

**MINUTES
OF THE
CRANBURY TOWNSHIP
HISTORIC PRESERVATION COMMISSION
CRANBURY, NEW JERSEY
MIDDLESEX COUNTY**

TIME AND PLACE OF MEETING

A re-organizational meeting of the Cranbury Township Historic Preservation Commission was held in Town Hall, Cranbury, New Jersey, on January 15, 2019 beginning at 7:02 pm.

Prior to the start of the meeting at 6:55pm on January 15, 2019, Mr. Banks, Esq., administered the Oath of Allegiance to Mr. Steven Golisano. Mr. Walsh arrived at 7:20pm and was sworn in by Mr. Banks. Witnessed by Ms. Marlowe, Ms. Ryan, Mr. Szabo, Ms. Scott and Mayor Taylor.

CALL TO ORDER

During interregnum and with a quorum present, Ms. Scott, recording secretary called the meeting to order.

STATEMENT OF ADEQUATE NOTICE

Pursuant to the Sunshine Law, adequate notice in accordance with the Open Public Meetings Act (N.J.S.A. 10:4-5) was provided on December 20, 2018, of this meeting's date, time, place and an agenda was mailed to the news media, posted on the Township bulletin board, mailed to those requesting personal notice and filed with the Municipal Clerk.

MEMBERS IN ATTENDANCE

Mr. Banks, Ms. Marlowe, Ms. Ryan, Mr. Szabo, Mr. Walsh (arrived 7:20pm) and Mr. Golisano.

INTRODUCTION OF 2019 MEMBERS

Mayoral appointments were made on January 3, 2019. Newly appointed Mr. Steven Golisano will serve as 2nd Alternate (Class C), term expires December 31, 2019. Returning volunteer Mr. Thomas Walsh (Class C), term expires December 31, 2022 was re-appointed. Mr. Michael Ferrante is the 2019 Twp. Liaison.

RE-ORGANIZATION

According to Township Code Chapter 21-3 F, nominations for Mr. Walsh and Mr. Banks as 2019 HPC Chair were made. Mr. Szabo moved the nomination for Mr. Banks, seconded by Ms. Marlowe, hearing no other nominations, roll call to approve Mr. Banks: Ms. Marlowe, Ms. Ryan, and Mr. Szabo; Recused: Mr. Banks; Ineligible: Mr. Golisano.

According to Township Code Chapter 21-3 F, a nomination for Mr. Walsh as 2019 Vice-Chair was made by Ms. Marlowe, seconded by Ms. Ryan, hearing no other nominations, roll call to approve Mr. Banks, Ms. Marlowe, Ms. Ryan and Mr. Szabo. Ineligible: Mr. Golisano.

According to Township code Chapter 21-3 F, a nomination to select Ms. Scott as recording secretary was made by Mr. Szabo, seconded by Ms. Ryan hearing no other nominations, roll call to approve Mr. Banks, Ms. Marlowe, Ms. Ryan and Mr. Szabo. Ineligible: Mr. Golisano.

APPLICATIONS

HPC001-19 -# 5 Park Place East (B30, L9) Historic District; this application was conceptually heard at the December 18th HPC meeting. Mr. Banks stated that he read the minutes and that all parties were present. He recalls that the HPC discussed the windows with the property manager. A new application was submitted and deemed complete with pictures and window specifications.

Hearing no other questions or comments for this application, roll call to approve this application with the stated recommendation; AYES: Mr. Banks, Ms. Marlowe, Ms. Ryan, and Mr. Szabo. Ineligible: Mr. Golisano.

HPC003-19 –# 53 South Main Street (B18, L3) Historic District; homeowner Mr. Jay Taylor was present for concept discussion of replacing the second floor front windows. He explained the existing windows were installed around 1930s. He would like to replace the windows using Marvin Integrity series with the same style and shape. The muntin pattern/profile is a 7/8" simulated divided light window. The first window slated for replacement is the 2nd level, center front above the front entrance. Eventually all windows on the front 2nd level will be replaced. Mr. Taylor will not replace the four 1st level windows at this time. Mr. Taylor explained that this home originally was a Victorian style, much like 82 North Main Street. Around 1930, the house was altered, removing the front porch and the porch roof peak to the current style.

Ms. Ryan asked about the materials used on the exterior of the Integrity windows. Mr. Taylor stated they are Ultrex on the exterior and wood on the interior. Ultrex material has more rigidity and less expansion than vinyl. The existing storm windows will be removed and replaced with a full window screen. The shutters will be hung on the hinges but will not be operable.

HPC explained that the Certificate of Approval is valid for 2 years. Mr. Szabo informed Mr. Taylor that all of the windows on the second floor could be included on this application. If the project time frame goes beyond two years then, another application needs to be submitted.

MINUTES

The minutes from the December 18, 2018, meeting was reviewed, amended, and approved. Roll call was taken to approve the minutes: AYES; Mr. Banks, Ms. Marlowe, Ms. Ryan, Mr. Szabo and Mr. Walsh.

NEW BUSINESS

The Township newsletter articles are due on January 25th. Mr. Szabo will submit an article.

OLD BUSINESS

New Homeowner Letters: one letter was sent to new resident at 54 Maplewood Ave. (B33, L7).

DISCUSSION:

Discussion with Mayor Taylor: Mayor Taylor wanted the HPC to be aware that on February 11th, the Township Committee (TC) will approve an amendment to the fence ordinance, specifically front yard fence installation.

Mayor Taylor is interested in hearing from HPC of recourses when a resident does not comply and complete an application for work that will be performed. And if there is recourse, on behalf of the TC, for support. Ms. Marlowe stated that there are two issues. One issue is should a resident come to HPC and not like what HPC has to say or suggest and do what they want anyway. The other issue is the resident does not come to HPC, and does not submit an application but the work will be performed. In either case, the HPC has denied or does not have the opportunity to review the project. The HPC would then inform the Zoning Officer to investigate but this only goes so far without support of the TC, and it puts HPC in a weak position. She recalls a past occurrence when TC members, at that time, were not interested in supporting the HPC in this particular situation. The ordinance has since been amended. She continued to say the HPC has obtained NJ Certified Local Government certification through the NJ State Historic Preservation Office and pledged to abide by their rules.

Mayor Taylor asked, as part of the TC, what can be done to support the HPC? Mr. Banks stated that collectively everyone is working towards the same goal. HPC does not have a presence on behalf of the TC to advise them of the issues like these that were discussed this evening. HPC's concern is to have some level of hierarchy that everyone agrees to. Not just going to the Zoning Officer but to address that every other element has been exhausted for non-compliance.

Mayor Taylor stated he will encourage Liaisons to attend their respective boards, committees, or commissions.

Mr. Szabo stated after the Intensive Level Survey inventory was updated, it was noticed that houses, particularly on North Main Street but there are others that are approximately or close to 100 years old, are not within HD (Historic District) and some houses within the HD that should not belong. The large HD

designation on the HD map shows a 200' BA (Buffer Area) but does not meet the definition as defined in Chapter 93. The BA also reaches onto non-historic properties. Mr. Szabo expressed concern about this. Mayor Taylor stated that timing to address these concerns can be done subject to the Master Plan review.

Mayor Taylor asked that the HPC appear before the TC at their last meeting in February.

ADJOURNMENT OF MEETING

There being no further business, a motion duly made by Mr. Banks, seconded by Ms. Ryan and carried, the meeting was thereupon adjourned.

CERTIFICATE OF SECRETARY

I, undersigned, do hereby certify;

That I am the duly appointed secretary of the Cranbury Township Historic Preservation Commission and,

That the foregoing minutes of the Historic Preservation Commission, held on January 15, 2019 consisting of 2 pages, constitute a true and correct copy of the minutes of the said meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this 5th day of February 2019.

Linda M. Scott, Recording Secretary