

**MINUTES
OF THE
CRANBURY TOWNSHIP
HISTORIC PRESERVATION COMMISSION
CRANBURY, NEW JERSEY
MAY 2, 2023**

TIME AND PLACE OF MEETING

The Meeting of the Cranbury Township Historic Preservation Commission (HPC) was held on May 2, 2023, 7:00 pm at Town Hall, 23A North Main Street, Meeting Room.

CALL TO ORDER

Chairperson Ryan called the meeting to order at 7:00 pm and presided over the meeting.

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 January 20, 2023 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; and Mr. Szabo, Alt I

Members Absent: Mr. Ponnada, Alt II

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

APPLICATIONS

HPC172-23 – 38 S. Main Street, Block 23, Lot 80, Historic District – Windows

Steven Golisano, HPC member, recused himself from this application and left the room.

Mr. Michael Golisano was present and is the Owner and Applicant for the Certificate of Approval (CoA) application of 38 S. Main Street windows. Mr. Rocky Singh was present for this application and is the window contractor for the applicant.

Mr. Golisano introduced the application by stating the two (2) north facing windows at either side of their fireplace on the first floor are rotting and not keeping air out. He would like to replace them with custom windows that look the same. The material being used is fibrex. The two (2) windows are hidden behind tall bushes. The application is proposing to maintain the look and upgrade functionality.

Chair Ryan advised the applicant HPC would like more information on the material and that is why they are here.

Mr. Singh stated the material is fibrex which is 40% wood and 60 % polymer which is combined by using heat and pressure. There is no glue and does not expand or crack like wood does. The color will be white for its life span. The window can tilt in, and the top comes down. There is a casement on the screen.

Mr. Golisano advised the casements will have the screen on the inside and are butterfly. When they install the new windows, it will be installed the same way.

Chair Ryan asked if they would operate them.

Mr. Golisano stated he would operate them.

Vice-Chair Suttmeier asked why they are not doing the Anderson 400 series windows.

Mr. Singh advised there is no overhang and will rot the wood out.

Mr. Golisano advised the material will be white.

Mr. Geier made a motion to approve the application. Ms. Marlowe offered a second.

ROLL CALL:

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

NAYS: None.

ABSTAIN: None

HPC175-23 – 6 Scott Avenue, Block 33, Lot 33, Historic District – Siding

Laurel Korholz was present and is the Owner and Applicant for the Certificate of Approval (CoA) application of 6 Scott Avenue siding.

Ms. Korholz introduced the application by stating the pandemic gave issues with getting wood for siding. Other companies had vinyl which she did not want to get. The polymer shake was a proximity to the cedar shake and allows the siding to wrap the house which will insulate. The wrapping will be Eldar Shingles to better insulate and financially more suitable. The maintenance and upkeep will be better as well. The company has a 95 rating in consumer reports.

Ms. Korholz gave a sample of the shingles for color and material.

Mr. Szabo asked if the wood trim would be replaced.

Ms. Korholz responded it would be replaced identically.

Mr. Geier asked of the double straight edge.

Ms. Korholz stated they are doing one side at a time.

Mr. Golisano house would be wrapped with insulation.

Ms. Korholz explained everything comes off and it will be a house wrap. Cedar shake replacement is sometimes put on top, but everything will come off with this.

Mr. Golisano advised to be aware of the trim depth if it were to start project out further than the shingles are.

Mr. Szabo asked if the shutters are being replaced.

Ms. Korholz responded no they will stay.

Mr. Szabo recommended remounting the shutters onto the window frame, which would be more appropriate for the style of the house instead of the current more modern mounting outside the window frame.

Vice-Chair Suttmeier asked if the sample color shown will match the current siding.

Ms. Korholz responded that the current state of the siding is weathered, and that color will match.

Vice-Chair Suttmeier is concerned it will weather and look plastic. Every house may switch to composite siding.

Mr. Szabo stated many of today's building materials have changed, they make composite material to look like wood. Real wood material is often difficult and more expensive to source in present times and may not last as long.

Mr. Geier explained the long-term maintenance of this material will be easier to maintain. You can power wash this.

Vice-Chair Suttmeier would like to maintain the historic integrity of the siding and does not want the home to look brand new.

Mr. Geier asked if the steps and railing would be replaced.

Ms. Korholz responded no.

Mr. Golisano stated the details for when a product like this is installed are important in how it hits the trim. Vinyl siding goes on with a jay molding or a corner that wraps around the edge of it and that can look fake. The way they install this product is butted up to the trim. So that is mimicking as close as it can to a like product. It is a wood-like product. Is the reveal that is currently on the same height?

Ms. Korholz stated it is the same.

Mr. Golisano advised keeping an eye on the details for a project like this and it is important to stay on top of.

Mr. Geier made a motion to approve the application. Ms. Marlowe offered a second.

ROLL CALL:

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

NAYS: None.

ABSTAIN: Vice-Chair Suttmeier

HPC176-23 – 29 Maplewood Avenue, Block 31, Lot 3, Historic District – Addition, Patio, Driveway

Chair Ryan announced this application will be tabled at the next meeting.

OLD BUSINESS

Richard Grubb & Associates 2023 Grant Update

Kristen Herrick, Senior Architectural Historian, Richard Grubb and Associates was present to speak of her work on the sample survey and the recommendation report for the proposed Historic District homes.

Mr. Golisano asked why 143 N. Main Street was in a non-contributing status. This was originally built in 1840, the portion that was original is on the left side, the three bay.

Ms. Herrick explained when a survey was done in 2017 it was determined to be non-contributing due to the expansion on the right side of the image consuming the original farmhouse.

Mr. Geier asked why 5 Cranbury Neck Road was deemed non-contributing.

Ms. Herrick explained the dormer on the roof overtakes the small bungalow feel of the home.

Mr. Szabo asked why 135 N. Main Street was non-contributing.

Ms. Herrick explained the addition on the left side of the home is not compatible and the rear distorts the massing.

Vice-Chair Suttmeier feels the addition on the back should not compromise a contributing status.

Chair Ryan feels it does distort the massing.

Mr. Golisano stated the empty parcel at Block 25, Lot 19.01 was put as non-contributing, does it have to have a building to be considered contributing?

Ms. Herrick stated she is not sure how to handle empty parcels and will investigate it with Lindsay Thivierge, NJHPO.

Chair Ryan moved onto the sample survey that was submitted to HPC from Richard Grubb & Associates and stated she is in favor of the character defying element of the survey. The websites being listed are useful to be able to go onto the website to investigate.

The HPC agreed with Chair Ryan's statement.

Mr. Geier asked if the non-contributing and contributing surveys would be managed the same.

Ms. Herrick replied non-contributing surveys will also get the character defining. In 2017 RG&A could not add more than one (1) pic, but now we can add a parcel map, aerial and any kind of graphic.

Ms. Herrick advised the timeline of the surveys, and she will first send Ms. Lindsay Thivierge, NJHPO, the recommendation report for any comments she may have. The final draft of surveys should be completed in late June/July.

Ms. Herrick advised of the key-contributing property being 124 N. Main Street.

Mr. Golisano suggested having a key at the beginning of the surveys to page through to the property being looked for.

Ms. Herrick stated she was not aware that 59 S. Main Street was moved and if it still can be contiguous if it was moved.

Ms. Suttmeier advised there are other homes in the historic district that have been moved.

Mr. Szabo stated 131 N. Main Street was originally built in 1915 but sustained a substantial fire 25 – 30 years ago and had major reconstruction. However, the renovated house looks much the same as it did before.

Ms. Marlowe stated the fire started in the barn and moved to the home in the 1980's.

Cranbury Station Hamlet Historic District

Chair Ryan will set up a date with the Owner of the 2-4 Cranbury Hightstown Station Road to find options to save the Camden Amboy Train Depot.

Signage

Vice-Chair Suttmeier went over her signage presentation.

Vice-Chair Suttmeier spoke with someone at Middlesex County DPW, and he oversees signs for Middlesex County, and he stated he does not deal with street signs unless they are big signage. It was discovered that some of the street signage is out of compliance. They are not supposed to be within 6 ft. of a telephone pole. The height of the street sign is supposed to be 7 ft. from where the sign is. It is ok to have a sign on top of a stop sign.

Vice-Chair Suttmeier advised she would like the Camden Amboy signage to be straightened out so it can be moved to 30 ft. from the tracks as the signage indicates. HPC needs to follow up to get quotes from contractors to install the signage. A summary of the presentation will be sent to HPC.

Vice-Chair Suttmeier asked the Commission what colors they would prefer for the signage and if white lettering on black would be preferred as that is better to see when driving.

Mr. Szabo would like the lettering to be reflective. And a black pole would look good with the new signage.

Mr. Golisano stated there is a paint that can be used to be reflective.

HPC agreed to white lettering with black and Vice-Chair Suttmeier will make that recommendation.

Mr. Szabo suggested adding the finial on top similar to others seen in Vice-Chair Suttmeier's presentation.

Vice-Chair Suttmeier reminded that anything added to the signage will be more money.

Vice-Chair Suttmeier advised that the signage will be sentence case meaning upper- and lower-case lettering.

Mr. Golisano suggested fully cast-iron signage as were the signs that were destroyed by the truck on S. Main Street.

Ms. Knierim suggested including a visual in the quote request and asking in the quote to get a sample from the contractor.

Vice-Chair Suttmeier stated there should be quotes for the way finders as well. HPC needs to figure out the colors for the way finders, opposite or the same and the shape. Way finders should be for parks, municipal buildings and historic sites. For businesses we can allow them to purchase them if there is space.

Ms. Marlowe stated there may be issues with those that are in town that are not in the historic district.

Chair Ryan prefers the arrow shape for the way finder signage.

Vice-Chair Suttmeier suggested not putting more than three (3) way finder signs on a pole.

Mr. Geier feels it should be the same as the street signs, white on black.

Chair Ryan advised the street signs are the priority.

Mr. Szabo stated the way finders currently in town are falling apart. There should be new ones on Main Street.

Mr. Golisano stated the entrance to the Town Hall and Cranbury School should be taken care of first.

Ms. Knierim suggested working from the outside in due to vehicles/pedestrians not knowing where to go would need that direction.

Chair Ryan stated the way finders may need their own pole and not on an existing pole.

Mr. Golisano stated that 3D printing can be an option.

Ms. Knierim agreed, stating it is affordable.

Mr. Golisano stated a replacement is easier.

Vice-Chair Suttmeier would like HPC to investigate if the county dictates signage for county roads and what to do with old signs? Possibly hold an auction.

Mr. Szabo replied it would be good to try to reuse the old sign in some way, i.e., an art project.

Vice-Chair Suttmeier advised the next step is to get quotes from vendors and get another recommendation.

Mr. Golisano stated the clearer the better for recommendations.

Ms. Knierim stated the objective is important.

Chair Ryan suggested the traffic engineer, Andrew Feranda, come to a meeting in June.

DISCUSSION

Mr. Golisano explained the training he has been to that covered the gravesites and how it can relate to Cranbury including the former Baptist Church. The training discussed how to track this through deeds and a number of other ways.

MINUTES

April 4, 2023

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

ROLL CALL:

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

NAYS: None.

ABSTAIN: None

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, Mr. Golisano made a motion to adjourn the meeting and Mr. Geier offered a second. By unanimous vote, the meeting was thereupon adjourned at 9:30 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 five (5) pages, constitutes a true and correct copy of the minutes of the regular meeting held on May 2, 2023.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this day of June 7, 2023.

Robin Tillou

Robin Tillou

Recording Secretary

Historic Preservation Commission