

**MINUTES
OF THE
CRANBURY TOWNSHIP
HISTORIC PRESERVATION COMMISSION
CRANBURY, NEW JERSEY
JANUARY 18, 2022**

TIME AND PLACE OF MEETING

The regular meeting of the Cranbury Township Historic Preservation Commission (HPC) was held on January 18, 2022 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 Ryan 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 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. Ryan, Chair, Ms. Marlowe, Ms. Suttmeier, Mr. Walsh, Mr. Szabo, Alt I and Mr. Geier, Alt II

Members Absent: Mr. Golisano, Vice Chair

Professionals and Staff Present: Matthew Scott, Township Committee Liaison
Robin Tillou, Historic Preservation Commission Secretary

APPLICATIONS

HPC134-22, #18 Station Road, Block 18, Lot 16, Demo Front Vestibule – Replace Front Door

Mr. Jonathan Bichsel was present and is the Owner/Applicant for 18 Station Road Certificate of Approval Application.

Mr. Bichsel explained that his application was broken down into two different CoA applications due to one being minor/ordinary maintenance and repair (siding, front porch and roof) and this application consists of the removal of the entrance vestibule, which is not original to this house, and the replacement of the front door, which is a full plexiglass door with wood around the edges. Mr. Bichsel showed what was provided to the Commission of the existing front door. For door hardware, it would be identical to the existing black. The trim would be an original trim with details. He would be reusing the original details in the trim.

Mr. Szabo asked if the interior of vestibule has aluminum siding or if it is wood.

Mr. Bichsel stated it is aluminum.

Mr. Szabo asked if the window trim is covered in aluminum.

Mr. Bichsel stated yes, these windows are new with aluminum.

Mr. Szabo asked if they were trimmed in aluminum before.

Mr. Bichsel stated yes.

Mr. Szabo stated the aluminum siding work was done years ago and any wood trim was possibly removed or covered.

Mr. Bichsel stated he would prefer to use something that is salvageable that is already there for the trim. If the Commission's preference is to use something more decorative that could be done.

Chair Ryan asked clarification on the door. The Home Depot cut sheet shows panels, but the description shows flat.

Mr. Bichsel stated there will be two (2) panels.

Mr. Geier asked if the ceiling inside the vestibule is currently the same as the rest of the porch.

Mr. Bichsel stated yes, it is. In the minor application, we will be repairing rotten wood on the roof with like for like. We will demo the vestibule first to make sure things are in good condition there, if not we will replace with the same material.

Chair Ryan made a motion to approve 18 Station Road - demo front vestibule and replacement of door. Mr. Walsh offered a second.

ROLL CALL:

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

NAYS: None.

ABSTAIN: None.

OLD BUSINESS

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

Chair Ryan stated an email was sent from the Township/Board Planner, Elizabeth Leheny, regarding the designation at State level for the Cranbury Station Hamlet.

Ms. Tillou stated Ms. Leheny advised she can contact the State if needed to ensure the Hamlet is a part of their records. Ms. Leheny stated the CLG grant will have the designation information and the State will take that information and have it in their records.

Mr. Szabo stated the CLG grant is dependent on whether we can do the additional inventories on N. Main Street, Station Road, Cranbury Neck Road and the end of S. Main Street. There is a total of 35 properties that we would like to potentially add to the Cranbury Village to make it contiguous with what is existing.

Certified Local Government (CLG) Grant-In-Aid 2023 (FFY 2022)

Mr. Szabo stated for the estimated CLG budget based upon prior CLG grant submissions, we had come in under the \$15,000.00 minimum. The recommendation from Lori Thompson, grant writer, is to include the proposal of signage. The State had gotten back to us and stated signage cannot be included in the CLG grant. Ms. Thompson will investigate additional grants to include the signage in those

grants. One of them may be a county grant for the Cranbury Station Hamlet signage. Ms. Leheny did get back to HPC with a budget estimate from her firm and that came out to \$29,225.00. Therefore, the FY 2022 CLG grant submission will be over the \$15,000.00 minimum with just the intensive level property surveys.

Ms. Ryan asked if we would hear of the award in the spring.

Mr. Szabo stated yes, we should hear back from the state SHPO in the April – May timeframe.

New Homeowner Letters

111 N. Main Street (B25, L29.01), 22 Maplewood Avenue (B33, L21) and 61 N. Main Street (apartment) were mailed new homeowner letters.

NEW BUSINESS

13 N. Main Street – Signage, Door and Windows – Concept Review Only

Mr. Frank Marlowe was present and is the owner of 13 N. Main Street.

Mr. Marlowe supplied the Commission with existing pictures of the building. Mr. Marlowe displayed those pictures in the meeting.

Mr. Marlowe explained the windows are deteriorating and he will be proposing to replace the four front windows.

Mr. Szabo asked if the windows are original.

Mr. Marlowe stated he cannot tell. In addition to the windows being deteriorated, they have no means to hold themselves up which is dangerous and inconvenient. There is no evidence of any means to hold the windows up that could be repaired. All the existing windows are three over three, single pane windows and the new windows will be double pane which will eliminate the need for storm windows.

Mr. Michael Kaiser, contractor to 13 N. Main Street, stated these windows were more than likely salvaged from another location and installed in this building. With the grooves that Mr. Marlowe advised that in the side of the sash is where a rope or chain was utilized in another location. In his opinion, these window sashes came out of another structure and was made into this building. This was the old Cranbury Press building that was not used for a residence. We are going to replace them with the look of a historic window that will operate and seal properly. This is a 100 series Anderson window made from synthetic fiberglass. It is a wood and fiberglass composite. The windows have a simulated divided light (SDL) feature. They appear to have individual panes of glass as a historic window would. Part of the SDL feature is a permanently adhered lite pattern to both sides of the window. The grilles have the same profile, width and size as the existing windows. This is the closest match we could get to the existing windows. There will be no changes to the trim on the exterior of the building. For the window unit, we will remove the old sashes and the parting strip in between the sashes and insert an entire unit with a small frame around it into the opening.

Mr. Szabo stated usually when replacement windows are installed, they are either spaced wide around the frame or are very narrow and that the replacement windows should try to be installed with the same reveal.

Mr. Kaiser stated these windows are made to the size. You will have to put in a spacer to fill the hole. There is a 1" surround in the window and the reveal between the sash and the outer window trim is a half of an inch. This composite that Anderson makes will give it a thinner profile around the perimeter.

Mr. Szabo asked if the replacement windows would have a full screen.

Mr. Kaiser stated they will have half screens.

Ms. Suttmeier asked what it would entail to restore the chain in the window.

Mr. Kaiser stated these windows never had the chain. The windows were salvaged from a home that had a chain and/or rope and were put in an opening less than that feature. There is no restoration possible for these windows.

Mr. Marlowe introduced the door portion of his concept review. Stating the door on the back of the building viewed from the south side is the same in color, size and number of windowpanes as the front door. It has three horizontal panels below the four lites, where the front door has two vertical panels below the glass panes. The glass panes are the same in size. The doors to be proposed matches the front door. The door needs replacement due to the rotting. The door is beyond repair. The holes in the door go all the way through. The proposal will be to remove the side door, which has three panels, and replace it with a new door that is like the existing front door.

Mr. Szabo asked what the plan is for the three horizontal panels on the existing side door that fits nicely with the existing signage since the proposed door has two vertical panels.

Mr. Marlowe stated they will have something that is compliant to the shape of the signs. Sometimes tenants do not ask to put signage in.

Mr. Kaiser stated the three panels in the proposed door is not possible. The next best option is to go with the fiberglass door which is a match to the front door. The door would be painted to match the existing doors. The frame on the door would be synthetic.

Mr. Geier asked if the simulated divided lite feature would be on the door as well.

Mr. Kaiser stated yes, like the windows that are proposed.

Mr. Geier asked if the sill will be replaced with the door structure.

Mr. Kaiser stated yes there is a 2" X 6" wooden sill that is covered with an aluminum sill on the existing door. A better look would be a bronze threshold.

Mr. Geier asked if he would use the sill piece on the detail of the door that is there.

Mr. Kaiser stated he would use that on top to get it to fit in the opening. They had to pack the door up to match up with the existing height.

Mr. Marlowe introduced the signage portion of his concept review. The logo for the signage was sent to the Commission and shown in the meeting.

Laura Rogers and Amy Meyers Morris, new tenants for 13 N. Main Street, was present to discuss their signage.

Mr. Marlowe stated it is full of color. The code does not currently allow more than three colors in a sign. The tenant feels this exact sign is important and are here to explain why it is important. It is roughly to scale less than 25% of the combined area of the two lower floor windows. The combined area of the two windows is 50 sq. ft. and there is an 8 ft. size limit for a window sign. The proposal is to accept 8 sq. ft. It will not be more than that.

Ms. Morris stated herself and Ms. Laura Rogers are speech language therapists in different venues between them. In their practice, it does take a village. It does take them and their community. Whether going to order in the ice cream stand or getting a slice of pizza or interactions with their animals. The logo represents all of that. That is the vision they have.

Ms. Suttmeier would like to know how the sign would be placed on the window.

Mr. Marlowe stated Minuteman Press on South River Road has mylar that can be placed on the back of the window. It can also hang from inside. He will discuss with him on what works.

Ms. Morris stated an engineer put it in an eight sq. ft. measurement.

Ms. Suttmeier stated sometimes when those signs are put in a window they may start peeling and will not look historic. Be sure to check with the vendor that the sign will not be made with a material that will have it peel and look dirty.

Mr. Geier stated most signs like this are printed on vinyl. This is so the material being used does not fade in the sun.

Mr. Szabo stated the approval of the sign will have to go through the zoning officer.

Mr. Scott asked what the tenant may be doing on the contralateral window front.

Mr. Marlowe stated the tenant has not asked for another sign.

Ms. Morris stated they would like to put their phone number and email address at either the top right or left and right side of the image.

The Commission was in favor of using the left and right of the image to put in the email and phone number.

Ms. Suttmeier stated to have the vendor print it in a way to protect it from sun damage and to be cut out in a way that it does not peel. You want to be able to clean the window from the inside and in doing that you do not want the peeling to occur.

MINUTES January 4, 2022 Reorg Meeting

Chair Ryan made the motion to approve the minutes with revisions mentioned. Ms. Marlowe offered a second.

ROLL CALL:

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

DISCUSSION

Ms. Ryan advised that per the Cranbury Library's request she had met with them regarding the handicap ramp for the new owners of Odd Fellows Hall (where Cranbury Library is temporarily). This was in case the new owners are not allowed to have the temporary ramp in the same location. She had spoken with them about the process of coming before the Commission and what other options there were. Mr. Golisano was involved with the temporary ramp and he had given all the options as far as going in the front door, the back door, or the side ally. It ended up in the side ally which was the easiest option. The other options may be more difficult or costly but can be done. The new owners may come to us with a proposal for a new location for the ramp or a concept review to see what the options are.

Mr. Szabo stated the dentist office next to the Market on Main put in a platform lift at the rear of the building next to the driveway that raises up to an entrance door, so it takes up less space.

PUBLIC COMMENT

Chair Ryan opened the meeting to the public.

With no public comment, Chair Ryan closed the public forum.

ADJOURNMENT OF MEETING

There being no further business, a motion was made by Chairperson Ryan to adjourn the meeting and Mr. Walsh offered a second. By unanimous vote, the meeting was thereupon adjourned at 8:30 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 seven pages, constitutes a true and correct copy of the minutes of the regular meeting held on January 18, 2022.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this day of February 16, 2022.

Robin Tillou
Robin Tillou
Recording Secretary
Historic Preservation Commission