

TOWNSHIP OF LOWER MAKEFIELD
HISTORICAL ARCHITECTURAL REVIEW BOARD
MINUTES – MAY 14, 2024

The regular meeting of the Historical Architectural Review Board of the Township of Lower Makefield was held remotely on May 14, 2024. Mr. Heinz called the meeting to order at 6:07 p.m.

Those present:

Historical Architectural Review Board: Stephen Heinz, Chair
Mike Kirk, Member/Code Enforcement Officer
Liuba Lashchuk, Member

Absent: Jennifer Stark, HARB Secretary
Jeff Hirko, HARB Member
James McCartney, Supervisor Liaison

FLOWERS FIELD: ADDITION OF LIGHTING TO THE EXISTING SIGNS

Mr. Gary Smotrich, 1823 Windflower Lane, Secretary of the Executive Board of the HOA for Flowers Field was present. Mr. Jim Potoka, HOA President was also present. Mr. Smotrich stated the two entrances to the development are not currently lit which is a safety concern. He stated KB Electric has been engaged to design and install accent lighting.

Mr. Keith Busby, KB Electric, described the project proposed which will make it easier for emergency services to locate the entrances to the development.

Ms. Lashchuk stated she did not see drawings or sketches of the lighting proposed. Mr. David Truelove, attorney for the Applicant, was present and stated photographs were submitted with the Application as well as descriptions. Mr. Kirk stated that information was e-mailed to the Board members.

The Applicants attempted to send the information to Ms. Lashchuk's phone; however, she was not able to access everything which was sent to her phone.

Mr. Truelove stated the lighting proposed is much less invasive than lighting that already existing in many other entities that have been approved.

Mr. Kirk stated he feels what is proposed looks good and blends in with what is already there.

Mr. Heinz stated not every development in Lower Makefield has lighting directly on their signs and some rely on other lighting in the area. He stated with GPS, emergency vehicles would be able to find the site. Mr. Smotrich stated due to the design of the entrances and the lack of lighting, numerous vehicles have hit the curb at night. Mr. Heinz stated he feels the lights proposed will impact the drivers turning by or into the development, and he feels the lights should be put in the ground and shine up. Mr. Smotrich stated they will not be directed toward the street. He added anything in the ground could be obscured by snow or damaged by landscapers or snowplows.

Mr. Heinz asked that the information be put in an engineering drawing with dimensions and how the elements will be placed. He asked the Applicants to add more information and come back with a drawing as to how it will be mounted and more information for the Board to base a decision on adding that there are also two members absent this evening.

Mr. Smotrich provided more information on the lights; however, Mr. Heinz stated it is not clear from the presentation as to how the lights will be attached and angled, and he wants to make sure that there is no ambiguity.

Mr. Smotrich was unclear as to what was being requested by Mr. Heinz to be provided to the Board and whether the concern was drivers on Stony Hill Road being effected by the lights or those driving in and out of the development. Mr. Heinz stated it would be most appropriate to provide the full information including dimensions, mounting, and how the lights are aimed. He asked that there be a better resolution at the next meeting of HARB and that the Board be provided the proper documentation.

Mr. Potoka asked if they are asking that the lights be in the ground and not on the post; and Mr. Heinz stated whatever they decide, there should be the proper documentation, although he would prefer to see it in the ground. Mr. Busby described an alternative installation which would be 8" to 12" above grade. It was noted that the island may not be wide enough to set back in-ground lighting. The Applicant agreed to provide additional drawings.

DEFERRAL OF APPROVAL OF MINUTES FROM THE DECEMBER 12, 2023 MEETING

Mr. Heinz stated the approval of the Minutes should be deferred until the other Board members are present.

OTHER BUSINESS

Mr. Kirk stated he feels we need to do a better job of reviewing the information that is provided prior to meetings, adding that part of the purpose of going to the Permit Portal was to get everything that HARB would require prior to the meeting. Mr. Heinz stated what was sent did not seem to include all of the information needed. Mr. Kirk stated part of the review process is how what is proposed will impact traffic.

Mr. Heinz stated the Board should hold a Reorganization adding that he has indicated he would like to step down as Chair, and he asked that this be put on the Agenda for June. He stated the Board should also look at the Portal to see what they feel should be added in terms of documentation required which could be considered to be added if appropriate.

There being no further business, the meeting was adjourned at 6:50 p.m.

Respectfully Submitted,

Stephen Heinz, Chair