

**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 February 2 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 Senator Byron M. Baer Open Public Meetings Act (N.J.S.A. 10:4-6) was provided on January 8, 2021, of this meeting's date, time, and place, and the 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 going forward, 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. Golisano called the meeting to order at 7:00 p.m., and Ms. Thompson performed as recording secretary.

**MEMBERS IN ATTENDANCE**

Mr. Golisano, Chair; Ms. Marlowe; Ms. Ryan; Ms. Jennifer Suttmeier (arrived at 7:07 pm); Mr. Szabo; and, Mr. Walsh, Vice Chair.

**NON-MEMBERS IN ATTENDANCE**

Ms. Evelyn Spann, Township Liaison; Mr. Mike Patterson and Mrs. Stephanie Patterson, Applicants; Mr. Charles DiPierro, Applicant Representative; Mr. Michael Kaiser, Applicant Representative; Ms. Janice Mondoker, Resident; Ms. Marion Bossard, Non-Resident

**OLD BUSINESS**

HPC 2<sup>nd</sup> Alternate Vacancy

Mr. Guy Geier of 5 Applegate Court, who applied to serve as a volunteer with the Historic Preservation Commission. The Second Alternate position remains open. Mr. Geier was invited to attend the February 2 meeting of the HPC; however, he was unable to do so. The HPC Secretary will contact Mr. Geier to invite him to attend the February 16 HPC meeting.

HPC 2021 Goals & 2020 HPC Annual Report Cover Memo

Discussion took place regarding the draft cover memo to the 2020 HPC Annual Report. A change was recommended to the goal pertaining to the 2021 Certified Local Government (CLG) grant application. Previous discussion regarding the scope of the CLG grant project would have limited the proposed survey of additional historic sites in Cranbury Township to the farms west of the Cranbury Historic District. However, it was noted by the HPC that there are 30 or more properties that were not included on the Phase I and Phase II surveys of historic properties in Cranbury. Upon further discussion, it was agreed that this proposed scope would be expanded to survey all historic properties and historic sites within the township outside of the Cranbury Historic District.

Additionally, the proposed 2021 HPC goal pertaining to making a final determination of the role of HPC in signage review was modified. It was agreed that this goal would also address the coordination between HPC and other appropriate Township departments in signage review.

## **APPLICATIONS**

### HPC083-21, #24 Maplewood Avenue, Second Floor Addition

This application was submitted for the construction of a second floor addition on the existing home at the above noted address. Discussion began with a general overview of the elements that HPC considers when reviewing proposed additions to existing homes within the Historic District. Such elements include: massing, roofing, siding, windows, and streetscape. Additionally, the description of the property at #24 Maplewood Avenue was reviewed, as that description appears in the Historic Resource Survey of Cranbury Township - Phase I.

The homeowners, Mr. and Mrs. Patterson, were present for the discussion. It was noted that there would be no change to the footprint of the house. The homeowners looked at homes on Main Street and proceeded with proposing a design that they believed would fit the historic style of the town.

The proposed second floor addition will present a more Colonial style appearance, which would not appear to be out of place within the Historic District. However, the supporting materials provided with the application e.g., site plan, were not sufficiently detailed for HPC to conduct a thorough review and take action on the application at the February 2 meeting. Therefore, the HPC tabled the application until the February 16 meeting in order for additional information to be provide to the HPC. Such information includes exterior elevations, construction details, floor plans, and materials list. The HPC Secretary will follow up with the Township Construction Office and the homeowners to secure the requested information.

### HPC084-21, #37 North Main Street, New Signage Installation

This application was approved for the installation of a new sign on an existing signpost and within the existing frame. Mr. Charles DiPierro was present for the discussion.

A Zoning application for the new sign had been previously approved; however, the sign design had not been presented to HPC for review prior to being put in place. It was noted that the HPC reviews signage for appropriateness to the historic character of the town. Discussion by the HPC noted also that the signpost was not altered in any way to accommodate the new sign and that the sign itself complied with all applicable Zoning signage regulations, including those pertaining to color selection and size.

While the sign material is not natural (e.g., wood), the scope of the HPC signage review under existing ordinances does not include an assessment of sign materials. It was noted that the proposed new signage ordinance would include within the HPC's purview a review of sign materials; however, it would not be appropriate for HPC to apply the rules of a proposed ordinance in its consideration of this application. Therefore, in considering the design and color scheme alone, the HPC agreed that the sign has a historic appearance and, as such, it is appropriate to the character of the Historic District.

With no further discussion, roll call vote was taken. AYES: Mr. Golisano, Ms. Marlowe, Ms. Ryan, Ms. Suttmeier, and Mr. Walsh; INELIGIBLE: Mr. Szabo.

### HPC085-21, #5 Bunker Hill, Replace of Through-Wall AC Unit with Wood Window

This application was approved for the replacement of a through-wall air conditioning unit with a wood frame window to improve indoor lighting. Mr. Michael Kaiser, representing the property owner, Ms. Linda Bowker, was present for the discussion.

It was noted that it is the homeowner's intent to match the new window and trim with the other windows and trim on the house. Trim board would be used to ensure an exact match with the other windows. It would not be possible to put shutters on the new window, as the window would abut the

chimney. However, it was noted that the new window would not be easily visible from the street; therefore, the lack of shutters would not be a problem.

With no further discussion, roll call vote was taken. AYES: Mr. Golisano, Ms. Marlowe, Ms. Ryan, Ms. Suttmeier, and Mr. Walsh; INELIGIBLE: Mr. Szabo.

## **NEW BUSINESS**

### New Homeowner Letters Sent

None.

## **MINUTES**

The minutes from the January 19 meeting were reviewed and roll call vote taken to approve.

AYES: Mr. Golisano, Ms. Marlowe, Ms. Ryan, Ms. Suttmeier, and Mr. Walsh; INELIGIBLE: Mr. Szabo.

## **DISCUSSION**

None.

## **PUBLIC COMMENT**

Ms. Janice Mondoker, Cranbury Township resident on Halsey-Reed Road, reported that, as of Friday, January 29, the new owners of the Chamberlin-Barclay property had parked 13 tractor trailers by the train depot. The visibility of the tractor trailers is a concern for the character of the area, which is currently being pursued for historic designation. Ms. Mondoker reported further that she had contacted Mr. Jeff Graydon, Township Zoning Officer, to inquire as to the permissibility of parking the tractor trailers at that location.

Ms. Marion Bossard, Monroe Township resident on Halsey-Reed Road, commented that she has watched the train station fall into disrepair over the years despite Cranbury Township's many good efforts to maintain the site. Ms. Bossard emphasized the need to make clear to the property owners the importance of railroads to the development of Cranbury and the entire country. Ms. Bossard spoke directly to the property owners in this regard, and she encourages other owners to have respect for this aspect of Cranbury's history.

The HPC noted that the designation of the Cranbury Depot as a historic district is one of its 2021 goals. The HPC noted further that it will pursue this goal through the appropriate channels.

## **ADJOURNMENT OF MEETING**

There being no further business, a motion duly made by Ms. Marlowe, seconded by Mr. Walsh, and carried. The meeting was thereupon adjourned.

## **CERTIFICATE OF SECRETARY**

I, the undersigned, do hereby certify that I am the duly appointed secretary of the Cranbury Township Historic Preservation Commission, and that this document, consisting of three (3) pages, constitutes a true and correct copy of the minutes of the regular meeting held on February 2, 2021.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this 17th day of February 2021.

*Lori Thompson*

Lori Thompson  
Recording Secretary  
Historic Preservation Commission