

Chris Lainhoff suggested having the metal feet on the bottom of the porch posts because it minimizes the contact of the porch to the floor and reduces rotting.

It was the consensus of the members that it is preferred to replace the porch posts, railing and brackets to match what was there before the accident and Greg and Stephanie Eshleman agreed. Chris Lainhoff suggested checking with the contractor to see if they could purchase the in-kind materials from a millworking shop.

Stephanie Eshleman stated that they have had a lot of problems with the paint peeling on their porch floor over the last several years and that they have tried many different types of paint and that is why they were requesting Azek for the porch floor. Chris Lainhoff stated that an alternative to Azek is a product called Aeratis, which is wider, can be shaped, and doesn't have as much of the fake-looking woodgrain. He added that porch floors were always painted and Aeratis can be tongue and grooved and painted.

Steve VanOrmer stated that he believes the Azek samples they brought looks like plastic, would be slippery and has a uniform grain pattern and he prefers the appearance of the Aeratis product.

Stephanie and Greg Eshleman stated they just noticed the plans show using Azek for the fascia and that is not what they wanted to use, that they wanted the fascia to be wood.

The siding was discussed and Stephanie Eshleman stated that the aluminum siding on the front was damaged and they cannot match the siding to just repair sections so they are proposing to replace the aluminum siding on the entire house with vinyl siding. She noted that this was handled as an in-kind replacement in the past.

Stephanie Eshleman stated that the insurance company is requiring front step to be replaced with two steps because the previous one step was too high.

The replacement of the storm door with a full glass storm door was discussed.

A motion was made by Chris Lainhoff, seconded by Steve VanOrmer and passed unanimously to recommend Borough Council accept the application of Stephanie and Gregory Eshleman, owners of 131 East Main Street, to replicate the porch above the floor as it was before the accident, insisting on in-kind materials and workmanship and to replace the existing wooden porch floor with the Aeratis product which is available from Ironstone Building Materials that will be painted and to replace the fascia and trim below with wood and to replace the steps with two steps made of wood, to approve the replacement of the storm door as submitted, to approve the replacement of the aluminum siding with vinyl siding as submitted, and to approve the replacement of the gutters and downspouts in-kind which are half round and will be painted to remove the shiny appearance, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

OTHER BUSINESS: Keith Andrew, the owner of the A Find in Time shop that is moving from 11 East Main Street to 17 West Main Street, was in attendance to brainstorm with the board regarding his sign placement. He stated that he did contact the Zoning Officer and is waiting for his reply regarding the maximum allowable sign size for 17 West Main Street.

The members suggested that Mr. Andrew hold the sign up under the center lights on the front of the building to see what it would look like.

Chris Lainhoff reported that Bruce Ryder advised him that 8-10 East Main Street was accepted into the Redevelopment Authority's Blighted Property program and the next step is for them to work with the current owner for 3-6 months to get him to make the repairs. He added that since the property was accepted into the program, any new buyer is required to make the same improvements and the Borough is reviewing the Demolition by Neglect portion of the HARB Ordinance.

Chris Lainhoff also stated that it was decided at the last Borough Council meeting that the Borough Staff will attempt to contact prospective buyers regarding property issues after we are advised of a pending sale by settlement companies.

PUBLIC COMMENT: None.

ADJOURNMENT: A motion was made by Tom Lainhoff, seconded by Steve VanOrmer and passed unanimously to adjourn the meeting at 9:45 p.m.

Respectfully Submitted,

Christine D. Shipman
HARB Secretary