TOWNSHIP OF LOWER MAKEFIELD

HISTORICAL ARCHITECTURAL REVIEW BOARD

MINUTES – JUNE 13, 2023

The regular meeting of the Historical Architectural Review Board of the Township of

Lower Makefield was held remotely on June 13, 2023. Mr. Heinz called the meeting

to order at 6:02 p.m.

Those present:

Historical Architectural Review Board: Stephen Heinz, Chair

 Jennifer Stark, Secretary

 Jeff Hirko, Member

 Michael Kirk, Member/Code Enforcement Officer

 Liuba Lashchyk, Member

Others: Fredric K. Weiss, Supervisor Liaison

DISCUSSION OF MINUTES

It was agreed to consider the Minutes of May 9, 2023 at the next Board meeting

so that a correction could be made.

MILESTONE BEHAVIORAL HEALTH (Tax Parcel #20-016-047)

1648 Yardley-Langhorne Road

Installation of Sign

Applicant: Eric Marseglia, Esq.

Mr. Heinz stated materials were provided regarding the sign which has a wood

background with a modern drawing and lettering. Ms. Stark asked if they provided

a different document showing the number of posts and whether it will be hung.

Mr. Heinz stated he wanted to deal with the artwork first and then discuss the

support mechanism.

Ms. Lashchyk asked what type of business it is, and Ms. Stark stated it is mental

health services. Ms. Lashchyk asked if it is for children; however, Ms. Stark

stated she did not know if the practice was for children, adults, or both.

Ms. Lashchyk stated the reason she is asking is the way the sign looks it is

“very adorable” if it is just something related to children as it is using child-like

writing.

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Mr. Hirko noted the picture that Mr. Kirk sent today about the wood that they

are proposing to use for the signage. Mr. Heinz stated he thought that had

something to do with the actual renovations because it has dimensional infor-

mation. Ms. Stark stated it seems that they are proposing to use that for the

structure of the sign. Mr. Hirko agreed. Mr. Heinz stated his impression was

that they were using it as the siding replacement, and there were pictures of

the interior. Mr. Hirko stated he believes that they are indicating that the

wood they purchased is similar to what is on the third floor of the building.

Mr. Heinz asked Mr. Kirk how they are progressing, and Mr. Kirk stated they

have not started any interior work although they did do some clean-out.

He stated they do not have any Permits for the interior work. He added that

he believes that the pictures of the wood that he sent the Board today were

taken from another historic barn which was demolished, and they wanted to

re-use that for the sign. He stated he has no other information other than

what they sent.

Mr. Drew Dickinson was present and stated they submitted the proposed sign

panel. He stated there is a company that makes carved wood signs, and they

will take their logo and carve it into both sides of a 1 ½” thick wood panel with

light painting. He stated a picture was provided, and there are two different

versions, one with a lighter-stained wood and one with a darker-stained wood.

Mr. Dickinson stated the rest of the pictures provided were with regard to the

wood. He stated they wanted to use some of the wood from the barn to build

the sign frame, but all the wood that was left there was not long enough or

substantial enough to be used. He stated they found some lumber from a

local marketplace, and they want to use some wood that looks like old barn

wood to frame the sign.

Ms. Stark asked if anything was provided to show what the sign and frame would

look like. Mr. Dickinson stated he sent a blueprint that he drew. He stated he

sent an e-mail to Mr. Kirk early today which may have missed the deadline.

Mr. Kirk stated he forwarded to the Board everything that Mr. Dickinson sent

him yesterday and today. He stated this included the latest e-mail that included

the wood. Mr. Heinz stated that e-mail has a number of attachments. A picture

of the proposed sign was shown using wood that is similar to the wood that exists

on the third floor of 1648 Yardley-Langhorne. The painter/wood finisher used

wood for the sign shown.

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Mr. Heinz stated they were provided information on the roadside installation

which looks to be about 16 by 24.

Mr. Dickinson showed a picture of the wood that they purchased for the frame

as it is now. Mr. Heinz asked what the frame consists of and how would it be

constructed. Mr. Dickinson showed a slide of the blueprint that he had come

up with. Mr. Heinz stated this is similar to the signage that was in front of

the chapel on Edgewood Road, and Mr. Dickinson stated it is similar to a

couple of the signs in the area. Mr. Heinz stated the size is about 3 ½ by 5,

and Mr. Dickinson agreed. Mr. Dickinson stated the uprights would be

created with the wood that had been shown in addition to the top piece and

what frames out the sign. He stated all of that material is about 2 ¾” thick

by about 7 ¾” wide. He stated they are planning on using the same material

for the “1 by strip” that would be a glazing used for the sign to keep it in place.

Mr. Hirko asked how they are planning to preserve the wood that they are using

since none of that wood was meant to be outside. He stated all of that wood is

on the softer side mostly pine. Mr. Dickinson stated he is not an expert on this.

Mr. Hirko stated he would not want them to go through all of this and have it

fall over in a year since it will not hold up in the ground. Mr. Heinz agreed.

Mr. Hirko stated what they are showing were probably rafters from a building.

Mr. Heinz stated they could put up a steel frame with proper footings and

proper attachments to the footing and clad it with the lumber that they have

doing the transition to the interior. He also stated that the proposal is to put

lights into the ground; and if the lights are shining up, they would have to be

concerned about shadows because of the framing being proposed. He stated

they could cut is down entirely and make it something that is less of a

dimensional distance. Mr. Dickinson stated it was proposed to be a couple

inches set back on either side. Mr. Heinz stated that creates ledges for

moisture to sit on. He stated most signs along the roads would have been

hung signs off of a post and arms sticking out. He stated that is what is on

the corner lot at the intersection of Stony Hill and Yardley-Langhorne Road

across from the bank. Mr. Dickinson stated they looked at a lot of signs in

the area. He stated they are looking for suggestions.

Mr. Dickinson asked the Board’s opinion of the sign panel itself. Ms. Lashchyk

asked if the business is for the treatment of children or adults since the font is

a childlike design which she feels “is charming.” Mr. Dickinson stated about

85% of their clients are children. He stated they work with all of the School

Districts - 200 to 300 children at any given time. He stated that was part of

their thought process with regard to the logo.

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Mr. Heinz stated he would caution that the font being used is very thin; and

if you are coming down the road, it may be difficult to see. Mr. Dickinson

asked if that would require changing their logo or is it at the Applicant’s

discretion. Ms. Lashchyk stated they should not change their logo. Mr. Heinz

stated if it were a bigger size, proportionately the scale of the lettering

would be thicker as well. He stated they also have to consider the background

since if it is up against something with a lot of pattern, like a piece of wood,

it might not be as easy to read. Mr. Dickinson stated the small sign that he

showed earlier is about 12” by 14” and the real sign would be proportionately

bigger. Mr. Heinz stated while he understands that, it is still a very thin font.

He added they may want to put up some test signs and see how they can be

seen from the road. He stated he agrees with Ms. Lashchyk, and it “has a

sensitivity that most signs do not;” however, it still needs to be able to be read

from the road. Ms. Lashchyk stated they could bold the font. Ms. Stark stated

what they are talking about is the contrast between the lettering and the

background. She stated instead of having a wood grain natural background,

they could consider while or off-white which would make the letters pop.

Mr. Dickinson showed a slide of their actual logo which is white. He stated

he understands what the Board is saying about making it easier to read.

He added that they had considered painting it white, but they were trying

to stay true to the spirit of the Village. He stated they want something that

looks good and will last.

Mr. Heinz stated the signs that are hung in the shopping center with the

carved-out, wood background style have fonts which are very bold, and

the lettering takes up almost a third of the space of the sign. He stated

what is being proposed has very thin and delicate lettering compared to

those signs.

Ms. Stark stated the company doing their sign should be able to provide a

paper mock-up. Mr. Dickinson stated they are “out West,” and they do not

deal with any of the sign framing which has been a challenge. Mr. Dickinson

stated he will work on this further. Mr. Heinz stated he hopes they come

back in a month or two with a more formal presentation based on their

research and that there be consideration given to the framing and the

foundation/footing in the ground as well as how the sign will be attached.

Mr. Hirko stated he has a sheet of ¾” 4 by 8 white AZEK that they can have if

they can use it.

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Mr. Kirk stated he agrees with the comments made by the HARB members

including the proposed wood being too soft and the problems with the font.

Mr. Heinz stated HARB has provided its comments, and Mr. Dickinson could

provide something in the interim for HARB to look at and offer feedback prior

to coming back before the Board.

TROMBINO BARBERSHOP (Tax Parcel #20-012-005)

1790 Yardley-Langhorne Road

Sign Update

Applicant: Douglas Trombino

Mr. Douglas Trombino was present and stated the project is a re-branding, new

barbershop sign. Mr. Heinz stated this is a follow-up to the meeting last month.

Mr. Trombino stated the feedback from the last meeting was that HARB felt that

the sign was too square, and the corners too harsh for their liking. He stated

they had also suggested a flower box. He stated on the sign instead of having

rectangle corners on the top of the sign, it was suggested to round off the edges.

He stated he provided an image to the Board, and Mr. Heinz stated they have

an image of signage applique on the side next to the window with the flower box.

Mr. Heinz stated adjustments have been made, and there is a black edging.

Mr. Heinz asked if a color chart has been provided with the specified colors

for the sign. Mr. Hirko stated he forwarded to HARB everything he was sent.

Mr. Heinz stated as to the graphics, we do not have anything with the actual

colors on it, and Mr. Trombino forwarded that to the Board.

Ms. Stark stated progress is being made, but she feels the rounded top of the

sign is competing with the window which is a rectangle. She stated she feels

it would be more successful aesthetically if the sign were a rectangle but that

the corners be scooped out, and she showed a drawing of what she was pro-

posing; however, Mr. Trombino was unable to see it. Ms. Stark stated she feels

what she is showing would compliment the window and flower box design better.

Mr. Trombino stated he had his graphic artist change the corners as had been

suggested. He stated he is in favor of the rectangle sign since everything in the

neighborhood is a rectangle including the shutters on his building and the houses

in the area. He stated if he is cutting off the corners, he feels that he is conflicting

with everything in the neighborhood. He stated he personally does not like the

rounded edges because it does not match. Mr. Hirko stated he likes what

Ms. Stark has proposed adding that it is still a rectangle but it is not just a

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stark rectangle as it has the corners scooped out which would compliment that

side of the building especially with the arch-top windows. Mr. Trombino stated

he understands that the corners would be concave, and Ms. Stark agreed.

Ms. Lashchyk stated looking at the proposed sign, it is still large, and it did not

get any smaller which she feels is the main issue. She stated the “whiteness

also jumps at you” because of the dimension. She stated if the white back-

ground were more subtle and matched the building color, it would blend more

with the building.

Mr. Trombino stated the dimensions of the sign are permitted by the guidelines.

He stated he would not want the sign to blend in so much, and would like it to

stand out a little bit as that is the reason to have a sign. He stated he feels that

the colors of red, white, blue, and black would go with anything.

Ms. Lashchyk stated she feels the sign will stand out as it has the barber pole

which is dramatic and will be seen.

Mr. Heinz stated what has been proposed by Mr. Trombino included some of

what the HARB had asked and was not too “outrageous” in relation to the rest

of the façade and the size is not bad. He stated he feels that Ms. Stark’s

suggestion is a reasonable alternative which would help reduce the mass

of the sign a little bit while still maintaining the size of the barber pole and

the lettering. Mr. Heinz stated if Mr. Trombino feels he could make that

work, he feels HARB could make a determination via a phone discussion

and provide input to the Township so it would not delay Mr. Trombino

another month.

Mr. Trombino stated he will make those changes and send an image to the

Board. Mr. Kirk stated he feels he may have to come back to the Board

publicly to show what is proposed so that the public could comment on it

if they wish. Mr. Heinz asked that be researched to see if that would be

necessary, but in the meantime, it is the consensus of the Board that

Mr. Trombino proceed as suggested by Ms. Stark. He asked that the image

be sent to the Board which could be circulated, and they will see if it is

necessary that it be on the Agenda in July to consider it. Mr. Trombino was

in favor of this. He stated he will send it to Mr. Kirk and wait to see what

must be done next. Mr. Heinz thanked Mr. Trombino for working with the

Board.

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Mr. Heinz asked if Ms. Stark could provide something to Mr. Trombino so that

he has something more than a description to go by as he was not able to see

what she was showing on the screen. Ms. Stark stated she will take a picture

of what she showed and send it to Mr. Kirk who can provide it to Mr. Trombino.

NEW BUSINESS

Ms. Stark stated she feels that we “have lost our way” when it comes to

guiding an Applicant on how to submit documentation. She stated we

previously had a form with directions on what was to be provided depending

on what an Applicant was proposing. She stated lately we have been getting

“bits and pieces of things and talking about conjectural items which is not good

for record-keeping or decision-making.”

Mr. Heinz stated with regard to the process, he believes there are Guidelines

for Edgewood Village and HARB; and he asked Mr. Kirk to send to the HARB

members the specific items that are required in the Guidelines. He also asked

Mr. Kirk to look into the records as to what had been done in the past and the

process that was filed which included a “stamp and actual signatures.”

He asked Dr. Weiss to check with the Township’s solicitor to see what we

can ask of our constituents. Dr. Weiss stated we can make any form we

want to assist Applicants through OpenGov. He stated if HARB wants to

provide ideas on a form if one does not exist, he feels the Community

Development Department could make a form that would suit their needs.

Mr. Kirk was asked to research what we used previously. Mr. Heinz stated

Board members could also do some research and discuss this at the next

meeting. Ms. Stark stated she knows that in our archives, there was a form

created which was used previously; and it was the cover page for every

Applicant’s package.

PUBLIC COMMENT

There was no one from the public wishing to speak at this time.

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There being no further business, Ms. Stark moved, Mr. Hirko seconded and it

was unanimously carried to adjourn at 6:55 p.m.

 Respectfully Submitted,

 Jennifer Stark, Secretary