

**MINUTES
OF THE
CRANBURY TOWNSHIP
HISTORIC PRESERVATION COMMISSION
CRANBURY, NEW JERSEY
JUNE 06, 2023**

TIME AND PLACE OF MEETING

The Meeting of the Cranbury Township Historic Preservation Commission (HPC) was held on June 06, 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: Robin Tillou, HPC Administrative Officer

Absent Professionals and Staff: Lisa Knierim, Township Committee Liaison

OLD BUSINESS

Cranbury Township Signage

Andrew Feranda, Township Traffic Engineer, was present to speak with the Commission of inquiries they had to proceed with the signage proposal to the Township.

The Commission went over the questions that were asked in the signage presentation for Mr. Feranda.

Mr. Feranda responded to the multiple questions by advising the Commission that if standard signs are what the Commission wants then there are font, size and height requirements. The sign makers know what the requirements are for standard street signs. Cranbury may not want standard due to historic needs. Green background and white lettering are the MUTCD (Manual Uniform Traffic Control Devices) recommendations. MUTCD does allow for different colors based on the need to see the sign. Due to Main Street being a County road you may want to run the signage proposal through the County.

Vice-Chair Suttmeier asked if once a vendor is selected should the County be given a mockup of what is being proposed.

Mr. Feranda advised that would be good. The County is more concerned about safety issues, so the signs being proposed are more informational so the County may be more lenient.

Vice-Chair Suttmeier wanted to know the recommendations for color and material for the signage.

Mr. Fernanda advised design guidelines advise to put the darker color in the background for street signs but that does not have to apply to the historic signage for Cranbury. And the first letter should be upper case and then lower case due to being easier to recognize.

Vice-Chair Suttmeier mentioned the dark background and capital letter first and then lower case is the direction the Commission was going towards.

Mr. Feranda advised the pole is important and should not be in an area where they can get hit or damaged. The poles should break away at its base so when it is hit it will fall as opposed to break or fall forward toward the car. Any sign provider would have those breakaway poles. The location of the poles is better to be back off the road.

Vice-Chair Suttmeier advised the proposal is to relocate the current poles.

Mr. Feranda advised the existing poles would be “grandfathered” in, but new poles would have to be the breakaway poles. Cross walk poles are a good example.

Mr. Szabo asked what the recommended height is.

Mr. Feranda replied to the bottom of the sign it has to be 6 ½’ to 7’ based on ground or if it is on a base.

Vice-Chair Suttmeier inquired about Southbury Lane.

Mr. Feranda advised Southbury Lane may be a “paper street” that went to the house and then wore out its use and is no longer a street.

Vice-Chair Suttmeier asked if the Southbury Lane street sign could be taken down.

Mr. Feranda stated it can be taken down if it is in the right of way for the County, or the Township.

There was a discussion about Schoolhouse Lane and if putting a sign there would be ok. Mr. Feranda advised if the Township or County agrees to what is being done, it can be done.

Vice-Chair Suttmeier asked if a shrub can be cut back.

Mr. Feranda stated if it is in the right of way then it can be especially if it is in a site triangle and it is blocking something. Just be cautious of a rose bush that might be cut, then the Township would hear about it. Right of Way is typically 10 ft. from the curb.

Vice-Chair Suttmeier asked what the recommendations are for way finder signage.

Mr. Feranda replied way finder signage prevents circulating over and over where to go for drivers and pedestrians. The signage along Main Street should be visible to a driver due to vehicles parking on Main Street and it should not obstruct the visibility of vehicles making a left turn at a stop sign.

Vice-Chair Suttmeier stated the proposal is to add the way finders on a street sign pole.

Mr. Feranda mentioned to be aware of too many signs due to distractions.

It was suggested by Mr. Feranda to do the map of the signage locations and have it colorized so the dots are colored differently for the Township signage and the County signage when sending to the County so it points to the County jurisdiction. And using standard signage and not to mix and match so they know the shape and color indicates Cranbury. Possibly black backgrounds for the Village Historic District or green or blue outside of the historic district.

Vice-Chair Suttmeier asked if the County must install the signage for County roads.

Mr. Feranda replied that they refer to the Township to install the signage but it is the County's jurisdiction, so they have to see the plan.

Mr. Golisano asked if the MUTCD 2009 version is the latest version.

Mr. Feranda responded yes. State, County and Townships follow the MUTCD.

Mr. Golisano asked if the Commission should go through a particular group or person for the municipality review of the signage for the design standards.

Mr. Feranda suggested the Traffic Subcommittee of Cranbury Township.

Mr. Golisano asked who would inspect the signage once it is installed.

Mr. Feranda stated it could be either Public Works to make sure the locations are ok and are in right of way or HPC can inspect.

Mr. Feranda mentioned the welcome sign on Route 130 and Station Road is a good gateway sign that Public Works did work on for reference.

1, 3 & 5 Scott Avenue

Karen Moses of Redfin, Relator of 1-5 Scott Avenue was present to speak on behalf of the Owners of 1, 3 & 5 Scott Avenue.

Ms. Moses explained the building on 1,3 & 5 Scott Avenue needing work and wanting to know the options for the building. Ms. Moses asked if the interior can be worked on without going through HPC.

Chair Ryan advised the property is contributing and if the interior work being done does not interfere with the exterior of the building, then you can work on the interior without applying for a CoA application with HPC.

Ms. Moses stated the balcony is of a concern to the building. The second floor is six feet high and that is not convenient for most people. Would it be looked upon favorably if the building was demoed and built back historically.

Mr. Szabo stated that the building was moved and rebuilding it would not give it the historic integrity.

Ms. Moses advised that the building is beyond repairable.

Mr. Golisano stated there are parts in the survey that was done to the building to explain why it should not be demoed in A – I in the survey for this property.

Ms. Moses stated it seems overvalued on the assessment because it is a three-family dwelling and that brings down the value of the building.

Ms. Marlowe suggested that improvements to the building would bring good rental prices. There are other properties with low ceilings that have no issues renting.

Ms. Moses advised the middle unit needs the most work.

Mr. Szabo advised historically that building used to be a hotel.

Mr. Golisano believes there are ways to improve the building as opposed to demolishing it.

Mr. Szabo stated the HPC is willing to work with the potential buyer if they would like to do a concept review.

1 Prospect Street

Chair Ryan advised this is a discussion only regarding solar panel applications and what HPC would require for solar panels being proposed.

Chair Ryan stated the panels being proposed for 1 Prospect Street are flat.

Mr. Golisano investigated all site lines from all streets, and it seems like the panels up toward the ridge may be visible. The roof is silver. You may get a hint of the backside of the panels from Main Street. It would be helpful to provide screening on the side of the panels to create a more regular edge.

Mr. Szabo stated the top ridge that faces Bunker Hill should be painted silver.

Mr. Golisano agreed that anything peaking over the top of the roof should create a blended look. It should be blended to have the same color as the current roof or have some sort of screening.

Chair Ryan reiterated it seems the panels they are using will be parallel to the roof.

Vice-Chair Suttmeier advised that she has solar on her roof and there is a gap between the panels and the roof. They are low visibility from the street.

Chair Ryan advised the panels will be ten inches from the roof. A screen kit should be installed to match the roof.

Vice-Chair Suttmeier indicated that the condition should be to install a screen kit along the edges of the panels painted to match the roof and install parallel panels to be less visible from the street.

Minor and Ordinary Maintenance and Repair Approved Applications

HPC Number	Date Received	Block	Lot	HD or BA	Address	Concept Major/Minor /Ord Maint and Repair	Application Deemed Complete	Approved / Denied / Withdrawn	Ord. Main. And Repair Approval Letter Sent
174-23	04/14/23	21	4.03	BA	11 Cranbury Neck Road - Oil Tank	Minor	4/14/23	Approved	4/26/23
177-23	05/08/23	23	41	HD	81 & 83 N. Main Street - Fence	Ordinary Maintenance and Repair	5/8/23	Approved	5/11/23
180-23	05/24/23	33	37	HD	6 N. Main Street - Layered Stones	Ordinary Maintenance and Repair	5/25/23	Approved	5/30/23

It was discussed that 81 & 83 N. Main Street was denied their zoning permit due to the location of the shed that was discussed at the previous HPC meeting. The shed size has changed to 10x14, and the location will now conform to the ten-foot rear and side yard setback. The HPC files have been updated with that information.

Cranbury Station Hamlet Historic District

Chair Ryan announced Mr. Golisano and she will have a site visit with the Owner of the property 2-4 Hightstown Cranbury Station Road where the train depot is for the Camden Amboy Station on June 15, 2023 at 10:30 AM. Chair Ryan and Mr. Golisano will report back to HPC at the next meeting.

2023 CLG Grant

Richard Grubb & Associates need to get clearance from the New Jersey State Historic Preservation Office before proceeding.

There is a delay for the state review. The review should be received by the end of June/early July 2023.

Mr. Szabo is researching the reason why properties that were on the list for designation for the Historic District on N. Main Street were not included in the Cranbury Village Historic District.

HPC Training

Chair Ryan announced the State Conference will be next week and she will be attending the conference on June 13 2023.

Mr. Golisano advised he had taken the training of Gaia's Way Farm Tour and Historic Preservation Part 4: Economic & Sustainability.

Chair Ryan advised she had taken a webinar for NAPC titled "Not another Integrity Debate: Local Preservation Efforts and Strategies in Action".

HPC Library Book Inventory

Chair Ryan advised that she has sent Dean Klimek from Cranbury Library an email advising of what the HPC would want with the books that have been donated from the Commission. I.e., to have the sticker on the spine and to have a shelf. She is waiting for a response.

Historic Site Designation Process

Mr. Szabo will be putting the list together for the Historic Sites to send letters to ask permission to designate the property as a historic site.

Public Outreach

Chair Ryan recommended the Commission have a booth on Cranbury Day and the Commission agreed.

DISCUSSION

Vice-Chair Suttmeier advised she would like to schedule a date to discuss the signage with the Township Committee.

MINUTES

May 2, 2023

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

ROLL CALL:

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

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, a motion was made by Ms. Suttmeier to adjourn the meeting and Ms. Marlow 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 six (6) pages, constitutes a true and correct copy of the minutes of the regular meeting held on June 6, 2023.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this day of July 20, 2023.

Robin Tillou

Robin Tillou

Recording Secretary

Historic Preservation Commission