

**MINUTES  
OF THE  
CRANBURY TOWNSHIP  
HISTORIC PRESERVATION COMMISSION  
CRANBURY, NEW JERSEY  
AUGUST 2, 2022**

**TIME AND PLACE OF MEETING**

The regular meeting of the Cranbury Township Historic Preservation Commission (HPC) was held on August 2, 2022 at 7:00 pm by remote access videoconferencing and abided by 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, Mr. Geier, Alt II

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

Professionals and Staff Absent: Matt Scott, Committee Liaison

**APPLICATIONS**

HPC154-22 - #16 Plainsboro Road, Block 26.01, Lot 64 – Buffer Area – Addition

Mr. Golisano recused himself from this application.

Mr. Edward Meyer was present and is the Owner and Applicant for the Certificate of Approval Application for 16 Plainsboro Road Addition.

Mr. Meyer introduced the application by stating they will be putting the addition on due to his growing family. The home was built in 1957. There will be an additional 700 sq. ft. of living space being added and 60 sq. ft. of patio and porches. Most of the addition is in rear. It will adjust the two front porches and the side access porch to the property. They will maintain the bungalow look they have with a pitched roof. The entire roof will be removed but the new roof will look as close as possible. New windows will go in throughout the home. There is a chimney that functions as original venting for the furnace.

Page 9 of the elevations was displayed.

Mr. Meyer stated the new addition will be set back further than the front of the house. The front porch gets slightly larger to accommodate a new door and viewing pane. The current side door is where the window furthest to the right is. That will be adjusted slightly to accommodate a new mudroom.

Chair Ryan asked if the existing windows are divided in two or three.

Mr. Meyer stated they are double hung windows and have a single divide through the top and bottom half horizontally. The main front window is a single pane with two smaller double hung on the sides of it. The single center pane is 4' x 4'.

Mr. Walsh asked if the front was a stone foundation.

Mr. Meyer stated yes, it is stone veneer.

Mr. Geier feels the new windows are better proportioned and the divided light pattern is a better approach than what was existing.

Ms. Suttmeier asked for more detail on the rear addition.

Mr. Meyer stated the proposal to the right of the sliding doors would be the new construction including a new patio in the back. On the interior behind the sliding doors is the kitchen and that will be relocated to the dining room on the left.

Ms. Suttmeier prefers the Bose stone over the cement. The symmetry is good with the way the windows were set up with the doors.

Mr. Walsh asked if they would be using wood shingles on the house.

Mr. Meyer stated yes that is the goal for the shingles. All shingles will be replaced. They will be the horizontal level rows of them. They are not sure if they will be doing concrete or cedar, it depends on the price.

Ms. Marlowe made the motion to approve the application as submitted. Mr. Walsh offered a second.

ROLL CALL:

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

## **OLD BUSINESS**

### **Outdoor Posting Stand**

Delpha Georges, Marketing Subcommittee EDAC (Economic Development Advisory Committee), explained EDAC will provide to the Township Committee the notes and facts to get residents informed and to come out to local businesses. One note that came up was the opportunity to revamp the posting stand outside of Town Hall. Some feedback from EDAC is to change the direction of it and it was in disrepair. They produced options that fall into the three buckets of pricing. Her pick was the first option which was HPC's pick as well. All the base materials were the same for each option regarding the weather resistant plastics, so putting something more durable and ecofriendly made more sense. There will be ease of use with the way you open the doors and lock them. The colors and finishes we left to HPC.

Ms. Suttmeier stated the color was the biggest concern and HPC would like white. The cork color should be black to make what is in there stands out.

Ms. Georges stated they can do the white with the black rubber background.

Mr. Szabo stated if there is an option for the lighting it should be on the warm side.

Vice Chair Golisano stated the 3,000K - 3,500K for the lighting option will be the warmer color.

Ms. Georges stated they can paint it as needed.

Vice-Chair stated HPC agreed to have the stand parallel to School House Road.

Chair Ryan stated solar lighting would be a good option if possible.

Ms. Suttmeier mentioned to get EDAC feedback in the signage for Cranbury that HPC is working on.

Ms. Georges stated she will report back regarding the posting stand.

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

Ms. Susan Rudy of Monroe Historic Preservation Commission (HPC) introduced herself by stating she has been on the Commission since 2001 and has been chairperson for 3 years. John Katerba is the town historian. Monroe HPC is interested in what they can do for the Hamlet. They did a cultural resource inventory done in 2002 by Grubb. They would be interested in what Cranbury HPC is doing so they can do something together regarding the Hamlet.

Chair Ryan stated the Cranbury section of the Cranbury Station Hamlet Historic District was designated as a local historic district in December 2021. The Commission has sent it to the state to see if it can be eligible for a state and national listing. They had met with the state for a site visit and the state felt the Cranbury portion of the Hamlet was a weak district. They started adjusting the additions to strengthen the district in the state's eyes. This included the railroad and the Monroe properties to tell the whole story of the history vernal pond to state the history.

Ms. Suttmeier stated the state felt the story of the Cranbury station hamlet first passenger trains, the 1<sup>st</sup> fatal train accident in US, etc. would be impactful. The state started researching fires and burglaries that happened. They want us to create a power point presentation to propose that whole district telling a story. The state would like maps of all the structures and how it has changed over time (an overlay of a map). They would like as much info as possible for every structure. Every outbuilding, garage and shed to be included as well for any notable features. The state would like to know everything possible for the state/national registry.

Chair Ryan stated the state's description is to throw all the spaghetti against the wall and see what sticks. Monroe can help with the Grubb resources that Ms. Rudy stated they already have.

Ms. Rudy asked if you have to get the property owner's agreement to have them in the district?

Chair Ryan stated the state advised her that we did not need the property owner's permission to include those resources within the district nomination.

Vice Chair Golisano stated it would be locally controlled, it would be flagged in the building dept. as needing to be approved by HPC before moving forward with any exterior renovations. Monroe would be helpful if the state designation could gain support.

Ms. Rudy will bring this to the Monroe HPC and raise awareness and will let the Cranbury HPC know the feedback.

Ms. Suttmeier stated HPC needs help with the overlay of the mapping for what the state needs for the state/national register.

Vice Chair Golisano stated he will be following up with that at Richard Grubb's office.

Ms. Suttmeier stated the goal is to try and get this done by the end of the year.

Mr. Szabo stated the properties in the Hamlet were mentioned in the grant.

### **CLG Grant**

Mr. Szabo and Chair Ryan met virtually with the state on July 28, 2022. They went over the checklist and the timeline for the grant. The State will first provide the contract, and once the contract is signed off on the Township can advertise the RFP for the consultant to be hired to work on the properties in the grant proposal. The RFP must be advertised for 30 days for the bid and the Township must solicit two to three consulting firms. We have used Richard Grubb for the Cranbury Historic District Phase One surveys and Paulus, Sokolowski & Sartor for the Cranbury Historic District Phase Two surveys. It will be this fall once the contracts are signed off. Final submissions must be put in by September 30, 2023 for work that was done by the consultant.

Chair Ryan stated the state did recommend the RFP be drafted by the Township.

Mr. Szabo stated the Township Committee will have to have a resolution approving HPC to go forward with the work to be done for the CLG grant.

### **Cranbury Township Signage**

Ms. Suttmeier does not have any updates. She would like input from Mr. Scott, HPC Township Committee Liaison, for Township Committee feedback as far as wanting a presentation to present to Township Committee.

Chair Ryan stated HPC would now like to get EDAC involved as well as mentioned to Ms. Georges, EDAC.

Mr. Szabo stated he would like the new Cranbury signage to be consistent with the barn park sign that is black and white.

Ms. Suttmeier stated she will get something together in a power point to possibly be shown to EDAC or the Township Committee.

### **Planning Board Letter**

Chair Ryan stated that she will be reading the final draft of the letter at the Planning Board meeting on August 4, 2022 at 7 pm via Zoom.

The Commission will make their revisions to the letter and the final draft will be read after the Commission's input.

Vice Chair Golisano went over the revisions he had already submitted for the letter being presented to the Planning Board from the HPC.

### **MINUTES June 21, 2022 Meeting**

Mr. Szabo made the motion to approve the minutes with revisions. Chair Ryan offered a second.

ROLL CALL:

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

### **July 19, 2022 Meeting**

Ms. Suttmeier made the motion to approve the minutes with revisions. Ms. Marlowe 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 she appreciates the Planning Board letter that is being made from the HPC. There are no decent buffers that are being proposed right next to the historic district for the development being presented to the Planning Board on Thursday, August 4, 2022.

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 Chair Ryan offered a second. By unanimous vote, the meeting was thereupon adjourned at 8:45 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 six pages, constitutes a true and correct copy of the minutes of the regular meeting held on August 2, 2022.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this day of August 17, 2022.

*Robin Tillou*

Robin Tillou

Recording Secretary

Historic Preservation Commission