

**MINUTES  
OF THE  
CRANBURY TOWNSHIP  
HISTORIC PRESERVATION COMMISSION  
CRANBURY, NEW JERSEY  
OCTOBER 19, 2021**

**TIME AND PLACE OF MEETING**

The regular meeting of the Cranbury Township Historic Preservation Commission (HPC) was held on October 19, 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, Chair 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, Mr. Walsh, Vice Chair, Ms. Marlowe, Ms. Ryan, Ms. Suttmeier and Mr. Szabo, Alt I

Members Absent: Mr. Geier, Alt II

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

**APPLICATIONS**

**HPC122-21, #35 S. Main Street, Block 35, Lot 12, Roof**

Mr. Sunny Mahant was present and is the Owner and Applicant for 35 S. Main Street Certificate of Approval (CoA) application.

Mr. Mahant explained the front of the house has a tin roof and the back of the house has asphalt shingles. The inspector suggested replacing the roof. It is proposed to make the roof consistent with asphalt shingles. When receiving estimates for the roof he was told the tin roof is not original.

Chair Golisano advised the guidelines state metal roofing is included in the removal of historic material and is not deemed by the age or style of the house, but the characteristic and contiguity of the street and it has been like that for a while. This will be a drastic change to the site and the feeling of this building. This is the old boot maker's shop.

Ms. Marlowe stated this is the only metal roof left in town so from a historic point of view that adds value.

Mr. Szabo asked if the roof is leaking.

Mr. Mahant stated there is a minor leak.

Mr. Szabo stated there is a product called Acrymax elastomeric that works well to protect. It comes in assorted colors.

Chair Golisano stated there are different repair products to investigate as well. The best option would be to use a product that would make the roof last.

Ms. Suttmeier stated there is history tied to tin roof in this area. The material in the 19<sup>th</sup> century was used because it was a fireproof material.

Mr. Szabo stated the thought now is metal roofs do last much longer.

Ms. Ryan stated this conversation has happened in the past and the Commission stated to retain the history of the metal roof on that front elevation as opposed to behind where it is not dominant.

Chair Golisano advised there is information in the design guidelines regarding roofing that states, "The original shape, pitch, configuration, and material shall be retained and existing materials matched to the greatest extent possible."

Chair Golisano stated the 1916 Sanborn map is marked as a tin roof from 1916 in Cranbury. It is an insurance map that documents the materials and structures downtown.

Ms. Spann advised when she was on the School Board, they had replaced a slate roof on the side of Main Street, which was at a cost, but the longevity of the slate roof was able to capitalize it out.

Mr. Mahant asked if the only option would be to coat it with the different paint like materials and nothing can be removed.

Chair Golisano stated there is also an option to replace in kind for a like for like material of the same style and look. When there is a change in material it is a different situation.

Mr. Mahant asked where to find out what the original materials were and the criteria for removing non original materials.

Chair Golisano stated for this application there is no other proposal but asphalt, so we are going by this application. That is something that is not a historic material. There is extensive research through historical documents from the NJ State archives to find the history. The boot maker's house has documentation.

Chair Golisano stated you would have to show documentation of the original material. There is proof that the metal roof has been there for over one hundred years, which makes it the historic fabric of the house.

Vice Chair Walsh stated the decision to replace the possible cedar roof with tin predates the Commission of this nature to judicate whether it is a historic replacement. When they put the tin on, they were fortunate enough to put on a material that has been proven to be historical for that time one hundred years ago. That puts the Commission in the position that if they take it off whether this rubs the historical context of the property. It is irrelevant of the original material; the Commission is trying to protect the historical roof that went on top.

Ms. Suttmeier would like to know why the applicant is adamant on replacing the roof with asphalt.

Mr. Mahant stated it is because half of the house is asphalt, and the other half is tin. He had a challenging time finding contractors prepared to replace half a roof with tin. The ones that are willing to repair are giving estimates reluctantly due to being painted over multiple times and not lasting. It is frustrating that every other house has asphalt in this area.

Ms. Marlowe stated that is more of a reason to preserve the metal roof.

Chair Golisano opened the meeting to the public. With no public comment the public forum was closed.

Chair Golisano stated we will be in touch and if there is any help we can be please let us know.

Chair Golisano made a motion to vote on this application. Vice Chair Walsh offered a second.

ROLL CALL:

AYES: None.

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

ABSTAIN: None.

35 South Main Street application has been denied.

## **OLD BUSINESS**

### **Camden RR Signs**

Ms. Tillou stated it was determined by Conrail that they do not own the Camden and Amboy Railroad signs. Conrail stated it is either the Cranbury Township Historical Society or New Jersey Department of Transportation (NJDOT) that owns those signs.

Chair Golisano stated he was in touch with the president of the Historical Society, and it was determined NJDOT most likely owns the signs. The seals themselves on the plaque are from the State. The plaques also may have been a part of the warehouse project where there may have been an agreement to put those in.

Mr. Szabo suggested getting additional signs as opposed to relocating the signs.

Chair Golisano agreed although there may be an added cost to new signs.

Mr. Szabo stated we could find a new spot in Cranbury by where the railroad tracks are/were for history.

Chair Golisano stated it was suggested to do a design competition for ideas of the sign and/or to have Eagle Scout/Boy Scout projects.

Ms. Spann stated she believes NJDOT owns the signs, and she is working with Mr. Benson, DOT, due to a truck traffic project. So, they could give me some lead and will communicate with the administrative officer of HPC.

Chair Golisano stated the location stated on the plaques are incorrect and that could persuade to relocate.

## **Cranbury Station Hamlet Designation and Proposed Changes to Historic District and Buffer Areas**

Ms. Tillou confirmed the Planning Board will hold their public hearing on November 4, 2021 at 7:00 pm for the amendment to the Master Plan Historic Preservation Element.

### **Sustainable Jersey Historic Preservation Element**

Ms. Tillou advised that Dr. Barbara Rogers, Township Committee member, will be attending the November 16, 2021 HPC meeting to inform the Commission on the status of the Sustainable Jersey grant. She will advise of what needs to be done and any edits needed to the Commission's drafted summary.

## **NEW BUSINESS**

### **Minor Subdivision – 60 Maplewood Avenue**

Chair Golisano advised of the minor subdivision that has been submitted to the Planning Board regarding 60 Maplewood Avenue and would like the Commission's input.

Chair Golisano stated the worst thing that could happen is if something is subdivided off and a developer would like to put something up fast and cheap and not historically accurate.

Mr. Szabo stated there is a gap where they are subdividing so it makes sense to build there.

Ms. Marlowe stated it is important to put something up that is historically sensitive.

Mr. Szabo stated the scale should match the streetscape.

Ms. Suttmeier would like to know if there was any historic use for that space. We should find out if there was a structure there that has been removed.

Ms. Ryan stated she had looked at the 1933 Sanborn map and there was nothing there. There were random outbuildings, but no shops or a dwelling.

Chair Golisano will look at the 1872/1876 map to see if it covers that area.

Ms. Suttmeier would like to know who has owned it and how the house was used. We would not want to get rid of something that could be historically significant for that street. She will investigate further.

Chair Golisano advised we will start doing our research.

### **New Homeowner Letters:**

95 N. Main Street, Block 28, Lot 5, Historic District

163 N. Main Street, Block 25, Lot 87, Buffer Area

2 O'Brian Road, Block 26, Lot 10, Buffer Area

### **70 N. Main Street**

Ms. Suttmeier stated there is a large RV and/or camper that has been across from Gil and Bert's. There is a code stating that these structures must be in a garage.

Chair Golisano stated it is on wheels, so it is not considered a structure.

Ms. Ryan stated that home was flooded, and it may be a temporary place to stay while the house is being worked on.

Ms. Tillou spoke with Andrei Alexeev, Cranbury Township Zoning Officer, and Mr. Alexeev stated he did issue a violation due to encroaching in the front yard and the owner stated he will move it as per ordinance in mid-November.

### **82 N. Main Street – Outbuilding**

Chair Golisano stated there was a complaint that was relayed to him regarding the windows being removed from the side of the outbuilding of 82 N. Main Street. It is likely it is still being worked on. Two of the windows are on the southern side and the other one is on the north side. They were removed when the siding was installed. The application that was submitted in January 2021 was to replace the wood windows and if there are any different windows was suggested then the application would have to come before the HPC again for review. We should be in contact with the homeowner of the intention and if it is still being worked on to complete. If the response is the applicant does not plan to put in the approved windows, then further review would have to be done.

### **MINUTES October 5, 2021**

Chair Golisano made the motion to approve the minutes.

#### **ROLL CALL:**

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

NAYS: None.

ABSTAIN: None

### **PUBLIC COMMENT**

Chairperson Golisano opened the public forum.

Janice Mondoker, 92 Halsey Reed Road, stated most of her neighbors were present at the meeting tonight and would like to express appreciation for the effort of the HPC to get the Cranbury Station Hamlet moving forward.

With no further public comment Chairperson Golisano closed the public forum.

### **ADJOURNMENT OF MEETING**

There being no further business, a motion was made by Chairperson Golisano to adjourn the meeting and Vice-Chair Walsh offered a second. By unanimous vote, the meeting was thereupon adjourned at 9:05 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 six pages, constitutes a true and correct copy of the minutes of the regular meeting held on October 19, 2021.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this day of November 17, 2021.

*Robin Tillou*  
Robin Tillou  
Recording Secretary  
Historic Preservation Commission