

**MINUTES
OF THE
CRANBURY TOWNSHIP
HISTORIC PRESERVATION COMMISSION
CRANBURY, NEW JERSEY
MIDDLESEX COUNTY**

TIME AND PLACE OF MEETING

A meeting of the Cranbury Township Historic Preservation Commission was held in Town Hall, Cranbury, New Jersey, on March 19, 2019 beginning at 7:00 pm.

STATEMENT OF ADEQUATE NOTICE

Pursuant to the Sunshine Law, adequate notice in accordance with the Open Public Meetings Act (N.J.S.A. 10:4-5) was provided on December 20, 2018, of this meeting's date, time, place and an 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.

MEMBERS IN ATTENDANCE

Mr. Banks, Mr. Golisano (2nd Alt), Ms. Marlowe, Ms. Ryan, Mr. Szabo, and Mr. Walsh.

APPLICATIONS

HPC005-19, # 25 South Main Street (B35, L8) within Historic District, Representative Mr. George Conley was present for discussion of the installed stone driveway and macadam apron. Mr. Banks welcomed Mr. Conley and asked him to outline the application. Mr. Conley stated that the work performed in the area between the sidewalk and road included removing dirt and broken concrete. It was replaced with the existing macadam. HPC questioned when the work was performed. Mr. Conley stated sometime around December 2018. His understanding was since a previous driveway and a curb cut was there, he didn't have to get permission for the repairs. He continued saying that the driveway and apron were installed for approximately 1 ½ months before the completed work was noticed. HPC asked why the apron spills out into the roadway? Mr. Conley responded that it was necessary to adjust the angle of the apron leading up into the driveway because the bottom of the car would scrape otherwise. Mr. Walsh stated that he did not realize the paved macadam apron spilled out into the road. This caught him off guard when he tripped over it as he crossed the street in that area. Mr. Banks stated that this (overflow) is not an HPC issue. Mr. Banks then asked if a county road permit was required. Mr. Conley said the County was contacted and they viewed before and after installation pictures. The County confirmed the existing curb and stated since the road macadam was not being cut, there was no reason to obtain a permit. They were also good with the installed drainage pipe along the curb and paved over macadam. This pipe allows water to drain under the apron spill into the street.

Hearing no other comments or concerns regarding this application, a roll call to approve the installed driveway and apron was taken: AYES; Mr. Banks, Ms. Marlowe, Ms. Ryan, Mr. Szabo, and Mr. Walsh. INELIGIBLE: Mr. Golisano.

As an informational note to the HPC: The installed fence, approved by the HPC in June 2016, on this property was installed to match the southern neighboring property. The installed fence is taller than 36"H and the pickets are more than 50% in coverage which is non-complying. The Zoning Officer brought this to Mr. Conley's attention. He will have the pickets removed, re-installed, correctly spaced and the height will be rectified according to Township Code. At the time of HPC approval, a recommendation to paint the fence white was made. Mr. Conley confirmed the fence was painted.

1 Park Place East (B23,L63.02) within Historic District: Mr. David Allikas was present for discussion of concept signage proposed to be mounted on the exterior of the existing barn. Mr. Allikas supplied copies of the sign design for the HPC to view and share. He stated that the colors in the pictures are not the correct colors. Mr. Allikas stated the ordinance allows for three colors to be used on the sign. HPC asked what the sign material would be made of. Mr. Allikas had thoughts of re-using the existing signs that are of acrylic or waterproof plywood. The previous business had two signs mounted on the exterior of building over the large windows. No illumination is planned. A discussion of the proposed sign photos ensued. HPC suggested a

sign that is mounted perpendicular on the building with a bracket that cantilevers out over the walk. This sign would allow more visibility from Main Street. The optimal placement is close to the driveway so the front of the building can be viewed. It was suggested that Mr. Allikas reach out to the Zoning Officer for the allowable sign. Chapter 93 states that the sign should reflect the historic character of the building. Bright colors are not suggested; black and white are preferred.

MINUTES

The minutes from the March 5, 2019, meeting were reviewed and approved. Motion to approve the minutes with a minor change was made by Mr. Banks, seconded by Mr. Walsh, and approved by all. Record will reflect that Mr. Golisano was ineligible.

NEW BUSINESS

Historic District (HD) and Master Plan: Mr. Szabo reviewed the HD map and properties. He found several properties that fall within the parameters including them on the map. He compared them with tax records, block and lot number and cross referenced them. The Buffer Area (BA) will require more sensitivity since some properties have the rear edge of their properties fall within this delineation line. These properties may possibly be removed from the BA.

While researching, Mr. Szabo found the application for National Register of Historic Places Inventory – Nomination Form (1980) including a HD map. The 1980 map includes properties on North Main that extends north to Cedar Brook, properties on Barclay and Prospect Street and on Station Road. The HD outlined on the 1980 and on 2006 map differs. A question was asked if Mr. Szabo was able to find any evidence why it differed. Mr. Szabo did not discover evidence nor is he aware as to why the maps differ. A question was raised about homeowner options. It was stated in a previous meeting with Mr. Preiss that homeowners with properties within the existing contiguous HD do not need approval for inclusion. However, stand-alone districts will have options. A question was asked if any of these properties were included with the recent surveys, and it was confirmed these properties were not included or inventoried.

Mr. Szabo asked the HPC for their assistance regarding the integrity of the HD; HD streetscape; discourage tear downs of properties within HD for a McMansion dwelling; and HD vistas.

A question was asked about the recent 216 properties and surveyed how they were selected to be inventoried. These properties (blocks & lots) were identified using the 2006 HD map. A question was asked about the surrounding farmland. Mr. Szabo stated there are outlying farms to the west that are listed on the NJ DEP-SHPO NJ & National Register of Historic Places. They include the John Barclay House and the Duncan-Stults House that was demolished (both on Ancil Davison Road), Johnson Covenhoven House (John White Road), and the Barclay Farm (147 Plainsboro Road). The other listed sites are located in town and to the south and east. HPC discussed other existing older homes located to the west of town. Ms. Ryan stated that the original effort was for the HD but it branched out to these individual non-contiguous properties which might be a big challenge. Mr. Szabo responded that the addresses will be added to the list and it depends on who is responsible to approach the owners.

Mr. Golisano stated the house on Old Trenton Road was just an old house that was about to be torn completely down with a newer home to be built on the same site. This is an extreme example since it appeared to be an old house with nothing significant about it.

Mr. Banks asked for volunteers to attend the Master Plan, keeping in mind a quorum. Secretary will send out an email after confirmation has been received about a pre-meeting for HPC input.

A survey was received from Mr. Jonathan Kinney of SHPO to Mr. Szabo on behalf of The American Association for State and Local Histories looking for assistance in spreading the word about a visitation survey for those involved with historical institutions. Mr. Szabo stated he passed this email along to Ms. Marlowe on behalf of CHPS.

OLD BUSINESS

New Homeowner Letters: none

DISCUSSION

Photocopies of Preservation NJ Postcard was distributed. Information included their Mission and Vision Statement; PNJ Annual Meeting scheduled for March 30, 2019, Red Mill Museum Village, Clinton, NJ; and the Endangered Historic Places in NJ Announcement, May 16, 2019.

Mr. Banks felt it would be a good for the HPC to share their contact information. A roster containing this 2019 information was shared with the HPC.

ADJOURNMENT OF MEETING

There being no further business, a motion duly made by Mr. Banks, seconded by Ms. Ryan and carried, the meeting was thereupon adjourned.

CERTIFICATE OF SECRETARY

I, undersigned, do hereby certify;

That I am the duly appointed secretary of the Cranbury Township Historic Preservation Commission and,

That the foregoing minutes of the Historic Preservation Commission, held on March 19, 2019 consisting of 3 pages, constitute a true and correct copy of the minutes of the said meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this 16th day of April 2019.

Linda M. Scott, Recording Secretary