

HPC Application #:

HPC APPLICATION FOR A CERTIFICATE OF APPROVAL

Property Owner Information

MainPark LLC, Represented by William Lako & Juliana Lako

Property Owner's Full Name

15 Hillmot Terrace, Colts Neck, NJ 07722

Property Owner's Street/Mailing Address

Colts Neck,

NJ

07722

City

State

Zip Code

William Lako: (732) 684 - 1460 Juliana Lako: (609) 651 - 6512

blako@abtlconstruction.com & julianalako@gmail.com

Phone Number (Day)

Cell Phone Number

E-Mail

Area Impacted

☐

Designated Historic Site

☒

Historic District

☐

Historic Buffer Area

Type of Change §93-5 A

☒

New Construction

☒

Addition

☒

Alteration

☒

Relocation

☒

Demolition

☐

Ordinary Repair

PROPERTY DESCRIPTION

Street Address: 61 & 63 North Main Street, Cranbury, NJ 08512

Tax Block: 23 Lot: 47 & 48

Locate the Property on the attached Historic District map (page 7).

MAJOR APPLICATION CHECK LIST FOR COMPLETENESS

Owner must email rtillou@cranbury-nj.com of the following:

☐

HPC Application for a Certificate of Approval (Pages 3 – 5).

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Detail Explanation Form and/or Emergency A

☐

Copies of plot plan.

☐

Copies of sketches, drawings, or other information of the proposed work.

☐

Photos of structure/building/house from street view, proposed work area and existing conditions.

Include any historical photographs or maps.

☐

If a construction permit is required, submit three (3) sealed sets of construction drawings.

☐

Indicate your property on the Historic District map (page 7).

MINOR APPLICATION CHECK LIST FOR COMPLETENESS

☐

Explain details on pages 4 and 5 where necessary.

☐

Applicant must supply photographs of existing conditions

HPC DETAIL EXPLANATION FORM

Provide the following descriptive details to give HPC more specific information concerning the proposed work. (Photocopies, magazine clippings, specification sheets, or other visual material may be included.)

Give a brief description of the work you plan to undertake on this property. Give exact location on property.
Conceptual Design Review for the redesign of Lots 47 & 48. These two parcels contain four (4) existing buildings.
(1) 63 North Main St, The former Cranbury Pizza Building, which will need to be completely rebuild due to major fire.
(2&3) Existing accessory buildings on West Park Place, Wagon House & Warehouse additions to enhance streetscape.
(4) The Existing Victorian Building at the Corner of Main St & Park Place West, to have only minor exterior modifications.
Updates will include relocation of existing off-street parking, curb cut, coordination of updates to Main St. & West Park Place sidewalks & street parking. All drawings are preliminary and subject to change based on additional Town and Code reviews.

Proposed roofing material:

Varying colored Asphalt & Metal

Proposed windows:

Marvin Elevate & Fold Up Retail
Grille Pattern to vary per building to match existing.

Proposed doors:

Marvin Elevate 1/2, 3/4 & Full Lite
Varies per building to match existing.

Proposed exterior siding:

Painted Exterior Surfaces with Composite Lap & Shake Siding substrates.

Proposed hardscape:

Mix of Brick & Natural Stone to match existing Main Street Sidewalk improvements &
Permeable Pavers for Water Collection System and Colored Concrete

Other exterior finishes: shutters, trim, gutters, decking, railing and stairs.

Painted Exterior Surfaces with Composite Trim & Shutter substrates,
Aluminum Gutters & Round Downspouts, simple black metal railings,
Stairs & Ramps to be a mix of Stone, Brick, & painted composites.

Color: natural finishes, bricks, stones or roofing shingles.

Muted Painted Exterior Surfaces and other natural materials to match existing on site.

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CERTIFICATE OF APPROVAL
(HPC USE ONLY)

If the proposed project changes in any way from what was presented with this application, a new Certificate of Approval must be obtained.

APPLICATION TYPE

Major

Minor

Emergency

APPLICATION DETERMINATION

Application has been ☐ APPROVED / ☐ DENIED as presented for:

CONDITIONS OF APPROVAL:

COMMENTS AND RECOMMENDATIONS:

Inspection Date:
Inspection Findings:

Date CoA Issued
Street Address:

Applicant Name:
Block: Lot:

Signature of HPC Chair

Date

