

Plymouth & Whitemarsh Townships  
Historical Architectural Review Board  
Meeting Minutes – February 9, 2022

The following HARB members were present: David Conroy, Plymouth Township Zoning Officer, John Von Essen, Ken Parsons, Jerry Rafter, Karen Coyne, and Robert Sztubinski, Whitemarsh Township Director of Building & Codes. Also in attendance were Charlie Guttenplan, Whitemarsh Township Director of Planning & Zoning, Patrice Terenne, Whitemarsh Township Board of Supervisors Liaison (participated by phone), and Kathy Bandish, Plymouth Township Council Liaison.

1. CALL TO ORDER: The meeting was called to order at 8:34 AM by Chair Rafter. Following the call to order, Supervisor Terenne introduced herself to the Board; she is a new Supervisor as of January and is looking forward to serving as liaison to HARB.
2. ELECTION OF CHAIR: Jerry Rafter was re-elected Chair for 2022.
3. ELECTION OF VICE CHAIR: Ken Parsons was re-elected Vice Chair for 2022.
4. ANNOUNCEMENTS & CORRESPONDENCE:
  - Mr. Guttenplan told the members that the Board of Supervisors will be authorizing a hearing for an amendment to the Historic District (Chapter 10) since a conflict with the state enabling legislation was brought to our attention. Chapter 10 states that an affirmative vote of HARB is by a majority of the members present at a meeting; however the law states that a vote by a majority of HARB (5 members) is required to take affirmative action. Mr. Conroy indicated that Plymouth's ordinance says the same as Whitemarsh's and their Solicitor is currently reviewing this.
  - Mr. Guttenplan told the members that the next issue of the Township newsletter, 'Whitemarsh Living' will be coming out in April and if anyone on HARB wishes to draft an article about HARB, the deadline is March 4. The last time there was an article about HARB was Spring 2021 when there was a general article about what HARB's role is; nothing about any specific projects.
5. APPROVAL OF MINUTES: November 10, 2021 – approved.
6. OLD BUSINESS: None.
7. NEW BUSINESS:
  - 3028 Tara Court, Whitemarsh Township – Sean Matthews, property owner, and Paul Kelly, Jr., contractor were present for this application involving the installation of an enlarged deck on the back of the house at this address; a 16' x 16' portion will be roofed with the remainder open. This house was built in the 1980's. HARB members saw no issues with the deck. Motion to recommend the governing body approve a Certificate of Appropriateness was seconded and approved by a vote of 6-0.
8. PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY): Sydelle Zove (Harts Ridge Road, WT) was unable to attend; she sent an e-mail to Mr. Guttenplan and asked him to let HARB know, as follow-up to comments she made at the November 2021 meeting, that the County Planning Commission met with the consultants for the 'Pikes Study' after Thanksgiving, and after considering public input, removed the recommendation to

realign Butler Pike at Germantown Pike. HARB members and Ms. Bandish indicated that they were also pleased that this recommendation was removed.

As follow-up, Mr. Rafter also mentioned that he had not allowed Ms. Zove to speak during the discussion of the barn conversion at 17 Catherine Lane, also during the November meeting, because he mistakenly thought she wanted to comment on a non-agenda item.

9. HARB MEMBER COMMENTS: Mr. Parsons reminded HARB that he still has proposed HARB application materials that need to be discussed. He was advised that when his subcommittee is ready, this can be placed on an agenda.

Mr. Parsons also commented that once the Township takes possession of the Abolition Hall property, HARB should be a participant in developing any plans for the property and for improvements to the building.

Mr. Sztubinski reported about the inspection he did of the building at 15 E Germantown Pike, which has been before HARB in the past. His inspection revealed that the main building is structurally sound, though in need of a lot of cosmetic and other repairs and upgrades, but that the two additions (one on the left side and one in the rear) are not structurally sound, are dangerous and should be demolished. The owner agrees. Mr. Guttenplan explained that this inspection was required as a condition of a Zoning Hearing Board case last year involving this property and the adjacent 5 E Germantown Pike property (under the same ownership).

Mr. Parsons reminded the members about the schoolhouse issue at 3049 Spring Mill Road. There is no resolution about moving it to another site at this time.

10. ADJOURNMENT: The meeting adjourned at 9:09 AM.

Respectfully submitted,

Charles L. Guttenplan, AICP  
Whitemarsh Township Director of Planning & Zoning/Zoning Officer