the number of parking spaces Mr. Troilo was proposing under his new Plan, and Mr. Troilo stated there are thirty-four. Mr. Grenier asked the required number, and Mr. Troilo stated thirty-four are required.

Mr. Grenier asked if any Variances would be required; and Mr. Troilo stated while they have not fully designed this proposal, he believes that Variances will be required.

Mr. Grenier asked Mr. Troilo if he has considered two means of ingress/egress; and Mr. Troilo stated the concern is that people would use that as a cut-through to avoid the point.

Mr. Heinz showed a copy of the rough sketch that he had prepared and it would involve two curb cuts off of Edgewood Road one of which would be for a small parking lot in between the Quill House and the stone house on the corner. There would be two units up from that along Yardley-Langhorne Road and a further one up in the upper corner that would be in more of a park-like setting with more space around it that would not have to be committed to blacktop. Mr. Heinz stated going all the way up to the corner, it creates more circulation especially since it is single-loaded parking. He stated if they were to eliminate the one “tower” which was on the back of the double unit, they could make everything fit nicely and have space for trees. He stated his proposal would address his concern about moving the Quill House.

Ms. Webber asked Mr. Heinz if his design would still provide ample parking, and Mr. Heinz stated it will be tight because of the shape of the lot. Mr. Heinz stated he hopes to do a more exact sketch in CAD of what he was proposing, and Mr. Troilo stated he would like to have the input. Mr. Troilo added that there are economics involved and losing two units may make the project not viable although they are willing to look into anything. Ms. Webber asked how difficult it would be to cost this out to see if this is a viable solution, and Mr. Troilo stated they can look into this. Mr. Heinz stated there may be some savings in construction costs not having to go up to the corner with parking. He stated a request could also be made for a Variance to have a few parking spaces taken off which he feels the HARB might support. Mr. Troilo stated the Planning Commission had suggested he look at making improvements at Veterans Square so that parking could be shared. Mr. Heinz stated he is in favor of more trees around the houses adding that most of the houses have mature trees already.

Mr. Grenier stated they are heavy on units on one side of the street looking into the Village on Yardley-Langhorne Road, and there is a large space between Units 11 and 26 for the driveway opening and the parking. He stated he believes an earlier version of the lay-out was heavier on units on Edgewood Road. He asked if they have looked at anything that might provide more balance in terms of another unit on Edgewood Road versus all of them on Yardley-Langhorne Road. Mr. Troilo stated between the last proposal and the one being presented this evening, they have done five or six other permutations; and this was the one they were happiest with, but they could go back and look at others that were done. He stated they have had them spaced a little more on previous sketches, but then it made parking difficult. He stated they will look into that again.

Ms. Stark noted the Cimino access driveway, and she asked if they could make that the entrance going down that drive and making a left where the dumpster is shown entering the site that way. Mr. Troilo stated they could look into that although they would need to get permission from Mr. Cimino. Ms. Stark stated that would result in less cuts in the short piece of road and would provide full frontage on Langhorne-Yardley and Edgewood. She noted where it would be a common drive. Mr. Heinz stated this would give Mr. Cimino a finished driveway since currently there is only gravel.

Ms. Lashchuk stated she feels Mr. Heinz's proposal would be fitting to Edgewood Village. She stated she always felt the density was too high for the area and would be in favor of less units spaced differently. She stated she is also in favor of keeping the Quill House where it is located which would result in savings if it did not have to be moved. She stated it would also result in a more pedestrian scale as opposed to the huge amount of parking that would be seen from Edgewood Road. She stated she is in favor of breaking the parking into smaller areas. Ms. Lashchuk stated she appreciates that Mr. Troilo did propose breaking up the "long-row look." She stated she feels Mr. Heinz's proposal would keep more of the character of the Village with smaller spaces and smaller parking areas and keeping the Quill House where it is.

Mr. Heinz asked Mr. Troilo if he was looking for a vote, and Mr. Troilo stated he was just looking for input at this point. Mr. Heinz stated the general idea is that twins separated by green space would be supported the most by Board members who have responded.

There was no one from the public wishing to speak on this matter.

Ms. Webber asked what would need to be done if they proceeded with Ms. Stark's suggestion of having the cars come in where the dumpster is shown now. She asked how they could get approval from the homeowner to share their driveway. Mr. Heinz stated as long as it is attached to the Deed as an Easement, he does not feel it would be a problem.

Mr. Majewski stated there are some Variances that would be needed for a lot of the ideas that have been brought up. He added that as noted by Mr. Troilo, the Planning Commission did not necessarily object to Variances as long as it resulted in a better product. Mr. Majewski stated he feels the Township in general has that attitude as well, and Variances would be considered on the merits for each individual case. Mr. Heinz stated he agrees that Variances have been supported in the past by the Township.

Ms. Webber asked if the architecture of the buildings will mirror what is across the street at DeLorenzo's. Mr. Troilo stated when they showed the prior renderings there were comments made by HARB against the overhangs and some other items. He stated while it would be similar to across the street, it would not be exactly like that; and it would trend more toward what is at the site with the porches and styling. Mr. Heinz stated a stone and clapboard mix similar to the house on the corner would be most appropriate. He stated a brick aspect has been established in the Village that there was not that much of in the past. He stated he feels something that is different for each unit would lend itself to the idea of a development that grew organically which would be critical to what has been discussed. Mr. Troilo stated they want each building to have its own character but still be part of the whole period.

Mr. Grenier asked if this will be all Residential or some Mixed-Use. Mr. Troilo stated the latest proposal is all Residential. He stated if they were to do Commercial for the stone house, even though it is small, it increases the required parking. He stated given the potential economics of renting that small building out, it would make more sense to turn it into a residence. Mr. Grenier noted the six-unit building on the bottom right would have two units off the back, and Mr. Troilo agreed. Mr. Grenier stated he assumes they would park in the group of seven, and Mr. Troilo agreed.

Mr. Troilo stated they would probably do the sidewalks different from what has been shown so that people would not have to walk all the way down the street, and there would be a sidewalk in front that would go to the parking.

Mr. Grenier asked if the parking would be paved, and Mr. Troilo agreed. Mr. Grenier stated they will have to deal with the impervious and have stormwater management, and he asked where the stormwater management infrastructure would be located. Mr. Troilo stated while they have not started to design that, across the street at DeLorenzo's there is some retention underneath the parking lot, and he believes they would do that as well at this location. Mr. Grenier stated they may be able to work rain gardens into the landscaping.

Mr. Heinz stated Mr. Troilo made a presentation about the stormwater management at the Planning Commission about the stormwater allocation at the large basin beside the CVS. Mr. Troilo stated when the CVS was engineered, his father had owned this piece, and the stormwater for the structures that were on this property at that time, were figured into the calculations for the CVS so that impervious coverage is credited into the CVS stormwater. He stated they will have to determine the additional stormwater management that will be needed given that some of it is already covered by the CVS stormwater system.

Mr. Heinz stated they appreciate Mr. Troilo's responsiveness. He stated he will send information to Mr. Troilo clarifying what he was discussing earlier; and if any other members have proposals, they can be sent to Mr. Majewski to be forwarded to Mr. Troilo. Mr. Troilo stated he appreciates all of the input.

OTHER BUSINESS

Mr. Grenier stated the Board of Supervisors passed a Resolution to put together an Ad Hoc Advisory Committee to consider how to address Township properties. He stated a number of the properties include historic buildings. As part of the Ad Hoc Committee there is a position for a current or former member of HARB and/or the Historic Commission. He asked those on HARB having an interest in serving, to apply through the Township. He stated there are at-large seats as well. Mr. Grenier stated the goal of the Committee is to help develop an overall strategic plan for how to re-use some of the facilities whether or not they have buildings on them, and to come up with ideas that are doable as they come across funding sources and other means to implement the ideas. He stated they would set up a list of projects to be prioritized. Mr. Grenier added that those not on the Ad Hoc Committee will still have a say in this. He stated those structures that fall within the purview of HARB, will still have to go through HARB. Mr. Grenier stated the Board has set a tight timeframe to make sure that they can proceed, and they would like to see draft input by the fall when they work on the Budget.

May 11, 2021

Historical Architectural Review Board – page 8 of 8

Mr. Heinz stated he feels it would be a good idea to have someone from HARB on the Committee since they are specifically involved with the architecture and would have helpful input. Mr. Heinz asked if it would be someone from HARB or the Historic Commission. Mr. Grenier stated it is “and/or.” He stated there was concern that those already serving on a Township Committee may not have additional time to serve on another Committee so in order to allow for flexibility it was agreed that it would be one current or former member of HARB and/or the Historic Commission. He stated they wanted to make sure they were able to fill the position. He stated there are also at-large positions.

There being no further business, Ms. Stark moved, Ms. Webber seconded and it was unanimously carried to adjourn the meeting at 6:57 p.m.

Respectfully Submitted,

Stephen Heinz, Chair