

**MINUTES  
OF THE  
CRANBURY TOWNSHIP  
HISTORIC PRESERVATION COMMISSION  
CRANBURY, NEW JERSEY  
JULY 19, 2022**

**TIME AND PLACE OF MEETING**

The regular meeting of the Cranbury Township Historic Preservation Commission (HPC) was held on July 19, 2022 at 7:00 pm by remote access videoconferencing in response to COVID-19 and the Open Public Meeting Act guidelines.

**CALL TO ORDER**

With a quorum present, Chair Ryan called the meeting to order at 7:00 p.m.

**STATEMENT OF ADEQUATE NOTICE**

Pursuant to the Sunshine Law, adequate notice in accordance with the Senator Byron M. Baer Open Public Meetings Act (N.J.S.A. 10:4-6) was provided of this meeting's date, time, and place, and the 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. Notification of remote access meetings going forward, until further notice, was posted on the Township website on July 3, 2020 and sent to the Trenton Times, Home News, and Cranbury Press on July 3, 2020.

**ROLL CALL:**

Members Present: Ms. Ryan, Chair; Mr. Golisano, Vice-Chair; Ms. Marlowe; Ms. Suttmeier; Mr. Walsh; and Mr. Szabo, Alt I

Members Absent: Mr. Geier, Alt II

Professionals and Staff Present: Robin Tillou, Historic Preservation Commission Secretary

**APPLICATIONS**

**HPC153-22 - #50 N. Main Street – Historic District - Windows/Shutters/Siding**

Mr. Daniel Mahoney was present and is the Owner and Applicant for the Certificate of Approval Application for 50 N. Main Street.

Mr. Mahoney explained the application stating he would like to replace the siding and windows along the front of the house to something more attractive and historic. What it is on now is a brittle vinyl and the windows are falling apart. The storm windows are not attractive and are from the 1980s. The bottom half of the front is an enclosed glass front porch. It would only be the top portion for the new siding and windows.

Chair Ryan asked to explain the existing windows.

Mr. Mahoney stated the windows may be original. They are all wood and they sit on the frame of the window with no infrastructure or weather stripping. They are not in good shape, the corners are rotted out and the weights on the sides of the window are gone.

Chair Ryan stated the email discussion from the applicant was that the vinyl siding that was removed had wood siding beneath in the rear and it was found in poor condition.

Mr. Mahoney stated parts of the siding only had sheathing and the parts that are not in decent shape were waterlogged. The other issue is the sheathing underneath is the original wooden sheathing that is not good for heating and cooling the house. When the renovations were done, the new windows were installed, and the siding collapsed around it.

Vice-Chair Golisano stated the historic houses sometimes do not have sheathing under the original wood siding and it is beneficial to find that out ahead of time before committing to a project.

Mr. Mahoney stated he is anticipating putting in all new sheathing. It is exposed in the attic and not in good condition with no insulation.

Vice-Chair Golisano stated the front of the house may have brick nogging exposed within the exterior walls.

Mr. Mahoney stated there is exposed brick within the house. He is not sure where that goes to the 2<sup>nd</sup> floor where the work is proposed.

Vice-Chair Golisano stated the way the original trim works around the windows and the edging of those reveals the lining up from the top to the bottom. The vinyl siding goes up and over the frieze board on the top and covers portions of the frieze board along with the brackets at the top. You can take that away and go back to the look of the visible planks effect.

Mr. Mahoney stated he had advised the contractor he would like the flat frieze board and then the clap board under that. They had the gutters redone and the fascia board replaced 5 years ago and did the bottom around the porch.

Ms. Marlowe asked about the wooden shutters. How are they attached to the house now?

Mr. Mahoney stated they are screwed or nailed flat to the building.

Ms. Marlowe advised to put the wooden shutters on hinges.

Mr. Szabo advised the hinges would be mounted on the trim boards and not on the siding. It brings the shutters closer to the edge so it looks like you could close them.

Ms. Marlowe agreed they should look as if they could be closed.

Vice Chair Golisano stated the windows match with the proposed product, and it will be a close look to the original. Double check the width of the style on the upper sash. You can determine what that is with Marvin (window manufacturer). The 2 over 1 vertical bar in the middle is sometimes wider than what their standard width is. It would be beneficial to check what your existing width is.

Ms. Szabo asked if the windows would have full or half screens.

Mr. Mahoney stated they will not have screens.

Mr. Szabo asked if you are taking the vinyl off and are putting a wood like type collaborative up.

Mr. Mahoney stated yes, they will be using a hardy board called true exterior and the material would be a Poly Ash composite.

Vice Chair Golisano stated there are two layers which is the exterior vinyl siding and then original wood siding below that. He would like clarification of the level of demolition of the siding for documentation.

Mr. Mahoney stated the plan would be to remove the siding under the vinyl and put all new sheathing on which would involve removal of the original.

Vice Chair Golisano stated if you were to start putting layers of sheathing it would feel too wide and things would not line up with the trim details.

Mr. Mahoney stated he would prefer to remove what is under to not make it bulky.

Mr. Golisano made the motion to approve the 50 N. Main Street application. Mr. Walsh offered a second.  
ROLL CALL:

AYES: Ms. Ryan, Mr. Golisano, Ms. Marlowe, Ms. Suttmeier and Mr. Walsh

NAYS: None

ABSTAIN: None

## **NEW BUSINESS**

### **23A N. Main Street Posting Board at Front of Building**

An email was sent by the Cranbury Township EDAC, and the contents of the email stated that EDAC has been approved to replace the posting board in the front of the building.

The Commission discussed the options sent by EDAC.

The Commission was in consensus that option #1 that was sent is the best option. The Commission would like a white color for the doors and/or to incorporate white into the posting board. The cork can be black if that is an option, but trim is preferred to be white and to set the board parallel to the building and set back so you can easily read it from the sidewalk. A warm color for the LED lighting is what the Commission would prefer.

### **Planning Board Letter**

Ms. Suttmeier advised the Commission of the Cranbury Station Road, LLC warehouse application located on the farmland of Cranbury Station Road and Halsey Reed Road. This application is going before the Planning Board on August 4, 2022 at 7 pm via Zoom. She has drafted a letter and would like to give public comment as a representative of the HPC.

Ms. Suttmeier went over the letter stating the contents of the letter: the mission is to preserve the heritage of the township's cultural elements and encourage any construction or alterations to keep with the historical character of the Township. No feedback was given regarding the HPC submitting a letter to the Planning Board in 2019 regarding the construction of this property. The proximity of the railroad to this property is of historic concern and the proximity of the Cranbury Station Hamlet Historic District. The letter also indicates the history of the railroad and why it is important. There is concern of no buffer on the railroad tracks. Signage should be installed regarding no engine braking and/or idling in proximity to the Historic District.

Mr. Walsh feels the letter should be softer and the Commission should give their input on the letter. The township attorney should be told of this.

Chair Ryan stated Mr. Scott, HPC's Committee Liaison, should be advised of this as well. The Commission should give their input and edit the letter.

Ms. Suttmeier displayed the site plan showing the warehouses location. Ms. Suttmeier stated the developer should comply with the 200 ft. buffer that the historic district has.

Vice Chair Golisano stated looking at the plan it seems they do comply.

## **OLD BUSINESS**

### **Cranbury Station Hamlet Historic District**

Chair Ryan advised that Ms. Suttmeier, Mr. John Kilbride and herself met with the state Historic Preservation Office on June 28, 2022 for a site visit. Andrea Tingey and Catherine Dzuby were in attendance from the state. The state stated the application was insufficient for the national registry. The state wanted the stories, backgrounds, maps and to expand the boundary to include Monroe Township properties that are part of the Hamlet and to include the train yard. Ms. Tingey pointed out the history that she had recognized that were part of the train operation on their walk of the site. Ms. Tingey advised Chair Ryan that even if a homeowner is not interested in being in the historic district, you can still include that property in the historic district.

Ms. Suttmeier stated the state is requesting to create a map and have it overlapping with periods of times.

Vice Chair Golisano went to an event with an archaeologist that mentioned this type of map that they specialize in if we are interested in doing that. He will coordinate that with them.

Mr. Szabo asked if we should get Monroe Township HPC involved in including those properties.

Chair Ryan stated yes.

Ms. Marlowe suggested getting John Killbride for details for the railroad.

### **Certified Local Government (CLG) Grant**

Chair Ryan advised of the "kickoff" meeting being held virtually on July 28, 2022 at 10 am to go over the next steps for the approved grant.

### **Cranbury Township Signage**

Ms. Suttmeier went over her signage outline that was distributed via email to the Commission. She would like to know location suggestions for the signage.

Mr. Szabo stated at Half Acre Road and there are no signs and that could be signage for the Historic District. As well as Cranbury Neck Road and Plainsboro Road when it gets to the 25 MPH sign there can be "Entering Cranbury Village Historic District". It might be an opportunity to mention or advise of the Cranbury Village speed limit of 25 MPH.

Chair Ryan asked if the signage is pertaining to the Historic District or the Township of Cranbury in general.

Mr. Szabo stated a welcome sign stating “Welcome to Cranbury Township – Established 1697” should be when vehicles are leaving Plainsboro on Plainsboro Road. The same on Cranbury Neck Road, Old Trenton Road and Station Road. There is an opportunity to define the edges of the historic district on these roads and to emphasize the Village 25 MPH speed limit. It can be a simple sign such as the type used for the Barn Park.

Ms. Suttmeier advised they will be recommending signage for “Entering Cranbury – Established 1697” for vehicular signage and as you are entering the district “Historic District 25 MPH” for vehicular signage as well. Ms. Suttmeier asked if HPC has input on Park Place and Main Street signage.

Mr. Szabo recommended changing the green and white street signs to a more historic look. There are brown with white letters street and direction signs in downtown Hightstown with the chains that you can change out.

Vice Chair Golisano stated a cast product would be durable for a long time. Hightstown used a company called Foundry in Hightstown, they are a local business just off Main Street in Hightstown.

Ms. Marlowe stated Foundry did the Brainerd Lake signs.

Chair Ryan stated a map would be valuable to indicate locations and a count of signage.

Mr. Walsh stated there should not be an overabundance of signs.

Ms. Suttmeier stated we could ask the Historical Society stating that HPC would support them in producing signage if they have the funds for the Cranbury Station Hamlet Historic District. We would need locations where signage could be put in the Hamlet.

The Commission agreed to contact the Historical Society.

Vice Chair Golisano stated he could look at the mapping of the signage.

### **MINUTES June 7, 2022 Meeting**

Ms. Marlowe made a motion to approve the minutes with amendments. Mr. Golisano offered a second.

#### **ROLL CALL:**

AYES: Ms. Ryan, Mr. Golisano, Ms. Marlowe, Ms. Suttmeier and Mr. Walsh  
NAYS: None  
ABSTAIN: None

### **PUBLIC COMMENT**

Chair Ryan opened the meeting to the public.

Ms. Janice Mondoker, 92 Halsey Reed Road, stated the state coming to visit the Cranbury Station Hamlet Historic District went well and wanted to thank Ms. Suttmeier for drafting the letter to the Planning Board. She would suggest looking at the plans for the development that is out her kitchen door. The Planning Board did not approve for the developer to amend the farmer’s pond. She would like for the HPC members

to attend the Planning Board meeting on August 4, 2022 via Zoom. Anything to protect the Hamlet Historic District would be appreciated. She would be happy to help to give or gather information for anything HPC needs.

With no further public comments, Chair Ryan closed the public forum.

#### **ADJOURNMENT OF MEETING**

There being no further business, a motion was made by Vice Chair Golisano to adjourn the meeting and Ms. Suttmeier offered a second. By unanimous vote, the meeting was thereupon adjourned at 9:00 pm.

#### **CERTIFICATE OF SECRETARY**

I, the undersigned, do hereby certify that I am the duly appointed secretary of the Cranbury Township Historic Preservation Commission, and that this document, consisting of three pages, constitutes a true and correct copy of the minutes of the regular meeting held on July 19, 2022.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this day of August, 2022.

*Robin Tillou*

Robin Tillou  
Recording Secretary  
Historic Preservation Commission