

**MINUTES
OF THE
CRANBURY TOWNSHIP
HISTORIC PRESERVATION COMMISSION
CRANBURY, NEW JERSEY
JANUARY 10, 2023**

TIME AND PLACE OF MEETING

The Meeting of the Cranbury Township Historic Preservation Commission (HPC) was held on January 10, 2023, 7:00 pm at Town Hall, 23A North Main Street, Meeting Room.

CALL TO ORDER

Ms. Tillou called the meeting to order at 7:00 pm and presided over the meeting until Ms. Ryan was appointed to Chairperson.

STATEMENT OF ADEQUATE NOTICE

Pursuant to the Sunshine Law, adequate notice in accordance with the Open Public Meetings Act (N.J.S.A. 10:4-6) was provided on December 24, 2022 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.

ROLL CALL:

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

Professionals and Staff Present: Robin Tillou, HPC Administrative Officer
Lisa Knierim, Township Committee Liaison

HPC REORGANIZATION

Upon a motion made and seconded the appointments were as follows:

Susan Ryan as Chairperson.

MOTIONED TO APPROVE SUSAN RYAN AS CHAIRPERSON: Mr. Golisano

SECONDED: Mr. Geier

ROLL CALL:

AYES: Ms. Ryan, Mr. Geier, Mr. Golisano, Ms. Marlowe, Ms. Suttmeier

NAYS: None.

ABSTAIN: None.

MOTION PASSED

Jennifer Suttmeier as Vice-Chairperson.

MOTIONED TO APPROVE JENNIFER SUTTMEIER AS VICE-CHAIRPERSON: Mr. Golisano

SECONDED: Ms. Ryan

ROLL CALL:

AYES: Ms. Ryan, Mr. Geier, Mr. Golisano, Ms. Marlowe, Ms. Suttmeier

NAYS: None.

ABSTAIN: None.

Robin Tillou as HPC Secretary.

MOTIONED TO APPROVE ROBIN TILLOU AS HPC SECRETARY: Mr. Golisano

SECONDED: Mr. Geier

ROLL CALL:

AYES: Ms. Ryan, Mr. Geier, Mr. Golisano, Ms. Marlowe, Ms. Suttmeier

NAYS: None.
ABSTAIN: None.

HPC 2023 Mayoral/Township Committee Appointments

At the January 3, 2023 Township Committee Reorganization Meeting, the following HPC appointment/reappointments were made by the Mayor/Township Committee:

- Gerard “Guy” Geier was appointed as HPC Member (1/1/2023 – 12/31/2026).
- Dave Szabo was reappointed as HPC Alternate No. I (1/1/2023 – 12/31/2024).
- Chirag Ponnada was appointed as HPC Alternate No. II (1/1/2023 – 12/31/2023).
- Ms. Lisa Knierim was appointed as HPC Township Committee Liaison (1/1/2023 – 12/31/2023).

APPLICATION

HPC165-22 - #18 S. Main Street, Block 23, Lot 78 – Historic District - Roofing

Loida Wilson and Ben Mugrage were present and are the Owners and Applicants for the Certificate of Approval (CoA) application of 18 S. Main Street Roofing.

This application went before the HPC for a concept review on October 18, 2022.

Ms. Wilson explained the points that were brought up at the concept was the to have a sample of the shingles (which is provided) and the colors proposed (which is provided). The applicant is interested in the Cobblestone Grey for the shingles and the two alternatives if that color is not in stock is Georgetown Grey and Colonial Slate. The drawing of the new roof from the side view shows there is a side gap of 3”. The gutters will wrap around the side corners. A sample of the gutter has been provided.

Ms. Wilson showed the HPC members the gutter sample as requested by Chair Ryan.

Mr. Geier asked if the molding that is there now on the vertical fascia board will be removed, and if the gutter will replace it.

Ms. Wilson stated there is a plastic piece that goes above the roofline that will be removed. There is one molding that is round and the contractor has asked to move the round, but everything else will fit. The other molding that is there is in the back.

Mr. Golisano stated the k-style gutter design of it is meant to mimic the trim work that is on the edge of the building and wrap the edge. The detail section does show the roof edge but shows the existing trim. The gutter replacement would project further out from that edge to catch the water from the drip edge. In order to visualize the way, the installation will be taken place, the HPC would like to see the gutters shown in the section detail. This application can be approved on the condition of showing the gutters if the Commission agrees.

Ms. Wilson stated the downspouts will fit in between the two brackets that are there so they are going to maximize that.

Mr. Golisano recommended using a round leader downspout.

Ms. Wilson asked where the drip edge would be.

Mr. Geier stated the drip edge should come from under the last shingle on the front edge of the roof and bend over to the gutter itself.

Mr. Szabo's concern is he has not seen a gutter with molding underneath so that may create another moisture barrier that may get wet. It will not dry fully.

Mr. Golisano stated the shallow angle that is created will make the water go at a certain speed and it will bypass the gutter completely. The detail will help have a successful project.

Ms. Marlowe stated the reason for the narrow size is to fit on the bracket on the top, the bracket can be adjusted if necessary.

Mr. Szabo recommended looking at the grey house near the ballet studio that has the same layout, but angles a little more, so it does not come down so shallow.

Chair Ryan advised the applicant HPC would like a revised diagram that shows the location of the gutter in relation to the roof and the edge of the shingles as well as in that section to include the downspout and the sweep of the gutter to the downspout.

Mr. Golisano made a motion to approve the application with the condition. Mr. Geier offered a second.
ROLL CALL:

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

NAYS: None.

ABSTAIN: None

OLD BUSINESS

Cranbury Township Signage

Vice-Chair Suttmeier advised she will be presenting to the Township Committee (TC) with Chair Ryan regarding the budget for the signage HPC is proposing where 15 minutes are allotted for us. The plan is to explain this proposal will be done in phases. Street signs and way finders will be in Phase I. She will explain EDAC is looking to do something as well so if there is any duplications HPC would like to work with EDAC and HPC will meet with them.

Chair Ryan asked if EDAC signage would not overlap HPC signage but may take care of non-historic signage.

Vice-Chair Suttmeier is not aware of all EDAC's requests and will find them out when she meets with them.

Mr. Golisano mentioned coordinating with EDAC and the bike plan is a must and the TC is aware of the phases which they are in support of.

Ms. Suttmeier stated they are looking into not having the green street signs, so it looks more historic. There are a couple of poles for the way finders and could do a nice metal one. An option is to promote businesses on certain signage if they would like to pay. Some of the signage only needs cleaning like the Barn Yard signage. It would be good to have the town maintenance group oversee everything.

Mr. Golisano advised it is important to keep in mind the longevity and sustainability of the signage.

CLG Grant

Chair Ryan advised the RFP for the Architectural Historian is due by January 12, 2023. The subcommittee will consist of herself and Mr. Szabo and a meeting will be held with them to review and decide on a firm.

Chair Ryan stated Lindsay Thivierge, NJDEP HPO, had visited at the last December meeting held and had recommended grant projects. She had spoken with Andrea Tingey, NJDEP HPO, who stated to spend this year to prepare for next year. In speaking with Ms. Tingey, Chair Ryan had advised her of the identified historic sites that may need surveys. At the last meeting it was discussed to send letters to the historic sites advising them of the potential designation and to get their response due to property owner's consent being needed. Another discussion with Ms. Tingey is the Hamlet and she had advised as a touch point the architectural firm who does nation register for a single resource is \$35,000.00 minimum so a CLG grant may not be the best resource for our national registry nomination. Ms. Tingey mentioned to separate the costs to description in one grant and do the significance in another, but then you are risking not getting the grant the next time and hanging. She mentioned the NJ Historical Commission has grants as well as regrants. The county has given money for grant purposes so Middlesex County has grants that may help. HPC should reach out to consultants and request a proposal to figure out how much the national registry will end up costing.

HPC explained to Mr. Ponnada what the CLG (Certified Local Government) is and how it works and what happens with the national registry once it is designated through the state.

Cranbury Station Hamlet Historic District

A discussion ensued with the regarding the national registry of the Cranbury Station Hamlet Historic District.

Ms. Knierim suggested to investigate other municipalities that have recently applied for national registry status.

Vice-Chair Suttmeier stated HPC should research others that have went through the that process.

Chair Ryan stated the State has sent an email in July 2022 that was distributed that should be redistributed advising of what should be added to what was submitted already for the national registry. It also included the preliminary application for the national and state registry.

Mr. Golisano stated he had found a video online of "1957 Farms in Cranbury and Surrounding Areas" by Bob Perrine. It shows the farmers going into the Barclay Bar Stand and there is a view of the freight depot in the background. The developer of 2-4 Cranbury Station Road, LLC has requested an older picture of the depot to replicate at the December 20, 2022 meeting and that image can help.

Chair Ryan wanted to know if we could request any pictures of the freight depot from residents.

Ms. Knierim stated Mayor can include it in his Mayor's update.

Mr. Golisano asked to request any historical imagery in any form of the Cranbury Station Hamlet depot.

Vice-Chair Suttmeier stated we should have on the radar to schedule the “field trip” with the developer to discuss options of the depot as the developer had requested.

Ms. Knierim asked if the Camden Amboy rail line is still an active railroad.

Mr. Golisano stated it was an active railroad until the turnpike crossing where they removed one of the split dividers. The trains can no longer pass those areas but can make it to that crossing.

Brainerd Lake Railing

Mr. Golisano stated the railings that are out of alignment at Brainerd Lake is under the county purview. It is not known whether the Township has maintenance rights to the railings. We must reach out to the county.

Ms. Knierim stated she will take that and look into the railings. If it is the county, does it then need to come back to the HPC, so it is aesthetically pleasing.

Mr. Golisano stated they will give them suggestions but does not believe HPC has jurisdiction.

MINUTES

December 20, 2022 Meeting

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

ROLL CALL:

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

NAYS: None.

ABSTAIN: None

DISCUSSION

Chair Ryan advised the Commission that she had ordered and received the children’s’ book “This Old House” by Virginia Lee Burton.

Mr. Golisano ordered and received “The Camden and Amboy Railroad (1891)” by John Aldreth Watkins and “The John Bull” by David Weitzman.

These books will be donated to the Cranbury Library.

Chair Ryan stated there is an email from Lindsay Thivierge, NJDEP HPO, that advises of the newly released NJ Comprehensive Historic Preservation Plan 2023 – 2028. This advises of items to put in grant applications and is a good read for the members.

Mr. Golisano stated the Parks Commission is addressing roofing issues with Village Park for the pavilions. The roof is a cedar roof. The Parks Commission had bought it to HPC’s attention in case it is in our purview. Mr. Golisano does not believe it is in HPC purview but can give input as requested. It is recommended to use the hefty material that is already there and patch in the roofing that is damaged. A clean and seal product that you can paint on will revitalize the shingle and be a lower cost solution.

Mr. Ponnada advised while living in California, which is outdoor centric, had plenty of aluminum based roofing that was set up in the 80’s.

Chair Ryan stated a metal roof is appropriate for a recreation site.

Ms. Knierim suggested HPC to provide the TC with a goals and accomplishments review.

PUBLIC COMMENT

Chair Ryan opened the meeting to the public.

With no public comment, Chair Ryan closed the public portion of the meeting.

ADJOURNMENT OF MEETING

There being no further business, a motion was made by Mr. Geier to adjourn the meeting and Ms. Marlowe offered a second. By unanimous vote, the meeting was thereupon adjourned at 8:50 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 (6) pages, constitutes a true and correct copy of the minutes of the regular meeting held on January 10, 2023.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this day of February 8, 2023.

Robin Tillou

Robin Tillou

Recording Secretary

Historic Preservation Commission