

**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 June 16, 2020 at 7:00pm 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 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 meeting to order, and Ms. Scott performed as recording secretary.

**MEMBERS IN ATTENDANCE**

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

**OLD BUSINESS**

Cranbury Station Hamlet, Depot, and Railway:

Mr. Walsh expressed a concern to protect the four homes and the depot should they fall into disrepair or destruction while pursuing to preserve. Mr. Preiss stated there are a couple ways to address this. One is to designate the four residential homes and the depot property as part of a historic district. Another alternative is should the four homes not merit designation, then designate the depot property as a historic site rather than a district. It would have the same protections as other properties designated as historic sites. Mr. Preiss proceeded by explaining different preservation strategies to the HPC.

Mr. Walsh asked for clarification of the mechanics about the historical importance of the area. How does HPC validate that this area is preservation worthy and what is the process? Mr. Preiss stated there is criteria that is used to evaluate the area. Ms. Leheny has the expertise and would be able to address by looking at individual properties and determine if by themselves would they be designated as historic site(s). The homes and depot can collectively be designated as a district because of their history, which is important to the community. Their preservation is necessary for the Hamlet district. Ms. Leheny will be able to address and provide the criteria for the HPC. Boundaries and standards of review and purpose of designation.

Mr. Golisano stated that, in line with Mr. Preiss' comments and while attending the recent Township Committee meeting, the depot should receive attention for a preservation strategy. Individual properties and the depot should be presented as one preservation effort. The HPC agrees about creating a district for this area. There are four homes on the Cranbury side and there are other homes on the Monroe side. Mr. Preiss stated Cranbury has no jurisdiction of the homes on the Monroe side; however, the HPC could alert Monroe and invite them for their interest although those homes could (or could not?) be included with Cranbury's strategy.

Mr. Golisano asked Mr. Preiss about mapping the boundaries. Mr. Preiss answered that HPC would identify the properties on the tax map. He offered to assist with an aerial map overlay for informational purposes. The information along with the map should list boundaries, properties, evaluation of historic characteristics of each property. He stated this is why the whole should be designated, and purposes of the designation which would be no different than the downtown historic district. Mr. Preiss stated that it is important, early on in the process, that the four property homeowners are aware of the implications. The depot is a sensitive matter since

there is history associated with this site. He is aware the property is for sale with an interest in redeveloping and he does not want the owners to have a sense that the designation will prevent them moving forward with their plans. Participating with preservation will not preclude any development plans. Cranbury will work with them with preserving the depot. Mr. Preiss will contact and relay to Ms. Spann of this discussion.

Mr. Walsh thanked Mr. Preiss for attending this meeting and is looking forward to continuing work on this and the buffer zone in the future.

Mr. Walsh stated that the next meeting should focus on Cranbury Station and Depot and invite Ms. Leheny to attend the July 7<sup>th</sup> meeting to discuss the criteria to move forward with the four properties and engage the Township with the depot discussions. These two separate objectives will hopefully be merged into one. Mr. Walsh asked HPC members of their input on this meeting. Mr. Szabo stated that this was a good conversation, and it gives the HPC a more definite direction. Mr. Walsh stated the hamlet, depot, historic designation for depot, buffer area and other historic sites should be combined into a historic district. These five items were included in the three main items within the Master Plan and are being addresses along with the rail trail. Mr. Golisano stated that when speaking with the Township Committee, they were receptive to the preservation efforts; however no costs or burdens of property should be incurred by the township.

Rail Trail: Mr. Golisano shared some maps with Ms. Suttmeier to help with her research for the rail trail. Ms. Suttmeier asked if the HPC should introduce this idea to the Township Committee. She explained the rail trail is an exciting idea and will take time and organization. She met with Mr. John Kilbride on June 1<sup>st</sup>. She now has a better understanding of mapping and where and how long the trail will be. Mr. Walsh confirmed that the rail trail was discussed with them. He continued to say that the Master Plan is addressed and updated every ten years. Since this project will take time, it will be included with consideration of any costs associated with it as re-examination approaches. He stressed that the hamlet, the depot and historic designation are forefront with buffer areas being addressed. He suggested Ms. Suttmeier invite Mr. Kilbride to a meeting for his knowledge of proceeding to secure state designation. When the time nears for the trail, Mr. Walsh suggested that the Conservancy contact be invited to a meeting. Mr. Golisano stated that the HPC rail to trails should offer opportunities to involve other Township boards and committees. Mr. Walsh suggested that an informational meeting in a couple of months with the Conservancy contact and other appropriate boards be held. It is possible to invite other neighboring municipalities north and or south of Cranbury. Mr. Szabo stated that the rail trail compliments and adds value to the hamlet preservation designation.

Ms. Spann entered the meeting at 7:50pm.

## **APPLICATIONS**

HPC044-20 #82 North Main Street (B29,L7) small outbuilding update. The north elevation window has been removed and replaced with clapboard siding. Secretary sent an email to owner asking if the window was removed for repairs and will be replaced when repairs are complete. Owner confirmed the window will be installed.

HPC054-20 #11 Prospect Street (B23,L33) field change (HPC041-20) of egress window on south elevation of the original house. Per construction codes, egress window must be specific size. Owners wanted all four windows to be same size as the one required egress. HPC Chair reviewed this change and approved.

HPC055-20 #64 Maplewood Avenue (B33,L3) application received to repave existing driveway, like with like, same size. Deemed as ordinary

## **TRAINING**

April 28, 2020 - Mr. Szabo viewed a webinar; *Traditional Building Conference: Windows and Historic Homes; Repair, Replace and New Additions*

May 7, 2020 - Mr. Szabo, Mr. Golisano and Ms. Marlowe viewed a webinar; *Traditional Building Conference: Exterior Shutters, Climate Response and Material Selection.*

### **MINUTES**

The minutes from the May 5, 2020 and June 2, 2020 meeting were reviewed. Roll call to approve: AYES: Mr. Golisano, Ms. Marlowe, Mr. Szabo and Mr. Walsh. INELIGIBLE: Mr. Banks and Ms. Suttmeier.

### **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 June 16, 2020 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 July 2020.

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Linda M. Scott, Recording Secretary