

**MINUTES
OF THE
CRANBURY TOWNSHIP
HISTORIC PRESERVATION COMMISSION
CRANBURY, NEW JERSEY
MAY 4, 2021**

TIME AND PLACE OF MEETING

The regular meeting of the Cranbury Township Historic Preservation Commission (HPC) was held on May 4, 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; Mr. Szabo, Alt I and Mr. Geier, Alt II

Professionals and Staff Present: Evelyn Spann, Committee Liaison
Robin Tillou, Historic Preservation Commission Secretary

OLD BUSINESS:

Proposed Changes to Historic District and Cranbury Station Hamlet Designation

Chairperson Golisano announced the professional planner, Elizabeth Leheny, Phillips, Preiss, Grygiel, Leheny, Hughes, LLC, will have the additional information needed for the next HPC meeting.

Mr. Szabo and Ms. Marlowe would like to recommend 5 Cranbury Neck Road, Block 21, Lot 4.02 be added into the historic district on behalf of the Commission.

APPLICATIONS:

HPC099-21, #16 Maplewood Avenue Block 33, Lot 24, Demo and Installation of New Deck

Mr. Michael Sahli was present and is the Owner/Applicant for 16 Maplewood Avenue certificate of approval application.

Mr. Sahli explained the deck that is presently at his residence is dated and in disrepair and he is proposing to take that deck down and put up a new and larger deck.

Chairperson Golisano asked if the deck products are composite deck boards and Wolf railings.

Mr. Sahli replied stating yes, it is Harvard grey decking with the Wolf railing.

Chairperson Golisano advised it will only be visible from the street from the side. It does not go outside of the look of what we have approved in the past.

Ms. Marlowe believes it will be an improvement.

Mr. Sahli stated it will be put to good use and it is only for an improvement.

Chairperson Golisano made the motion to approve 16 Maplewood Avenue and Vice Chairperson Walsh offered a second.

ROLL CALL:

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

NAYS: None.

ABSTAIN: None.

Conceptual Plan Review, #16 Station Road, Block 18, Lot 15, Walkway in Side Yard

Mr. Eduardo Moncada was present and is the Owner of the 16 Station Road conceptual plan review application.

Mr. Moncada explained there is a little cement pathway in his side yard. His neighboring property at 14 Station Road had redone their driveway and their property line starts where that driveway ends. We would like to know what the best way would be to approach the walkway.

Mr. Geier prefers paver stones.

Ms. Suttmeier suggested using crushed stone or pavers. Concrete is not her preference.

Chairperson Golisano would like an older look of the pavers as opposed to what is going up in the rear yard of the property.

Ms. Marlowe recommended brick.

Ms. Ryan stated there is brick on the risers on the front steps.

Chairperson Golisano stated brick would be the most appropriate for the look of it. The concrete that is there now is an older concrete with the river run exposed aggregate that is hard to replicate today.

Mr. Geier suggested a paver stone that looks like brick due to brick not weathering very well.

Chairperson Golisano stated the stability of brick paving is about the base layers put down. If it is installed properly, stability will not be an issue.

Vice Chairperson Walsh asked Mr. Moncada if brick were something he would consider.

Mr. Moncada stated there was discussion of brick but was not sure if it would align with the historic nature. If it does, we would be open to that.

Vice Chairperson Walsh stated if you are comfortable with that it does align perfectly with the historical context.

Mr. Szabo stated brick would be a nice contrast with the neighboring property driveway.

NEW BUSINESS

#17 N. Main Street, Block 23, Lot 109 – Ordinary Maintenance and Repair

Chairperson Golisano stated this property was approved for ordinary repair. They are replacing the window trim, shingles and the rotted wood.

MINUTES

April 20, 2021 - Chairperson Golisano made the motion to approve April 20, 2021 minutes and Ms. Marlowe offered a second.

ROLL CALL:

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

DISCUSSION

Mr. Golisano stated there have been questions with applicants in the buffer area having to submit a certificate of approval application with the pending changes being made to the historic district. We must keep following the current guidelines until the new guidelines are appended or changed. The amendments have not gone through the process yet to be finalized. This has happened in the past as well and we must keep with the same guidelines that are in play right now.

Mr. Szabo had received an email thread from the Historic Preservation Office mailing list. This email thread was for another municipality that had referenced a developer applying for affordable housing and a question was raised if the developer had to go through their local HPC because the developer refused to comply with HPC guidelines.

Ms. Marlowe stated the only affordable housing Cranbury Township has had in the historic district was with West Park Place. There was no issue because we have a good relationship with the Planning Board, so we did not have an issue with the developer.

Mr. Szabo stated the look of the new buildings are compatible with the Historic District. You will have to be flexible with materials in new construction within the historic district because that is when the developer will push back.

Ms. Tillou will provide the Historic Preservation Office the Cranbury HPC members email addresses to get on the mailing list.

Ms. Spann stated the Zoning Committee (ZC) met earlier today, and Mr. Preiss is working on the buffer map. It would be helpful for the township to compare the two differences in the map, from before and the proposed after. The Commission will be the one presenting the proposed amendments to the public.

Ms. Spann stated the sign ordinance is being worked on and we would like input from the Commission. HPC worked on an open and close sign that each building could have. We looked at a wooden sign that had an open close sign and would like to have a downlight from the interior of the glass. It is not something that business owners would have to do. New Business owners are going to want a better option. If the Commission has input, the ZC would like to know.

Ms. Marlowe would like to know the historical element of an open and close sign.

Vice Chairperson Walsh would like consistency with the signs in the historic district.

Mr. Szabo prefers not to have plastic open/close signs.

Ms. Marlowe stated having consistency does not seem historic.

Chairperson Golisano stated the Commission should make this one of our priorities if anyone would like to volunteer to work on the sign ordinance. The input has been helpful to not have all property signs the same. Part of the charm is the distinct characteristic of each store. There should be a regulation of the wood and the maximum size.

Ms. Spann stated on June 22, 2021 the ZC will have a round table with stake holders to discuss specific details. The ZC will also be discussing charging stations for electric cars in the village commercial district.

Ms. Marlowe stated it makes a difference if it is on Main Street or if it will be behind a building.

Mr. Szabo asked if there is a limit to how long someone can charge their car and would prefer not placing a charging station in front of a residence within the village commercial district.

Ms. Spann stated there is regulations that states how long they can keep it there charging. This is part of the Sustainable Jersey work. The ZC would like the Commission to think about it and let them know if you would not like them on Main Street. New Jersey has for every 30 parking spaces there will be one charging station. ZC would like something formal before the meeting on June 22, 2021 with the Commission's input.

Vice Chairperson Walsh stated we may need four to five charging stations.

Ms. Spann stated the electric stations will not come up unless there is new construction.

Vice Chairperson Walsh would like to incorporate the charging stations into the new construction of Cranbury Commons.

Ms. Spann stated she believes they are putting them in. Once this ordinance is passed it will be required on the site plan.

Chairperson Golisano stated on April 29, 2021 the Cranbury Public Library's new site had sent an invite to appear and represent the HPC. It was a nice ceremony with Senator Linda Greenstein, Assemblyman Daniel Benson and Mayor Ferrante. They are putting together a video and Chairperson Golisano is donating his drone usage for the video.

PUBLIC COMMENT

Chairperson Golisano opened the meeting to the public, with no public present, the public forum was closed at 7:24 PM.

ADJOURNMENT OF MEETING

There being no further business, a motion was made by Chairperson Golisano to adjourn the meeting and Vice Chairperson Walsh offered a second. By unanimous vote, the meeting was thereupon adjourned at 8:00 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 May 4, 2021.

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

Robin Tillou

Robin Tillou

Recording Secretary

Historic Preservation Commission