

TOWNSHIP OF LOWER MAKEFIELD
ZONING HEARING BOARD
MINUTES – AUGUST 2, 2022

The regular meeting of the Zoning Hearing Board of the Township of Lower Makefield was held in the Municipal Building on August 2, 2022. Mr. Solor called the meeting to order at 7:30 p.m.

Those present:

Zoning Hearing Board: Peter Solor, Chair
Matthew Connors, Vice Chair
Judi Reiss, Secretary
James Dougherty, Member
Mike McVan, Member

Others: James Majewski, Community Development Director
Dan McLoone, Planner
Barbara Kirk, Township Solicitor
Adam Flager, Zoning Hearing Board Solicitor
Fredric K. Weiss, Supervisor Liaison

APPEAL #21-1941 – CAMERON & OLGA JEAN TROILO
Tax Parcel #20-021-003
1674 EDGEWOOD ROAD, YARDLEY, PA 19067
(Continued from 6/21/22)

Mr. Flager marked the Exhibits as follows: The Revised Application was marked as Exhibit A-1. The Revised Site Plan was marked as Exhibit A-2. The Plot Plan was marked as Exhibit A-3. The Outline of Requested Relief was marked as Exhibit A-4. The Deed was marked as Exhibit A-5. The Renderings of Edgewood Village were marked as Exhibit A-6. The Proof of Publication was marked as Exhibit B-1. The Proof of Posting was marked as Exhibit B-2. The Notice to the neighbors was marked as Exhibit B-3.

Mr. Edward Murphy, attorney, was present stating this is a Revised Application from an Application that was submitted last year. In the intervening period there have been multiple meetings with the various Township Boards and Commissions which ultimately resulted in the submission at the end of June of the Revised Application which is before the Board this evening. Mr. Murphy stated the Application has been revised and the scope of relief reduced by virtue of specific changes to the Plan. He stated the first is the number of proposed

Residential apartments which has been reduced from 17 to 14. He stated the number of on-site parking spaces to accommodate those units has been increased from 23 to 30, and the 11 spaces that the original Plan contemplated would be located off-site at Veterans Memorial Park have been eliminated. He stated sidewalks have now been provided along the property frontage on Yardley-Langhorne Road and porches and other architectural features have been added to break up the elevation that a passing motorist or pedestrian would see as they go along the road.

Mr. Murphy stated the Ishmael House, which is the house at the point, will be fully restored from its current condition at its current location. He stated the Quill House that sits a number of feet away from the Ishmael House is intended to be removed and restored in the same footprint as it exists today with a small addition added to it.

Mr. Murphy stated originally when the Plan/Application was first submitted, the Board of Supervisors indicated opposition to various elements of the Plan. As a result of the intervening period of time and the changes made to the Plan which he just outlined, the Board of Supervisors indicated last month that they no longer had opposition to the Plan but were directing Ms. Kirk to appear tonight in order for her to participate. He added he made a presentation to the Board of Supervisors last month and reviewed the changes he just highlighted.

Mr. C.T. Troilo was present, who is the son of Cameron Troilo and part of the Applicant entity that owns the property. Mr. John Richardson, project engineer was present. Mr. Jeff Marshall, the retired long-time President of the Heritage Conservancy, was present; and Mr. Murphy stated Mr. Marshall has been a historical research consultant to the Troilos to discuss the ultimate disposition and renovation of the Ishmael House and the Quill House.

Mr. Troilo, Mr. Richardson, and Mr. Marshall were sworn in.

Mr. Marshall was asked to provide a brief background about his work in the historic preservation and land preservation areas. Mr. Marshall stated he has been involved with historic preservation in Bucks County since 1977. He has served on the Middletown Historic Commission, the Wrightstown Historic Commission, and the Newtown Joint Historic Commission. He stated he is the founder of the Historic Barn and Farm Foundation in Pennsylvania and the past President of the National Barn Alliance. He stated he was this year's recipient of the Preservation of the Year Award for Preservation Pennsylvania.

Mr. Murphy asked Mr. Marshall how long he was employed at the Heritage Conservancy, and Mr. Marshall stated it was forty years. Mr. Marshall stated he began with historic preservation for ten years, then started doing land conservation work, and eventually became President of the organization.

Mr. Murphy stated while he retired last summer, he is still active as a consultant; and Mr. Marshall agreed. Mr. Murphy stated in that capacity, the Applicant reached out to him to seek direction and guidance as to what he thought about the two homes located on the site. Mr. Marshall stated he was asked what he thought about them and what the designations meant to the Troilos.

Mr. Murphy asked Mr. Marshall to discuss the Ishmael House that sits on the point. Mr. Marshall stated when the Edgewood Historic District was originally designated, this property was known as the Tailor House. He stated subsequent research had uncovered that the owner of the property, John Stapler, Leased a portion of land to someone who is listed on the 1798 Federal Direct Tax as Negro Ishmael. Mr. Marshall stated he was taxed on that property from 1798 to 1802, and is the only African-American designated as owning a house in Lower Makefield Township during that time. Mr. Marshall stated in 1803/1804 there is another reference to a black person who is just named "Negro" on the Stackhouse property so Ishmael may have moved. Mr. Marshall stated the association is difficult because he did not own the property, and it was owned by Stapler. Mr. Marshall stated years ago Ralph Thompson did a map of 1798 and did a lot of research and concluded that this is the portion of land that Ishmael leased from Stapler; and since nothing has disproved that, this is the only property associated with an African-American in Lower Makefield at the turn of the 18th/19th Century.

Mr. Murphy stated in the Application, which was prepared before Mr. Marshall had a more active role in the Application, they had described the Ishmael House as being pre-1840; but in fact based on what Mr. Marshall has researched, he believes the house existed in the late 1790s. Mr. Marshall stated there was probably a house on that corner in 1790. He stated Mr. Troilo did an architectural evaluation, and the house on the property has features which are consistent with a turn of the 19th Century house.

Mr. Murphy stated they have identified the footprint of that small home as about 790 square feet, and Mr. Marshall agreed. Mr. Murphy asked Mr. Marshall to discuss his opinion of their proposal for its adaptive re-use. Mr. Marshall stated the building is very small; and when you look at the 1798 Federal Direct

Tax, it was one of the least valuable houses that they cataloged. He stated it has significant features including a cooking fireplace that you would expect to see in a late 18th/early 19th Century stone structure. He stated it a very simple vernacular house, and it has no high style, no real ornamentation, and no real detailing. He stated this makes it a “more difficult sell” in terms of trying to get people attracted to it as it is really a simple, stone box.

Mr. Marshall stated with regard to the proposed adaptive re-use, he feels what is good about it is that it does not change the original core/footprint so that what is there will remain there. Mr. Murphy stated that is the case both outside and inside, and Mr. Marshall stated it will need cleaning up and some other minor detail work.

Mr. Murphy asked Mr. Marshall if he feels the Ishmael House is a significant asset in the Township that should be preserved. Mr. Marshall agreed adding that in the current environment which is trying to engage under-served communities and make our history relevant to everyone, the African-American experience is very important in “today’s historical preservation world.”

Mr. Murphy asked Mr. Marshall to compare the Ishmael House to the Danny Quill House. Mr. Marshall stated when the original designation was done of the Historic District, it was called Carriage Crest. He stated it is very hard to document that building. He stated the triangle on the corner that is the current acre or so has been that way since 1867, and both properties were also on it. He stated when the property sold in 1865, the Quill House was not there; and there was only one house on that one acre so from that they know it is after 1866. He stated architecturally there is not a lot of detail, and it is even less ornamented than the Ishmael House. Mr. Marshall stated unfortunately the Quill House “has gone through some unsympathetic alterations through the years.” He noted the elevation which faces Edgewood Road which was the original façade, and there are no door opening, and it is solid clapboard over the whole front. He stated it was probably built as a double, tenant house sometime after the 1860s.

Mr. Murphy stated in the Application, they felt that the age of the Quill House was between 1840 and 1910; and it seems that from what Mr. Marshall has learned that it was post-Civil War, and Mr. Marshall agreed. Mr. Murphy stated it is not as historically-interesting, unique, or worthy of preservation as the Ishmael House; and Mr. Marshall stated it is not as architecturally or historically significant as the Ishmael House, however, the whole concept of

the Historic District is it is a collection of buildings some of which are not individually eligible but contribute to the overall ambience of the District so it met that threshold back when the original submission was done.

Mr. Murphy stated Mr. Marshall is familiar with the proposal that contemplates constructing the Quill House back on the same footprint that exists today, and Mr. Marshall agreed. Mr. Marshall added that while in historic preservation they like to use as much original fabric as possible, this whole elevation and probably most of the siding is not period/original; and it would involve a lot of effort to preserve something that is not “outstandingly” architecturally or historically significant. He stated basically there is the footprint, the massing, and very few architectural details that give it its appearance which were part of it being included as contributing to the District. Mr. Murphy stated unlike the Ismael House which has an interior fireplace and other items worthy of preservation, the Quill House interior has none of that. Mr. Marshall stated when he went in not only did he not see that, it was actually in very poor condition; and what is there is not salvageable. He stated there is some molding which might be 19th Century but very little else.

Mr. Murphy stated he would like Mr. Troilo to talk in details about the multiple efforts and meetings he has had with the various Township Boards and Commissions going through different iterations of the Plan including the one that is before the Board this evening.

Mr. Murphy stated the property is owned by Mr. C. T. Troilo’s parents, and Mr. Troilo agreed. Mr. Murphy stated it is about one acre in size – 33,000+ square feet, and is oddly-irregular, triangular in shape, and is burdened by property frontage on both Edgewood Road and Langhorne-Yardley Road; and Mr. Troilo agreed. Mr. Murphy stated it has two structure on it - the Ishmael House and the Quill House that Mr. Marshall just described, and Mr. Troilo agreed. Mr. Murphy stated the property is in the “Highway-Commercial” Historic Zoning District, and with the TND Traditional Neighborhood Overlay District as well; and Mr. Troilo agreed. Mr. Murphy stated because of those multiple designations over the last four to five years Mr. Troilo has taken multiple plans before the various Boards and Commissions within the Township to discuss different re-development scenarios with those Boards and Commissions. Mr. Troilo stated he did some research, and they actually started about twelve years ago.

Mr. Murphy stated C. T. Troilo has been the principal spokesperson for his parents and the point person in meetings with the various Township Boards and Commissions about the future development plan for this parcel, and Mr. Troilo agreed. Mr. Murphy asked Mr. Troilo to describe who he has met with over the years and the nature of those conversations. Mr. Troilo stated in 2020 there was a new push to try to get something done at the point. He stated they met with HARB a number of times discussing ideas, and by December, 2021 he felt they had a good plan moving forward. He stated all of the early meetings had been “pencil sketches and line drawings” done by their engineer, and there were about fifty or sixty different designs. He stated in the late fall of 2021, they felt it was serious enough that they started putting together plans and seeing what relief they would need and what would need to be done.

Mr. Troilo stated in December, 2021 they went before the Board of Supervisors with a formal plan; and they has some issues with it mainly the shared parking with Veterans Park, there were no sidewalks on Yardley-Langhorne Road and some other minor issues. He stated they then went back to HARB for their comments, and they got a list of things that they would like to see changed. He stated they also went before the Historical Commission for their input. He stated they then revised the plan close to what is being shown this evening. Mr. Troilo stated they were advised that they should go back before the Board of Supervisors. He stated before they did that they retained Mr. Marshall who had a suggestion about setting back one of the buildings to “unobstruct” the site lines to the Quill House, and changes were made again. Mr. Troilo stated they went back to the Board of Supervisors who reversed their opposition and went to just participating. They then re-submitted the Application to the Zoning Hearing Board.

Mr. Murphy asked the intention for the use of the Ishmael House, the Quill House, and the other new buildings that are proposed. Mr. Troilo stated early on there was talk of mixed Commercial and Residential on this site. He stated there were a lot of obstacles in the mixed-use. He stated at one point it was pared down to the Ishmael House being an ice cream parlor or a small Retail store and the rest being Residential; however, that raised its own problem, and the decision was then made to just proposed all Residential. He stated they are proposing apartments that would be approximately 1,000 square feet. He stated a building with four units would be two apartments on the first floor and two apartments on the second floor; and it would not be like townhouses where there are four two-story townhouses. He stated they are proposing fourteen apartments, and the Ishmael House would be a single-family stand-alone single unit. He stated the Quill House, which is currently

a duplex, would remain a duplex with a unit attached to the rear which would be the side not facing Edgewood Road, which would total three units in the Quill House. Mr. Murphy stated there would also be ten other new units that would be constructed; and Mr. Troilo agreed adding that there would be two units of four and one unit of two. Mr. Troilo stated at one iteration there was a six-unit building and at one of the HARB meetings they asked that be split up.

Mr. Murphy stated with regard to parking, the Plan now before the Zoning Hearing Board does not seek any parking relief because the parking that is now proposed for the fourteen units is entirely self-contained; and there are in fact, two more spaces on the property beyond what the Ordinance would otherwise require, and Mr. Troilo agreed. Mr. Murphy stated the original proposal contemplated more units and some additional parking off-site at Veterans Memorial Park, and Mr. Troilo agreed. Mr. Murphy stated that is no longer necessary as the density has decreased, and the ability to provide on-site parking can be satisfied; and Mr. Troilo agreed.

Mr. Murphy stated with regard to the architecture, Mr. Troilo has brought some elevations which were shown to the Board. Mr. Murphy stated these were marked as Exhibit A-6. Mr. Troilo noted View #1 which is from Yardley-Langhorne Road down toward the CVS, and looking to the right is looking up at the point. He stated the building all the way at the end on the right is a depiction of the restored Ishmael House. Mr. Murphy stated this is the concept for what the restored Ishmael House will look like, and Mr. Troilo agreed. Mr. Murphy stated it is the same building that is there today, and there are no additions, expansions, or reductions. Mr. Murphy stated the materials will need to be reviewed and approved by HARB going forward, and Mr. Troilo agreed. Mr. Troilo stated the next building seen is a four-unit building angled on the lot to transition between the buildings lined up along Yardley-Langhorne Road and the Ishmael House. He stated the next building is a double unit, and the last building is another four unit building.

Mr. Murphy stated that is the entirety of what the Yardley-Langhorne Road frontage of the property would look like if the development plan moved forward, and Mr. Troilo agreed.

Mr. Troilo stated View #2 is from Edgewood Road, and to the right is the side of the Quill House with the porches on the side, and that is the way the house is currently. He stated next to it is the back of the double that faces Yardley-Langhorne Road, and the next is the four-unit building that was angled, and the Ishmael House is on the very far left.

Mr. Troilo stated view #3 is back to Yardley-Langhorne closer to the point with the Ishmael house on the right side. View #4 is the same taken further back so that more of the Quill House can be seen along with the other buildings.

Mr. Murphy stated the architecture that has been depicted on all four views has to some degree been reviewed and the subject of a lot of comment by HARB and other Boards and Commissions in the Township. Mr. Troilo stated that is true as to the aspects of the buildings. He stated the porches were very important to the Historical Commission, and there were some requirements from the TND; and what is being shown is starting to meet those requirements, although it has not been formally reviewed. Mr. Murphy stated the intention is that, if and when this Application moves forward and the Land Development process moves forward is when they would get into the details of the architecture, elevations, etc.; and Mr. Troilo agreed. Mr. Murphy stated Mr. Troilo and his family are very familiar with the standards and requirements because they were involved in a large portion of the re-development of the Village. He stated their intention is to comply with the TND Standards for architectural appearance, materials, etc.; and Mr. Troilo agreed.

Mr. Murphy asked Mr. Richardson to review his qualifications. Mr. Richardson stated he has been a professional engineer in Pennsylvania for sixteen years. He reviewed his education. He stated he has Testified before the Zoning Hearing Board previously as well as most of the other Boards in Lower and Central Bucks County, Montgomery County, and Chester County. He stated he has also done numerous projects of this nature. Mr. Richardson was accepted.

Mr. Murphy stated Mr. Richardson has been involved since the beginning with the design of the multiple iterations of the Land Development Plan that culminated with the Plan being presented tonight, and Mr. Richardson agreed that they had done numerous sketches. Mr. Murphy stated each time a revision was done, the scope of relief continued to reduce; and Mr. Richardson agreed. Mr. Murphy stated at this point the Plan that was submitted with the Revised Application now has four items of Zoning relief associated with it, and Mr. Richardson agreed.

Mr. Murphy stated the first item of Zoning relief involves relief to permit an apartment to be over another apartment. He added that based on Mr. Troilo's Testimony, there will not be any businesses uses, and this whole project will be Residential.

Mr. Murphy stated the second item deals with density. Mr. Richardson stated the Ordinance defines density as the number of dwelling units divided by the gross acreage of the site. With the fourteen proposed dwelling units and the acreage of the site of approximately three-quarters of an acre, the result is a dwelling density of 18.4. He stated the Ordinance would allow a density of 12 dwelling units per acre. He stated in order to comply with the Ordinance, the development would have to drop to a total of nine dwelling units. Mr. Murphy stated the units proposed is fourteen, and Mr. Richardson agreed.

Mr. Murphy stated they are also requesting a Variance to permit the largest of the infill buildings to be a certain amount larger than the Ordinance would otherwise allow when compared to the existing buildings. Mr. Richardson stated the Ordinance limits the size of infill buildings to 10% larger than the surrounding historic structures. He stated if there was a historic structure on either side that was 1,000 square feet, you would be allowed to build a building of 1,100 square feet. Mr. Richardson stated the Plan as currently configured has a weighted average of 63% larger than the allowable. He stated this is driven mostly by market forces. He stated the existing Ishmael House specifically is rather small, and Mr. Murphy stated it has a 790 square foot footprint. Mr. Richardson stated it pulls down the average, and it would not be feasible to build structures that are only 10% larger than that.

Mr. Murphy stated the last item of relief deals with the setback from Langhorne-Yardley Road. Mr. Richardson stated Langhorne-Yardley Road is classified by the Township as a Collector, and the required setback from Collector Roads is 20' from the right-of-way line. He stated they are currently proposed 8' for the setback; however, the 8' is actually significantly larger than the existing setback on the Ishmael House which is actually 2.5' over the right-of-way and is located within the right-of-way. Mr. Richardson stated they believe that setting back all of the proposed buildings along Langhorne-Yardley 20' would be out of character for the stretch of the road. Mr. Richardson stated they will be meeting the setback along Edgewood Road with the proposed four unit which will be located approximately 25' from the right-of-way and would be in conformance with the 20' setback. Mr. Richardson stated the Quill House is located approximately 20' from the road.

Mr. Murphy stated even on Langhorne-Yardley since there is a negative encroachment of the Ishmael House into the legal right-of-way, we are not increasing the existing non-conformity; and Mr. Richardson agreed.

Mr. Richardson stated they are set back approximately ten and a half feet further back from the right-of-way than the existing Ishmael House.

Mr. Murphy stated a significant changes to this Plan from the prior Plans involve the extension of sidewalks. Mr. Richardson stated the previous Plans submitted had various stages of sidewalks extending along various roads; however, the current Plan has sidewalks along the frontage of both Edgewood Road and Langhorne-Yardley Road. He stated the sidewalk is a little unconventional due to the fact that the Ishmael House is so close on the corner. Mr. Majewski showed on the Plan where they are providing sidewalks. Mr. Richardson stated because of the closeness of the Ishmael House to the intersection, the sidewalk has been pulled back to allow them to provide a continuous sidewalk along both road frontages. Mr. Murphy stated the sidewalk can be seen in Views #2, #3, and #4 of the elevations. He stated the sidewalk is running behind the Ishmael House and out to Langhorne-Yardley Road. The sidewalk will extend to the adjacent property to the east. Mr. Richardson stated there will also be internal sidewalk to link the structures to the proposed parking area.

Mr. Murphy stated they have confirmed that the required parking to accommodate the fourteen units is all being handled on-site; and Mr. Richardson agreed adding that the required amount according to the Ordinance is twenty-eight spaces, and they are proposing thirty spaces.

Mr. Murphy stated the stormwater will be managed underground beneath the parking lot. Mr. Richardson stated the final design has not been done, but the intention is that it will be an underground storage pit located in the parking lot. He stated the natural topography of the area drains away from Edgewood Road parallel to Langhorne-Yardley Road ultimately ending down toward the CVS.

Mr. Murphy asked Mr. Richardson to discuss the pedestrian crosswalk. Mr. Richardson stated based on discussions with various Township Boards, there was a request for a crosswalk crossing Edgewood Road. He stated due to the uniqueness of the intersection with Langhorne-Yardley, they decided it was not feasible to provide the crosswalk right at the intersection so they are providing the equivalent of a mid-block crossing to allow pedestrian traffic from this development to others further to the south. He stated it would link to the paved pathway behind McCaffrey's.

Ms. Reiss stated she appreciates that they have come down and what is being shown looks attractive, but her concern is that the only Traffic Study she found was from 2011. She asked if there has been another Traffic Study. Ms. Reiss stated 2011 was pre-Edgewood Village, pre-Flowers Field, pre-DeLorenzo's and pre the apartments. She stated with Prickett Preserve, there will be more traffic on Edgewood Road and Yardley-Langhorne Road. Mr. Richardson stated there has not been a Traffic Study done for this specific development yet; however, the Zoning District of the Traditional Neighborhood Overlay would allow such uses as Retail or Office in this space. He stated a rough approximation of how much Retail space could be built in this corner would be approximately 7,700 square feet of Retail space. He stated according to the standards for trip generation, that would generate approximately 29 trips per hour at peak; but the Residential as proposed would generate approximately 14 trips per hour at peak so they are less than half of what the equivalent of Retail would be at this corner.

Mr. Murphy stated they will be updating the Traffic Study to confirm what Mr. Richardson has suggested. He stated the issue of traffic has been a significant discussion point already with the Township; and part of the reason for the all-Residential approach which is one of the items of Zoning relief, is to drive the trip-generation number down from a potential portion of the site being devoted to Retail.

Ms. Reiss asked if these will be one or two-bedroom apartments. Mr. Troilo the Ismael House which will be a stand-alone home, but they do not know yet the number of bedrooms. He stated the other units are proposed to be two-bedroom, one bath approximately 1,000 square foot apartments. Ms. Reiss stated when you have two bedrooms, there is a great propensity in Lower Makefield for a single-parent and one or two children. She stated if there are two bedrooms, there will be School children, and the Traffic Study should include School buses. Mr. Richardson stated those figures do come into play when a Traffic Study is performed.

Mr. Dougherty stated he was on HARB for a couple of years before resigning and the site was discussed. He asked if the Zoning Hearing Board is privy to HARB's findings and the final recommendations that they made. Mr. Troilo stated while it was never formally voted on, the HARB has meeting Minutes. Mr. Dougherty asked if HARB saw what the Zoning Hearing Board is seeing.

Mr. Majewski stated HARB did see most of what the Zoning Hearing Board is seeing, and he believes they went to HARB at least four times. Mr. Majewski stated during that time there were subsequent iterations of the design of the buildings and the porches were an important feature that HARB was concerned about. Mr. Majewski stated they were also concerned about the massing of the buildings, and the Applicant had a couple of larger buildings, and HARB asked that they break up one or two of them. Mr. Majewski stated they also had comments about how they were staggered along Edgewood Road and Yardley-Langhorne Road. Mr. Majewski stated he believes that the Plans address most of HARB's major comments on design and lay-out. He stated the only thing they still had concern about was the density of the Site. Mr. Majewski stated it was an informal process because there were not yet Building Plans to submit to HARB.

Mr. Dougherty asked how they felt about the Quill House. He stated he was an appraiser for thirty-six years, and he did a lot of conservation work. He stated he is surprised that an addition is going onto the Quill House. He stated generally from a conservation standpoint, the rule of thumb is to keep the exterior elevations based on the historical aesthetics of when the property was built although they can "pretty much do what they want on the inside." He stated putting an addition on the Quill House is "out of step" with what you would normally see in a Historic District, and it "troubles him." He stated he likes the rest of the project, and he does not have a problem with the density, or apartments on the first floor versus professional or Retail. He stated he is concerned with changing the exterior elevation of the Quill House, and he asked if this is something that they are "locked in on."

Mr. Troilo stated HARB did have reservations about them removing the Quill House, so a suggestion was made to try to save some of the Quill House; and some of the members suggested that an addition on the back side would be appropriate. He stated when they removed one of the buildings, the financials involved drove the number of units needed. He stated he is not saying all of the HARB members indicated that they would vote for an addition on the Quill House, it was brought up at the meeting by them.

Mr. Dougherty stated the general rule of thumb relates to what can be seen from the street; however, with the Ishmael House and the Quill House, you can see all four elevations from the street.

Mr. Murphy stated Mr. Marshall had suggested stepping back the newer buildings in between Ishmael and Quill so that a passing pedestrian or motorist could better see the elevations of the Ishmael and Quill Houses coming from either direction.

Mr. Dougherty asked if they will be using dumpsters in the parking lot; but Mr. Troilo stated he could not answer that. Mr. Troilo stated he knows that Flowers Field does not have dumpsters, and they have individual cans. Mr. Dougherty stated his concern was how they would get cans out to the street. Mr. Richardson stated he feels if it were needed, they could put a dumpster pad at the end of the parking area that would be screened with both landscaping and fencing. He added that they have the room in terms of impervious surface.

Mr. Dougherty asked for more details about the removal and the re-construction of the Quill House. Mr. Troilo stated they would be taking down the Quill House and rebuilding it to its current configuration. Mr. Dougherty asked if it would have the same lines and the same gables, and Mr. Troilo agreed. Mr. Dougherty asked if that is because it is in such poor condition, and Mr. Troilo agreed adding that the foundation is also in poor shape. Mr. Dougherty asked if they will be using fiberglass shingle roofs, a cedar shake, or slate. Mr. Troilo stated they would work with HARB on this.

Mr. Connors noted the approach from the west on Langhorne-Yardley, the first house that is being restored will get a lot of headlight traffic; and he asked if they will be screening that. Mr. Troilo stated they would probably not do any screening on the outside because there is not a lot of room there so they would have blinds or shutters in the house.

Mr. Connors noted the turning movement at that location, and he asked if there is any thought as to how traffic will move around the point and if it will be any different than it is now. Mr. Richardson stated they are not proposing any alterations to that corner since without removing the Ishmael House, there is not a lot that can be done to improve the sight distances on that corner. Mr. Connors stated that corner is the one that is in the setback, and Mr. Murphy agreed. Mr. Murphy stated it would have been easier if the Quill House and the Ishmael House were reversed, but they are left with a building that is in better shape and has historic significance at that location; and it dictates what they can and cannot do.

Mr. Solor asked if there was any consideration given to converting Edgewood Road in that block to be one-way east only. Mr. Murphy stated there had been many different proposals that he is aware of for modification and significant changes in approach on both Langhorne-Yardley and Edgewood including closing off Edgewood at one point and doing something dramatically different; however, they never advanced beyond the talking stage because there were so many implications beyond just this site. He stated right now there is no easy, workable solution that he is aware of. Mr. Majewski stated this has been discussed numerous times, and there was a drawing done once to have a complete re-alignment of Edgewood Road and completely short-circuit the corner; but the problem was it would have cost approximately \$1 million. He stated the concept of one-way was also discussed, turning Edgewood Road into a cul-de-sac. He stated there are a lot of difficulties with this.

Mr. Solor stated Mr. Marshall indicated that there is significant historic fabric that is salvageable at the Ishmael House and it is more historically significant because of the age than the Quill House, and Mr. Marshall agreed. Mr. Marshall stated while he has all respect for Danny Quill and his service to the Country, when you look at the Historic District, that is not during the period of significance for historic significance; and the Quill House gained its significance after the period of significance of Edgewood Village. He stated when it was built it was always a tenant house and it was called the Stapler Double Tenant House in the 1979 Nomination. He stated it is not architecturally or historically significant. He stated it is a very vernacular house built for working people as a duplex back in the mid-19th Century. He stated you compare that to the age of a stone house with an association with Ishmael, the Quill House pales in comparison. He stated it is however, a contributing part of the Historic District so the decision HARB has to go through is not easy. He stated you want to protect the community's history and have it stable, but that has a "chilling effect on growth," and that is why this property has been so difficult because of the restrictions. He stated while historians would love to see it stay the way it was, that is not viable; and the Quill House has shown the issues you have when you do not have a sustainable use for a historic structure.

Mr. Connors asked how they will deal with stormwater with the site, and Mr. Richardson stated the Plan is to do an underground dry well which is effectively a stone pit underground. He stated the stormwater is held in the void spaces in the stone. He stated the drainage in the area is away from Edgewood Road, paralleling Langhorne-Yardley Road. He stated the intention would be to collect the vast majority of the site into the dry well located under the parking lot, and ultimately it would discharge down toward the

point furthest away from Edgewood Road. He stated there is an existing roadside swale and a collection point existing for stormwater so they would maintain the overall drainage pattern of the site, and manage the stormwater via a dry well under the parking lot.

Ms. Kirk stated Mr. Marshall's information was from County Records, and Mr. Marshall agreed. Ms. Kirk asked if either of the structures are on any State or Federal Historic Registries, and Mr. Marshall stated they are contributing elements to the Edgewood Village National Registry of Historic Districts. Ms. Kirk asked what requirements would the developer have to go through to insure that these proposed modifications are acceptable. Mr. Marshall stated the National Register in and of itself does not have the "teeth" that a local HARB has, and it has no restrictions. He stated what the developer would probably be asked to do when the State Historic Preservation Office reviews it is some mitigation for the adverse impact on the Historic District which is what is going on with the Prickett Preserve project for the changes they made. He stated there are no design elements of the State review.

Ms. Kirk asked Mr. Marshall if he had an opportunity to see the renderings with the proposed facades as presented tonight, and Mr. Marshall stated he saw them earlier this evening. Ms. Kirk asked if the proposed façades in general be in keeping with what the design elements should be for buildings of this historical nature. Mr. Marshall stated they would not exactly, but the current thought is that all buildings should be a product of their time and be compatible with the historic nature and not seek to replicate. He stated in terms of massing and size, the one building that is entirely stone is a little unusual for this Historic District, but that is more aesthetics since someone may have built a stone house in the mid-19th Century. He stated some of the details are not designed to replicate what is there. He stated if the HARB decided that is what they would rather see, those are minor changes. He stated Edgewood is not a "very fancy town," and there is very little in terms of highly-ornamented buildings.

Ms. Kirk stated this is being designed to provide Residential units with no businesses. She asked if the Board were inclined to approve the Applications would the Applicant be agreeable with a restriction that it would remain Residential so that the Township would not be facing something ten years in the future so that units are being converted to Commercial, and Mr. Murphy agreed.

Ms. Kirk stated trash enclosures were mentioned, and she asked if items such as identification for buildings, mail boxes, etc. will be part of the HARB review at the time of Subdivision and Land Development; and Mr. Murphy agreed.

Mr. Dougherty stated Mr. Marshall made the point that the Ishmael House has more historical relevance than the Quill House. He asked how many historical assets there are in Edgewood Village. Mr. Marshall stated there are twenty-eight structures, with eight being out buildings. Mr. Dougherty stated even though the Quill House does not have the same historical relevance, we have so few assets which is why he would like to see a View #5 where there would have been a rendering from the parking lot. He stated none of the views show what the Quill House will look like.

Mr. Marshall stated what it looks like today is very hard to see because of the trees, but it is basically a blank façade. Mr. Dougherty stated one view shows just one side of the Quill House, and he cannot get a strong sense of that building. Mr. Marshall stated the north elevation was designed to be the back of the house, and it does not have much in terms of design. He stated it is basically a two-story flat wall with four windows. Mr. Dougherty stated he is talking about a rendering of what it would look like.

Dr. Ernest Cimino was sworn in. He stated he is the property owner immediately adjacent to the proposed plan. He stated anything that the Troilos build at the property next to him will be a vast improvement over what is currently there. He stated he is torn over supporting the Plan or objecting to it because the improvement they bring is so significant; however, as a property owner in the Historic-Commercial District he knows that there are restrictions on development and density that are there for a reason. He stated if the Zoning Hearing Board feels that those are too restrictive, then they will allow the Variances to “help promote the property.” Dr. Cimino stated his main fear for this property is the density which is currently stated at 18 per acre or 14 units for this three-quarter acre plot. He stated his suggestion would be to limit the density to 12 for this property which would require the Troilos to remove two units from their proposed development. Dr. Cimino stated if they did not remove two units, this density per acre would be 16 which would still require a Variance, but it would be a more reasonable compromise to not over-develop and would also lead to less new construction on the site. He stated he is looking to the decision tonight to see the direction that the Zoning Hearing Board is going because he feels it will set a precedent for other properties including his own in the Historic-Commercial District that perhaps the density restrictions and the development restrictions are too restrictive; and perhaps with approval of this Plan, it will set a precedent that Variances should be allowed.

Mr. Connors stated he tends to agree and feels it is a lot of density for this size property. He stated he recognizes that they are trying to restore two buildings, but it is still pretty dense.

Ms. Reiss stated she also has concern with the density as well. She stated she understands the need for having a certain number of units to make the project economically worth doing, but it is a lot for a really small area. She stated she does like the Plan, but she is concerned with the density.

Dr. Weiss stated the Troilos had many meetings with the Board of Supervisors, and a majority of the Board felt that the density issue would be a good reason to keep the Ishmael House and to replicate the Quill House. He stated one of the reasons the Board did not oppose this particular Plan was because of the fact that the Troilos wished to restore the one and replicate the other. He stated he does understand the concerns of the Zoning Hearing Board but he wanted to advise that a majority of the Board of Supervisors felt that the density issue would be addressed because of what the Troilos wanted to do with the existing structures.

Mr. Majewski asked about the timing of the restoration versus new construction, and he asked if it is the intent to restore the Ishmael House first or in conjunction with building the other buildings. Mr. Murphy stated that has been brought up a number of times; and the understanding they have with the Township is that if this would move forward, the Township would expect that the Ishmael House and the Quill House would be restored first before Building Permits were issued for the new construction. Mr. Murphy stated Mr. C. T. Troilo and his father have agreed that would be the sequence that would be followed. Mr. Connors asked if they are expecting that they would restore them, rent them, and then build the rest; and Mr. Troilo stated they would do the Quill House and Ishmael House and then apply for the other buildings and then start leasing.

Ms. Kirk stated she was involved various times when Notices of Violation were issue because of the condition of the property, she feels the Township's position is that because of the deteriorating buildings, they would want them restored first to make sure that the project proceeds as it was presented. Mr. Connors was just asking if they would restore them and then have to carry that cost all the way through while they build the other units and then bring the project on-line or if there was going to be access issues with renters while they are building the rest of the project.

Mr. Connors stated this is a difficult decision because he does not like the density but thinks it is a great project and the fact that they are re-building those structures, and understands that Township's comments about the trade-off of density for restoration.

Mr. McVan stated looking at the map there is a huge parking lot for Veterans Square, and there will be a huge parking lot for the apartment buildings. He stated it is too dense for such a small piece of property.

Ms. Reiss stated she does not feel she could make a Motion until she knew that there was some kind of Traffic Study, and she is also concerned about the density.

Mr. Flager stated he recalls that Mr. Murphy stated that a Traffic Study would be done as part of the Land Development, and Mr. Murphy agreed.

Ms. Reiss stated she appreciates that they brought the density down, and she feels it is very attractive, but she feels they are putting a lot in a very small triangle.

Mr. Solor stated he believes a majority of the Board would be in favor of this if they were to remove the addition to the Quill House. Mr. Dougherty stated he would be in support of that.

A short recess was taken at this time.

When the meeting was reconvened, Mr. Murphy stated Mr. Troilo is prepared to relinquish the opportunity to build the addition on the back of the Quill House which would reduce the total density from fourteen to thirteen.

Mr. Murphy stated he heard during the break that some Board members were concerned about whether the intention was only to restore the exterior the Ishmael House and the Quill House and not the interior; however, the they will both be fully-functional new rental units so it will not just be exterior.

Mr. Dougherty stated they were talking about restoration versus renovation, and they understand that they will not be restoring the Quill House on the inside, and they will be making it with modern materials. Mr. Murphy stated while that is correct, at the Ishmael House, they will restore the fireplace and some of the other more period pieces in there.

Mr. Murphy stated they also want to clarify that they agree that the Ishmael House and the Quill House will be occupied before any other unit, but the intention is to do the entire project at one time for safety and other reasons.

Ms. Kirk asked if they would also agree to a Condition to restrict them to Residential, and Mr. Murphy agreed.

Mr. Dougherty moved, Mr. Connors seconded and it was unanimously carried to approve the Appeal generally as presented except for instead of fourteen units, they are to do thirteen units removing the unit attached to the Quill building and a Deed Restriction is to be put in stating that it cannot be converted to Commercial uses in the future.

OTHER BUSINESS

Mr. Majewski stated that there are not Applications scheduled for August 16, 2022.

Ms. Reiss moved, Mr. Dougherty seconded and it was unanimously carried to cancel the August 16, 2022 meeting.

Mr. Majewski introduced new employee Mr. Dan McLoone, Planner who has been attending a number of meetings. He may fill in at some meetings in the future.

There being no further business, Mr. Solor moved, Mr. Connors seconded and it was unanimously carried to adjourn the meeting at 9:10 p.m.

Respectfully Submitted,

Judi Reiss, Secretary