

**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 March 16, 2021 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. Katz performed as acting recording secretary.

MEMBERS IN ATTENDANCE

Mr. Golisano, Chair; Ms. Marlowe; Ms. Ryan; Ms. Suttmeier; Mr. Szabo, and, Mr. Walsh, Vice Chair. And Mr. Geier (arrived on ZOOM 7:10 p.m.)

Other Attendees (Those not noted elsewhere as representative or lead discussions)

RESOLUTION ADOPTING PUBLIC PROCEDURES DURING COVID

Mr. Walsh made the motion to adopt resolutions; Mr. Golisano seconded the motion,

ROLL CALL:

AYES:	Mr. Golisano, Ms. Marlowe, Ms. Ryan, Ms. Suttmeier, Mr. Szabo
NAYS:	None
ABSENT:	Mr. Geier (arrived at 7:10 p.m.)
ABSTAIN:	Mr. Szabo (ineligible Alt)

MOTION PASSED

OLD BUSINESS

New Signage Ordinance/HPC Review

Ms. Spann, liaison from TC for HPC, introduced Mr. Preiss and stated briefly his role working with the Zoning Ordinance Committee and putting together the Sign Ordinance and explained that they were looking for any input from HPC regarding the proposed sign ordinance.

Mr. Richard Preiss, professional planner (Township Rep) with Phillips Preiss, et al.

Mr. Preiss gave a quick overview, stating the current sign ordinances sections were spread out through the code book and not collectively in one place within the code book. Master Plan of 2019 recommended a review and consolidation of the sign ordinances into one single section with a table to reference various sections of the sign ordinances. The review was specifically looking for comments regarding signage within the Village (VC Zone) for commercial properties, specifically a revised section that pertains to compatibility and reviewed by HPC and HPC may make (non-binding) recommendations. Explain that recommendation for review may come from the Zoning Officer or either the Planning Board and Zoning Board.

Mr. Szabo had questions on the wording “must be reviewed” (and not approved) by HPC; he stated it was not clear to him on who comes to HPC the applicant or the Zoning Officer.

Mr. Preiss explained that the Zoning Officer (or Planning or Zoning Board, of which the PB/ZBA secretary would forward for HPC review and compatibility).

Mr. Szabo had a question regarding the color limitations, thinking black and white should possibly not be inclusive of the three colors.

Mr. Preiss explained that was a regulation that currently exists so they kept it as is and could ask for additional colors. He explained a few examples that he has come across throughout his professional carrier. He felt HPC would be a significant voice over that within the historic district.

Mr. Szabo mentioned past instances when an applicant has not come before HPC and erected a sign without HPC review/approval. Both Mr. Preiss and Ms. Kratz explained that there were specific sections of the ordinance that address PB and ZBA application within the historic district and that they must go before HPC for review.

Mr. Preiss briefly stated past work and the use of HPC discretions has worked well. Cranbury's HPC has been reasonable, applies a lot of logic, and grants exceptions when warranted. When HPC comments it is valued by the Planning/Zoning Boards and stated that all started with Ms. Marlowe.

Mr. Golisano thanks Mr. Preiss.

Ms. Spann compliment the work Mr. Preiss did for this sign ordinance, easier to navigate.

Mr. Preiss stated they have an accurate tax maps base and changed the district in a map, now on an accurate tax map plotted correctly. Ms. Spann stated she would get them over to the HPC Secretary to forward to the Board.

APPLICATIONS

HPC094-21 Max & Caitlin Moser, Block 28, Lot 15, 14 Prospect Street, Gutter Replacement - like for like, w/exception 1.”

REPRESENTATIVES: Maximillian Moser, Owner Applicant

Mr. Moser stated his application was for replacement gutters on the entire house, 6 “aluminum which is 1” wider K-Style as currently there and downspouts to be an inch wider. Otherwise, everything remains the same.

Ms. Marlowe made the motion to approve the application; Mr. Walsh seconded the motion.

ROLL CALL:

AYES: Mr. Golisano, Ms. Marlowe, Ms. Ryan, Ms. Suttmeier, Mr. Szabo
NAYS: None
ABSENT: None
ABSTAIN: Mr. Geier and Mr. Szabo (both ineligible as alternates)

MOTION PASSED

HPC095-21 Stuart Alexander’s Dental Office, Block 23, Lot 65, 19 North Main Street – Window Replacement

REPRESENTATIVES: Stuart Alexander, Owner/Applicant

Mr. Alexander stated these issues faced because of necessary ventilation for COVID and also years of/age damage to the windows.

Mr. Golisano mentioned the spacer bar between the divided lights. Mr. Szabo commented on the old sashes and could they be given to a salvage yard so they would not end up in a landfill. Mr. Alexander stated they have had several requests for recycling the windows because it is all 1850 glass.

Mr. Golisano made the motion to approve the application; Mr. Walsh seconded the motion,

ROLL CALL:

AYES: Mr. Golisano, Ms. Marlowe, Ms. Ryan, Ms. Suttmeier, Mr. Szabo
NAYS: None
ABSENT: None
ABSTAIN: Mr. Geier and Mr. Szabo (both ineligible as alternates)

MOTION PASSED

HPC093-21 Richard Schroeder (Boyer), Block 23, Lot 47, 63 North Main Street, Reconstruction (formerly Cranbury Pizza)

REPRESENTATIVE: Richard Schroeder, Architect

Mr. Schroeder gave an overview of the project as shown in drawings.

There was some who liked the jerkinhead roof detail on the front gable, others who did not. There were questions on the massing of the three-stories and the height, although not known how much HPC could address on the bulk requirements. The proposed structure's street elevation is relatable to adjacent building.

Mr. Schroeder stated they could bring it down with either roof type but liked the A-Frame on dormers. Mr. Golisano stated the massing helped if not as visible from Main Street, tapered away hip. Entrances are shifted slightly from original to make work on the plans, preexisting building had two apartments.

Mr. Szabo asked about the trash placement. Mr. Schroeder stated the applicant owned all four buildings so trash bins would be shared by all tenants, including the retail space.

There were questions about shop entrances and what was the fabric/material proposed for the stoop. Mr. Schroeder wanted bluestone and brick flush or slanted up to it for handicapped accessibility.

Comments/questions on the use of the proposed retail space since there is only a front entrance and what would happen to the entrance if changed to apartment. Mr. Schroeder hoped it would not change to an apartment, maybe a coffee shop or take out small type restaurant.

Regarding questions on the side steps, Mr. Schroeder said brick becomes a maintenance headache, bluestone works well. Rails would be black railing, wrought iron and/or aluminum.

Mr. Golisano stated this was an initial application and may not warrant a vote this evening (preliminary). Mr. Szabo weighed in that there may be additional changes after zoning review and mentioned there is a time frame for HPC applications to be reviewed. Mr. Walsh also felt the questions on roof dormers, remove and bring down brick on front foundation, wood, etc., so they would need another change of plans.

Ms. Kratz stated Mr. Schroeder should remain working with Jeff Graydon, Zoning Officer and HPC before proceeding further and said he should give her a call tomorrow to discuss.

MINUTES

The minutes from the March 2nd meeting, upon a request from Ms. Kratz who stated she realized she did not add the applicants who spoke asked that the minutes be tabled until the next meeting, disposed of by unanimous consent.

PUBLIC COMMENT

No public present

ADJOURNMENT OF MEETING

There being no further business, a motion duly made by Mr. Golisano 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 5 pages, constitutes a true and correct copy of the minutes of the regular meeting held on March 16, 2021.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this 7th day of April 2021.

Josette Kratz

Josette Kratz

Acting Recording Secretary

Historic Preservation Commission

