

**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 April 16, 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 (2<sup>nd</sup> Alt), Ms. Marlowe, Ms. Ryan, Mr. Szabo, and Mr. Walsh. Ms. Golisano substituted as recording secretary.

Mr. Ferrante (arrived 7:02pm), Township Committee, HPC Liaison, attended.

**NEW BUSINESS**

Historic District (HD) and Master Plan: Mr. Szabo and Mr. Golisano attended the April 4<sup>th</sup> Master Plan subcommittee meeting. They discussed adding to the existing HD (Historic District) so it is more contiguous. Much of North Main Street is not included on the HD property list. Many of the homes are over 50 years old and some are 100 years old. Mr. Preiss explained at the meeting expanding the existing HD boundary would be relatively easy. Individual properties like farmhouses and individual sites would require the property owner's approval. Mr. Szabo said they talked about the differences of the current HPC HD map and the map submitted with the 1980 National Register of Historic Places nomination. The 1989 Inventory references a map, but no map could be found within the inventory or files.

Mr. Golisano said that the Committee was open to the missing areas (properties) that will make a contiguous HD downtown. When the 1989 survey was performed, some of the houses did not qualify at that time, but could now be reexamined for inclusion. There is a selection criteria to implement review by design, age, usage, or national status. The individual properties' criteria may have a slightly different criteria to follow. Areas to be addressed are on North Main Street(north of Plainsboro Road), Barclay Street, Cranbury Neck Road(near the Barn Park), Brainerd Lake properties visible from Main Street dam, and a relocated home next to Heritage Park.

Mr. Szabo said that the new HD area to be addressed can be manually drawn on the existing map to include additional properties. They discussed the Buffer Area. For instance, on North Main Street where properties back up to non-historic properties, there is no reason to have those homes affected. The idea for the 200' buffer area could be defined on street views adjacent to historic properties. The Lake could be included as part of the HD, this would include homes on Evans Drive within the BA. The Wynnewood Drive properties that back up to the HD would not have a buffer area. The individual outlying farm properties will need permission from the owners to accept a HD designation. There is a map of historic sites (farms) included in the 2010 MP where some of the structures no longer exist. These farm houses are a part of Cranbury's farming history. Mr. Szabo stated that additional farm houses need research. Mr. Szabo recommended that the HPC read and work on the information in the MP Chapter 7, Historic Preservation and be prepared with recommendations for the subcommittee by early June. The BA should be defined. The township's goal is to complete the MP updates by the end of 2019. A public meeting of the Master Plan sub-committee is scheduled on April 25<sup>th</sup> where resident input will be requested. Several HPC members said that they plan to attend this meeting.

Historic placards were briefly discussed. Ms. Marlowe said, in the past, the CHPS would help the homeowner research their home's history. This may be an incentive or even a deterrent.

Ms. Marlowe stated that Wynnewood section has no visual impact on the HD, even though it borders up to the cemetery that is within the HD. There are many situations within the HD where a big home is located next to a smaller house. These homes are appropriate since they are older but newer homes like McMansions would stand out.

Mr. Banks thanked Mr. Golisano and Mr. Szabo for their hard work and attendance at the subcommittee meeting.

Mr. Szabo asked that HPC not cancel any upcoming meetings so attention can be given to the MP.

Mr. Ferrante questioned HPC of the process for making the farmhouses houses individual HDs. Mr. Szabo suggested to put them in the MP, whether it is acted upon will be up to the Township to preserve our farming history. There is a defined process for creating individual HDs.

E-mail migration was recently performed for all Township volunteers. Mr. Szabo wondered why he was not receiving emails as of April 1<sup>st</sup> and expressed there seemed to be a gap in communication regarding this recent changeover to the new township email platform. The HPC volunteers received a sealed envelope with just a piece of paper with an email ID and a password, there was no explanation of what to do with it. He explained that Ms. Golisano was kind enough to send him instructions on how to set up his new account and provided copies of the new email login instructions that were handed out during the meeting. Other HPC members had the same issue. Ms. Szabo suggested that in the future, an email be sent using that current email address explaining that as of a certain date updates will occur. Instructions could be included on how to set up new account. Also, if any old emails needed to be saved or printed, there could be guidelines on how this could be done prior to the cutover. Mr. Ferrante assured the HPC if they needed migration, Ms. Marabello could do this for them.

## **APPLICATIONS**

HPC008-19, # 55 North Main Street (B23, L50.01) within Historic District; Project Architect Mr. Steven Golisano explained that amendments to HPC 004-19 were made to comply with Zoning and the approved memorialization by the Planning Board. The drawing(s) approved by HPC had elements removed that include: meter enclosures, covered rear canopy, no Main Street changes, new recessed lighting above the rear entry, no new rear stairs, no new rear doors, the existing rear door is slightly smaller rear entrance, windows on the back will not be impacted until a tenant has been secured, one small concrete step that was approved as an exterior step will remain an interior step. Mr. Golisano confirmed that zoning approval has been granted and the building plans have been stamped. Mr. Banks confirmed the design changes and the changes have been noted. Mr. Walsh reiterated that the changes are on the side and rear of the building. These amended changes were necessitated by Zoning/Planning Board approval.

A roll call to approve the submitted changes was taken: AYES; Mr. Banks, Ms. Marlowe, Ms. Ryan, Mr. Szabo, and Mr. Walsh. Record will reflect Mr. Golisano was recused.

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

HPC009-19, # 39 North Main Street (23,L54) within Historic District; Mr. Banks questioned if this attorney is licensed in NJ. He will investigate this. Mr. Szabo questioned the existing sign post. If it is not going to be used, perhaps this can be removed. Mr. Banks will contact Ms. Scott regarding this application.

## **DISCUSSION**

1<sup>st</sup> Alternate Vacancy: The 1<sup>st</sup> Alternate resigned his position on March 27<sup>th</sup>. Mr. Banks reached out to Mr. Coffey. Mr. Coffey explained that his personal life is very busy which left little time to commit to HPC. Ms. Marlowe suggested that Mr. Golisano be moved into the 1<sup>st</sup> Alternate position, vacating the 2<sup>nd</sup> Alternate position.

New Resident Reception: Mr. Ferrante reported this reception, held in the Library, was a huge success.

Township Newsletter: The format for the quarterly newsletter is changing. No longer will articles be needed but can be posted on the webpage. Ms. Golisano stated that the goal is to have everything electronic by 2020. Currently, the next tax and sewer bills mailed to residents will have a one page, double sided insert of dates and events. There can be links to direct residents to visit for further information. Mr. Ferrante stated that they are trying to direct more residents to e-news that can be found on the Township website. A new resident brochure is a work in progress so they are aware of organizations, who to call for questions, and other important information. Mr. Ferrante stated that Cranbury has a Face-Book page to help relay information. In the last newsletter, a cable service provider survey was offered. A few paper copies were received but a large bulk were submitted electronically.

2019 Financial Disclosure Forms: Mr. Szabo asked about a deadline. Ms. Golisano stated that some boards no longer need to report. If you did not receive a notice from Township Clerk, Ms. Debra Rubin, you did not need to report.

### **OLD BUSINESS**

New Homeowner Letters: none. Ms. Marlowe inquired if the new homeowners at 10 Cranbury Neck Road received a letter? Ms. Golisano does not know that answer.

### **MINUTES**

The minutes from the March 19, 2019, meeting were reviewed and approved. Roll call to approve: AYES; Mr. Banks, Ms. Marlowe, Ms. Ryan, Mr. Szabo, and Mr. Walsh. INELIGIBLE: Mr. Golisano.

### **ADJOURNMENT OF MEETING**

There being no further business, a motion duly made by Mr. Szabo, seconded by Ms. Marlowe 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 April 16, 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 7<sup>th</sup> day of May 2019.

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Linda M. Scott, Recording Secretary

Attended by Jean Golisano, Substitute Recording Secretary