

**MINUTES
OF THE
CRANBURY TOWNSHIP
HISTORIC PRESERVATION COMMISSION
CRANBURY, NEW JERSEY
MIDDLESEX COUNTY**

TIME AND PLACE OF MEETING

A meeting of the Cranbury Township Historic Preservation Commission was held in Town Hall, Cranbury, New Jersey, on July 16, 2019 beginning at 7:00 pm.

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 20, 2018, 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.

MEMBERS IN ATTENDANCE

Mr. Banks, Mr. Golisano (1st Alt.), Ms. Marlowe, Ms. Ryan. Mr. Szabo and Mr. Walsh requested to be excused, motion made by Mr. Banks, seconded by Ms. Ryan, all in favor. Record will reflect that Mr. Golisano was ineligible.

APPLICATIONS

HPC022-19; #14 South Main St., (B23,L76) within Historic District: Homeowner, Mr. Jerry Yochelson was present to discuss the project. The application, received on July 10, is to install a 3 split rail cedar fence, 40 foot in length, and located on the north elevation. HPC reviewed the application, without concerns. The application, deemed as a minor application and approved by the HPC Chair, Mr. Banks. Zoning Action letter of approval was received.

HPC023-19; #14 South Main St., (B23,L76) within Historic District: Homeowner, Mr. Jerry Yochelson was present to discuss the project. The application, received on July 16, is to install a deck over an existing cracked concrete patio in the rear yard behind barn. HPC discussed this project conceptually with no issues and no determination. It will be placed on the August 6th HPC agenda per Chapter 93.

HPC020-19; #25 South Main St., (B35, L8) within Historic District: The application, received on July 2, is to pave the existing stone driveway. Zoning Action letter of approval was received. HPC reviewed this application with no concerns. Application deemed as a minor application and approved by the HPC Chair, Mr. Banks.

HPC024-19; #13 North Main St., (B23,L76) within Historic District: application received on July 16, to change the name on an existing hanging sign located on the far corner of the structure. The sign size will remain the same, just a name change. This application was reviewed by the HPC with no concerns. This minor application was approved by the HPC Chair, Mr. Banks. Record will reflect that Ms. Marlowe recused herself as an HPC volunteer. She did, however, explain the application details to the HPC.

HPC021-19; #74 North Main St., (B30,L1) within Historic District: application received on July 9, to replace the existing soldier pattern brick sidewalk on this corner property. It extends from corner of Wesley Place on Westminster Avenue to North Main Street frontage. The proposed bricks are same clay fired bricks used for the Beautification Grant in town. This application was reviewed by the HPC with several questions. Application will be placed on the August 6th agenda. Applicant will be invited to attend this meeting. Zoning Action letter of approval was received.

101 North Main St., (B25, L30.01) Front door specs have been received for the replacement door of a HPC approved project from June 2018. A raised six panel door (2 panels being glass on the top portion) has been reviewed and deemed appropriate by Ms. Ryan.

MINUTES

The minutes from the May 21, 2019, meeting were reviewed and approved. Motion to approve was made by Mr. Banks, seconded by Ms. Ryan, all in favor. INELIGIBLE; Mr. Golisano

The minutes from the June 4, 2019, meeting were reviewed and approved with a minor insert. Motion to approve was made by Mr. Banks, seconded by Ms. Ryan, all in favor. INELIGIBLE; Mr. Golisano

NEW BUSINESS

14 North Main St. will begin the front porch project soon.

OLD BUSINESS

Historic Preservation/Master Plan: Mr. Kallan, 10 Wynnewood Drive and Mr. Buonavolonta, 14 Cranbury Neck Road. Both are attending to address the properties within the Buffer Area (BA) of the Historic District (HD). Mr. Kallan read aloud a document dated July 28, 2006 from his computer. He stated that he could not recall if this was sent to the HPC secretary or was speaking notes. Mr. Banks asked if Mr. Kallan was aware that the HPC made a request to the MP Subcommittee to remove the Wynnewood homes from the BA. Mr. Kallan replied that he heard rumor to that effect. Mr. Banks is aware of these properties and understands the concern.

Mr. Kallan began *"Reference Block 23, Lots 127-130, these are the four lots within Wynnewood that back up to the cemetery. The July 12, 2006 letter that we received recently from Cranbury Historic Preservation Commission notified us that we are owners of the subject properties and are in Districts 200' Buffer Area. After discussing the matter with Linda Scott, the Commission's secretary, the above four properties were included by virtue of having a common property line with the Presbyterian Church and cemetery property. The rear property line of the subject properties are approximately 715' from the rear property line of the property Block 23, Lot 80, immediately south of the Presbyterian Church. This place is the subject properties well beyond 200' buffer of the buildings of the Historic District. Since the Wynnewood development is completely isolated from the Historic District by virtue of its location and distance, the development is 40 years old, (now it is 53 years old) and the remaining 23 homes are not affected by the Preservation Commission Chapter 93 Ordinance. The encumbrance placed on these 4 properties is an injustice. We, the said of affected properties owners and adjacent Wynnewood development property owners, therefore ask that the Chapter 93 Ordinance be amended to exclude the subject properties from the Historic Preservation District 200' Buffer Area for the reasons outlined above."* Mr. Kallan added that he was at the township meeting when this commission with the advisory name was established. He recalls many people at that meeting expressed objections and it was made very clear by the Township Committee not to worry, that it is advisory.

Mr. Banks is empathetic since he resides in that community but not within the BA. He stated that the HPC did make a recommendation to the Master Plan Subcommittee that addresses this concern. Mr. Banks stated that Mr. Szabo spent significant time going over the HD map to make certain areas that properties that not intended to touch, were eliminated. Mr. Banks will provide the map information to Mr. Kallan and asked if Mr. Kallan would distribute this information to the other affected property owners. Mr. Banks will clarify the property at 14 Cranbury Neck Road and reiterated that these are recommendations only. Mr. Banks asked if HPC had any objections regarding him sending information to Mr. Kallan, and no one objected.

New Homeowner Letters: Mr. Kallan addressed that not all new owners have received this letter. Mr. Banks stated that this is a recent occurrence within the past year or so.

Letters for properties at 6 Bunker Hill, (B28,L11, HD) and 37 Station Road (B37, L10, BA) were mailed and hand delivered to owner's residence at 121 North Main St.) received letters.

DISCUSSION:

Master Plan: Mr. Banks relayed that he spoke with Mayor Taylor regarding the Master Plan and Cranbury Station hamlet and asked the HPC for their thought or concerns about this area. The hamlet rests within two municipalities, the west side of Halsey Reed Road is within Cranbury and the east is in Monroe. There are approximately four homes and a train station on the Cranbury side. The Monroe side has approximately four or five homes with a large housing development located behind the hamlet. HPC wondered if Monroe's interested in the hamlet area and if any future issues would be posed for Cranbury Township. Continued on Page2

DISCUSSION (continued from Page 1)

Cranbury Station residents are interested in preserving this area. HPC spoke of the historic value of the Camden Amboy rail line station with the adjacent approximately 100-year old homes.

The railroad played an important role to Cranbury's vitality years ago. Ms. Ryan felt that an assessment of the area is necessary to determine if the current housing environment is reflective of what was original or not. This would determine if the hamlet still has historic significance. However, it would be time consuming to apply for a grant.

It was stated that should a developer desire to build in this area, they would be aware at the time of application that attention to the exterior of the building would be needed. If so, the visual impact by the developer would benefit the community. Attention was brought to the noise, lights, and truck traffic in queue along the road. Berms would be a viable solution. There was concern regarding any financial obligations for Cranbury Township.

Mr. Banks will email a response to Mayor Taylor.

ADJOURNMENT OF MEETING

There being no further business, a motion duly made by Mr. Banks, seconded by Ms. Ryan and carried, the meeting was thereupon adjourned. Ineligible, Mr. Golisano.

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 July 16, 2019 consisting of 2 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 _____ day of August 2019.

Linda M. Scott, Recording Secretary