

TOWNSHIP OF LOWER MAKEFIELD
HISTORICAL ARCHITECTURAL REVIEW BOARD
MINUTES – DECEMBER 9, 2025

The regular meeting of the Historical Architectural Review Board of the Township of Lower Makefield was held in the Municipal Building on December 9, 2025. Ms. Stark called the meeting to order and called the Roll.

Those present:

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

Absent: Liuba Lashchyk, HARB Member
Matt Ross, Supervisor Liaison

APPROVAL OF MINUTES FROM 1/14/25

Mr. Heinze moved, Mr. Hirko seconded and it was unanimously carried to approve the Minutes of January 14, 2025 as written.

APPROVAL OF BODY BAR – 684 STONY HILL ROAD, IREIT YARDLEY LOWER
MAKEFIELD, LLC

Mr. Jim Kelly, ADI Construction, stated he is the general contractor performing the build-out for the Body Bar at Lower Makefield Center. He stated the signage will be similar to other existing signs. There is an existing light that shines down onto the brackets.

Ms. Stark stated the Board was provided with a two-page document showing an aerial locating where the store is on Stony Hill Road and elevations with photographs.

Mr. Heinz asked for clarification as to how the sign will be hung. Mr. Kelly stated there are two existing steel stubs coming down from the building structure, and the sign will be mounted on the steel stubs exactly like the sign for the restaurant next door.

Mr. Kirk moved, Mr. Heinz seconded and it was unanimously carried to approve it as submitted.

OTHER BUSINESS

Mr. Heinz stated included in the Minutes from the January 14, 2025 meeting there was a question sent to the Board of Supervisors about the condition of the restaurant in the barn at Prickett, the elevation of which was significantly different from what HARB had approved. He specifically noted the air conditioning and other mechanicals devices on the roof. Mr. Heinz asked if this was discussed by the Supervisors.

Mr. Kirk stated this was inspected by the third-party Township inspectors, and he was involved with it as well. Mr. Heinz asked if there was any discussion about the installation not looking like what was approved, and Mr. Kirk stated there was not as most of the inspections done were focused on the construction and not how it looked.

Mr. Heinz stated if there is going to be discussion in the future about consolidating the Historical Commission with HARB, there should be discussion about follow through on decisions made as projects go through the construction process. He added he understands that there is an overall plan to be developed for the Edgewood Village area including the intersection.

Ms. Stark stated HARB is interested in making sure that enforcement of recommendations and approvals by the Supervisors upon those recommendations are carried through. It was noted that this is the consensus of HARB.

Mr. Heinz stated in terms of the process the Board of Supervisors is looking into there should be consideration given to the experience of those on HARB before the Supervisors make decisions about how they want to reorganize. He stated HARB should indicate that they would like to be able to advise what HARB does, the background on how HARB was to be formulated, function, and what its responsibilities are both to the State Legislation and the Local Ordinance; and this should be reviewed by the Board of Supervisors as part of their decision-making process.

Ms. Stark stated she believes a study is happening and there is a legal team involved in the process as well. She stated she is hopeful that in the new year with a new Liaison HARB will be invited to discuss this with the Board and talk about the history, mechanics, and deficiencies that HARB hopes to improve.

Mr. Heinz stated he knows that there has been some discussion with the Historical Commission, and they have had some input; and he feels that HARB should also be able to give input. Ms. Stark stated she agrees which is why she is hopeful that our new Liaison “will pull us in.”

There being no further business, Mr. Hirko moved, Mr. Heinz seconded, and it was unanimously carried to adjourn the meeting.

Respectfully Submitted,

Mike Kirk, Secretary