

**MINUTES  
OF THE  
CRANBURY TOWNSHIP  
HISTORIC PRESERVATION COMMISSION  
CRANBURY, NEW JERSEY  
JUNE 1, 2021**

**TIME AND PLACE OF MEETING**

The regular meeting of the Cranbury Township Historic Preservation Commission (HPC) was held on June 1, 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: 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.

The Commission reviewed the drafted revision of the Cranbury Village Historic District area showing the riparian zone.

Ms. Leheny inquired if there were any comments from the Commission on the amendments to the map.

Ms. Leheny stated the Zoning Committee had met before this meeting and determined the entire property would be in the buffer area as opposed to a riparian line, but the zoning will be specific as to the purpose of the buffer area meaning to preserve the view from N. Main St., the park, north side of the lake and Route 130. The HPC would not be as concerned to the frontage of Evans Dr. There should be some consistency on how the bulkheads look and it should be something appropriate for the vista.

Ms. Spann stated we want to be respectful to the homeowners that this will be a surprise to. We would like to have a conversation and preserve the historic aspect of the property.

Chairperson Golisano stated the riparian line would be difficult to enforce due to instances where the side elevations are more visible than the rear and that is important to note for the riparian line. It would

be beneficial if there is a draft being put together for the appropriate standards for the bulkheads. We do not want to dictate what should be done, but to have appropriate standards.

The Commission was in agreeance of the statement made by Chairperson Golisano to omit the riparian line from the amendment.

Ms. Leheny will describe how the HPC buffer reviews will only relate to elements visible from the Historic District.

The Commission reviewed the entire amended map of Cranbury Village.

Mr. Golisano stated there are inlets and accesses to other properties that were of concern. The whole property should be indicated in blue for the flag lot on the map south on Station Road (Block 18, Lot 13). To the left of that property is the one single property on Station Road to extend to the rear lot (Block 18, Lot 36.01). That house is not visible from the street and should be removed from the historic properties.

Ms. Leheny researched the tax lot for the flag lot properties, and the properties are privately owned.

### **Hamlet District Designation**

Ms. Leheny stated she will change throughout the document to the official name being Cranbury Station Hamlet.

Mr. Szabo requested to label where the Train Depot fits in to the Hamlet.

Ms. Spann recommended the railroad tracks.

### **APPLICATIONS:**

#### **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.

Chairperson Golisano reclused himself from this application.

Vice Chairperson Walsh stated he had spoken with Cranbury Pizza to give authorization Re/Max's signage for this application. Cranbury Pizza stated they will seek signage for the front of the building and on both windows that will meet the zoning requirements. Once the zoning permit has been approved for Cranbury Pizza, the Commission can then issue the CoA to Re/Max. This is the continuation of the previous HPC meeting to confirm Cranbury Pizza will not be utilizing the pole for signage due to the applicant having the same address as Cranbury Pizza and to avoid any conflict.

Mr. Geier agreed stating it would make sense to approve the Re/Max sign contingent upon zoning permit approval and if Cranbury Pizza will not be utilizing the sign.

Ms. Suttmeier advised Cranbury Pizza has submitted their zoning permit application. Cranbury Pizza may have wanted that sign, but they knew it was the only pole there to utilize for signage.

Ms. Marlowe inquired about the sign ordinance.

Ms. Spann stated the Zoning Committee will be having a round table on June 22<sup>nd</sup> with a representative from the Business Association, Historical Society, Zoning Board of Adjustment, Environmental Commission and the Historic Preservation Commission. We would like to continue the conversation of the sign ordinance with no rush.

Vice Chairperson Walsh made the motion to approve 55 N. Main Street contingent upon Cranbury Pizza Zoning Permit approval for signage and Ms. Marlowe offered a second.

ROLL CALL:

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

NAYS: None.

ABSTAIN: None.

**HPC104-21, #5 Maplewood Avenue, Block 32, Lot 15, Window Installation of Front Façade of Home**

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

Mr. Szabo stated the side and rear of the home's window installation was approved at the previous HPC meeting. Were you able to research grills on the outside to mimic the dimensional?

Mr. Conover stated the Anderson 400 that was requested adds \$7,000.00 to the quote. It would have been \$9,500.00 for those windows.

Mr. Szabo stated these windows would have the full screen.

Mr. Conover stated the screens can be removed. The windows without the storm windows makes it so you can see so much more of that window. What we are going to put in makes it look like a beautiful structure to the house. It is not taking out any integrity to what was there.

Vice Chairperson Walsh made the motion to approve 5 Maplewood Avenue, front façade window installation and Ms. Marlowe offered a second.

ROLL CALL:

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

NAYS: None.

ABSTAIN: None.

**HPC105-21, #8 Park Place East, Block 32, Lot(s) 20 & 22 – Rear Addition – Phase I**

**Demo and Construct a New Second Story Addition – Phase II**

Mr. Robert Berlin was present and is the Applicant of 8 Park Place East Certificate of Approval application and is also representing the Owners of the property.

Mr. Berlin stated the owners of the property are doing construction to the property due to wanting to expand the living space. This is an older house and there is no proposal to alter the street façade. The property is narrow. The end of the property is a 1999 addition. The proposal does not aim to modify the

existing footprint, but just to modify the addition to the back which is critical for success of the construction.

Mr. Szabo inquired if the big tree will be removed.

Mr. Berlin stated it will not.

Mr. Geier stated the two phased projects will consist of the rear portion being phase one and the second-floor addition being phase two.

Mr. Berlin explained financial restraints have put off the phase two portion for a later time. The owners and I are going to be able to rebuild the façade of the mud room so it will closely resemble the phase two project, but we cannot do the second-floor project right now. The roofing materials are three-tab asphalt shingle. The proposed windows will be aluminum clad wood double hung windows, insulated tempered glass and simulated dividing lights resembling the proportions of the existing windows. The doors are painted wood doors with insulating tempered glass and simulated divided lights. The siding will be painted Hardie collab with the exposure to match the existing exposure in the front. The hardscape would be loose laid stone terrace to replace the deck in the back. The doors and windows would have a flashed cap with a small bed molding beneath it. The new gutters would be half round aluminum gutters and round down spouts. The balcony would be painted cedar with slender vertical balusters. The colors would be a pale color and a warm gray.

Mr. Szabo mentioned the Commission has no guidelines on color.

Chairperson Golisano stated to choose something that is historical in nature, and you have chosen that. Can you please speak on the plane for the floor plans?

Mr. Berlin stated having the beam as an extrusion was unacceptable, so I changed the orientation of the southernmost gable, and it is in the same plane, but it is articulated by a false corner board. The siding is not limitless in length. It is a nice way to end that siding.

Chairperson Golisano asked if the frieze board choice and the handling of the soffit details for the rear will be more in line for the front of the building with no frieze above the windows.

Mr. Berlin stated he is comfortable with giving it more of a beginning, middle and an end.

Mr. Geier stated the size of the shutters look wider than they would be if they were real shutters.

Mr. Berlin stated the owners may have some knowledge, but his preference is he would not want to buy new shutters.

Chairperson Golisano stated two new windows are on the existing portion of the wall on the front of the building. Regarding the shutters that are there, two of them would be existing and two would be new. There is the possibility of the conflicting look of the old shutters with the new and they should be going together. That is the item you would like to match the closest.

Chairperson Golisano made the motion to approve 8 Park Place East, contingent on zoning approval and if any changes are needed must come back to the HPC 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.

**HPC106-21, #97 N. Main Street, Block 28, Lot 3, Window Installation/Replacement of Rear Porch Steps and Front Exterior Door**

Mr. David Gordon was present and is the Owner and Applicant of 97 N. Main Street Certificate of Approval application.

Mr. Gordon explained they would like to remove the aluminum siding and restore the original siding. The planking on the front porch in the front and the front porch roof has water damage and needs to be replaced/repared. The front roof has water damage and needs to be replaced. The second story windows need to be replaced. The rear porch has damage and needs to be replaced. The original front door is in poor shape. A piece of the door had been cut out and a scab was put in and needs to be replaced. There are shutters on the house that have fallen apart, and some have fallen off the building. We would like to take care of all those repairs.

Chairperson Golisano stated there are some items that are ordinary maintenance and repair and the proposed changes to be looked at is the windows, shutters and the door. The regular maintenance items can be fixed.

Mr. Szabo stated the front window will not be touched?

Mr. Gordon stated they will not be touched, especially the stained glass will not be touched.

Mr. Szabo asked which of the three variations are being used for the door.

Mr. Gordon stated the one in the lower left-hand corner is the door we are choosing, catalog S-3080, drawing 17159-01.

The Commission agreed the door chosen fits the historical element.

Chairperson Golisano made the motion to approve 97 N. Main Street, Window Installation/Replacement of Rear Porch Steps and Door catalog S-3080, drawing 17159-01 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.

**HPC107-21, #60 N. Main Street, Block 30, Lot 7, Signage**

Ms. Tillou stated the applicant is not present and had spoken to her before the meeting to confirm he would not be present.

The Commission will carry this application to the next HPC meeting due to insufficient details on the materials being used for the signage. The Commission is requesting the applicant be present at the next HPC meeting.

**MINUTES May 18, 2021** – Vice Chairperson Walsh made the motion to approve the May 18, 2021 minutes and Ms. Marlowe offered a second.

**ROLL CALL:**

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

**DISCUSSION**

Chairperson Golisano opened a discussion on an email that was received from another township's Historical Society and Historic Preservation Commission. The email stated the township would like to have a conversation and possible advice on how to strengthen their organization. They had mentioned the strong builder's market and no power to stop the possible demolition that has been happening.

Chairperson Golisano stated when observing other meetings, the builders will state this building is not represented by anyone and demo by neglect can happen. We can learn from other organizations as well regarding that subject.

Mr. Szabo stated the Commission has a strong Township Committee relationship that is important to have that backing.

Chairperson Golisano stated the administration of the township has been helpful in keeping things moving. The planner, the attorney and the administration also contribute to the strength of the Commission.

**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 9:15 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 June 1, 2021.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this day of June 16, 2021.

*Robin Tillou*  
Robin Tillou  
Recording Secretary  
Historic Preservation Commission