PLYMOUTH & WHITEMARSH TOWNSHIPS
HISTORICAL ARCHITECTURAL REVIEW BOARD AMENDED AGENDA
September 9, 2026
8:00 AM

___ Rowe ____ Coyne ___Higgins ___ Parsons
___Rafter ___Sztubinski ___Vacant ___Vacant ___Vacant
___ Turenne (WT BOS Liaison) ___ Nelson (PT Council Liaison) ___ Guttenplan (WT Staff Liaison)

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1. **CALL TO ORDER**

2. **ANNOUNCEMENTS & CORRESPONDENCE**

   - Monthly Administrative Review Report

3. **APPROVAL OF MINUTES**

   - April 8, 2026
   - August 12, 2026

4. **OLD BUSINESS**

5. **NEW BUSINESS**

   - 117 Ridge Pike (WT) – new fence (Spring Mill Road frontage)

6. **PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY)**

7. **HARB MEMBER COMMENTS**

8. **ADJOURNMENT**

****Public comment will be accepted at the conclusion of each agenda item prior to taking action****

NEXT MEETING
October 14, 2026, 8:00 AM

WHITEMARSH TOWNSHIP

To:	**Historical Architectural Review Board Members**
From:	Charles L. Guttenplan, AICP, Director of Planning & Zoning
Subject:	Monthly Administrative Approval Report
Date:	September 2, 2026
cc:	Patrice Turrene, Whitemarsh Township BOS Liaison Aaron Nelson, Plymouth Township Council Liaison

Since HARB's last meeting on August 12, 2026, no applications have been reviewed and approved administratively by staff under delegated authority by Chapter 10, Historic District.

Thank you.

G:\Zoning\HARB\2026 MEETINGS AND DOCUMENTS\9.9.26 Meeting\HARB Admin Review Report for 9.9.26 Mtg

Charles L. Guttenplan, AICP
Director of Planning & Zoning/Zoning Officer
616 Germantown Pike
Lafayette Hill, PA 19444
Phone: 484-594-2625 Fax: 610-825-6252
Email: cguttenplan@whitemarshtwp.org

PLYMOUTH & WHITEMARSH TOWNSHIPS
HISTORICAL ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
April 8, 2026
8:00 AM

The following HARB members were present: Joel Rowe, Plymouth Township Zoning Officer, Tom Higgins, Kenneth Parsons, Jerry Rafter, and Robert Sztubinski, Director of Building & Codes. Also in attendance: Charlie Guttenplan, Whitemarsh Township Director of Planning and Zoning, and Samantha Zrillo, Planner for Whitemarsh Township.

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1. CALL TO ORDER Mr. Rafter called the meeting to order at 8:04 AM.

It was determined that the election of chair and vice-chair will be done at the end of the meeting.

2. ELECTION OF CHAIR

Mr. Higgins made a motion to nominate Mr. Rafter as Chair and Mr. Parsons as Vice-Chair. Mr. Rowe seconded the motion. Motion carried unanimously.

3. ELECTION OF VICE CHAIR *(see above)*

4. ANNOUNCEMENTS & CORRESPONDENCE

- Monthly Administrative Review Reports

  Mr. Guttenplan said there were no administrative reviews to report since the last meeting.

- National Alliance of Preservation Commissions Sample Guidelines for Solar Systems in Historic Districts (included for reference)

  Mr. Guttenplan reported that this documentation was included in the packet to be used as a reference for the project on the agenda located at 53 Germantown Pike.

Ms. Zrillo added an announcement that the meeting is being audio recorded to aid with meeting minutes.

5. APPROVAL OF MINUTES

- May 14, 2025
- October 8, 2025

Mr. Guttenplan said that the meeting minutes for May 14, 2025 and October 8, 2025 can only be acted upon unofficially because there are only four people present that were in attendance at those meetings, and five people are needed for a quorum. Not possible to get five due to member resignations.

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Mr. Higgins made a motion to unofficially approve the May 14, 2025 and October 8, 2025 meeting minutes. Mr. Parsons seconded the motion. Motion carried unanimously.

6. OLD BUSINESS (none)

7. NEW BUSINESS

It was decided that 29 Germantown Pike will be heard first because there is not a representative present for 53 Germantown Pike.

- 53 Germantown Pike (WT) – rooftop solar panels
  The Board reviewed a proposal to install solar panels on a residential property partially obscured from the road. The plan includes eleven panels, with four on the front roof and the remainder on the rear. Some clarification was needed regarding roof layout and a rear addition. The Board acknowledged that solar panels are not permanent and generally do not impact the structure long-term. No concerns were raised.

  Mr. Higgins made a motion to recommend the Board of Supervisors approve a Certificate of Appropriateness for the proposed rooftop solar panels. Mr. Rowe seconded the motion. Motion carried unanimously.

- 29 Germantown Pike (WT) — new sign, roof, and change in building color
  The applicant, Joseph Narke, presented a proposal for exterior improvements to an existing building located well back from the road, which has historically been used as an auto mechanic shop. The proposed work includes installing a black standing seam metal roof designed to match neighboring properties, cleaning and repainting the building with a gray/black color scheme, and adding new roadside signage in the same location as the current sign. The intent is to update and improve the building's exterior appearance. The proposed future use of the property is a car detailing business. The applicant indicated that they currently operate through mobile units and leased spaces, and this would be their first owned location. The building's setback was discussed, with acknowledgment that it has limited visibility from the road and is unlikely to have a significant visual impact. The applicant also mentioned potential landscaping updates, such as adding plants, and inquired about any approval requirements.

  After a brief discussion, Mr. Higgins made a motion to recommend the Board of Supervisors approve a Certificate of Appropriateness for the proposed sign, roof, and change in building color. Mr. Sztubinksi seconded the motion. Motion carried unanimously.

8. PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY) (none)

9. HARB MEMBER COMMENTS
Mr. Rowe said that the property at 111-113 Germantown is for sale, so it will likely be on a HARB agenda in the near future.

10. ADJOURNMENT Mr. Sztubinski made a motion to adjourn the meeting. Mr. Rowe seconded the motion. Motion carried unanimously. Meeting adjourned at 8:23 AM.

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PLYMOUTH & WHITEMARSH TOWNSHIPS
HISTORICAL ARCHITECTURAL REVIEW BOARD MEETING MINUTES
August 12, 2026
8:00 AM

The following HARB members were present: Tom Higgins, Robert Sztubinski, Director of Building & Codes for Whitemarsh Township. Also in attendance: Aaron Nelson, Plymouth Township Council Liaison, Charlie Guttenplan, Whitemarsh Township Director of Planning and Zoning, and Samantha Zrillo, Planner for Whitemarsh Township.

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1. CALL TO ORDER The meeting was called to order at 8:05 am. It was announced that this is an unofficial meeting due to a lack of quorum.

2. ANNOUNCEMENTS & CORRESPONDENCE

- Monthly Administrative Review Reports

  Mr. Guttenplan announced that there were no projects administratively approved since the last regularly scheduled meeting.

3. APPROVAL OF MINUTES

- April 8, 2026
  The meeting minutes were tabled due to a lack of quorum.

4. OLD BUSINESS (none)

5. NEW BUSINESS

- 3068 Butler Pike (WT) – hardie siding & stucco repairs
  Mr. Michael Carr, Applicant/Owner, was in attendance with his contractor (David Perez from MD Siding) to give an overview of the project. The scope includes: removing deteriorated wood siding replacing with arctic white hardie siding. There will also be repairs to the existing stucco and it will be power washed and coated with loxon paint. The metal roof will also be power washed and painted using roof paint of the same red color as existing.

  After a brief discussion, Mr. Sztubinski made a motion to recommend approval to the Board of Supervisors. The motion was seconded by Mr. Higgins. Motion carried unanimously. Mr. Guttenplan mentioned that this is an unofficial motion.

6. PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY) (none)

7. HARB MEMBER COMMENTS (none)

8. ADJOURNMENT On a motion made by Mr. Higgins, seconded by Mr. Sztubinski, that passed unanimously, the meeting was adjourned at 8:14 am.

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HARB Fence

BZ-2026-744 B-
E- M-
P- FM-

WHITEMARSH TOWNSHIP
APPLICATION FOR PLAN EXAMINATION FOR BUILDING AND ZONING PERMITS

APPLICANT INSTRUCTIONS: For all applications, complete Parts 1, 2, 3, 4, 5 and 10 of this form. Also complete Part 6 if there is electrical work, Part 7 if there is plumbing work, Part 8 if there is mechanical work, and/or Part if there is work that requires inspections by the Fire Marshal. Site plans (if applicable) is to be shown in Part 11 or attached hereto. Parts 12-19 (Pages 7-8) are for Township use only.

Application Date: 08/13/2026 Permit Type: ☐ Building (B) ☐ Electrical (E) ☐ Mechanical (M)

Is Owner Applicant? ☐ Yes ☑ No ☐ Zoning (Z) ☐ Plumbing (P) ☐ Other (see Part 10 - inc. wireless facilities)

PART 1. PROPERTY INFORMATION

Address: 117 RIDGE PIKE Apt.: Zip: 19444 Zoning District: A

Subdivision: Lot Number: Parcel Number: Year Built: ~~e~~

Parcel Type: ☐ Residential (R) ☑ Commerical (C) ☐ Industrial (I) ☐ Other (O)

PART 2. OWNER INFORMATION

First Name: Edward A. Singer III Last Name: Trustee + Stuart Epperson Trustee Phone:

Address: 117 RIDGE PIKE City: LAFAYETTE HILL

State: PA Zip: 19444 Email Address: CSenta@esinger.net

PART 3. CONTRACTOR(S) INFORMATION

	NAME OF CONTRACTOR (LAST, FIRST) ADDRESS CITY, STATE	LICENSE NO.
Applicant (not owner)		
Architect / Engineer		
General Contractor	MAINSTREET FENCE 812 S YORK RD HATBORO PA 19040	003356
Excavation		
Concrete		
Carpentry		
Electrical		
Plumbing		
Sewer		
Mechanical		
Roofing		
Masonry		
Drywall or Lathing		
Sprinkler		
Paving		
Fire Alarm		

RECEIVED
AUG 18 2026
WHITEMARSH TOWNSHIP

PART 4. CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such a permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

Sabrina Tarlo 812 S. York Rd Hatboro PA 19040

SIGNATURE OF APPLICANT ADDRESS

SABRINA TARLO PERMIT CLERK 215-643-7490

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

EMAIL AND PHONE NUMBER REQUIRED

STARLO@MAINSTREETFENCE.COM

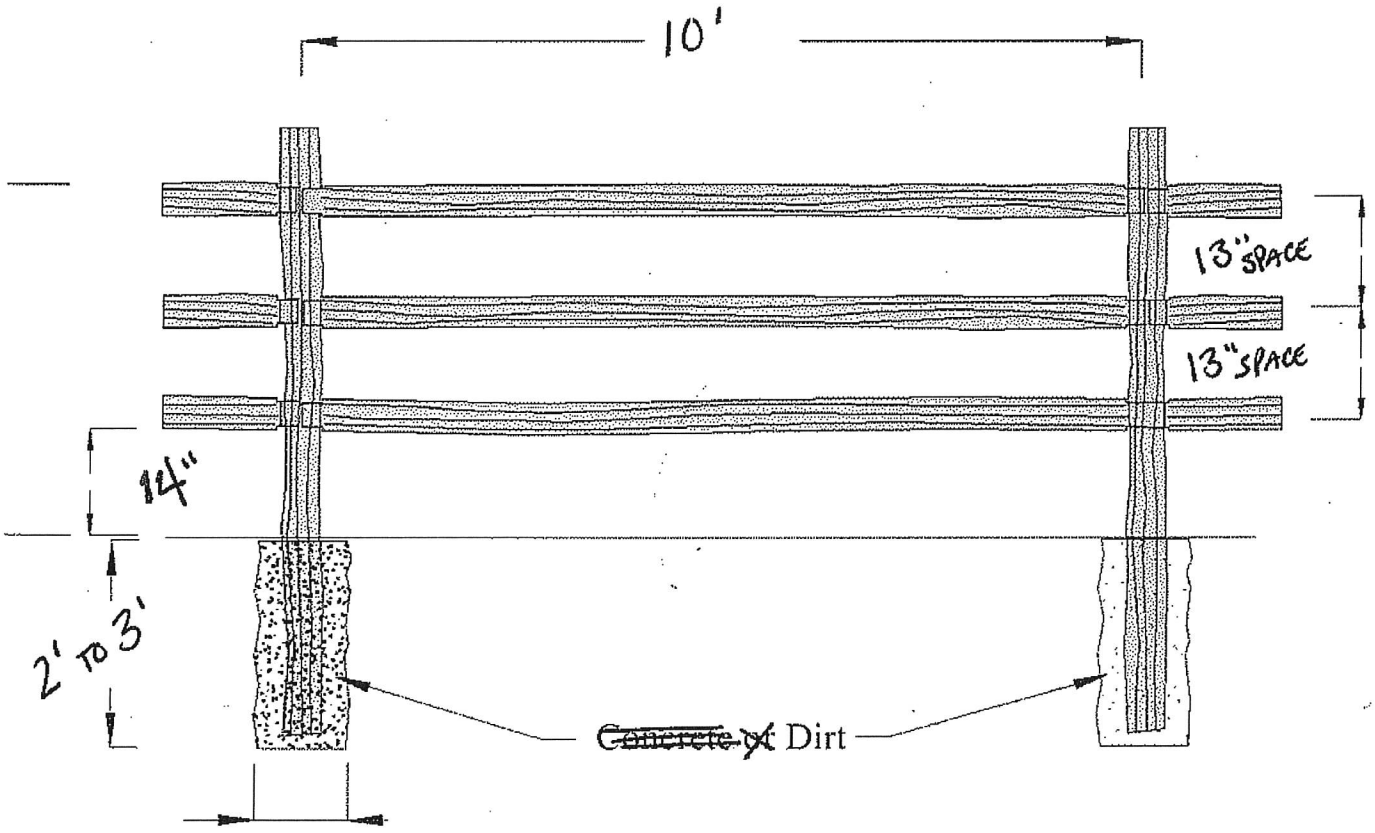
STREET VIEW ON SPRING MILL ROAD

DRAWINGS

Site Drawing

Option #1

Split Rail Fence Detail



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Project: SALEM MEDIA		
Site Location: 117 RIDGE PK	Date: 8-20-2026	
Submitted by: SABRINA TARLO	Drawing # W-27-	

EXAMPLE OF
FENCE STYLE

EXAMPLE OF FENCE STYLE

PERIMETER FENCE PROJECT

Fence Project: Furnish and install 4' high, 3 Rail Split Rail (20 Year Pressure Treat posts with Hemlock Split Rails) No Wire

Item	Qty
3RSR04 P/F FENCE INSTALL - 4'H - 3 RAIL SPLIT RAIL/ TREATED POSTS/ HEMLOCK RAILS	5,575

Job Notes

Item	Qty
Clearing Clearing-By Salem Media if any	
1 Year Labor Guarantee	

Estimate subtotal [redacted]

Total [redacted]

Estimate total includes all labor and materials, unless otherwise disclosed.
Homeowner is required to check local building code for permit requirements.
Pool Fence: Gates must open out and be self closing and latching.
MSF has all public utilities marked by PA 1-Call, HOWEVER, any privately run lines such as, but not limited to; pool, electrical, sprinkler, drain and septic lines, the Homeowner is responsible for damages.