

**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 May 7, 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 (1<sup>st</sup> Alt.), Ms. Marlowe, Ms. Ryan, Mr. Szabo, and Mr. Walsh

**MINUTES**

The amended minutes from the April 16, 2019, meeting were reviewed and approved. Motion to approve the minutes was made by Mr. Walsh, seconded by Ms. Ryan, all in favor. Record will reflect that Mr. Golisano was ineligible.

**APPLICATIONS**

HPC013-19 - #22 Maplewood Avenue (B33, L21) within Historic District: Record will reflect that Mr. Steven Golisano recused himself from the HPC meeting and proceeded as Project Architect. Homeowner, Mr. Ryan Deverin was present for discussion of the proposed addition. Mr. Golisano explained that the existing home sits on a narrow lot and has had many modifications over the years. Proposed is to remove the existing wrap around porch and replace with a covered entry with side door; (1) Therma Tru Smooth Star ¾ panel, divided glass lite entrance door. The rear addition will have two sets of double French divided glass lite doors that open to a rear covered patio. The siding on the new addition will be smooth cement board lap siding on the section between the old part of the house and the new family room addition. The family room addition will be clad in the board and batten style. The addition color will match the existing house color. K style gutters will be installed. Matching GAF shingles will be used on the roof. Windows will be Silver Line windows double hung 2/2 vinyl to match existing windows. The windows in the older part of the house were replaced approximately seven years ago using Silver Line windows. An AC unit will be attached to the south facing exterior wall not visible from the street. Existing bricks will be reused for the new patio. The existing fence will remain. No work is proposed for the front main portion of the house. Sealed plans will be submitted. Zoning approval has been granted.

Hearing no other questions or concerns, roll call was taken to approve the HPC013-19 application as submitted. AYES: Mr. Banks, Ms. Marlowe, Ms. Ryan, Mr. Szabo and Mr. Walsh. RECUSED: Mr. Golisano.

HPC014-19 - #27 North Main Street (B23, L60) within Historic District: Homeowner Ms. Lori Chigurupati was present for HPC to review a change from the original application. Mr. Banks asked Ms. Chigurupati to explain what the proposed changes are from the original application. Ms. Chigurupati explained that the garage was approved with three sides being sided with smooth vinyl clapboard siding. The west elevation was approved with a recommendation to side with smooth cement board. She would like to side all the sides using the smooth vinyl siding. She continued saying that any cost savings will be re-invested back into the project. Mr. Banks explained that consistency is a concern for HPC. He continued to say this home is a beautiful home on Main Street and everyone likes to have the historical look and design. Mr. Banks asked if there is a sample of the siding that HPC could see. A sample was not provided but a printed sheet of the product description was supplied. Ms. Chigurupati explained that the front and one side of her house is sided with a wood grain vinyl siding and the other two sides are sided with a smooth vinyl siding. Future plans are to address the siding

differences on the house and to make it all match. Mr. Banks asked Ms. Chigurupati if she did any investigation into products that would conform and blend with existing siding on her home that may not be 100% vinyl. She believes her house is sided in all vinyl. A cement walkway will be installed on the side of the garage.

Hearing no other questions of concerns, roll call to approve HPC014-19 application: AYES; Mr. Banks, Ms. Marlowe, Ms. Ryan, Mr. Szabo, and Mr. Walsh. INELIGIBLE; Mr. Golisano.

HPC011-19, # 14 North Main Street, (B32, L13) application received on April 16<sup>th</sup> to install lattice under the kitchen section of porch that faces Scott Avenue. Proposed material will be cedar and installed as seen in attached photos of home. This application was deemed as ordinary maintenance.

## **OLD BUSINESS**

Master Plan Sub-Committee Public Meeting: Mr. Banks and Ms. Marlowe attended the April 25<sup>th</sup> meeting. Mr. Banks asked Ms. Marlowe of her thoughts about this meeting. Mr. Banks stated that a sheet was handed out that basically asked of resident's thoughts on some areas of town, what was working, rate services in town, what problems with the town. The Watershed was present with their concerns of water flows from the area where warehouses and construction work is being performed. Ms. Marlowe commented that their concern was on the intrusion of truck traffic in the Cranbury Station area. Cranbury Station, on the east side belongs to Monroe and the west side is in Cranbury which makes it a difficult area to come to conclusion on. The Camden & Amboy Railroad was the first railroad line in NJ. The train station is currently being used as a small business office. Mr. Banks felt that the attendees were very interested in the preservation of the town. The majority of the public comments felt that historic preservation was one of the positive elements of Cranbury.

Mr. Szabo handed out a map and a spreadsheet he worked on. It lists proposed additional properties to be included within the HD on Cranbury Neck Rd, South Main Street, Brainerd Lake, Plainsboro Road, Prospect Street, and North Main Street in order to make the village historic district more contiguous. The spreadsheet also separately lists individual farmhouses/barns. Mr. Szabo stated that he and Mr. Golisano discussed including the outlying farmhouses, not that they would be included as a stand-alone HD (Historic District) nor is the decision to include them in the updated Master Plan be HPC's, but they are worth the mention and should not be forgotten. These (14) farmhouses are between 119 and 289 years old and should be recognized as a part of Cranbury's farming history and are located on John White Road, Plainsboro Road, Old Trenton Road, Cranbury Neck Road, Petty Road and Ancil Davison Road. HPC also discussed including Brainerd Lake from Main Street to the Route 130 Bridge in the village HD with a buffer area along the shore in order to preserve the current vista from Main Street.

There are properties where the backyards fall within the existing BA (Buffer Area) of the Historic District and these would be eliminated. Mr. Szabo and Mr. Golisano discussed if a property is located at the edge of the HD with a newer house next to this property, it should have a BA from the street view. To move forward, Mr. Szabo requested a larger map of the HD so the proposed contiguous properties can be visually and easily identified by the subcommittee.

Lastly, Mr. Szabo passed out copies of the 2010 Master Plan page 7-4. A paragraph on this page address the definition of the Historic Buffer Area. Mr. Szabo asked HPC give thought to this definition for the next meeting on May 21<sup>st</sup>. The rear properties could be omitted but the streetscape area would be included, such as views of properties from the lake. Mr. Banks felt that it would be easy to address especially if other historic towns have addressed this issue.

New Homeowner Letters: 10 Cranbury Neck Rd (B23,L94, within the BA) and 69-71 North Main St (B23, L45.02) were mailed new homeowner letters.

Ms. Ryan informed HPC that she had a conversation with a colleague who is Chair of Franklin Twp. (Somerset County) Historic Preservation Commission. He explained to Ms. Ryan that a Federal style house was purchased on spec to demolish so a strip plaza could be built. When the owners purchased the property, they claimed they were not aware of the HD. Ms. Ryan explained to the colleague that Cranbury Township sends out new homeowner letters for properties within the HD and BA. She asked HPC if it would be possible to share this letter. Ms. Marlowe explained that estate realtors must disclose those facts prior to purchase. The HPC is agreeable to share this letter. Secretary will email this item to Ms. Ryan.

### **NEW BUSINESS**

Vacancy 2<sup>nd</sup> Alternate: Mr. Golisano is now 1<sup>st</sup> Alternate. Mr. Banks asked about this classification. According to Chapter 21, Alternates must be Class C and a resident of the community. Mr. Banks asked if there is anything that HPC needs to do to fill the vacancy. The previous applicant was called to determine her interest, which she declined as a candidate. Mr. Szabo asked that Township Liaison, Mr. Ferrante, be informed of this vacancy and it can be mentioned at the Township Committee meeting.

### **DISCUSSION:**

None.

### **ADJOURNMENT OF MEETING**

There being no further business, a motion duly made by Mr. Banks, seconded by Mr. Szabo 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 May 7, 2019 consisting of 2 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 21<sup>st</sup> day of May 2019.

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Linda M. Scott, Recording Secretary