

**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 August 6, 2019 beginning at 7:09 pm.

**NEW BUSINESS**

Crosswalk signs/posts: Committeeperson and HPC Liaison, Mr. Michael Ferrante was present for an informal presentation to the HPC. He explained that Cranbury Township will be installing illuminated crosswalk signs/posts in a few locations around town. The intersection of Liedtke Drive / Old Trenton Road and Evans Drive / South Main Street are definite locations with a proposed location at Westminster Place /North Main Street. The posts are 10'H with LED lights and neon green signage. The posts will be painted black and look very much like the posts installed along Brainerd Lake. The lights will be activated by pedestrians and will flash on both sides of the crosswalks to alert oncoming vehicles. The Liedtke Drive sign will have a solar panel due to its sunny location. Signs are scheduled to be installed before the 2019/2020 school year begins.

Mr. Szabo stated in addition to the proposed illuminated crosswalk sign/posts, additional 25 MPH speed limit signs should be considered as there is only one installed near Heritage Park and drivers will not see another 25 MPH speed limit sign until Brainerd Lake after the Evans Drive crosswalk. A 40 MPH speed limit sign is installed on the east side of South Main Street, just before the intersection of Old Trenton Road. This section of the road is currently closed due to a work project and this speed limit sign does not pose a problem, for now; however, it may when the road reopens. The crosswalk LED lights and a reduced speed limit may help slow or calm the vehicles speed. Mr. Ferrante appreciated this feed-back. Mr. Szabo stated he recently did a quick informal survey of 25 MPH installed within the village and submitted his findings to the Safety Committee via the online form. Mr. Banks thanked Mr. Ferrante for informing the HPC of this upgrade.

**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, Ms. Marlowe, Ms. Ryan, Mr. Szabo, and Mr. Walsh. Mr. Golisano was unable to attend this meeting and requested to be excused. Motion to excuse was made by Mr. Banks, seconded by Ms. Marlowe, all in favor. Mr. Ferrante excused himself and exited the meeting to attend National Night Out.

**APPLICATIONS**

HPC021-19 #74 North Main St. (B30, L1) within Historic District: Branch manager of the 1<sup>st</sup> Constitution Bank was present for discussion of the brick sidewalk. Mr. Banks welcomed Ms. Gabriella Kovacs and Mr. Daniel Barbella, facility manager for the 1<sup>st</sup> Constitution Bank. Ms. Kovacs brought a sample of the clay fired bricks and explained the bank is interested in replacing the existing soldier pattern brick walkway on Westminster Place beginning at the corner of Wesley Place to North Main Street and continue the length of the property along Main Street. The replacement bricks are the same type of material bricks used in 2012 Beautification Grant to repave the walkways within the downtown area. She explained that the curbing will remain as is and the ADA bricks will not be disturbed and will be reused. The area on North Main Street where a tree once was will be bricked.

Hearing no other questions or concerns, roll call to approve this application was taken; AYES: Mr. Banks, Ms. Marlowe, Ms. Ryan, Mr. Szabo, and Mr. Walsh.

15 Station Road, (B35, L16) Within Historic District; Concept Discussion: Owners Keith and Mary Beth Graydon were present for a conceptual discussion of their front entrance. Mr. Banks asked about the current porch steps brick details. Ms. Graydon explained that they would like to remove the existing deteriorated brick landing and step and replace it with a Trex material. The porch deck will be framed so no raw edges can be seen. The step treads will be of Trex and the risers will be white Azek. The overhand is being supported by 2'x4's with plinths. These existing 2'x4' columns will be replaced with more appropriate sized and scaled squared columns and plinths. The overhang will be rebuilt and faced with white Azek. The porch skirt will be faced in Azek. The end result will look similar with the exception of the decking material. Ms. Ryan asked for any old photos of the porch; no old photos were supplied. The owners informed the HPC that the current conditions are deteriorated and pieces are falling from the structure. HPC stated that this project can move forward following this concept discussion. A building permit will be required, and the secretary will communicate with the Construction Department so that the project may proceed. An application will be formally submitted and placed on the August 20<sup>th</sup> agenda.

HPC023-19; # 14 South Main St., (B23, L76) within Historic District: application received on July 16<sup>th</sup>. The proposed project is to install a 30' x 20' deck over the existing deteriorated concrete patio. HPC reviewed this application at their July 16<sup>th</sup> meeting but the application was not received in time for legal notice so no determination was made. The deck had temporary railings installed for safety. It was stated that a small section of the deck could be seen from the street.

Hearing no other questions or concerns, a roll call to approve this application with a minor modification of the railing whether temporary or not; AYES: Mr. Banks, Ms. Marlowe, Ms. Ryan and Mr. Szabo. RECUSED: Mr. Walsh.

1 Park Place, (B30, L7) within Historic District: Concept discussion for signage. An email was received from applicant stating the artist of the sign could not attend this meeting. There is a temporary sign on the building now. It shall be placed on a future HPC agenda.

18 North Main Street, (B32, L12) within Historic District: an email has been received from Ms. Dawn Selover of A. S. Cole & Son Co. regarding the existing brick walkway on the south elevation of 18 North Main Street, between this structure and the neighboring property. She inquired about replacing the walkway with concrete or stamped concrete. If not, she asked for guidance as to what is acceptable. Photos of the walkway and surrounding area were supplied for HPC. HPC viewed the photos and suggested the existing brick be removed, the foundation repaired and reuse the bricks or match the existing front and rear entrance walkways with a soldier pattern. Secretary will relay this to Ms. Selover.

## **MINUTES**

The minutes from the July 16, 2019, meeting was reviewed and approved. Roll call to approve the minutes: AYES; Mr. Banks, Ms. Marlowe, and Ms. Ryan. INELIGIBLE; Mr. Szabo and Mr. Walsh.

## **OLD BUSINESS**

New Homeowner Letters: none sent.

## **DISCUSSION:**

Vacancy: an email has been received expressing interest in the vacancy. This person had questions, and Mr. Banks will communicate with this person. A question was raised on the frequency of how often a 2<sup>nd</sup> Alternate position would be required to attend meetings. There were occasions in the past when this alternate position was utilized in order to hold a quorum.

Buffer Area: Since the July 16<sup>th</sup> HPC meeting, Mr. Banks communicated and supplied information to Mr. Kallan. Mr. Banks did not receive a follow-up, and he assumes that Mr. Kallan was satisfied with the supplied information.

Cranbury Station: The HPC briefly discussed that a Monroe resident is interested in having Cranbury Station designated as a Historic District. It would be advantageous that Cranbury and Monroe Historic Preservation Commissions work together.

National Trust for Historic Preservation invoice has been received for membership beginning October 2019-September 2020.

Training: Mr. Banks will email a link to online training to the HPC volunteers so they may view them during any free time. Ms Ryan stated that NJ State changed the annual meeting that is usually held in June. Deadline for current year training is the end of the calendar year. Should the HPC sign up for training with a fee, permission must be granted by the Township Liaison first. Once approved, the volunteers will be reimbursed.

Old Trenton Road House: Mr. Banks asked when the Old Trenton Road House will be moved. The deadline for the house to be moved is the end of September. This historic house relocation to a new site would be appropriate as training session. It was suggested to invite surrounding towns to view the home being moved to its new location in Millstone Park

Master Plan 2020: Mr. Szabo reported that he had an informal discussion with Mayor Taylor. The HPC updates submitted for the Master Plan was discussed and the Historic District map questioned. Mr. Szabo explained to the Mayor that the goal was to maintain the historic streetscape and not just individual properties resulting in a more contiguous village historic district. In addition, if a homeowner wanted to put on an addition, the HPC would review any proposed addition to be appropriate to the era of when the house was built and thus harmonize with the current village streetscape. Mr. Szabo also explained about the recommendation to eliminate the Buffer Area from the rear property lines of the historic district but also to maintain a buffer area on the street side. The HPC will wait for the Master Plan Subcommittee for further review and comments.

Grant: The possibility of a grant for an assessment of the outlying farm houses to the west of the village center was discussed. The inventory would include the list of approximately 30 properties that was submitted to the Master Plan 2020. A Cranbury Station assessment can be a possibility as well.

#### **ADJOURNMENT OF MEETING**

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

#### **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 August 6, 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 20<sup>th</sup> day of August 2019.

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Linda M. Scott, Recording Secretary