

**MINUTES
OF THE
CRANBURY TOWNSHIP
HISTORIC PRESERVATION COMMISSION
CRANBURY, NEW JERSEY
APRIL 6, 2021**

TIME AND PLACE OF MEETING

The regular meeting of the Cranbury Township Historic Preservation Commission (HPC) was held on April 6, 2021 at 7:00 pm by remote access videoconferencing in response to COVID-19 and the updated Open Public Meeting Act guidelines.

CALL TO ORDER

With a quorum present, Mr. Golisano called the meeting to order at 7:00 p.m.

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.

ROLL CALL:

Members Present: Mr. Golisano, Chair; Ms. Marlowe; Ms. Ryan; Ms. Suttmeier; Mr. Walsh, Vice Chair and Mr. Geier

Members Absent: Mr. Szabo
Motion was made by Mr. Golisano to excuse Mr. Szabo and Ms. Marlowe offered a second.

Professionals and Staff Present: Evelyn Spann, Committee Liaison
Robin Tillou, Historic Preservation Commission Secretary
Elizabeth Leheny, Phillips Preiss Grygiel Leheny Hughs LLC

RESOLUTION TO ELECT ROBIN TILLOU AS HPC SECRETARY/ADMINISTRATIVE OFFICER

Chairperson Golisano made the motion to adopt the resolution electing Robin Tillou as HPC Secretary/Administrative Officer and Mr. Walsh offered a second.

ROLL CALL:

AYES: Mr. Golisano, Ms. Marlowe, Ms. Ryan, Ms. Suttmeier and Mr. Walsh
NAYS: None.
ABSTAIN: None.

OLD BUSINESS

Proposed Changes to Historic District and Buffer Areas

Ms. Leheny presented the aerial view of the proposed amendment to the Cranbury Village Historic District and Buffer.

Ms. Leheny stated this is what would be on the Master Plan amendment presented to the Township Committee and in the Land Use ordinance. The key map on the proposed changes to the Historic District and Buffer Areas indicate; blue as the existing Cranbury Village Historic District, green as the proposed expansion of Cranbury Village Historic District, purple as the proposed historic district buffer, and the light brown as the areas to be removed from the historic district.

Mr. Geier requested explanation of the areas that are being removed.

Chairperson Golisano stated the back area of the brook is encompassed in another protected area, so that area falls into their preservation. The driveway area leading to the park and the driveway area leading to the affordable housing development was determined that because the entire tax lot is not included then those parts will not be included. There was another access point on Station Road that led to a lot and has a driveway that leads to the houses on Station Road. There was discussion if that was part of the lot or if that was part of an easement. The other property is beside the Cranbury Inn which is only part of the lot. Another is by Barclay Street, which is a part lot and is farmland, so that needs to be investigated.

Ms. Leheny will investigate the areas being removed and get back to the Commission.

Vice Chairperson Walsh stated there was discussion as to what falls into the buffer zone and our decision was to focus attention on the streetscapes. That would preclude those properties on Wynnewood Drive. We wanted it in one section as opposed to it being scattered throughout the village. The back of the Brainerd Lake properties is streetscapes. We are trying to tidy up the map to make the buffers legible to look at and to know exactly where they are located.

Ms. Suttmeier stated the Wynnewood Drive properties were under the impression it was in the buffer category and they are not.

Vice Chairperson Walsh stated they are not.

Ms. Suttmeier would like them to be removed if it is in the Master Plan.

Ms. Spann stated Richard Preiss, Phillips Preiss Grygiel Leheny Hughs LLC, had done a field study and the Wynnewood Drive properties before the deciduous trees came out and it was agreed upon that we would remove the Wynnewood Drive back properties from the map. The reason for doing this is you had to adhere to HPC guidelines if only a very small portion of your property was in the historic buffer. This was a way to remove that. Some areas on the map may be inaccurate and needs to be investigated.

Chairperson Golisano stated the cemetery area was the piece that was inside the district itself and that is the Cranbury Brook reserve area that was a part of the district. The buffer areas are not shown on the map, only the removal of the district areas. We can add another color to the map table for the removal of historic buffer areas if needed.

Ms. Suttmeier stated a letter should be provided to owners in the buffer area that have been removed, so they are informed.

The Commission agreed a letter should be sent.

Ms. Spann would like to check with the Township Administrator of the process for Ms. Tillou to send the official letters to those residents who will be impacted.

Mr. Walsh asked if any residents that are being impacted by being removed do not have to worry about HPC procedures any longer.

Ms. Spann stated they will not have to worry about the HPC process but would only have to get the necessary permits outside of the HPC.

New Sign Ordinance/HPC Review

Ms. Leheny stated Richard Preiss had went through the ordinance at the last HPC meeting.

Ms. Spann stated the Township Committee (TC) would like for the HPC to be comfortable with the village commercial signage before the TC introduces the ordinance.

Chairperson Golisano asked if the comments at the last HPC meeting by Ms. Marlowe regarding showing documentation of an existing sign were implemented.

Ms. Spann stated there was discussion, but it has not been implemented. She is not ready to go forward until HPC is ready to go forward. She would like the HPC stance on the neon signs portion of the ordinance on Main Street.

Vice Chairperson Walsh stated to look at bullet number three stating neon signs should be prohibited. The ordinance is written to where it can give the HPC leeway and does not tie our hands together.

Ms. Suttmeier stated the HPC should research this due to neon signs being a part of history since 1910. HPC should not be responsible for neon signs unless we find neon signs are not historic. Ms. Suttmeier would like to do the research for this to determine that.

Mr. Geier stated it can be historic in some contexts, but it may not be in Cranbury's historic terms. It should be investigated.

Ms. Marlow stated if it is historic then it would be appropriate.

Chairperson Golisano would like the wording to be finessed in the neon sign portion of the ordinance. It depends on the applicant to give us as much research as possible and present it to the Commission to decide.

Ms. Spann stated the ordinance does give you leeway.

Vice Chairperson Walsh stated we can move forward with the most recent drafted ordinance. We can make an exception if we find the sign to be acceptable.

Ms. Spann stated the TC can state any signage in the village commercial must go before the Commission for historic relevance.

Ms. Leheny stated the way the ordinance is written now the applicant will have to go before the Zoning and/or Planning Board. Once the HPC writes the review letter to the Board stating they approve of the signage (if that is the case) that will go a long way.

Chairperson Golisano made a motion to approve the new sign ordinance as presented in final draft dated February 24, 2021 for the village commercial and Vice Chairperson Walsh offered a second.

ROLL CALL:

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

NAYES: None.

ABSTAIN: None.

Cranbury Station Hamlet Designation

Ms. Leheny will be submitting the nomination package for the Cranbury Station Hamlet Designation once she incorporates visual enhancements. She will email the nomination process document to the Commission. The nomination process for the Hamlet District and the change to the map goes as follows: Preparing the package, which is done. Give notice to property owners 10 days prior to hearing. The HPC must have a public hearing and the hearing will be published to the Township's designated newspaper. When the HPC makes the decision at the public hearing, that is to be forwarded to the Planning Board and the Planning Board prepares an amendment to the historic preservation element of the Master Plan. It would include the recommendation to the district and the buffer area. Then the HPC will submit the list and the map to the TC for adoption. Then that would go for the first reading and then go to the Planning Board for consistency with the Master Plan. It will then go to the second hearing at the TC level for the public then for adoption at that meeting.

Mr. Golisano made a motion to approve the nomination process to move forward with the Cranbury Station Hamlet Designation and Ms. Marlowe offered a second.

ROLL CALL:

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

NAYES: None.

ABSTAIN: None.

MINUTES:

March 2, 2021

Chairperson Golisano made a motion and Ms. Marlowe offered a second to approve the March 2, 2021 minutes.

ROLL CALL:

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

NAYES: None.

ABSTAIN: None.

March 16, 2021

Chairperson Golisano made a motion to approve the March 16, 2021 minutes with revisions and Vice Chairperson Walsh offered a second.

ROLL CALL:

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

NAYES: None.

ABSTAIN: None.

DISCUSSION

CONCEPTUAL REVIEW, #16 Station Road, Block 18, Lot 15 – Minor – Backyard Stone Patio

The homeowner, Mr. Eduardo Moncada, was present and represented the application for tonight's meeting.

Mr. Moncada stated the idea is to take the backyard area and put the stone patio on the grass and put pavers. The placement of the retaining wall would go the length of the house. We will take the backyard brick stone paver and the ties that are currently back there and would go to the edge and back.

Mr. Golisano asked what the retaining wall would be made of.

Mr. Moncada stated it would be made of HP Henry stone retaining wall system and will be a 3 ft. high wall.

Mr. Golisano asked if the wall would be visible from the side yard view from Station Road.

Mr. Moncada stated yes.

Mr. Golisano stated then you would have a side yard view from Station Road of the steppingstone look leading up to that area in the grass.

Mr. Moncada stated yes.

Mr. Golisano stated we will have the full review of the application for this applicant set for the next HPC meeting if the required documents are submitted in time.

PUBLIC COMMENT

Chairperson Golisano opened the floor to the public at 8:11 PM. With no public comment the public forum was closed at 8:12 PM.

ADJOURNMENT OF MEETING

There being no further business, a motion was made by Mr. Golisano to adjourn the meeting and Mr. Walsh offered a second. By unanimous vote, the meeting was thereupon adjourned at 8:12 PM.

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 6 pages, constitutes a true and correct copy of the minutes of the regular meeting held on April 6, 2021.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this 21st day of April 2021.

Robin Tillou
Robin Tillou
Recording Secretary
Historic Preservation Commission