

**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 September 1, 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 and Mr. Walsh. Motion to excuse Mr. Szabo was made by Mr. Walsh, seconded by Mr. Golisano, all in favor. Ms. Evelyn Spann, Township Liaison, was present.

**NON MEMBERS IN ATTENDANCE**

Mr. Richard Preiss, Township Planner, was present.

**APPLICATIONS**

HPC064-20, #18 Station Road, (B18, L16) within Historic District; Owner, Mr. Jonathan Bichsel, was present for discussion of the proposed replacement windows. He purchased the home in January 2017 and since then has been doing upgrades. The windows are now receiving attention. The existing wood frame windows are in a deteriorated and rotted condition, and are not repairable. He spoke with Ms. Ryan about the windows, and she supplied a document of window styles appropriate for this 1850c 3 bay house. Mr. Bichsel proposes to install five vinyl clad 4/4 windows (Anderson 400 series) on the front (north) and eight vinyl windows (Simonton 6100 series) on the other elevations. Mr. Walsh thanked Mr. Bichsel for considering the character of the house and looking at several window options. Mr. Golisano asked if the replacement windows will be simulated divided light or grill between the glasses on the north elevation. Mr. Bichsel responded that he does not know this detail right now. He said the meeting rail is thicker and Anderson accommodated this feature but asked for guidance. Mr. Golisano commended Mr. Bichsel for giving attention to thick rail detail. Mr. Golisano, looking at the supplied spec sheets, suggested the horizontal top and bottom rails be thinner, 1 ½" wide, for the front of the house. A simulated divided lite, fixed muntin surface mounted on the exterior and interior, is preferred on the front windows. The proposed Simonton windows proposed for the side elevations might not allow the flexibility to modify. Mr. Bichsel will investigate the muntin suggestions.

Application has been tabled until the September 15<sup>th</sup> meeting.

**OLD BUSINESS**

Cranbury Hamlet, Station Depot, Railway, & Buffer Areas:

Mr. Walsh welcomed and thanked Mr. Preiss for attending the HPC meetings to keep this initiative moving. Mr. Preiss supplied two updated maps that reflect the changes from the August 18<sup>th</sup> meeting. Proposed Amendment to the Cranbury Village Historic District and Buffer and Aerial Photograph (overlay of the same) were virtually shared. Mr. Preiss explained the map reflects that the present current buffer area was eliminated; whole properties along Brainerd Lake (south) include a proposed buffer area to protect the views of the lake, but added that the two most eastern properties and west of Route 130 have been excluded since these angle views

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are visible only during the winter months. The requested additional properties allow the HD (Historic District) to include both sides of North Main Street (north of existing HD), include three parcels on the corner of Prospect Street and Plainsboro Road, and parcels Cranbury Neck Road. Mr. Preiss noted that a couple properties had the HD lines extended to include the whole tax lot property. Eliminated from the HD is the entrance road to Village Park and Bennett Place entry. A dedicated open space parcel, not visible from Main Street and part of the West Property, will be eliminated.

Mr. Golisano queried about other properties along the same tax map properties and if they should be considered as a buffer adjacent to the HD. Mr. Preiss stated that the entire lot is a consideration. For example, Village Park would not have an impact should any changes be made to the homes on Bennett Place. The map will need to have a closer look for any other similar examples.

Ms. Marlowe asked about the three free-standing historic sites. Mr. Preiss stated these three individual sites are non-contiguous to the HD but are designated and will remain so. The map does not show status change but inclusion on the map might be confusing within the HD. Ms. Marlowe asked about a specific property near Heritage Park. Mr. Preiss stated that the tax map used to map the historic district when it was set up and did not reflect lots as existing. This will need to be addressed when the process moves forwards. Mr. Walsh asked the HPC for their thoughts or concerns, and received with no comments. Mr. Walsh addressed specific lots near Symmes Court, which should be indicated as within the HD. The addition to the district will be the three properties, west and north of Symmes Court.

Mr. Golisano addressed a concern of a flagged lot(s). Discussion ensued of map lines along Station Road. Mr. Preiss added the Master Plan reexamination did not anticipate these discussed changes since HPC made a recommendation back to the 2010 Master Plan to address the buffer area. Additional lots within the district and buffer are being addressed. The changes will need to be studied and documented, like the Station Hamlet, and will require additional time and justification for inclusion. Same justification will apply for the Station Hamlet. Still to be addressed for the Station Hamlet are the properties to determine if or where the buffer area will be. Ms. Spann stated that the HPC should concentrate on the existing Historic District buffer area task. The Cranbury Station preservation can be another step. The HPC would like to take time to view the supplied maps and will be viewed at the next meeting for a decision. It will then go to the Township Committee for review, then public input. Mr. Walsh thanked Mr. Preiss and HPC for their participation and contribution.

Mr. Walsh asked if Ms. Leheny will be attending the next meeting to address preservation of the Cranbury Hamlet. He is eager to have this initiative receive attention and move forward. Secretary confirmed that Ms. Leheny will be in attendance to offer guidance. He then addressed the residents who were in attendance from the Cranbury Station Hamlet. He asked Ms. Morolda if he knew the residents at 90 Halsey Reed Road, who stated that Mr. Brian Scarpulla is aware of them. Mr. Scarpulla lives next door to Ms. Hamilton and sees her daily. He will relay the preservation conversation with them.

Mr. Kilbride was present and asked of a timeline for using his resources. He expressed that visiting the structure is ideal before starting the paperwork for designation of the depot. Mr. Walsh acknowledged that the timeline has been slower than anticipated. Ms. Leheny will be valuable to HPC in this area at the next meeting.

Ms. Janice Mondoker spoke that she and Ms. Ryan had connected via email. She informed everyone that a blog has been started. [www.historiccranburystation.wordpress.com](http://www.historiccranburystation.wordpress.com) The silos on the blog have recently been removed.

#### New Homeowner Letters

None sent.

#### **NEW BUSINESS**

Memberships for *Preservation NJ* and *National Trust for Historic Preservation* are due for 2020-2021. The HPC views on-line training webinars required by and for CLG status. Memberships will be renewed.

HPC065-20, #15 Prospect Street (B23, L32) within Historic District; application received on August 27, 2020, to install a fence/trellis. This application was deemed complete and has received zoning approval. This minor application was reviewed by Mr. Walsh, HPC Chair, and approved.

HPC066-20, #6 South Main Street (23, L72) within Historic District; application received on September 1, 2020 for emergency repairs to the existing roof. Details of application will replace existing cedar shake roof with

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better grade shingles and repairs/replace any trim and or fascia boards, in kind. Application deemed as ordinary maintenance.

#### **MINUTES**

The minutes from the August 18, 2020 meeting were reviewed. Roll call to approve: AYES: Mr. Golisano, Ms. Marlowe, Ms. Ryan, and Mr. Walsh. INELIGIBLE: Mr. Banks and Ms. Suttmeier.

#### **DISCUSSION**

None.

#### **ADJOURNMENT OF MEETING**

There being no further business, a motion duly made by Mr. Walsh, 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 September 1, 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 15<sup>th</sup> day of September 2020.

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Linda M. Scott, Recording Secretary