

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

TIME AND PLACE OF MEETING

A virtual but regular scheduled meeting of the Cranbury Township Historic Preservation Commission was held, and recording secretary was present in Town Hall, Cranbury, New Jersey, on May 5, 2020 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 16, 2019, 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. Notification of remote access meetings going forward until further notice was posted on the Township website on April 24, 2020 and sent to the Trenton Times, Home News, and Cranbury Press on April 24, 2020.

CALL TO ORDER

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

MEMBERS IN ATTENDANCE

Mr. Banks (1st Alt.), Mr. Golisano, Ms. Marlowe (7:20pm), Ms. Ryan, Mr. Szabo, and Mr. Walsh. Ms. Spann, HPC Liaison, was present.

APPLICATIONS

HPC 046-20, 4 Scott Avenue, (B33, L34) within Historic District Application: Mr. Walsh asked if the driveway materials had been previously discussed. This project was reviewed by HPC November 2018 and was conditionally approved but not officially approved. Mr. Golisano was involved with the original design and confirmed the conditional approval. The homeowner was not present via the remote meeting. There was an existing shed which is no longer part of the plan or streetscape. The materials have been selected and installed. Mr. Szabo stated that he has viewed the completed area and found it to be a well-thought design and looks nice.

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

HPC048-20, 28 North Main Street, (B32, L10) within Historic District; Tom and Joan Weidner were present for the video meeting. Mr. Walsh asked Mr. & Mrs. Weidner to explain the project to HPC. Mr. Weidner stated the application is to replace the original 20 windows, including the storm windows and screens. The existing windows with storm windows and screens were added in about the 1950s or 1960. They plan to replace the windows with Marvin Infinity fiberglass, including full replacement screens for the project. Mr. Weidner sent some pictures to Ms. Scott over the weekend and commented that she not only looked at the pictures but called him over the weekend. Mrs. Weidner commented that the windows are located mostly in the front of the house on the 1st and 2nd floors, what they consider to be the Victorian part of the house. Mr. Weidner explained the interior replacement windows will look exactly as in the submitted pictures. The replacement window insert measures the same as the existing window, and the interior moldings will be reinstalled. The replacement windows are the exact same configuration (1 over 1) as existing on the exterior. The exterior shutters will remain and other exterior elements will not be disturbed. Mr. Szabo asked Mr. Weidner if he was aware if the existing window sashes are original to the house? Mr. Weidner responded yes. Mr. Szabo confirmed that they were taking out old growth wood windows and replacing with Marvin fiberglass. Mr. Weidner stated, as he understands it, the fiberglass does not expand or contract as much as wood or vinyl, the fiberglass will have a wood texture. Mr. Szabo's point is that with removing the old windows and replacing them with fiberglass double hung, double pane windows, the lifespan of the new windows is not going to be anywhere near what is

being replaced. Mr. Weidner responded that he did not assume that they would be. Mr. Szabo stated that there is a trade-off between energy efficiency and sustainability. He then asked if the contractor/project manager will be reusing the windows rather than discarding them. Mr. Szabo stated that a lot of homes within town are replacing their older windows and this historic fabric of these homes are being lost. Mr. Weidner was not certain if they would or would not be reused. Mr. Szabo reviewed the sample pictures and noted the replacement window lower sash bottom rail is a little narrower than the current sash, but since the replacement windows will maintain a 1 over 1 window and there's no issue about adding a dividing grill like we have had with other window replacement applications this should be OK.. Mr. Weidner stated the contractor for the project has worked to restore historic structures, including an old tavern located in PA. He said it was the contractor who suggested the vinyl siding be removed on the house. The contractor will be on site when the windows are removed providing an opportunity to look closer at the siding. He will keep HPC abreast of the siding subject matter.

Mr. Walsh asked out of curiosity, since his contractor has interest in preservation, did he give an inclination if it's possible those windows could have been preserved? Mr. Weidner stated that he never thought to discuss this with him. Mr. Walsh replied that that was OK and fair. Mr. Szabo stated that the preservation seminars he attended recently on windows, a lot of it has to do with finding a contractor willing to do work at a reasonable cost. Repairing the existing sashes and adding weather stripping, and new storm windows typically are almost as efficient as brand new double pane windows and will probably last another 100 years. The window manufacturers are promoting energy efficiency and just replacing when they no longer function, but again the life expectancy is a lot less. Mr. Weidner stated that the existing windows don't raise all the way open, and are drafty in the winter. Mrs. Weidner asked if the seminars addressed how to prevent windows from sticking after being painted? Mr. Szabo stated that a lot has to do with multiple layers of paint and the jamb side edges of the windows should not be painted, leaving it bare wood. Latex paint has a stickiness (blocking characteristic) to it as opposed to oil-based paint. Adding good storm windows helps to preserve the wood windows.

Ms. Scott informed the applicant that it is their responsibility to adhere to Executive Order #122 set forth by Governor Murphy. Mr. Weidner thanked HPC for their time, information and helpful hints, stating they are most appreciative.

Hearing no other questions or comments, roll call to approve the application was taken. AYES: Mr. Golisano, Ms. Ryan, Mr. Szabo and Mr. Walsh. RECUSED: Ms. Marlowe (7:20pm), INELIGIBLE: Mr. Banks.

HPC049-20, 88 North Main Street, (B29, L4) within Historic District; Mr. Butcher was present during this virtual meeting. Mr. Walsh asked Mr. Butcher to explain the project. Mr. Butcher stated that it was about a year ago that he was talking to HPC about the replacement of the front porch roof. Since then, he went through the process of refurbishing the upper floor windows. He states the windows in the house function well since they have never been painted and the original glass windows have kept him from pursuing replacement windows. There was some framing damage at the foundation when we bought the house which has been repaired. They are now getting around to the north side of the house where two windows have been replaced and is in the process of adding finishing trim. The replacement windows from Sierra Pacific manufacturing are wood on the exterior and interior since they will be painted. Mr. Walsh asked if the kitchen window was a replacement of a new window in a previous spot where there was a window or was an opening created? Mr. Butcher explained there were two double hung windows that did not work with the kitchen design interior. The casement replacement window for the two side by side windows opening is smaller and the siding has been replaced in kind. Mr. Walsh agrees the wood replacement window is in style with the house design. Mr. Szabo feels once the window and siding is painted like the rest of the house, the lower horizontal top trim of the two windows will not be as noticeable. He noticed the two new windows do not follow the painted blue horizontal beltline, as the north side window near the front of the house and the first floor windows on the south side. Looking at the beltline from a longer range down the north side, the windows could have been installed and trimmed to meet and match the beltline and currently they do not. Mr. Szabo stated HPC could have offered guidance if they had the opportunity to review before the windows were installed. The HPC can note in the approval the top of the windows don't match and the height is a little off where they were originally but understands the windows work with interior modifications. Painting to match with the dark color with help blend. Since the job is already done, matching that clapboard with like wood will also help.

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Mr. Golisano added the exterior window trim matches the wood sill and details. Installing the trim work and matching to the beltline would add much detail. Mr. Butcher agreed to work with the HPC on the trim moving forth.

Hearing no other questions or concerns, roll call to approve the application that the homeowner will work the HPC when framing the windows was taken. AYES: Mr. Golisano, Ms. Marlowe, Ms. Ryan, Mr. Szabo and Mr. Walsh. INELIGIBLE: Mr. Banks.

Executive Order #122 set forth by Governor Murphy was stipulated that the homeowner follow the guidelines.

At this point in the meeting, the HPC moved from applications for discussion of Cranbury Station Hamlet with Professionals Mr. Richard Preiss and Ms. Liz Leheny.

NEW BUSINESS

Cranbury Station Hamlet; Mr. Richard Preiss and Ms. Liz Leheny were present for discussion. Mr. Walsh stated the he read his email regarding the recommendations and asked Mr. Preiss to explain his field work. Mr. Preiss spoke saying that last year meetings were held regarding the master plan re-examination with recommendations by HPC. The Zoning Committee, led by Ms. Spann, is looking to implement the three recommendations. The first is to finalize the historic buffer area around the downtown historic district; the second is to study and determine whether the Cranbury Station Hamlet area should be designated as a HD; and third, to designate individual properties identified in the 1993 Master Plan and using the recent historic inventory that was performed to determine whether individual properties outside the HD should be designated and whether this should give the HPC authority review any planned demolition or changes to the historic structures.

Mr. Preiss explained the historic buffer size was very extensive and over time it was felt by HPC that there were certain properties within the buffer area that need not be reviewed by the HPC because the development would have no impact on the historic district. He continued saying the HPC submitted a map indicating the addition of properties to the historic district. The map shows that the 200' buffer, which goes around the district, would be deleted and the question really is what should the buffer be. Mr. Preiss recently walked, photographed and viewed the historic district from Main Street and other streets within for maximum visibility during the spring season. He viewed the houses from the street and considered the view between the houses. He stated that he is happy to share his conclusion from this walk with the HPC when they are ready. He would like to discuss with HPC how to move forward with the three recommendations. The HPC would like very much to hear the conclusions.

Mr. Preiss introduced his partner, Ms. Liz Leheny. He stated they are both planners, have a lot of experience with master plans and zoning and land use. He stated Ms. Leheny also has a degree from Columbia University in Historic Preservation and so when it comes to those matters, she has greater expertise and could address questions such as the impact if the house, adjacent to the historic district, were developed in a way that was incompatible with the historic character.

After walking and viewing properties from many of the street views, Mr. Preiss concluded that he does not see the need for any buffer area. He looked at the district and found that properties behind the historic district include farmland, open space, cemetery property, or church property. Those areas would be very unlikely to be developed. Moreover, when looking between houses within the district, they are spaced close apart with deep lots. There's truly little view of bordering back properties. Should they be developed, they would have minimal if any detrimental impact of the district. The proposal to extend the historic district on North Main Street and on Station Road would not have the need to extend the buffer to properties that would have an impact, since they are already in the historic district itself. Mr. Preiss felt that this idea would be well received all around. In the past, buffer area property owners living adjacent to the district had to submit to the HPC for review since these property owners felt the property had no impact. These properties would streamline the review task for HPC. He stated in the letter of the recommendation to add some individual properties not contiguous to the historic district. These properties can be included to be designated as individual historic properties with no need for a buffer area, since they would not be part of the main street historic district. Mr. Walsh asked for clarification on properties without a buffer area, the adjoining house to the left or right of historic district properties, these

properties would not have an impact? Mr. Preiss clarified that it would be the properties located behind the rear property line of the historic district properties, not houses to the left or right. The idea is to protect the character on the Main Street streetscape. Ms. Marlowe asked about the houses that back up to the lake. Mr. Preiss supports and feels that these properties should be included within the historic district and protected. The view of the lake and those houses directly affect the view and are very visible when crossing the bridge. Some of these properties have historic character and he was surprised that they were not already included. Mr. Szabo agrees with the elimination of the buffer area properties behind the historic district. He questioned the proposed North Main Street properties since the ages of these homes are 50-100+ years of age. Mr. Preiss supports including this area into and extending it as an historic district. These homes do not have the same character as south of Plainsboro road but there are enough homes and there would not be a need for a buffer. There are two existing properties that are considered as individual historic districts with an existing buffer. He stated that a future discussion would be about what property should be included and whether it's optional or not optional for the property owners, what is the criteria and whether there is a recommendation from the HPC, Planning Board or Committee. All those are all questions can be discussed. Mr. Szabo addressed the streetscape, viewing the house historic property from the streetscape, should there be a buffer area to the left or right of the historic property so there is no question about any future renovation or addition. Mr. Preiss feels that preserved farmland and park land would not be developed but he would support the northern area on North Main Street if the HPC was in favor of a buffer area.

Mr. Golisano agreed with Mr. Szabo concerning the streetscape conversation. He stated when he and Mr Szabo were working on their review, the idea was rather than just a blanket 200-foot buffer, and the target was a buffer to the streetscape. He did not want to eliminate the buffer completely but to target the visible portions from the streetscape that can be addressed. In closing, Mr. Golisano looks forward to meeting with Mr. Preiss to go over the field work that he's done and to look at some of the results. Mr. Preiss thanked Mr. Golisano and said that the field work included looking at each property and review it on its merit. He used an example as to how he came to his conclusion when performing the work in the field. Ms. Spann thanked everyone for their time and suggested to give HPC time to review the work for the re-examination plan. The HPC can contribute to this. She suggested that HPC meet with Mr. Preiss at a later date in June. Mr. Walsh thanked the professionals for their expertise and information and suggested meeting in person in the near future to review the documentation. . Mr. Preiss agreed to sharing the documentation and the work that has been done and seeking the HPC feedback with no timeline. The meeting can be done virtually but meeting to share documentation can be done in person. Mr. Walsh recommended that another meeting with the professional to get a work session on further discussions. Mr. Golisano feels that time is pressing for the Cranbury Station depot preservation.

Done with Cranbury Station Hamlet and back to Applications:

HPC051-20, 10 Symmes Court, (B23, L90) within Historic District; homeowners cannot be present, but Mr. Scott Moore, contractor for this project was on the phone to discuss the project. He proposes to install Anderson window 400 Series, vinyl exterior, wood interior as the current windows are hard to open for the owner. Front windows are 1/1 and back windows 2/2. He states the windows are like with like. It was not known if the windows are original since the house is over 150 years old. A question of the size of the 2/2 muntin but since these are on the back of the house, there was no concern.

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

HPC thanked Mr. Moore for his patience and informed him to follow the guidelines set forth in Executive Order #122 by Governor Murphy.

HPC050-20, 55 North Main Street, (B23, L50.01) within Historic District; property owners cannot be present, Mr. Golisano, recused himself and spoke on behalf of the project. He informed the HPC of the updates/changes of a minor change to the rear of the building. Originally a door was proposed and memorialized by the Planning Board but the plan reviewed and approved by HPC did not include the door on February 2019. This plan now includes an amended plan to include the door. There is visibility from Park Place but not from Main Street.
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Hearing no other questions or concerns, roll call to approve the application as submitted was taken. AYES: Ms. Marlowe, Ms. Ryan, Mr. Szabo and Mr. Walsh. RECUSED: Mr. Golisano; INELIGIBLE: Mr. Banks

Executive Order #122 set forth by Governor Murphy was stipulated and to follow the guidelines.

Other Applications

HPC047-20, 102 North Main Street, (B26.01 L) within Historic District. This application was approved in November 2017 due to the two-year time constraint to begin approved projects. Homeowner finally found a contractor to install the approved window. No changes in the project details or materials. This application was approved by the Chair.

HPC052-20, 87 North Main Street, (B L) within Historic District. This application is to replace an in-ground pool with a steel insert, no change in size, in the back yard. This application was reviewed by the Chair and deemed as ordinary maintenance.

HPC053-20, 85 North Main Street, (B L) within Historic District. Application submitted to replace segment of the walkway. Application deemed as ordinary maintenance.

NEW BUSINESS

Secretary stated that several residents of Cranbury Station were present on this virtual meeting. They did not speak but listened to the discussion. Mr. Walsh stated that before the last meeting in March, he was to have a conversation with Ms. Kelley. This did not take place because of current circumstances. Mr. Walsh invited the residents to attend future meetings regarding the Cranbury Station and the preservation of the depot. This topic will remain on the agenda and is a top priority.

MINUTES

The minutes from the February 4, 2020, meeting was reviewed. Roll call to approve was taken: AYES; Mr. Golisano, Ms. Marlowe, Ms. Ryan, Mr. Szabo and Mr. Walsh. Ineligible; Mr. Banks.

The minutes from the February 18, 2020, meeting was reviewed. Roll call to approve was taken: AYES; Mr. Golisano, Ms. Marlowe, Ms. Ryan, Mr. Szabo and Mr. Walsh. Ineligible; Mr. Banks.

The minutes from the March 3, 2020, meeting was reviewed and amended. Roll call to approve was taken: AYES; Mr. Golisano, Ms. Marlowe, Ms. Ryan, and Mr. Walsh. Ineligible; Mr. Szabo and Mr. Banks.

OLD BUSINESS

New Homeowner Letters: None sent.

ADJOURNMENT OF MEETING

There being no further business, a motion duly made by Mr. Szabo, seconded by Mr. Golisano 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 5, 2020 consisting of 5 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 June 2020.

Linda M. Scott, Recording Secretary