

**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 December 17, 2019 beginning at 7:00 pm.

**CALL TO ORDER**

With a quorum present, Mr. Banks called the meeting to order and Ms. Scott performed as recording secretary.

**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, Ms. Suttmeier (2<sup>nd</sup> Alt. (arrived 7:04)), Mr. Szabo, and Mr. Walsh. Township Committee Liaison, Mr. Ferrante, was present.

Mr. Banks welcomed everyone to the last HPC meeting of 2019 and thanked Mr. Ferrante for attending for matters on the agenda.

**APPLICATIONS**

HPC037-19 #13 North Main St., (B23, L67) within Historic District; Ms. Marlowe, as property owner recused herself from this application. Application received on November 13, 2019 for the installed balustrades on second floor rear entrance on an existing stair system no visible from the street.

Hearing no other questions or concerns, roll call to approve the application as submitted was taken; AYES: Mr. Banks, Ms. Ryan, Mr. Szabo, and Mr. Walsh. Recused: Ms. Marlowe. INELIGIBLE: Mr. Golisano and Ms. Suttmeier.

HPC038-19 #43 South Main St., (B18, L16) within Historic District; Owner, Ms. Ruth Jost, was present for discussion of the proposed two story 16'x 20'H (to ridge) Barn. It will be located in the approximately same area of the existing shed but situated according to zoning codes. A double wide entrance on the south elevation measures 84"W x 80"H with a smooth panel, swing out style doors. A single-man entry will be on the east elevation. The 6/6 double hung, insulated, fiberglass, divide light windows will be located on the second level, one on the east and west elevation. Hardi-plank siding 8" wide, asphalt shingles on the roof to match the main house, and K gutters with downspout are proposed. Specification for proposed materials were provided on the application. A concrete foundation will have a low profile with very little or no exposure.

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

Ms. Jost thanked the HPC for their volunteerism and guidance helping others keeping Cranbury a beautiful and historic looking town.

**DISCUSSION**

Cranbury Station: Mr. Banks thanked the several residents from Cranbury Station for coming to the HPC meeting. He prefaced for all attendees that around July 2019, an inquiry came before the HPC to expand their scope to include the Cranbury Station hamlet. It was discussed at the meeting with a willingness to do so.

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Mr. Banks reached out to Mr. Preiss, Twp. Planner on November 26<sup>th</sup> and was informed that the MP was approved. Mr. Preiss stated he would follow up in 2020 to the HPC as to proceed with the scope. Mr. Banks inquired if there was a spokesperson from Cranbury Station for tonight. Ms. Janice Mondoker stepped forward, and she stated that she has resided at 92 Halsey Reed Road for 16 years. Other Cranbury Station residents were present as well. Ms. Mondoker stated that Cranbury Station is listed in the 2010 MP on a list of historic sites, but the list does not protect the area. She and other residents are interested in seeking what the Town or HPC might be able to offer to help preserve this area before it is lost. Mr. Ferrante spoke that Mr. Preiss attended the December 16<sup>th</sup> TC meeting where he (Mr. Preiss) gave a readout of the MP recommendations of which addressing Cranbury Station was one of the suggested action item. Mr. Banks asked other than the train station, are there any other aspects of the area that are of significance. Ms. Mondoker spoke of four homes listed in the 2010 MP. Ms. Kathy Morolda of 93 Halsey Reed Road stated that one side of Halsey Reed Road is within Monroe Twp. and across the road is within Cranbury Twp. She referred to a photo copy of *Camden and Amboy Railroad Historic Districts Study NJ* by Archaeological and Historic Consultants, Inc. dated July 2001, prepared by the NJDOT. She stated the rail station of Camden & Amboy Railroad was constructed in 1832. Discussion ensued about the area and interest in the train station. The station is privately owned and it is not known if the owner is interested in preserving the building. This fact will need to be investigated before any movement to include the train station as a historic district can happen. Ms. Morolda will inquire with the owners. Currently, the structure is being rented.

Ms. Mondoker reiterated that she is interested in preserving the train station, not her house. Ms. Morolda stated that Monroe Twp has expressed interest in this area and that Middlesex County and NJ State expressed interest as it relates to the Rails to Trails program. Mr. Golisano is aware that Mr. John Kilbride, rail historian, has done archeological and historical work documenting the Camden Amboy Railroad passenger and rail line around the Cranbury Station area. This may be a start for documenting the area and its historical value. Mr. Golisano commented that this area, heading east just over the Turnpike overpass, there is a sight of the old station area with the open field at the corner and the views of the silos. Behind that is the station and the Cranbury Station hamlet. All these ingredients form the vista to the approach of Halsey Reed Road. A plan would be to promote and guide development, not restrict or impede, in a way that works for the historic area. CLG Grant information was discussed but the deadline is soon, January 2020.

Mr. Banks offered to investigate over the winter break for the personnel involved within the NJ Government and to inquire how best to proceed. He then again thanked all the residents for attending this meeting.

Mr. Banks asked Mr. Ferrante if he would gauge the interest level of the Township Committee. Mr. Ferrante expressed that interest is there at that level. Switching ratable land to township property is not ideal. The more work the TC has to do to make this happen the less likely it would happen. An outlined plan placed in front of the TC, the better for implementation. Mr. Preiss should have these action items listed in the Master Plan Reexamination. The path of the plan should be established. First step is to secure homeowner's interest. Perhaps meet with the owner sometime in January 2020.

## **NEW BUSINESS**

Training: Ms. Scott asked that when volunteers do training that they email confirmation to her. Ms. Ryan attended a live webinar on *Timber Framing America 1620-2020*. She enjoyed the webinar and found it relevant to Cranbury's barns. She had personal interest and experience with framing. Mr Szabo attended a Traditional Building Conference webinar on Repairing Historic Windows on 12/3/2019. This webinar stressed that it is environmentally, economically and appropriate preservation to repair and weather strip old windows than to replace with new windows having a limited lifespan

## **OLD BUSINESS**

New Homeowner Letters: 13 Bunker Hill (B23, L37) was mailed on December 3, 2019.

HPC Membership: Mr. Banks asked Ms. Suttmeier if she is interested in re-serving as HPC volunteer for another term. Ms. Suttmeier agreed. Mr. Banks thanked all the HPC volunteers for their dedication and service to the town during 2019. Secretary will email Clerk of membership for the Re-org meeting on January 2, 2020.

HPC Leesburg VA: Mr. Szabo was visiting this town last fall and viewed a posted sign on private property in the Historic District indicating that the property will have proposed work performed on it. This sign was to inform the town's residents of the work. He shared a photo on his cell phone for HPC members to see.

Enforcement: Mr. Golisano suggested that other towns with a historic preservation ordinance be looked at for their guidelines and language for best practices that may be helpful to Cranbury. Ms. Marlowe stated that there is an enforcement mechanism in place but the support of others are needed. She stated that in the past, it was the Township Committee that residents appealed to when the application process was not adhered to. Mr. Banks noticed that within the past five years or so, homeowners have been held to a consistent standard due to HPC being proactive with sending new homeowners letters and Township encouragement and Zoning Office.

#### **MINUTES**

The minutes from the November 19, 2019, meeting was reviewed and approved with a minor change of ineligible members. Roll call to approve the minutes was taken; AYES: Mr. Banks, Ms. Marlowe, Ms. Ryan, and Mr. Szabo. RECUSED: Mr. Walsh. INELIGIBLE: Mr. Golisano and Ms. Suttmeier.

#### **ADJOURNMENT OF MEETING**

There being no further business, a motion duly made by Mr. Szabo, 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 December 17, 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 7<sup>th</sup> day of January 2020.

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Linda M. Scott, Recording Secretary