

**TREDYFFRIN TOWNSHIP
HISTORICAL ARCHITECTURAL REVIEW BOARD
MEETING MINUTES**

*Wednesday, March 17, 2010
7:30 p.m.*

Members: Gretchen Kiernan, Polly Hagan, Charlene Csinicsek, Pattye Benson, Jim Garrison
Board of Supervisors Liaison: Warren Kampf
Township Staff: EJ Lee, Michael Pilotti
Residents/Guests:

Meeting called to order 7:35 pm.

Approval of minutes – The January meeting minutes were approved with the addition of a more detailed report of the discussion on the Carr School. Ms. Hagan made motion to approve, Ms. Csinicsek seconded. The minutes were approved by a voice vote.

The CCHPN Workshop on green preservation was attended by three of the HARB members on March 13 (Ms. Benson, Mr. Garrison, and Ms. Csinicsek).

The HARB members held a discussion on the available budget for the state required CLG credits. Ms. Lee will check the availability of funds for workshops on a case by case basis throughout the year as there are limited funds this year.

DRAFT HISTORIC PRESERVATION ORDINANCE

Discussion of the role of historic commissions and planning commission suggestions

Mr. Garrison reported to the group that he and Ms. Snyder from the Planning Commission had discussed what the PC said concerning the “opt-in” portion of the ordinance. She explained to Mr. Garrison that the PC would not support the ordinance without the option to “opt-in” for residents.

Mr. Garrison further explained that in a zoning ordinance, a historic resource is a strict resource without designation of classes and an overlay zone is a regulated district according to the zoning ordinance.

Mr. Garrison also shared that in order to get property owners to opt-in, the ordinance would provide incentives for those properties that have opted-in. Incentives include special uses and regulations for those properties.

Mr. Garrison also shared the possibilities of federal tax credits that may potentially one day be available to residential properties as well as commercial properties.

Once this new zoning ordinance is in place, the old preservation ordinance that regulates the HARB will no longer be in effect along with the HARB. Then, a historic commission will be created to replace the HARB.

The group discussed the next steps for the ordinance adoption process. After the Planning Commission reviews the ordinance at the March 18 meeting, the HARB would get to review the ordinance before submission to the Township solicitor for his review. After the solicitor conducts his review, the draft ordinance would come back to the HARB and PC for their review. The HARB would ultimately make a recommendation to the PC who would make a final recommendation to the BOS for adoption process.

Ms. Csinicsek asked if the properties at the VFNHP would be included in the list of historic resources. Mr. Garrison responded that the Township has no say in what happens to those resources, but should remain on the list just for recognition purposes.

OTHER BUSINESS

Ms. Benson and Ms. Gretchen recommended the Montessori School at VF for commercial historic preservation recognition.

Ms. Benson suggested a residential property on Parsons Curry Road by Janetta.

Ms. Benson will get in touch with both property owners to award them at a May Supervisors' meeting.

ADJOURNMENT

NEXT SCHEDULED MEETING: **Wednesday, April 21, 2010 at 7:30 p.m.**