

TOWNSHIP OF LOWER MAKEFIELD
HISTORICAL ARCHITECTURAL REVIEW BOARD
MINUTES – SEPTEMBER 14, 2020

The regular meeting of the Historical Architectural Review Board of the Township of Lower Makefield was held remotely on September 14, 2020. Mr. Heinz called the meeting to order at 6:46 p.m.

Those present:

Historical Architectural Review Board: Stephen Heinz, Chair
 Jennifer Stark, Secretary
 Jeff Hirko, Member
 Michael Kirk, Code Enforcement Officer/
 Member
 Liuba Lashchyk, Member

Others: James Majewski, Director Planning & Zoning
 John Lewis, Supervisor Liaison

Absent: Kathleen Webber, HARB Member

TABLING OF APPROVAL OF MINUTES

Mr. Heinz suggested that the Minutes from 7/14/20 not be considered at this time as they need to end the meeting by 7:15 p.m., and he would like to be able to complete the discussion with Mr. Troilo.

Ms. Stark moved, Mr. Heinz seconded and it was unanimously carried to Table the approval of the Minutes from July 14, 2020.

1674 EDGEWOOD ROAD (Tax Parcel 20-021-003) Continued from 7/14/2020
Demolition of Quill House (aka Stapler Tenant House #2)
Restoration of Ishmael House (aka Stapler Tenant House #1 or Dougherty House)
Owner: Cameron C. & Olga Jean Troilo

Mr. C. T. Troilo was present. Mr. Heinz asked Mr. Troilo to proceed with his presentation and ask any questions of the Board so that they can come to a resolution to help Mr. Troilo move along. Mr. Troilo stated he does not have anything new to present. Mr. Heinz asked Mr. Troilo what he would like the Board to consider. Mr. Troilo stated the proposal was to re-do the one

building into an ice cream stand, tear down the Quill House, and put in a gravel lot. He stated they have never made a formal proposal or made any Application, but they brought this up as a discussion item with the Board of Supervisors who referred it to HARB to get their opinion.

Mr. Majewski stated the Applicant went before the Board of Supervisors with his proposal; and the Board of Supervisors discussed it, but they wanted to get HARB's opinion about removing the one building, rehabbing the other, and putting in the gravel parking lot. Mr. Majewski stated he feels it would be appropriate for HARB to vote on whether they feel that proposal has merit, and whether it should be denied, approved, or approved with Conditions.

Mr. Heinz asked if anyone wished to make a Motion which could be discussed.

Ms. Stark stated that she read the Draft Minutes from the last meeting which she was unable to attend, and her impression of the conversation was that there were other ideas put forth that were going to be considered; and she felt that the topic at hand was likely going to be changed. Ms. Stark stated she is not sure what they would be voting on right now other than to dismiss the current proposal and consider some of the other ideas that were brought forth. Mr. Heinz stated what Ms. Stark summarized was the consensus that was discussed in that they would rather see an alternative solution to the proposal.

Mr. Hirko moved and Ms. Stark seconded to recommend to the Board of Supervisors denial of the demolition of the Quill House and having a parking lot going in and to explore other alternatives for other uses for the property.

Ms. Lashchuk asked what is meant by other uses for the property. She stated currently they do not have any use specified for the property.

Mr. Hirko stated it would be uses leaving the existing structure. Mr. Heinz stated they are saying they are denying the consideration of an Application to demolish the Quill House so there would have to be some other use for the property utilizing the structure that is there in some way, and Mr. Hirko agreed. Ms. Lashchuk asked if that means that it could be re-located.

Mr. Heinz stated they would have to have a proposal in order to consider that. Mr. Heinz stated at this point they are saying that they are not approving the demolition of the Quill House. Mr. Majewski stated he believes that Mr. Hirko was indicating that other alternatives for the property could include rehabbing the house and maybe relocating it, and it should be something other than demolishing it and putting in a parking lot; and Mr. Hirko agreed.

Ms. Lashchuk stated she would support that if it included relocating the structure. Mr. Heinz stated he believes that all options are open at this point, and Mr. Troilo agreed. Mr. Majewski stated it would be other than demolishing the Quill House and putting in a parking lot.

Ms. Lashchuk stated when they discussed this at the last meeting, there was a discussion of re-routing Edgewood Road; and that may be a different Motion. She stated she would like to request that the Board of Supervisors consider that option and possibly looking into a Grant to do that. She asked if this should be a separate Motion or just a suggestion. Mr. Heinz stated he believes that Mr. Troilo is looking for direction as to where the Board would like him to go. He stated what Ms. Lashchuk was proposing and for which she had provided a sketch demonstrating that, is one of the things that they are open to develop as a plan. Ms. Lashchuk stated the reason she was bringing that up is because if the Quill House were to be re-located, knowing where the road would go is an important consideration for the developer. Mr. Majewski stated that could be a separate Motion after HARB votes on the primary Motion.

There was no Public Comment on this matter.

Motion carried unanimously.

Mr. Heinz stated if there is interest in presenting other potential solutions they could consider that. Mr. Troilo stated he does not have anything new to present. He stated they have been considering Ms. Lashchuk's ideas although they are not sure about the feasibility of the road. He stated they are exploring moving the Quill House, rehabbing the Quill House, and re-creating some of the other structures that used to be in the Village. He stated that would be more of a Residential project as opposed to a more traditional Commercial Mixed-Use. He stated he understands that there does have to be some Commercial per the Zoning. He stated they are looking at it from a different perspective than they have in the past; and hopefully, they will be back soon with something to present to HARB. Ms. Stark advised that HARB members would also be available to discuss this while the Applicant is considering development. She stated there are Supervisors who support some of these ideas and there are also Grant opportunities. Mr. Troilo stated he appreciates that offer.

Mr. Heinz stated they did have a preliminary view of what Ms. Lashchuk was suggesting.

Ms. Stark stated there is a traffic-planning component and an engineering component as well as ideas for funding sources so it is multi-faceted. She stated she would like to know if the current configuration of the road poses a hazard. She stated if that is the case, that would help them go after funding to make a safer condition at those roadway crossings. Mr. Majewski stated while they could check into accident data, even though sight is limited and it is kind of dangerous, it has not presented itself in the form of serious accidents. He feels that is because people take extra precautions driving on Langhorne-Yardley Road and coming out Edgewood Road onto Langhorne-Yardley. Ms. Stark stated part of the consideration is they are talking about populating that area more with more Commercial and Residential functions so there would be more pedestrian traffic, more livable scenarios, and more cars because people will be there more frequently; and she feels that will give a better picture of the future.

Mr. Hirko stated the Township has been “down this road before” with removing buildings which were going to be rebuilt, and it never seems to happen. He stated he does not feel moving the building to put a road in is feasible.

Mr. Heinz stated he agrees that they need to have some new kind of direction, and he hopes that the sketch from Mr. Lashchuk starts that process. He stated one of the options might also be utilizing things as they are and coming up with alternatives to populate that area as well so that they can offer varying degrees of cost to the proposals.

Mr. Heinz thanked everyone for their participation and thoughtfulness. He stated he agrees with Ms. Stark on the number of facets involved with the development on the scale that Ms. Lashchuk was talking about, and they will need to come up with something more than just a sketch. He stated it would be up to the developer to come in with a proposal that they can discuss and get behind. Mr. Heinz stated he agrees with Ms. Stark that Mr. Troilo should feel free to call upon the Board members for input. He stated he feels Mr. Troilo would have the option to speak to them one person at a time or a few members at a time to brainstorm.

Mr. Troilo thanked the Board for their time and generous offers, and added they will take them up on that. Mr. Heinz thanked Mr. Troilo for his willingness to discuss other options. He stated they are serious about doing as much as they can to preserve the existing fabric.

Ms. Lashchuk stated she feels they could reach out to the Board of Supervisors through their Liaison to see what their feelings are about the road since that would be a major cost involved in this planning. She stated there may be the possibility of getting Grants for some studies. She stated if there is cooperation from the Township the plan might be more feasible for the developer. Mr. Lewis stated he would like to see the Township traffic engineer review the concept and there could be an analysis done to see how feasible that is. Mr. Majewski stated he feels that is an excellent idea. He stated this was looked at in another form by TPD a number of years ago; and they looked at the re-location of the road. He stated there was a rough concept of it which was more “highway-like” than what Ms. Lashchuk has proposed. Mr. Majewski stated he feels it would be an excellent idea to have the current traffic engineer look at this. Mr. Majewski stated they would need to reach out to PennDOT because if they were to re-locate Edgewood Road, there would be a connection point to the State road, Langhorne-Yardley, so they would need a Highway Occupancy Permit in order to allow that.

Mr. Lewis stated he agrees that we would have to meet with PennDOT to make sure that it meets all of their requirements. He stated he feels that this is worth exploring. He stated they would then have to consider the cost. He stated there may be historic preservation Grants associated with this, and they would have to see what is possible in that realm. Mr. Lewis stated he cannot speak for the Board whether they would be in favor of applying for Grants for this; however, he feels the Board would be open-minded to consider this strongly.

The being no further business, Mr. Hirko moved, Ms. Stark seconded and it was unanimously carried to adjourn the meeting at 7:15 p.m.

Respectfully Submitted,

Jennifer Stark, Secretary