

Plymouth & Whitemarsh Townships
Historical Architectural Review Board
Meeting Minutes – May 16, 2018

The following HARB members were present: Kenneth Parsons, Nancy Brown, Jerry Rafter, Adam Stern, David Conroy, Plymouth Township Zoning Officer, Alex Pientka and Robert Sztubinski, Whitemarsh Township Director of Building & Codes. Also in attendance was Charlie Guttenplan, Whitemarsh Township Director of Planning and Zoning, and Laura Boyle Nester, Whitemarsh Township Board of Supervisors Liaison.

1. CALL TO ORDER: The meeting was called to order at 8:30 AM.
2. ANNOUNCEMENTS & CORRESPONDENCE: None.
3. APPROVAL OF MINUTES: April 11, 2018 – approved.
4. OLD BUSINESS:
 - 3047 Spring Mill Road, Whitemarsh Township – Sam Paone and Sal Paone, representing the single-family development being proposed at 3047 Spring Mill Road, presented to the Board a proposed new retaining wall along the Spring Mill Road R.O.W., replacing an existing stone wall, part of the proposed Maple Hill Subdivision. They were also looking for input by the Board for the proposed house designs for their development. An E.P. Henry wall is now proposed without incorporating pieces of the existing entry walls. A standard E.P. Henry wall and an irregular E.P. Henry wall are the two options for the retaining wall, as explained by the applicants. The irregular wall is roughly \$40,000 more expensive. A Coventry, “Pewter Blend” retaining wall is what is favored by the Board, while keeping existing wall stones on site in a safe location that will be used for future visual purposes. Motion to recommend the governing body approve a Certificate of Appropriateness was seconded and approved by a vote of 7-0 for the Coventry, “Pewter-Blend” retaining wall. Nancy Brown, Ken Parsons, and Alex Pientka formed a sub-committee to review proposed house designs for the development prior to the June 13th HARB meeting.
 - 14 East Germantown Pike, Whitemarsh Township – Barry Reinhart, consultant for the developer, and Plato Marinakos, Jr., architect, from the 2.71 acre site presented this application for a proposed townhome development. The facades of the townhomes (the rear facades face Germantown Pike) were varied and to look more historic, as was suggested by the Board at the last meeting. The total number of townhomes, which will have no more than four (4) units per building, was reduced from 27 to 21. The zoning in place (density) for the property allows no more than 22 units, with the final total unit count to be determined based on what if any existing units would be retained or created in the existing structures. The current barn structure on site will no longer be removed, which was originally proposed. Matt Sitko, of 23 Laurence Place, Whitemarsh Township, was concerned about the proposed treeline between his property (rear yard) and the proposed townhomes; he was satisfied with the proposed landscaping. The

Board, who concurred the new proposal was a major improvement since the last meeting, agreed to have the applicant come back to a future HARB meeting, with detailed elevations and cut sheets, to further consider the application.

5. NEW BUSINESS:

- 3144 Spring Mill Road, Whitemarsh Township – Marlene Kolb, of 3144 Spring Mill Road, presented this application for a new split 3-rail fence and new deck. A wire grid is proposed for the fence. The deck is proposed to be 27' x 12'. Motion to recommend the governing body approve a Certificate of Appropriateness was seconded and approved by a vote of 7-0.

6. PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY): None

7. HARB MEMBER COMMENTS: None.

8. ADJOURNMENT: The meeting adjourned at 9:45 AM.

Respectfully submitted,

David Conroy, Zoning Officer