

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

TIME AND PLACE OF MEETING

A meeting of the Cranbury Township Historic Preservation Commission was held in Town Hall, Cranbury, New Jersey, on February 19, 2019 beginning at 7:00 pm.

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, and Mr. Golisano. Mr. Coffey requested to be excused, motion to excuse was made by Mr. Banks, seconded by Mr. Szabo, all in favor with the exception of Mr. Golisano who was ineligible.

APPLICATIONS

HPC005-19 -- #25 South Main Street (B35,L8) within HD; application received on January 29th. It was mailed back to applicant on February 6th, due to incompleteness.

MINUTES

The minutes from the February 5, 2019, meeting were reviewed and approved. Roll call was taken to approve with minor corrections to the minutes: AYES; Mr. Banks, Ms. Marlowe, Ms. Ryan, Mr. Szabo and Mr. Walsh.

NEW BUSINESS

2018 Actions/Year End Report: Mr. Banks reviewed the report and asked HPC for their input. Discussion ensued. Sustainability NJ and expand on the Master Plan to include enforcement, buffer area, and expansion of the Historic District on Main Street will be added to the memo.

The Year End Report was reviewed with minor amendments. A total of 46 applications, (major, minor, and ordinary maintenance) were reviewed and acted upon. There were eight concept discussions. Secretary will email the TC agenda to Ms. Ryan, 2018 Chair, and Mr. Banks, 2019 Chair, will present this report to the TC on February 25th.

Mr. Banks made a motion to approve the report with the stated corrections, seconded by Ms. Ryan, with roll call to approve: AYES Mr. Banks, Ms. Marlowe, Ms. Ryan, Mr. Szabo, and Mr. Walsh. Record will reflect Mr. Golisano was ineligible.

HPC is interested in participating with discussions when the Master Plan Committee is ready.

OLD BUSINESS

New Homeowner Letters: none

DISCUSSION

Secretary received a phone call from a solar panel installer for a proposed installation project within the Historic District (HD). Secretary was not certain when the application will be submitted to the HPC office for review.

Mr. Golisano is aware that Tesla has a new solar slate product. Other solar products have a lower profile unlike the grid mounted type. This is an evolving market. The National Trust Historic Preservation, Leadership Forum recently sent an email to its members and mention of solar panels was included. She will supply the link to HPC for their review.

NJ Historic Sites Council Meeting, DEP Bldg., Trenton, NJ was attended by Ms. Ryan on February 13, 2019 at 10am. She reported that it was very interesting. Ms. Ryan explained that that projects that are reviewed by the State but do not meet Secretary of Interior Standards are then reviewed by The Council for possible solutions. She relayed the annual New Jersey History & Historic Preservation conference usually held in June each year will be held, this year, in September.

Additional Properties and the HD (Historic District) Mr. Szabo reviewed the ILS Phase 1 (Intensive Level Survey) properties to be included within the HD based on age according to the tax maps. Homes on North Main Street, Prospect Street, Barclay Street, along the Brainerd Lake vista, South Main Street and Cranbury Neck Road might be considered. He stated there are bungalows and other architecturally-pleasing homes should be considered for inclusion. Prospect Street could be considered as a Historic Streetscape.

Mr. Szabo addressed some properties in the Buffer Area (BA) maybe eliminated due to the delineation line. Mr. Szabo referred to the map in the ILS Phase 1. He noted that this map and the current HPC map do not have the same outlined HD. Mr. Szabo found Cranbury's 1980 National Register of Historic Places Inventory Nomination Form. He explained that there are eight dwellings currently not part of the HD listed in this document. He discovered discrepancies between the MP, the National Register and the dwellings within the HD. Mr. Szabo reference the NJDEP NJ & National Registers of Historic Places, ID#1830, Cranbury Historic District; Main Street and Prospect Street; Maplewood Avenue and Scott Avenue; Bunker Hill Road; Symmes Court, Westminster, Park and Wesley Place. There are individual properties on this list that are not within the HD, including the Barclay Farm (ID#4357) at 147 Plainsboro Road. There was mention that Plainsboro Road and Cranbury Neck Road may have dwellings worthy of being investigated.

Mr. Golisano suggested that vistas be given some attention. There are certain areas that potentially could have a visual impact on the Town. This item will be given attention when the HPC appears at a MP meeting. Mr. Golisano will write a paragraph for when this is addressed. HPC feels the Brainerd Lake vista should be protected. Mr. Szabo reminded HPC that the TC is discussing the possibility of a McMansion ordinance for tear downs and rebuilding larger structures for areas outside the historic district.

Mr. Banks commended Mr. Szabo on his research.

ADJOURNMENT OF MEETING

There being no further business, a motion duly made by Ms. Marlowe, seconded by Mr. Banks 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 February 19, 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 March 2019.

Linda M. Scott, Recording Secretary