

**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 21, 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.

APPLICATIONS

HPC056-20, #99 North Main Street, (B28, L1.01) within Historic District; this is a returning application from the July 7th HPC meeting. Mr. Prasanna Sawant, owner, was present for discussion on his findings of a more appropriate replacement door for the front entry on this four square style home. The selected door is a Simpson 77501 Nantucket that has a 2/3 glass-style door with a raised panel on the lower section. HPC appreciates the effort by Mr. Sawant researching and selecting this style door.

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

HPC062-20, # 28 North Main Street, (B32, L10) within Historic District; Mr. Weidner, owner, was present for discussion of the submitted changes to the south elevation side porch steps. Currently, the two steps and risers are made of pressure treated wood. The side bases are brick and topped with matching pressure treated wood. The steps and bases will be replaced with cedar planks and Azek risers. A rail will be installed for safety. HPC suggested, for consideration, a simple wrought iron handrail. Mr. Weidner was open and appreciated the suggestion.

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

HPC063-20, #10 Symmes Court, (B23, L94) within Historic District;

MINUTES application was received to replace missing slates and/or perform repairs to areas on the slate roofs of the main house and garage structure. DaVinci composite slate product to match the existing slates will be inserted to replace any missing or damaged slates. The roof is leaking and repairs need to be performed. HPC Chair, Mr. Walsh viewed the site and discussed the application with Ms. Scott. This is the same product that has been used and approved on another home within the historic district. Mr. Walsh agreed that this application be deemed as ordinary maintenance.

24 North Main Street, (B23, L12) Ms. Scott called the funeral home manager, Ms. Dawn Selover to discuss the leaning lamp post in the front of the building. She is aware the front lamp and post is leaning and said that two different construction contractors were previously lined up to duplicate the post; unfortunately both did not

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follow through with their commitment. She did reach out to a third contractor, who agreed to give this matter attention. Ms. Selover stated that this contractor will re-use the top section of the post. The post and new Azek base will be joined, which will be anchored into the ground with concrete for stability, then covered over. It is hopeful that this project receives attention very soon.

It was noted that two homes within the historic district gave attention to shutters. One home painted the existing wood shutters which is not under HPC review. The other home, 22 Maplewood Avenue (B33, L21), applied shutters without submitting an application to HPC. Secretary will send letter to the Maplewood Avenue residents.

OLD BUSINESS

Cranbury Station Hamlet, Depot, and Railway:

Mr. Walsh welcomed Ms. Leheny (AICP & PP of Phillips Preiss Planners, LLC) to the HPC meeting and stated that there are four initiatives that the HPC would like to accomplish. One is to absorb the four Cranbury Hamlet homes into the current historic district or establish a new district; designate the train depot as a historic site; in the future the buffer area around Cranbury's Historic District will be addressed to determine whether there is a need for it or not; and further to establish a rail trail in conjunction with Conrail. He stated the most import initiative is establishing the Hamlet as a historic district. Mr. Walsh stated there are several Hamlet residents attending the meeting. They have been enthusiastic and supportive throughout this process. The HPC is willing to partner with the Hamlet residents to help with the investigating the history of their property and or the investigative process for any historical significance of their properties. The HPC is aware of the seven preservation criteria aspects that Ms. Leheny outlined in an email. Mr. Walsh explained to Ms. Leheny that HPC needs assistance with these four Hamlet homes to create a historic district. Ms. Leheny spoke of the process and addressed Chapter 93-3 B, the criteria for designation of a historic district. She added that there is no one eligibility criteria that is more important than the rest. For example, the integrity of homes that have been modified using in kind products, not homes that had non-sympathetic additions in which the original structure and is no longer recognizable. The designation process starts with a building-by-building inventory survey for each home within the proposed district. Information on the survey would include address, block, lot, photo(s) of structure(s), physical description and a statement of significance which lends much to the application process. A map of the historic district is required. The listed properties with accompanying information would be placed and available for public review at a HPC hearing, following legal ad notification. She explained the roles by the Township Committee, Planning Board, Master Plan and compatibility of the land development ordinance.

Mr. Walsh inquired about an end-of-year (2020) completion deadline for this initiative, Ms. Leheny agreed this is a fair goal. Ms. Suttmeier asked if the same survey template form could be used when Cranbury Historic District (2017 and 2018) inventories were performed. Ms. Leheny responded that they possibly could; she will check to what forms were used. Ms. Suttmeier inquired about the statement of significance for the structure and who assesses the statement. Ms. Leheny felt that since only four homes are being inventoried, a professional or SHPO could review should be sufficient. Mr Szabo asked if a home within the Hamlet has synthetic (aluminum or vinyl) siding applied to it be a detriment. Ms. Leheny responded that siding is usually applied over original details especially if evidence is found to have the original siding underneath the siding. Mr. Golisano stated that this past winter, photos to document the area were taken, and offered to share with Ms. Leheny.

Mr. Brian Scarpulla, 88 Halsey Reed Road, confirmed that his home has aluminum siding that covers over another lay of siding applied by previous owners over the original clapboard siding. He stated that other homes (#90 & #92) on the road have siding applied. The siding and other details would be documented on the survey forms. Mr. Golisano asked of the mechanism to undertake the survey process. Ms. Leheny stated that the same forms for consistency would be to confirm and use the same form as the existing historic district and then check with the National Register to see what they recommend. Mr. Golisano asked if the same criteria, or different, would apply to the Hamlet historic district. Ms. Leheny stated that this decision is up to the Commission, but as of now, the same criteria would apply. The buffer zone would need to be addressed since this area is so small. It would add more protection to the area. Mr. Walsh asked if a buffer zone is needed or could be added after it's been designated. Mr. Leheny stated that the buffer is not necessary part of the historic district so it could be added afterwards.

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Mr. Walsh addressed that a project is being undertaken in the area. Site maps were supplied by the developer. Review of one of these maps show a row of trees as a buffer. This project is under another department's review and is not an HPC issue. Access from both roads, Halsey Reed Road and Hightstown Cranbury Station Road, are planned. Considerations or suggestions for any pedestrian crossings over the rail line can be made, when applicable. It would be beneficial to know if the rail line has been designated or not as a historic site. Ms. Suttmeier will investigate this.

Mr. Golisano asked if the depot would be done in conjunction with the historic district designation. Ms. Leheny stated that this would follow the same path and criteria but will be considered separately. Investigative work on the depot will be required. There was a passenger station, located in a separate building, just north of the depot.

Mr. Walsh invited Ms. Leheny to the August 4th HPC meeting. He also would like the residents to begin investigations of their homes, if they haven't already.

Details of old aerials could be found at www.HistoricAerials.com.

The minutes from the July 7, 2020 meeting were reviewed with a minor correction. Roll call to approve as corrected: AYES: Mr. Golisano, Ms. Marlowe, Ms. Ryan, Mr. Szabo and Mr. Walsh. INELIGIBLE: Ms. Suttmeier.

NEW HOMEOWNER LETTERS

No new letters have been sent.

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 21, 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 4th day of August 2020.

Linda M. Scott, Recording Secretary