

**MINUTES
OF THE
CRANBURY TOWNSHIP
HISTORIC PRESERVATION COMMISSION
CRANBURY, NEW JERSEY
MAY 18, 2021**

TIME AND PLACE OF MEETING

The regular meeting of the Cranbury Township Historic Preservation Commission (HPC) was held on May 18, 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. Walsh 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: Ms. Marlowe, Ms. Ryan, Ms. Suttmeier, Mr. Walsh, Vice Chair, Mr. Szabo, Alt I and Mr. Geier, Alt II

Members Absent: Mr. Golisano; Chair – Excused

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

OLD BUSINESS:

Proposed Amendment to the Cranbury Village Historic District and Buffer Area

Ms. Leheny was present to speak of the revisions that were made on the proposed amendments of the Cranbury Village Historic District and Buffer Area.

Ms. Leheny stated a blue dotted line had been added to make the buffer area clearer as discussed with the Commission at the April 20, 2021 HPC meeting. As transmitted by Ms. Tillou from the Commission, 5 Cranbury Neck Road has been added to the Historic District.

Ms. Leheny had a meeting with the Zoning Committee (ZC) of Cranbury Township to get their feedback. The ZC's feedback is as follows: the blue dotted line should be changed to brown; The added properties surrounding Brainerd Lake on Evans Road should be in a riparian area to add to the buffer to give a certain amount of protection to that vista.

Mr. Szabo agrees due to the most concern being the lake front of Brainerd Lake of those properties in the rear that is viewable from the street.

Vice Chairperson Walsh stated the vista as it relates to Brainerd Lake has been the intent the entire time.

Mr. Geier asked how far into those properties would the restrictions be.

Ms. Leheny stated unconfirmed it will be 150 feet.

Ms. Marlowe stated the concern with that is if a resident was to do a contemporary on the house it will not be restricted. The riparian area will not protect the architecture of the homes.

Ms. Spann stated the ZC took into consideration these homes have not been in the historic district and we wanted to accommodate them with that in mind.

Ms. Leheny stated the riparian area that is in the buffer will come before the HPC. Keep in mind some of the homes are already contemporary in that area.

Vice Chairperson Walsh stated we need to know what 150 feet into these properties will effect and if it touches the homes.

Ms. Leheny will provide an aerial of the revisions and delineate where the riparian line is.

Mr. Szabo stated using the riparian line eliminates the frontage on Evans Drive.

Ms. Spann stated another concern of the ZC was further up on North Main Street, encompassing more homes being a contributing/non-contributing building.

Ms. Leheny stated the concern was the homeowners being in the historic district when their homes may have been built in the 1970's.

Mr. Szabo stated on Prospect Avenue there are several historic homes. They could be a tear down and something larger was put up that effects the rhythm of the streetscape.

Hamlet District Designation

Vice Chairperson Walsh requested to have Hamlet District designation carried to the next meeting. When Ms. Leheny attends the next meeting, and the Hamlet District is addressed the Commission would like to know if the Hamlet District and the amendments to the Historic District and Buffer Area should be addressed simultaneously.

NEW BUSINESS:

#4 Evans Drive, Block 33, Lot 41 – Ordinary Maintenance and Repair – Roof

Vice Chairperson Walsh has spoken to Chairperson Golisano and confirmed the property of 4 Evans Drive was deemed ordinary maintenance and repair for the roof work proposed.

APPLICATIONS:

HPC100-21, #16 Station Road, Block 18, Lot 15, Walkway in Side Yard

Mr. Eduardo Mercado was present and is the Owner/Applicant for 16 Maplewood Avenue Certificate of Approval application.

Mr. Mercado stated the brick being proposed for the pathway will be a basic brick that matched as close as they could to the brick installation of the neighboring property's driveway.

Vice Chairperson Walsh made the motion to approve 16 Station Road and Ms. Marlowe offered a second.

ROLL CALL:

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

NAYS: None.

ABSTAIN: None.

HPC102-21, #14 Cranbury Neck Road, Block 23, Lot 110, Pool and Fence in Rear Yard

Mr. Joseph Buonavolonta was present and is the Owner of the 14 Cranbury Neck Road Certificate of Approval application.

The Commission found no issues with the work being done in the rear yard.

The Commission has taken no exception to 14 Cranbury Neck Road pool and fence installation.

HPC101-21, #55 N. Main Street, Block 23, Lot 50.01, Signage

Ms. Juliana Lako of LBLJ, LLC was present and is the Owner of 55 N. Main Street Certificate of Approval application.

Ms. Roxanne Gandolfo, Re/Max One, was present and is the Applicant of 55 N. Main Street Certificate of Approval.

Vice Chairperson Walsh inquired if Cranbury Pizza, which shares the property of 55 N. Main Street, would like to use the pole that is being proposed in this Certificate of Approval.

Ms. Lako was under the impression Cranbury Pizza would like to install their own pole with signage.

Ms. Spann feels the Commission should give input for the design of the signage.

Ms. Gandolfo stated the schematic was provided to the Commission and would like that sign to show acknowledgement that Re/Max are in that building. Zoning approval was received for the sign. Re/Max would like input from the Commission to go forward with what would be appropriate material etc.

Ms. Marlowe would like for the applicant to work with the framework of the existing sign.

Ms. Gandolfo stated she may not be able to get the shape, but she can do a rectangular wood that is similar.

Mr. Geier stated if there will be two signs it would work better to be on top of each other.

Vice Chairperson confirmed the Commission is comfortable with the sign being wood in the Re/Max color marketing scheme.

HPC101-21 will be carried to the next meeting confirming the intent of Cranbury Pizza and/or the measurements of the pole to confirm two signs could possibly fit side by side.

HPC104-21, #5 Maplewood Avenue, Block 32, Lot 5, Window Installation and Trim Repair

Mr. David Conover was present and is the Owner/Applicant of 5 Maplewood Avenue Certificate of Approval application.

Mr. Szabo stated the windows being proposed are vinyl. In the past the Commission has requested to use the vinyl windows on the side and rear of the home. In the front façade we requested to use an Anderson 400 and/or something that is appropriate to the historic look.

Mr. Conover stated the vinyl windows are identical in sight to the existing windows. The grills match identical in profile and width and they are maintenance free. It is a vinyl frame window, foam filled and double glass.

Ms. Marlowe stated her only objection would be the profile of the muntin.

Ms. Ryan stated stimulated divided light would have the grills in between the glass and have grills on the face to give that depth.

Mr. Conover will investigate that.

Vice Chairperson Walsh stated one of the manufacturers is Kolbe that you can use.

Ms. Ryan stated Pella 250 may be able to give you the same effect as well.

Mr. Conover stated the picture that was sent fails to show that it does have a profile.

Vice Chairperson Walsh is requesting the application be carried for the front windows only to give time to find an enhancement to the front windows.

Mr. Conover will investigate that product.

Mr. Conover stated the crosshead pieces and the trim that exists is in dismay and would like to replace the trim and make it all uniform for the house. We will make it a wood casing trim to go around the windows.

Vice Chairperson Walsh made the motion to approve 5 Maplewood Avenue for the side/rear windows and replace window trim and Ms. Ryan offered a second.

ROLL CALL:

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

NAYS: None.

ABSTAIN: None.

MINUTES May 4, 2021 – Vice Chairperson Walsh made the motion to approve May 4, 2021 minutes with revisions and Mr. Szabo offered a second.

ROLL CALL:

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

NAYS: None.

ABSTAIN: None.

PUBLIC COMMENT

Vice Chairperson Walsh opened the meeting to the public.

Ms. Janice Mondoker, 92 Halsey Reed Road, wanted to express her appreciation of all the work the Commission does and is on board with the Hamlet District designation.

With no further public comment Vice Chairperson Walsh closed the public forum at 8:38 PM.

ADJOURNMENT OF MEETING

There being no further business, a motion was made by Vice Chairperson Walsh to adjourn the meeting and Ms. Suttmeier offered a second. By unanimous vote, the meeting was thereupon adjourned at 8:40 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 5 pages, constitutes a true and correct copy of the minutes of the regular meeting held on May 18, 2021.

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

Robin Tillou

Robin Tillou
Recording Secretary
Historic Preservation Commission