61-63 NORTH MAIN - CONCEPTUAL REVIEW

PROPERTY OWNERS:

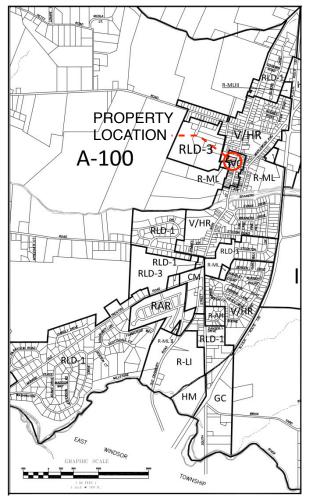
Mainpark LLC

ADDRESS:

15 Hillmot Terrace, Colts Neck, NJ 07722

BLOCK: 23, LOT: 47&48

ZONING INFORMATION



Steven J Golisano

AERIAL VIEW (FOR REFERENCE ONLY)



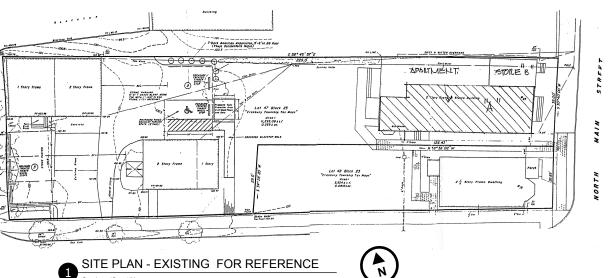
SITE CONTEXT

SITE LOCATION MAP

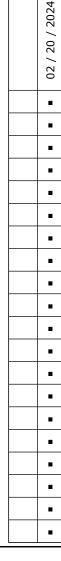


CONCEPTUAL REVIEW:

HISTORIC PRESERVATION COMMISSION



Scale: 1" = 40'



R-MLII RESIDENTIAL - MT. LAUREL II R-MLIII RESIDENTIAL - MT. LAUREL III

LEGEND:

ZONES

A-100

R-LI

RLD-3

R-MI

V/HR VC

HC

GC

CM

HM

LI

R-AH

RAR

I-LI-S

RO/LI I-LI

PLANNED ADULT RESIDENTIAL (OVERLAY) PAR

RESEARCH OFFICE & LIGHT INDUSTRY

RESIDENTIAL - AFFORDABLE HOUSING

RESIDENTIAL - AGE RESTRICTED LIGHT IMPACT INDUSTRIAL - SEWER AREA

AGRICULTURAL PRESERVATION

RESIDENTIAL - LIGHT IMPACT

RESIDENTIAL - LOW DENSITY (3)

RLD-1 RESIDENTIAL - LOW DENSITY (1)

RESIDENTIAL - MT. LAUREL VILLAGE / HAMLET RESIDENTIAL

VILLAGE COMMERCIA

HIGHWAY COMMERCIAL

GENERAL COMMERCIAL COMMUNITY MIXED USE

HIGHWAY MIXED USE

LIGHT INDUSTRIAL

LIGHT IMPACT INDUSTRIAL

61-63 NORTH MAIN - CONCEPTUAL REVIEW 61-63 North Main Street,

BLOCK: 23, LOT: 47&48 Cranbury, NJ 08512

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CLIENT

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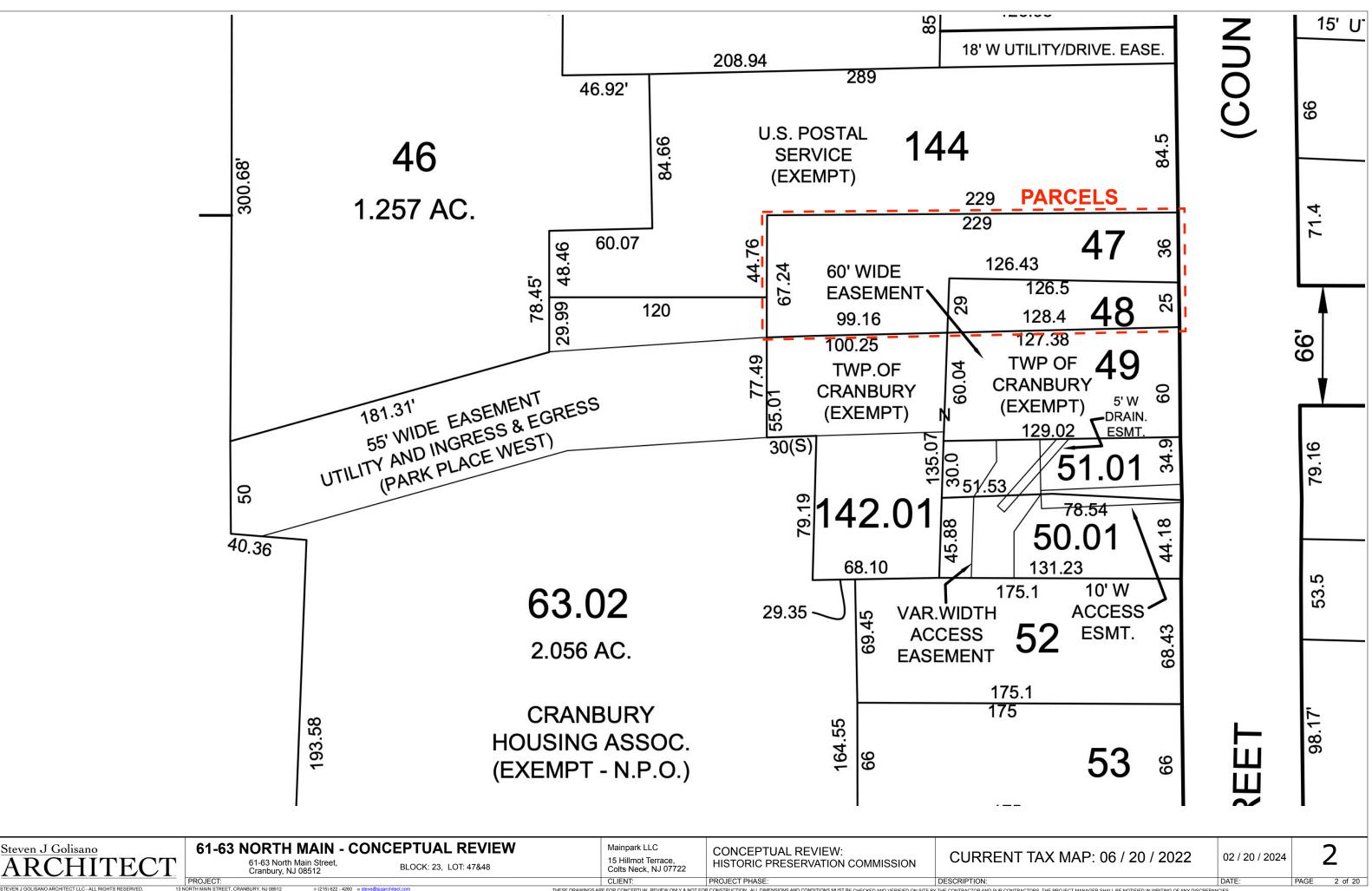
15 Hillmot Terrace,

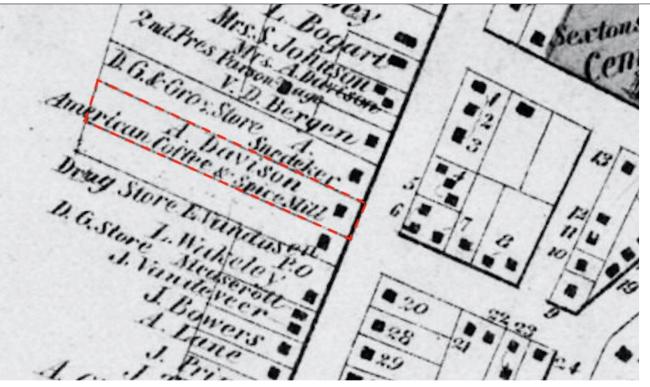
Colts Neck, NJ 07722

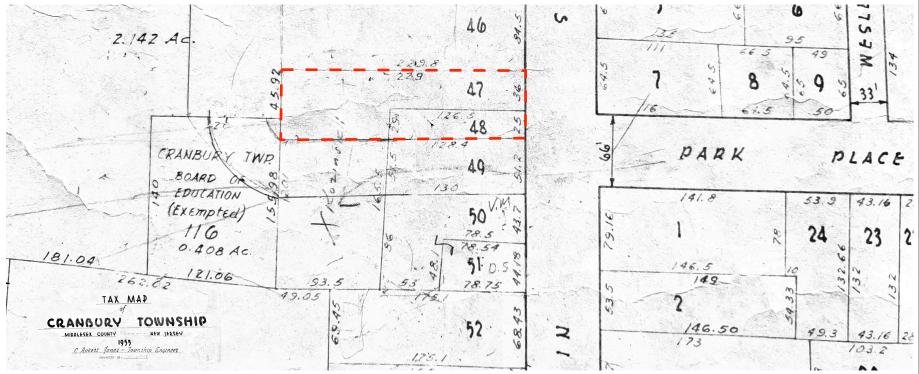
DRAWING LIST

		0						
		-	1	COVER SHEET				
		-	2	PARCEL MAPS: CURRENT & HISTORICAL				
		-	3	PARCEL MAPS: CURRENT & HISTORICAL				
			4	HISTORICAL SANBORN MAP: 1916				
		•	5	HISTORICAL SANBORN MAP: 1933				
			6	HISTORICAL REFERENCE PHOTOS: AMERICAN MILLS				
		-	7	HISTORICAL PHOTO: PRE-POST OFFICE				
			8	HISTORICAL PHOTOS: CRANBURY PIZZA FIRE 6/19/2020				
		-	9	EXISTING SITE PHOTOS, SITE PLAN & SCOPE OF WORK				
		•	10	CONCEPTUAL SITE PLAN				
		-	11	WEST PARK PLACE STREETSCAPE: CONCEPTUAL RENDERINGS				
		-	12	EXTERIOR PERSPECTIVE VIEWS, DEMOLITION				
		-	13	EXTERIOR PERSPECTIVE VIEWS, CONCEPTUAL RENDERINGS				
		•	14	OVERVIEW: DEMOLITION				
		•	15	OVERVIEW: CONCEPTUAL RENDERINGS				
		•	16	OVERVIEW: DEMOLITION				
		•	17	OVERVIEW: CONCEPTUAL RENDERINGS				
		•	18	CONCEPTUAL PARTIAL PLAN				
		•	19	BUILDING ELEVATION: EAST & WEST				
		•	20	BUILDING ELEVATION: NORTH & SOUTH				
		02 / 20 / 2024	1 PAGE 1 of 20					

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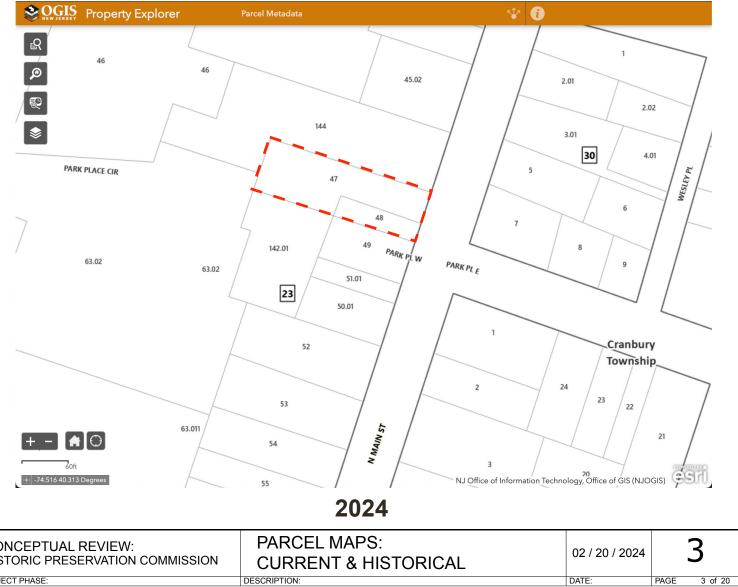




1876



1955 WITH 1962 CORRECTIONS



1872

PROJECT

MAIN STREET, CRANBURY, NJ 08512

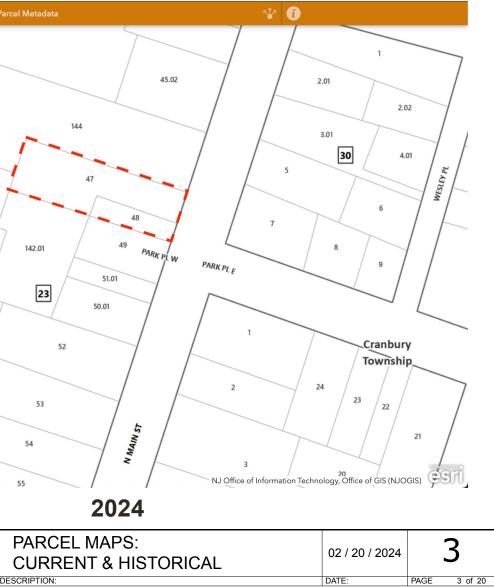


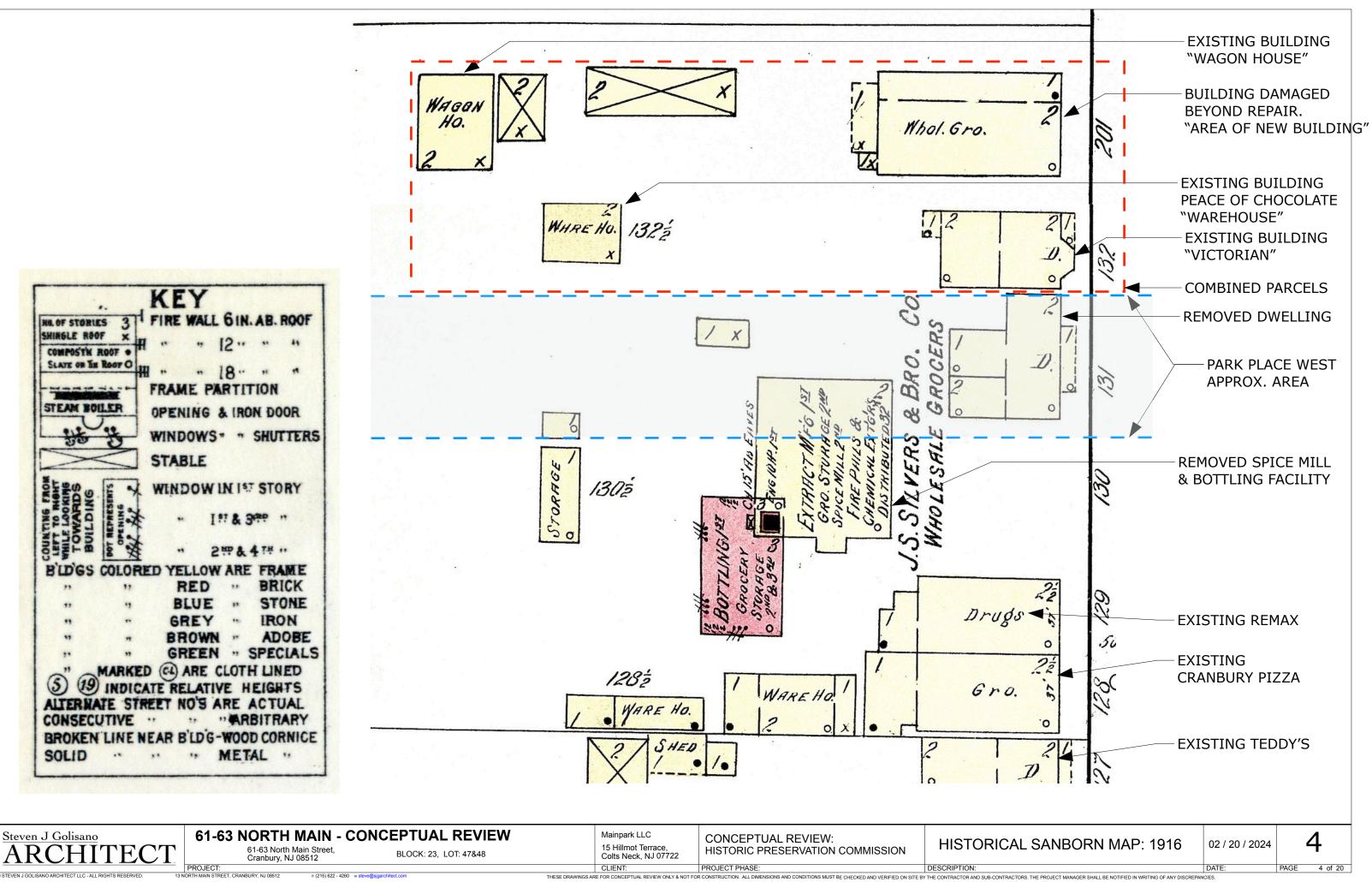
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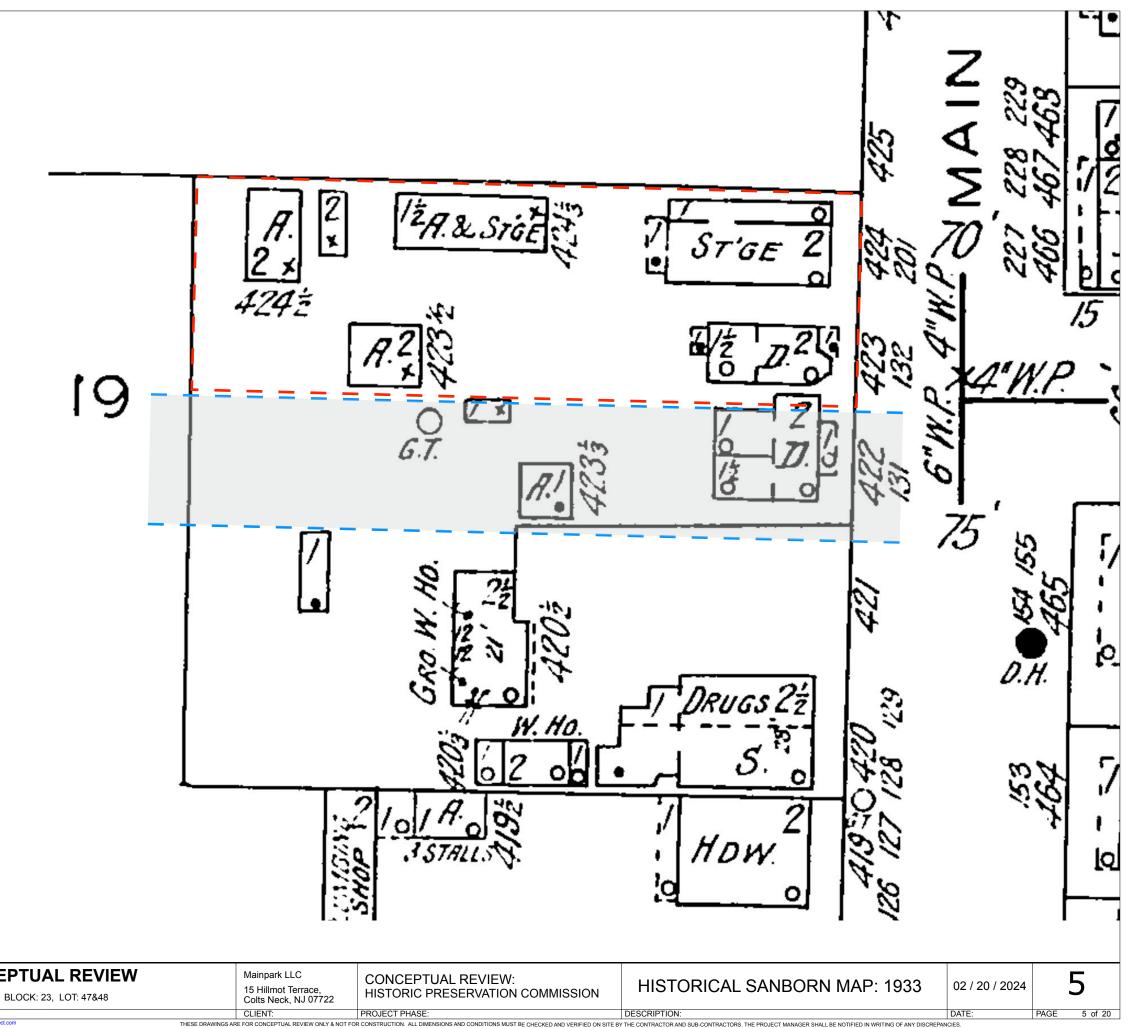
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IMAGE REFERENCES:

Images of America, Cranbury, By Peggy S. and Frank J. Brennan Jr. Arcadia Publishing, 1995

Images of America, Cranbury Volume II, By Peggy S. and Frank J. Brennan Jr. Arcadia Publishing, 1998



VILLAGE BUSINESS CENTER (c. 1902). A grocery store, a drugstore, and the Spice Mill are some of the principal buildings located in Cranbury's turn-of-the-century business center. Nelson F. Clayton's drugstore was famous for its soda fountain. Bill Hoffman, who lived across the street, recalls the nightly routine of grocery store owner Frank Davis. He would close and lock the door and walk to his nearby Main Street home, but he always returned to the store and "rattled the door to see if was really locked." (Agnes Wilson)







SPICE MILL (c. 1901). James Phares, the wagon driver, is leaving the mill with a load of spices destined for either the train at Cranbury Station or his route covering most of southern New Jersey. The first telephone in Cranbury connected the mill to Cranbury Station and was installed in February 1896. In 1920 this business was one of the largest of its kind in the country. The two men at the extreme left are probably the Silvers brothers, owners of the mill. The first man at the right is bookkeeper John Barlow. The man kneeling at the right is V. Bergen. Shirley Smith remembers stories her grandmother Ruth Bogart told her of mill workers drinking the vanilla. (Agnes Wilson)

3 STORY BRICK BOTTLING BUILDING VISIBLE **BEHIND AMERICAN MILLS**



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TREET CRANBURY NJ 08512

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HISTORIC AMERICA DESCRIPTION:

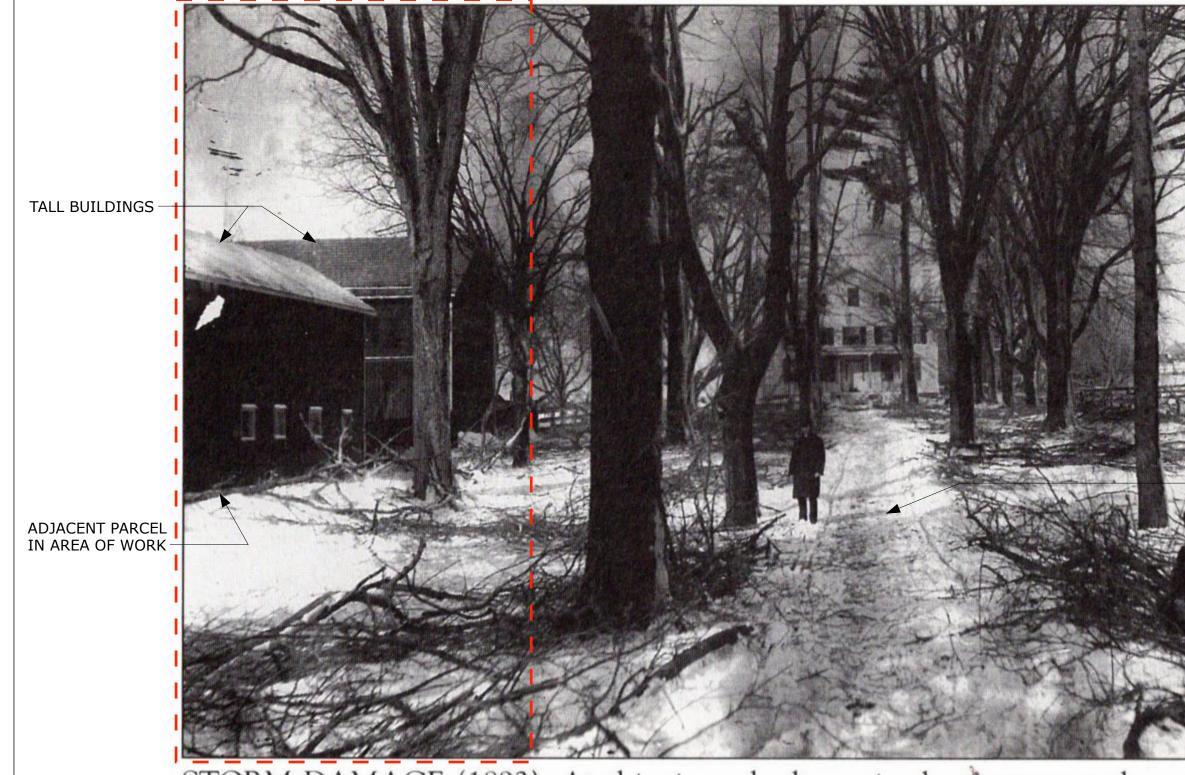
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MILL EMPLOYEES (early 1880s). Shown in one of the older photographs of the Spice Mill are: George Mershon; Jack Bradley, a salesman who later became president; V. Bergen; unknown; Ray Stillwell, a youngster who later became foreman; James O'Neil; Abe Voorhees, a salesman and treasurer; and unknown. Established by John S. Davison in 1865, it was originally called the American Mills. Davison later took John S. Silvers as a partner and the firm Davison & Silvers was established. (Cranbury Historical and Preservation Society)

CAL REFERENCE PHOTOS:	02 / 20 / 2024
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	6
PAGE	6

6 of 20



STORM DAMAGE (1892). At this time, the home in the center was the parsonage of the Second Presbyterian Church. The man standing at the left is probably Reverend Joseph S. Van Dyke, who was pastor of the church at this time. In 1916 the parsonage was sold to Amzi A. Duncan for \$3,000. Currently it is the Elms Nursing Home located behind the Cranbury Post Office. (Ann Danser)

Mainpark LLC

Steven J Golisano

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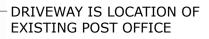
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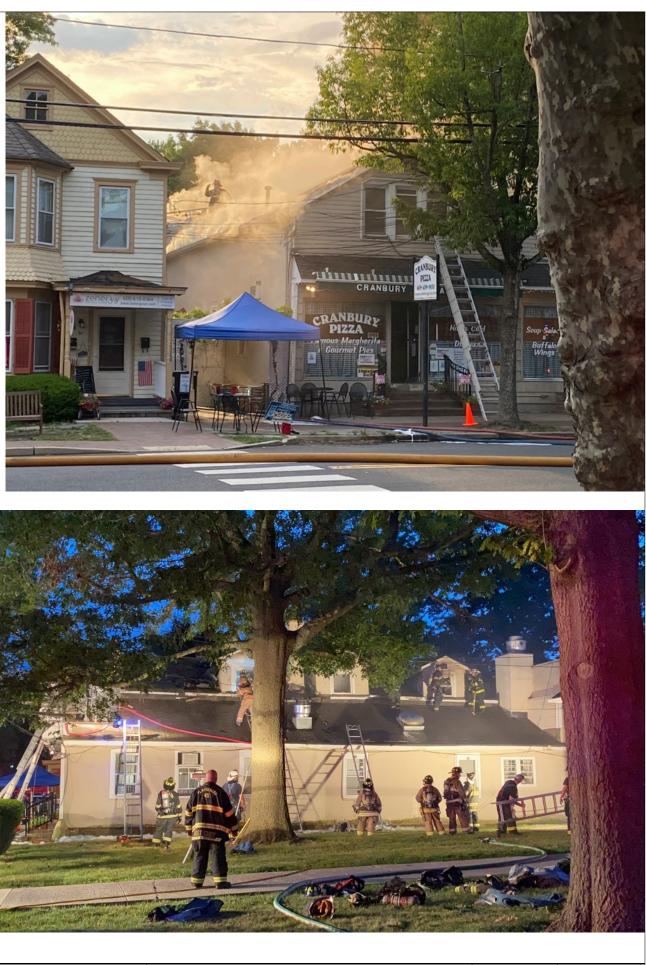
HISTORICAL PHOTO: PRE-POST OFFICE

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IMAGE REFERENCES: Steven Golisano











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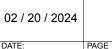
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HISTORICAL REFERENCE PHOTOS CRANBURY PIZZA FIRE 06/19/2020





8 of 20



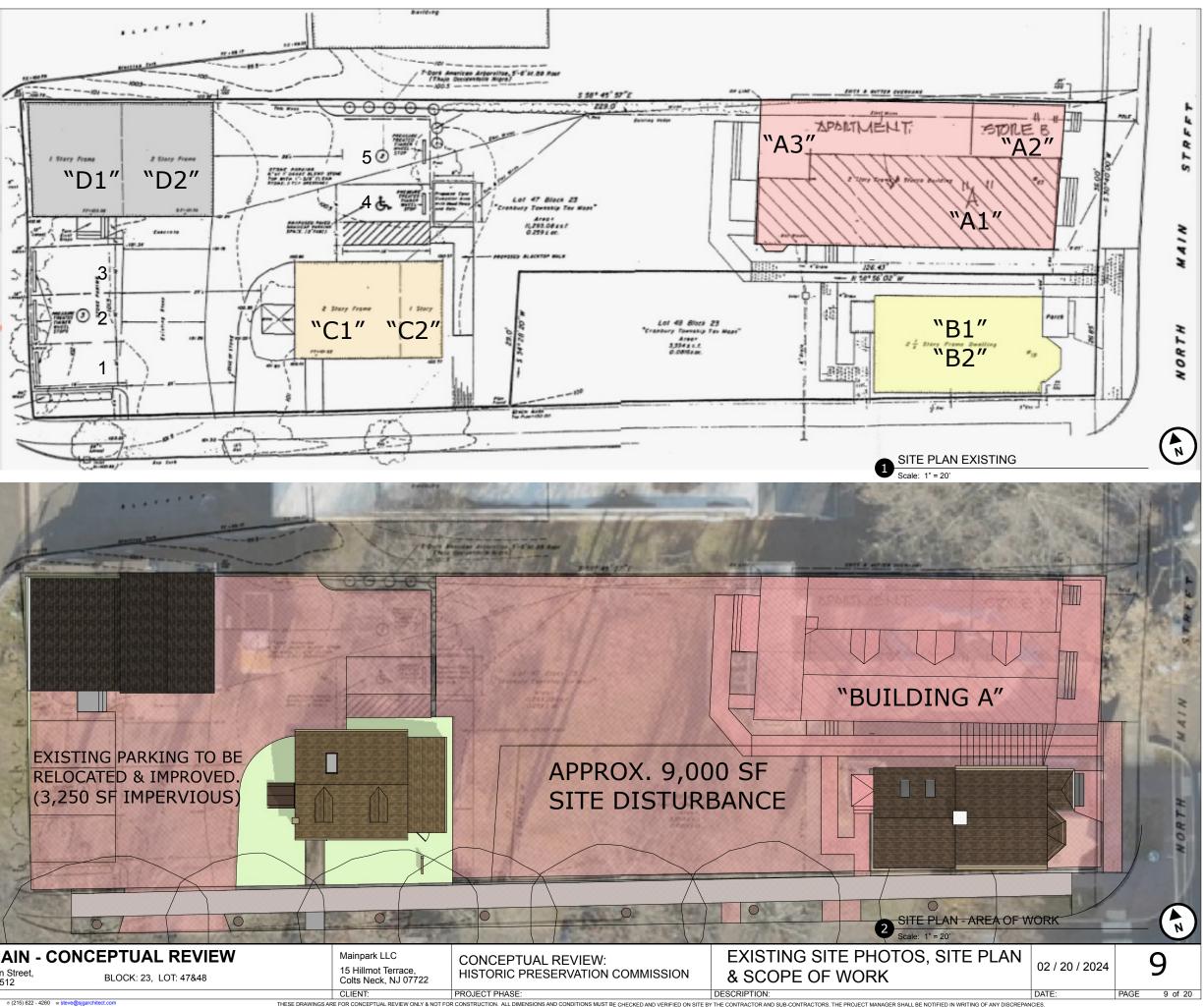


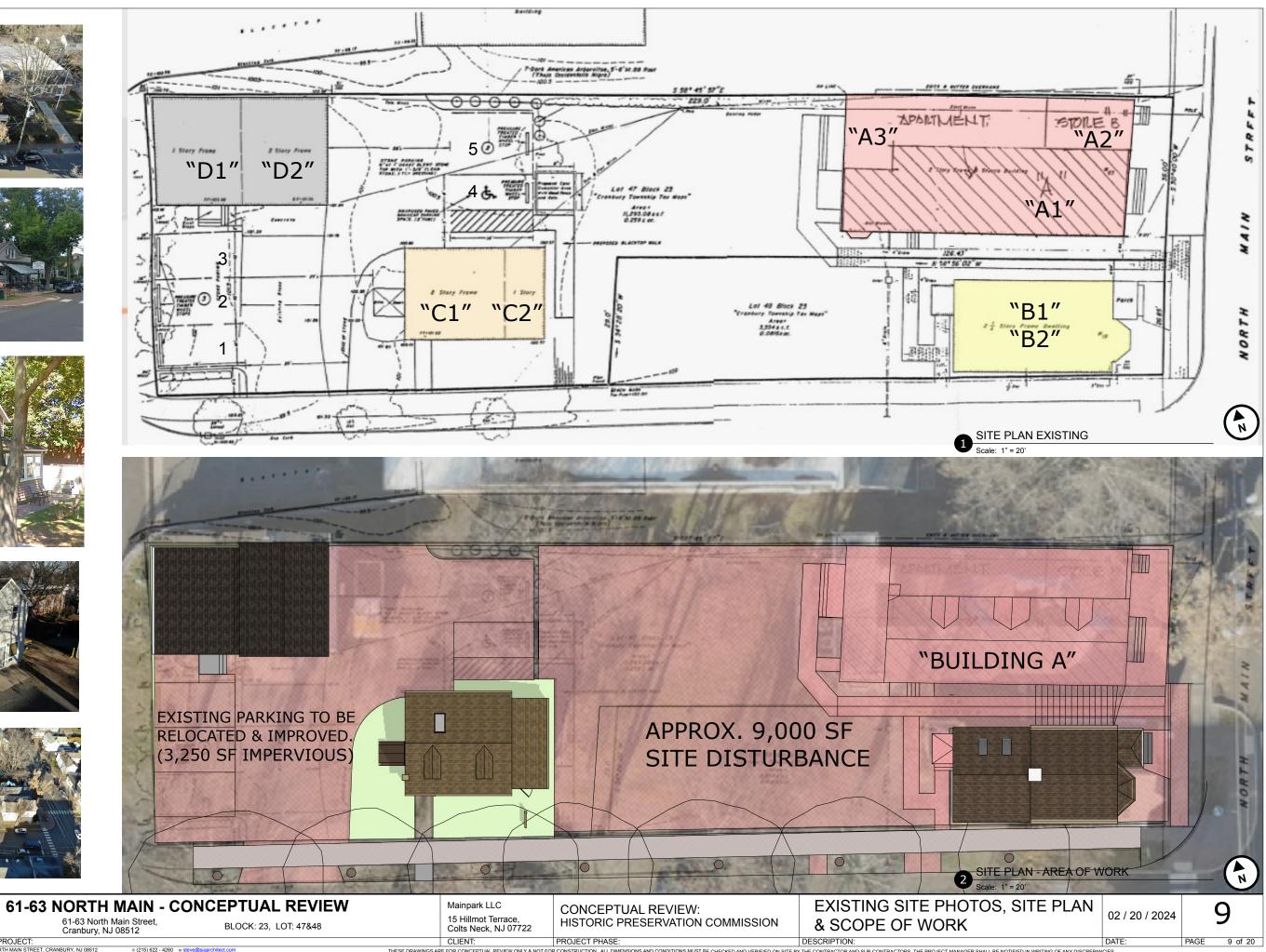






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Steven J Golisano

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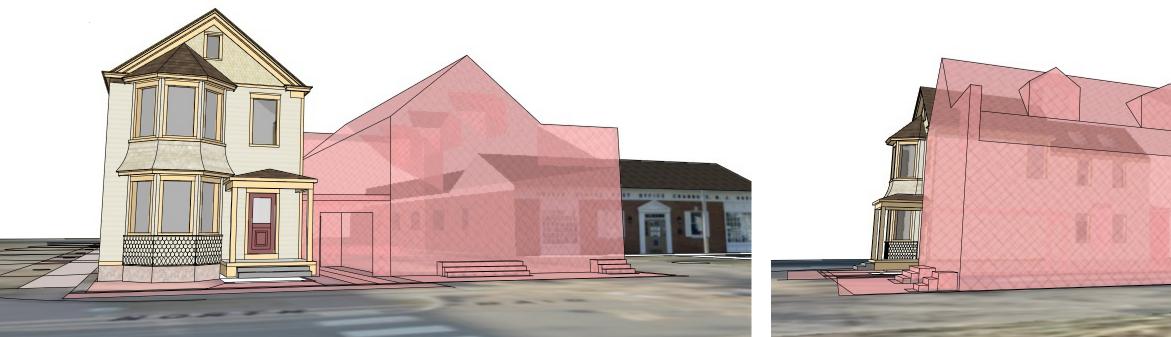
DATE







DEMOLITION VIEW Scale: N.T.S.







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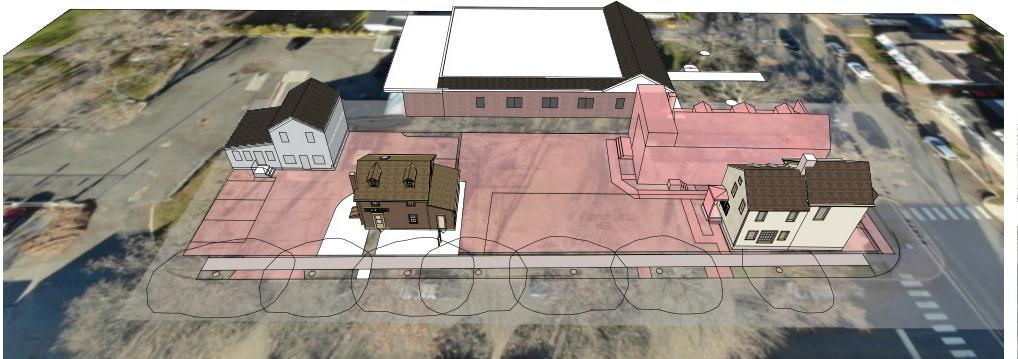
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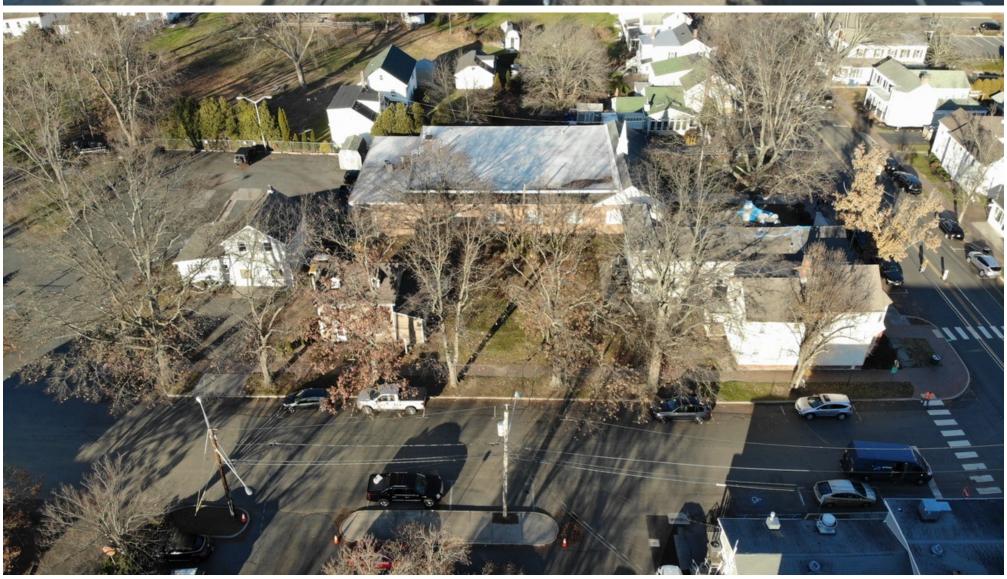
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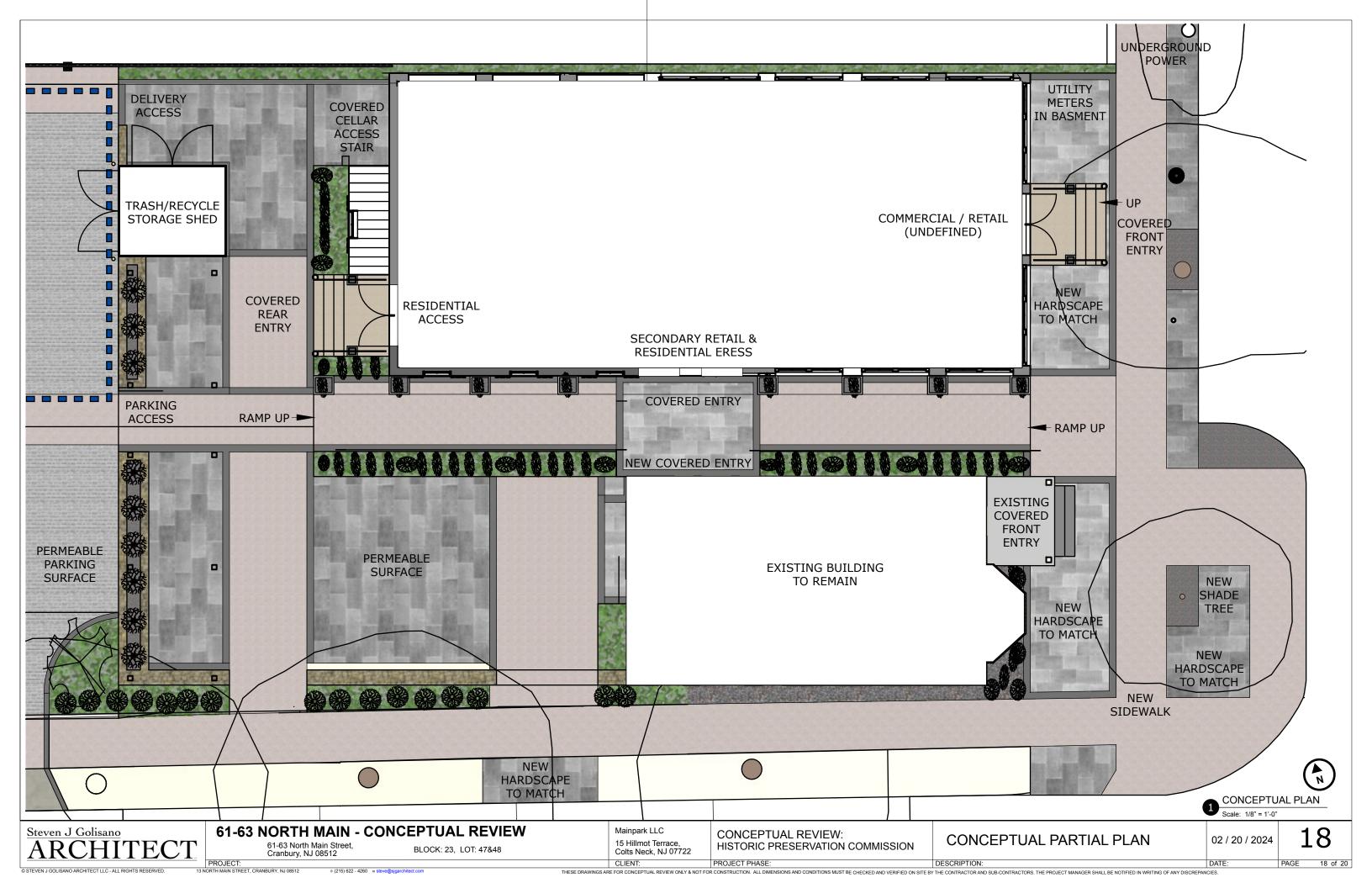
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	DATE:	PAGE 17 of 20)

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WEST ELEVATION TO PARKING & SHARED OPEN SPACE Scale: 1/8" = 1'-0"











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BUILDING EAST & W DESCRIPTION:

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