

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

TIME AND PLACE OF MEETING

The regular meeting of the Cranbury Township Historic Preservation Commission was held on July 7, 2020 at 7:00 pm by remote access videoconferencing in response to COVID-19 and the updated Open Public Meeting Act guidelines.

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, until further notice, was posted on the Township website on July 3, 2020 and sent to the Trenton Times, Home News, and Cranbury Press on July 3, 2020.

CALL TO ORDER

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

MEMBERS IN ATTENDANCE

Mr. Golisano, Ms. Marlowe, Ms. Ryan, Mr. Szabo, Ms. Suttmeier (2nd Alt.), and Mr. Walsh. Mr. Banks (1st Alt.) requested to be excused. Motion made by Mr. Walsh, seconded by Mr. Golisano, all in favor, Ineligible: Ms. Suttmeier. Ms. Spann, HPC Liaison, was present.

APPLICATIONS

HPC056-20, #99 North Main Street, (B28, L1.01) within Historic District; Mr. Prasanna Sawant, owner, was present for discussion to replace the existing front door. He stated the door is drafty, the deadbolt locking mechanism breaks frequently, safety issue for egress, and they would like more light to enter the house. Mr. Walsh reviewed the application proposing a wooden door with divided lites. Mr. Szabo asked if the proposed door is appropriate for a four square style house. Ms. Ryan and Mr. Golisano agreed that a single-pane style door would be more appropriate for this four square design house. Mr. Golisano stated that the existing door has three raised panels (lower half) with a single pane (upper half). Mr. Szabo looked at other four square homes within town and saw they had a full glass-style door. Mr. Sawant agreed to investigate a single pane door and will report his findings to the secretary for the next HPC meeting on July 21 for review.

HPC057-20, # 13 Bunker Hill, (B23, L37) within Historic District; Mr. Frank Kropf, owner, was present for discussion of the submitted application showing two fence styles that will be installed around a proposed pool. The project involves installing an in-ground pool to enjoy in their back yard. Mr. Szabo asked Mr. Kropf if the fence will be installed to the front property line. The fence being reviewed will be installed around the pool and will not be seen from the front of house. The HPC reviewed the fence styles application and agreed with either fence style, per code.

Roll call was taken for approval of the submitted fence application for both styles: AYES; Mr. Golisano, Ms. Marlowe, Ms. Ryan, Mr. Szabo and Mr. Walsh. INELIGIBLE; Ms. Suttmeier.

HPC059-20, #10 Cranbury Neck Road, (B23, L94) within Buffer Area; Mr. Richard Schroeder, Project Architect, was present to discuss the submitted application to shutter-in an existing window on the front (south) elevation. Mr. Schroeder informed the HPC that the windows in the rear of house will be replaced, but not the front of house. Mr. Walsh stated that the solution to shutter-in was a clever solution for this application. The existing hinges and shutter dogs will be used. Mr. Szabo stated that the solution to shutter- in the window has been used within the historic district before.

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Mr. Golisano stated this is an appropriate solution for the front of the building. Ms. Ryan stated that window shutters when closed properly, should meet when closed. Mr. Schroeder stated that the shutters will meet when closed.

Roll call was taken for approval to shutter-in the existing window application: AYES; Mr. Golisano, Ms. Marlowe, Ms. Ryan, Mr. Szabo and Mr. Walsh. INELIGIBLE; Ms. Suttmeier.

14 North Main Street: The HPC noted that the final finishes are being completed on this home. The side door on the bay of the north elevation has been uncovered/installed. This exterior renovation/restoration project brings back the details that had been removed and/or deteriorated on this home within the center of the historic district.

18 North Main Street: It was noted that the front lamp and post is leaning and is dangerously close to falling over. HPC is concerned the lamp will be damaged beyond repair should it fall. A couple years back, the owner informed HPC that a new post was being duplicated but the post has yet to be installed. Secretary will call owner for an update on the post.

HPC060-20, #45 South Main Street (B18,L6), within Historic District. Application was received to change the previously-approved door style (HPC038-19) on the shed to a carriage style door. This style door is more appropriate for the project. It was approved by the HPC Chair, Mr. Walsh.

HPC061-20, #103 North Main Street (B25,L59), within Historic District. Application received to install an in-ground pool in the rear yard. An existing fence previously approved by the HPC will be re-installed.

MINUTES

The minutes from the June 16, 2020 meeting were reviewed with a minor attendance correction. Roll call to approve as corrected: AYES: Mr. Golisano, Ms. Marlowe, Mr. Szabo and Mr. Walsh. INELIGIBLE: Ms. Ryan and Ms. Suttmeier.

NEW HOMEOWNER LETTERS

No new letters have been sent.

OLD BUSINESS

Cranbury Station Hamlet, Depot, and Railway:

Mr. Walsh addressed the four initiatives that HPC is currently reviewing. He would like to bring to three of them to closure by the end of the calendar year: Cranbury Station Hamlet, establish the Depot as a landmark, and buffer zone. The Rail to Trail is listed in the Master Plan and could take years to establish.

Ms. Leheny was unavailable for tonight's meeting but is available on July 21st. To help with the evaluation of historic districts in NJ criteria, she sent an email detailing and defining the seven aspects and explained how they combine to produce integrity. Mr. Walsh felt HPC could help facilitate this by addressing the criteria since the more criteria met, the more success achieved. It will be easier to develop and document the history of public space usage versus a private home. Mr. Walsh stated that on a smaller scale, the private home could have held meetings. He relayed that districts may be eligible for listing on the National Register if they are associated with events that have made a significant contribution to the broad patterns of our history; or if they are associated with the lives of persons significant in our past, or they embody the distinctive characteristics of type, period, or method of construction, or represent the work of a master, possess high artistic values, represent a significant and distinguishable entity whose components may lack individual distinction; or have yielded or may likely to yield information important in prehistory or history. He suggested enlisting the homeowners since they know their house or are aware of historic facts of the home or even the role their home played in the history near the depot. Mr. Golisano stated there maybe buildings that once existed but now no longer exist, local knowledge, pictures, maps, graphics, newspaper articles and tying the Hamlet in with Cranbury's downtown historic district could prove to be valuable.

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Mr. Walsh continued saying the there are seven aspects that when all combined, produce integrity. They are:

- **Location** is the place where the historic property was constructed or the place where the historic event occurred.
- **Setting** is the physical environment of a historic property.
- **Design** is the combination of elements that create the form, plan space, structure, and style of a property.
- **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic event or person and a historic property. This is where the homeowners will have input.

Mr. Szabo mentioned that back in February, when Mr. Kilbride attended the HPC meeting, Mr. Kilbride spoke of the train wreck that was a documented and significant event. Mr. Kilbride attended this virtual meeting and spoke at this time. He stated there is material of the C&A document prepared approximately 10 years ago, listing houses and resources in the area that may be of use here. Commodore Vanderbilt was injured in this wreck and was taken to a nearby house for first aid. Mr. Walsh invited Mr. Kilbride to the July 21st meeting. Ms. Suttmeier inquired if a template existed that Cranbury could use going forward. Ms. Spann suggested that HPC discuss with Ms. Leheny who can offer structure and direction while incorporating Mr. Kilbride's expertise.

A letter from Richard Grubb & Assoc. (RGA) dated June 26th, has been received for a proposed commercial development project in the area just south of the Hamlet. HPC will address the letter within the 14 day time frame so RGA is aware. A rough draft will be sent to Mr. Walsh and Mr. Golisano for their input.

Several Hamlet residents attended this virtual meeting. Mr. Walsh welcomed them and invited them to the July 21st meeting. He also asked if they could develop their own personal history of their home which will help with this project. Ms. Lorraine Morris spoke about having the Hamlet as its own historic district. She also addressed the development project and the impact it may or could have. Mr. Walsh stated that the HPC will address the historic aspect of the surrounding area with RGA.

Ms. Janice Mondoker, 92 Halsey Reed Road, reported a general mercantile store, Mr. Brown, operated the store in the Hamlet that supplied goods to area residents.

Mr. Brian Scarpulla, 88 Halsey Reed Road, stated he researched his property back to 1854. A civil war veteran, Mr. Milton J. Ives, lived in this house, and his war journal and photographs are in the NJ State museum.

Mr. Walsh commended the residents and stated this is the kind of material that would add to the mission. Ms. Suttmeier stated that there is language from C&A Rail in the Hightstown documentation.

ADJOURNMENT OF MEETING

There being no further business, a motion duly made by Mr. Walsh, 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 July 7, 2020 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 21st day of July 2020.

Linda M. Scott, Recording Secretary