

**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 August 18, 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. Banks (1<sup>st</sup> Alt.), Mr. Golisano, Ms. Marlowe, Ms. Ryan, Ms. Suttmeier (2<sup>nd</sup> Alt.), Mr. Szabo and Mr. Walsh. Ms. Evelyn Spann, Township Liaison, was present.

**NON MEMBERS IN ATTENDANCE**

Mr. Richard Preiss, Planner

**APPLICATIONS**

None.

**OLD BUSINESS**

Cranbury Station Hamlet, Depot, and Railway:

Mr. Walsh welcomed Mr. Richard Preiss to the meeting. Mr. Walsh said that Mr. Preiss did a comprehensive study on the buffer area and spoke to HPC at previous meetings (May 5 and June 16, 2020) of his initial data gatherings around the Historic District (HD) and the Cranbury Station Hamlet designation. Mr. Preiss will address if there is a need for a buffer area around the HD.

Mr. Preiss stated that he had taken into account HPC's request to modify the HD by expanding it and deleting the existing buffer area. HPC's requests were documented on a draft map and emailed to Mr. Preiss (June 5, 2019). In the spring (2020) and before the full foliage emerged, Mr. Preiss documented and photographed the northern section of Cranbury's HD. His findings and notes were inserted onto the draft map and virtually shared. Mr. Preiss noted that there are limited views within the HD that impact Main Street's properties prompting the buffer area removal. Mr. Preiss continued to expound upon the mapped buffer areas. The buffer area will be removed for properties on the north side of Plainsboro Road near Maplewood Avenue. Certain properties will be added to the HD on North Main Street, north of the Plainsboro Road intersection. These properties, Mr. Preiss stated, are homes of historic nature but the density and concentration is not the same as the existing HD. Three properties on Prospect Street should be included within the HD, and doing so would square off the district lines; three properties along Cranbury Neck Road would be included due to the historic nature of the homes, along with one additional property near Heritage Park. These properties should be added without the need for a buffer area. The three existing individual historic properties, two on North Main (8A & 8B on map) and one on Station Road (8C on map) are important and are currently designated as individual historic sites. Brainerd Lake should be designated as part of the HD because it is integral to the downtown area and its vista from Main Street. Lake front properties on the south side would have a buffer area since changes made to the rear of these properties could negatively impact view of the lake. The street side (Evans Drive)

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would not have an impact. These properties are the only properties within the HD that would have a buffer area. The HPC would review for exterior changes to the lake side.

The HPC would like to remove any confusion for residents whose properties are within the existing buffer area. Mr. Szabo agrees there is no need for a buffer area on the rear of the HD properties, prompting elimination of the existing buffer area. Adding the properties on the draft map (green areas) into the HD eliminates the need for a buffer and not because they are historic. Mr. Preiss clarified that a HD is a collection of properties which individually are not necessarily historic but collectively form a district which is of an historic character. He stated that all forms of development should be looked at with a critical eye. Mr. Preiss stated there is a 1993 survey that includes an inventory of individual historic properties and these will be designated. Whether a buffer area around these properties is justified will be determined. The list would include other historic properties that have been identified since 1993 and are not on the inventory list. Mr. Szabo suggested that the outlying farm properties could be inventoried using a grant as was done recently with the HD. This will be another task for the HPC, perhaps in 2021.

Mr. Preiss recommends adding the mapped green properties into the HD and removing the entire existing buffer area. The exception would be that all the properties between Brainerd Lake and Evans Drive will have a buffer area. This area can be called lake-scape or street-scape. Mr. Walsh confirmed that these properties would be in the only buffer area. He then asked about the Cranbury Station Hamlet area. Mr. Preiss will ask Ms. Leheny if a buffer area would be recommended for this area.

The draft map reviewed this evening is a working drawing. Mr. Preiss will provide a better detailed HD map which will be viewed again. Mr. Golisano is looking forward to reviewing the updated map and commented about the buffer area streetscape along the Plainsboro Road on the north side. He also asked about any current standards for the lake properties, such as bulk heads. There is a patchwork of bulkheads now. Mr. Preiss will look into this since the lake is scheduled to be lowered for dredging.

Hearing no other comments, Mr. Walsh thanked Mr. Preiss for his time and experience this evening. The HPC appreciates all his work and attention to the HD and buffer area.

Ms. Spann stated that the HD and buffer area work is moving forward which helps move the Masterplan Reexamination objectives forward for the Zoning Committee.

Mr. Walsh inquired if Hamlet residents were in attendance. Three of the four residents are present, including two Monroe Township residents. The HPC volunteers agreed to work with Cranbury Station Hamlet residents to fact find on the properties. Mr. Walsh will work with Mr. Brian Scarpulla; Ms. Suttmeier will work with Ms. Lorraine Morris; and Ms. Ryan will work with Ms. Janice Mondoker. There is a fourth resident who has not participated with discussions or attended a meeting. Mr. Walsh will address this.

Mr. Walsh recognized Mr. Kilbride at this meeting and apologized for not utilizing him at this meeting. Mr. Kilbride understands and will be able to attend the September 1<sup>st</sup> HPC meeting.

Ms. Scott thanked Mr. Golisano for his assistance in formatting the shared draft map.

## **NEW HOMEOWNER LETTERS**

No new letters have been sent.

22 Maplewood Avenue (B33,L21) Mr. Szabo asked if communication has been received from the homeowner regarding the letter addressing the installed shutters. Secretary has received no communication.

## **PUBLIC COMMENT**

No comment.

## **MINUTES**

The minutes from the August 4, 2020 meeting were reviewed. Roll call to approve: AYES: Mr. Golisano, Ms. Marlowe, Ms. Ryan, and Mr. Walsh. RECUSED: Mr. Szabo. 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 August 18, 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 1<sup>st</sup> day of September 2020.

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Linda M. Scott, Recording Secretary