

**MINUTES
OF THE
CRANBURY TOWNSHIP
HISTORIC PRESERVATION COMMISSION
CRANBURY, NEW JERSEY
MARCH 15, 2022**

TIME AND PLACE OF MEETING

The regular meeting of the Cranbury Township Historic Preservation Commission (HPC) was held on March 15, 2022 at 7:00 pm by remote access videoconferencing in response to COVID-19 and the 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; Mr. Golisano, Vice-Chair; Ms. Marlowe; Ms. Suttmeier; Mr. Walsh and Mr. Szabo, Alt I; Mr. Geier, Alt II (Arrived Late)

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

APPLICATIONS

HPC140-22, #15 Prospect Street, Block 23, Lot 41 – Windows and Doors

Vice-Chair Golisano recused himself from this application.

Mr. Kevin Golisano was present and is the Owner/Applicant for 15 Prospect Street Certificate of Approval Application.

Mr. K. Golisano explained he will be doing hardscape and replacing the sidewalks with the same concrete. The walkways to the house will be changed from concrete to clay bricks herringbone pattern and the apron to the driveway will be changed from asphalt to concrete.

Chair Ryan asked if the two paths are being replaced.

Mr. K. Golisano stated the path between the sidewalk and the street will not be replaced. The concrete that is still left over will be removed with the existing sidewalks.

Chair Ryan made a motion to approve 15 Prospect Street as submitted. Ms. Marlowe offered a second.

ROLL CALL:

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

HPC141-22, #31 Maplewood Avenue, Block 31, Lot 2 – Patio and Driveway

Mr. William Macready was present and is the Owner/Applicant for 31 Maplewood Avenue Certificate of Approval Application.

Mr. Macready explained he would like to replace the existing concrete patio at the back of the house. There is approximately 154 sq. ft. of concrete existing and he would be adding 17 sq. ft. He will be replacing the existing concrete between the garage and the house. There will also be an extra concrete pad in front of the garage to finish it off. The water runs off the concrete between the house and the garage. He would like to add the addition of the concrete pavers so there is a parking pad for his car. He will stick with the herringbone pattern permeable pavers to keep with the pattern that is existing.

Chair Ryan asked if the permeable pavers are meant to have grass grow through it or it lets the water drain below.

Mr. Macready stated once the pavers are put in, he will fill it with soil and grass.

Vice-Chair Golisano asked if the apron will stay brick.

Mr. Macready stated it will stay brick and that was put in the application submitted.

Chair Ryan made a motion to approve 31 Maplewood Avenue as submitted. Mr. Golisano offered a second.

ROLL CALL:

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

NAYS: None.

ABSTAIN: None.

NEW BUSINESS

Preliminary/Conceptual Review

#58 Maplewood Avenue, Block 33, Lot 5.01 – Development of Home and Two Car Garage

Mr. Robert Allen is the Owner of 58/60 Maplewood Avenue.

Mr. William Gittings is the architect working on 58 Maplewood Avenue.

Mr. Gittings explained this concept that is coming before the Commission was just approved by the Cranbury Township Zoning Board of Adjustment (ZBA) for a subdivision. 60 Maplewood will be subdivided to be 60 Maplewood Avenue and 58 Maplewood Avenue. Mr. Gittings shared his screen and exhibited the aerial view of the proposed lot.

Mr. Gittings stated the proposed home will have its own driveway to come straight along the home back to the existing stone paving and the new driveway will be coming back to a two-car garage. The proposed house will have a porch to come back to the average setback on each 200' side, which is 15.75 ft. The existing shed will be moved to behind the garage. Mr. Gittings went over the house layout for the interior and the elevations. The windows will be Anderson windows with simulated divided lite. There will be Azec trim on the porch, composite deck board and the gutters will be aluminum wrapped. The materials will be like the home built near the old water tower. The proposed garage in the rear of the property will be hardy board, two car garage with a man door with the same 7/12 pitch on roof. This is still conceptual, but we wanted to bring it to the Commission for any comment to proceed with the design.

Mr. Allen asked the Commission if they feel new curbing along the entire frontage of what will be the two properties would be appropriate.

Chair Ryan stated she does not have a strong opinion either way.

Ms. Marlowe stated across the street and toward The Elms there is curbing.

Mr. Walsh stated the Commission would not render an opinion on curbs due to not being in our purview.

Chair Ryan stated when there is a new property in a Historic District the Secretary of Interior Standards state it should not look too old. It should not be able to blend in seamlessly and should look like a new home.

Ms. Marlowe feels that with the materials they are using it will distinguish itself to be a new home.

Ms. Suttmeier shared her screen exhibiting design guidelines for Cranbury Village Historic District and Sites.

Mr. Suttmeier stated in the design guidelines, it specifically states “subdivision should be avoided, if possible, it will inevitably destroy the characteristics that contribute to the significance of the house.” It also states, “if there is new construction, it should be appropriate in size.” And Ms. Suttmeier believes the home that is being proposed is too large for the lot. And Ms. Suttmeier feels, for the historical character of the district, putting a large structure in a small, subdivided lot is not something that the Commission should be in favor of.

Mr. Walsh asked if the property is comparable to the other lots.

Mr. Gittings advised that the planner stated at the ZBA meeting that the subdivision supported the Master Plan of adding housing in walkable areas of the town and because of the size of the lot. This house starts the older section of the street, this is a transition point. The proposed lot will be larger than the other lots of the houses in that area.

Chair Ryan suggested doing a massing of the original house next to the new house so we can compare them with each other.

Mr. Gittings stated we are conscious of the concerns and are making sure it does fit in with the surrounding area.

Vice-Chair Golisano asked if the bottom of the eaves/soffits are going to be more of a continuous angle down or a flatted off newer look.

Mr. Gittings stated they have not gotten into that level of detailing yet.

Vice-Chair Golisano suggested to keep it without the flatted off look. Keep in mind the venting and plumbing should be put on the back side of the roofs (non-street facing) if possible.

OLD BUSINESS

2021 Year End Report

Vice-Chair Golisano advised he would be participating in the Township Committee (TC) meeting on March 28, 2022 regarding the Commission's yearend report for the TC.

Ms. Tillou advised she would be submitting the CLG annual report on Tuesday, the day after the HPC presents the yearend report to the Township Committee.

Camden RR/Cranbury Station Hamlet HD Signage

Ms. Suttmeier stated she will be connecting with Cranbury Historical & Preservation Society (CHPS) to take inventory of the types of historical signs and their grants. She should have an update for the next meeting.

Proposed Changes to Historic District and Buffer Areas

Chair Ryan asked if the next step is going to be to have the Cranbury Station Hamlet and the approved changes on lots that are to be fully included in the HD be put on the New Jersey Register of Historic Places and National Register.

Ms. Tillou advised she would be putting in the application regarding that to the State.

Mr. Scott asked for an update on the 1713 house.

Vice Chair Golisano stated HPC does not have a role in the 1713 house, it is a CHPS project. CHPS has monies put aside for the 1713 house and things will start going on soon. The stonework has gone into the base and the siding may be happening soon. Rain guard will be going up at the end of the year.

MINUTES February 15, 2022 Meeting

Chair Ryan made the motion to approve the minutes as amended by Mr. Szabo and Mr. Golisano. Ms. Marlowe offered a second.

ROLL CALL:

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

NAYS: None.

ABSTAIN: None

PUBLIC COMMENT

Chair Ryan opened the meeting to the public.

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

DISCUSSION

Chair Ryan announced the NJ History and Preservation Conference will be held on June 3, 2022 and any members interested are to advise Ms. Tillou.

ADJOURNMENT OF MEETING

There being no further business, a motion was made by Chair Ryan to adjourn the meeting and Vice Chair Golisano offered a second. By unanimous vote, the meeting was thereupon adjourned at 8:00 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 five pages, constitutes a true and correct copy of the minutes of the regular meeting held on March 15, 2022.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this day of April 6, 2022.

Robin Tillou

Robin Tillou

Recording Secretary

Historic Preservation Commission