

**TOWNSHIP OF CRANBURY
MIDDLESEX COUNTY, NEW JERSEY**

ORDINANCE NO. 11-21-14

**ORDINANCE OF THE TOWNSHIP OF CRANBURY CODIFYING THE CRANBURY
VILLAGE HISTORIC DISTRICT AND THE CRANBURY STATION HAMLET
HISTORIC DISTRICT IN THE CODE OF THE TOWNSHIP OF CRANBURY AND
CREATION NEW SECTION 150-117 IN THE CODE OF THE TOWNSHIP OF
CRANBURY**

WHEREAS, on July 20, 2021, the Cranbury Township Historic Preservation Commission (HPC) held a public hearing to approve the designation of the Cranbury Station Hamlet Historic District and to make modifications to the boundaries of the existing Cranbury Village Historic District; and

WHEREAS, the proposal passed unanimously with no additional public comments; and

WHEREAS, the proposed designation works directly toward the 2019 Cranbury Township Master Plan Reexamination Report objectives, specifically Objective 2 under Historic Preservation, which states:

Consider adding Cranbury Station Hamlet as an Historic District and subject to review by HPC. At the community meeting in April 2019, a contingent of residents of the hamlet and those in the surrounding area, indicated that the hamlet area was indeed historic. As a means to protect and preserve this historic resource, the Township should work with the HPC to determine whether the hamlet should be designated as an historic district similar to the downtown historic district in Cranbury.

WHEREAS, the HPC, and the Township Committee, recognize the historic value of the Camden Amboy rail line and station which are adjacent to the approximately 100-year-old homes on Halsey Reed Road, and have played in important role in Cranbury's vitality; and

WHEREAS, the houses identified in the report, entitled "Amendment to the Historic Preservation Element of the Master Plan for Cranbury Township: Designation of Cranbury Station Hamlet Historic District and Modifications to the Existing Cranbury Village Historic District" have been documented as associated with events that have made a significant contribution to the broad patterns of the Township's history and embody the distinctive characteristics of a type, period, or method of construction; and

WHEREAS, the Cranbury Station Historic District shall be comprised of four homes located on the west side of Halsey Reed Road South of its junction with Station Road (Route 615), and four homes are more specifically identified as:

Block 13, Lot 2 – 96 and 96A Halsey Reed Road
Block 13, Lots 3 and 4 – 92 Halsey Reed Road

Block 13, Lot 5 – 90 Halsey Reed Road
Block 13, Lot 7 – 88 Halsey Reed Road

WHEREAS, the following modifications shall be made to the Cranbury Village Historic District:

1. Designate the following entire tax lots of parcels currently partially in the historic district as contributing historic resources to the Cranbury Village Historic District:

- Block 23, Lot 36 – 1 Prospect Street
- Block 23, Lot 35 – 5 Prospect Street
- Block 23, Lot 63.011 – 23 North Main Street
- Block 33, Lot 68 – Brainerd Lake

2. Designate the following entire tax lots of parcels currently partially in the historic district as non-contributing historic resources:

- Block 18, Lot 13 – 12 A, B, and C Station Road
- Block 18, Lot 36.01 – 22 Station Road

3. Remove from the Cranbury Historic District portions of the following tax lots currently partially in the District:

- Block 33, Lot 64 – A portion of 38A Maplewood Avenue which is the driveway to Village Park
- Block 23, Lot 95 – A portion of 24 Wynnewood Drive which is a portion of the Cranbury Brook Preserve

4. Remove from the Cranbury Historic District portions of Bennett Place no part of Block 33, Lot 13.05.

WHEREAS, Section 93-3(C)(10) of the Code of the Township of Cranbury states: “After Planning Board review and adoption of a revised historic preservation element of the Cranbury Township Master Plan that includes the historic sites and districts, the Commission shall submit the list of proposed historic sites and districts and a map to the Township Committee for adoption to amend the Land Development Ordinance. In the event that the Planning Board does not recommend inclusion of the sites or districts in the historic preservation element, the Commission may nevertheless request that the Township Committee consider designation pursuant to N.J.S.A. 40:55D-65.1”; and

WHEREAS, the Township Committee of the Township of Cranbury now seeks to codify the designations of both the Cranbury Village Historic District and the Cranbury Station Hamlet Historic District; and

WHEREAS, the location of the Cranbury Village Historic District is indicated on the map attached hereto as Exhibit A; and

WHEREAS, the location of the Cranbury Station Hamlet Historic District is indicated on the map attached hereto as Exhibit B.

NOW THEREFORE, BET IT ORDAINED, by the Township Committee of the Township of Cranbury, in Middlesex County, New Jersey, as follows:

Section 1. Article XI, entitled “Historic Districts,” and Section 150-117, entitled “Historic Districts Designated” shall be added to the Township Code of the Township of Cranbury as follows:

Article XI Historic Districts

§ 150-117 Historic Districts Designated

A. The “Cranbury Village Historic District” shall be designated as an historic district within the Township of Cranbury. The Cranbury Village Historic District shall consist of those properties, or parts thereof, designated on the plan entitled “Proposed Amendment to the Cranbury Village Historic District and Buffer” and as is fully described in the “2021 Amendment to the Historic Preservation Element of the Master Plan for Cranbury Township.”

B. The “Cranbury Station Hamlet Historic District” shall be designated as an historic district within the Township of Cranbury. The Cranbury Station Hamlet Historic District shall consist of those properties, or parts thereof, designated on the plan entitled “Cranbury Station Hamlet Historic District Location Map” and as is fully described in the 2021 Amendment to the Historic Preservation Element of the Master Plan for Cranbury Township.”

Section 2. Repealer. All ordinances and resolutions or parts thereof inconsistent with this ordinance are hereby repealed.

Section 3. Severability. If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this ordinance is declared or held invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word shall be deemed a separate, distinct, and independent provision, and such declaration or holding shall not affect the validity or constitutionality of any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this ordinance, and this ordinance is declared severable.

Section 4. Effective Date. This ordinance shall take effect twenty days after its final passage and following filing with the Middlesex County Planning Board.

The ordinance published herewith was introduced and passed upon first reading at a meeting of the governing body of the Township of Cranbury, in the County of Middlesex, State of New Jersey, held on November 22, 2021. It will be further considered for final passage, after public hearing thereon, at a

meeting of the governing body to be held remotely via Zoom (access information on agenda) on December 13, 2021 at 7:00 P.M. and during the week prior to and up to and including the date of such meeting, copies of said ordinance will be made available at the Clerk's Office to the members of the general public who shall request the same, as well as, on the Township's website:
www.cranburytownship.org.

DEBRA A. RUBIN, RMC
MUNICIPAL CLERK

EXHIBIT A

PROPOSED AMENDMENT TO THE CRANBURY VILLAGE HISTORIC DISTRICT AND BUFFER

PHILLIPS PREISS GRYGIEL LEHENY HUGHES, LLC | SEPTEMBER 28, 2021

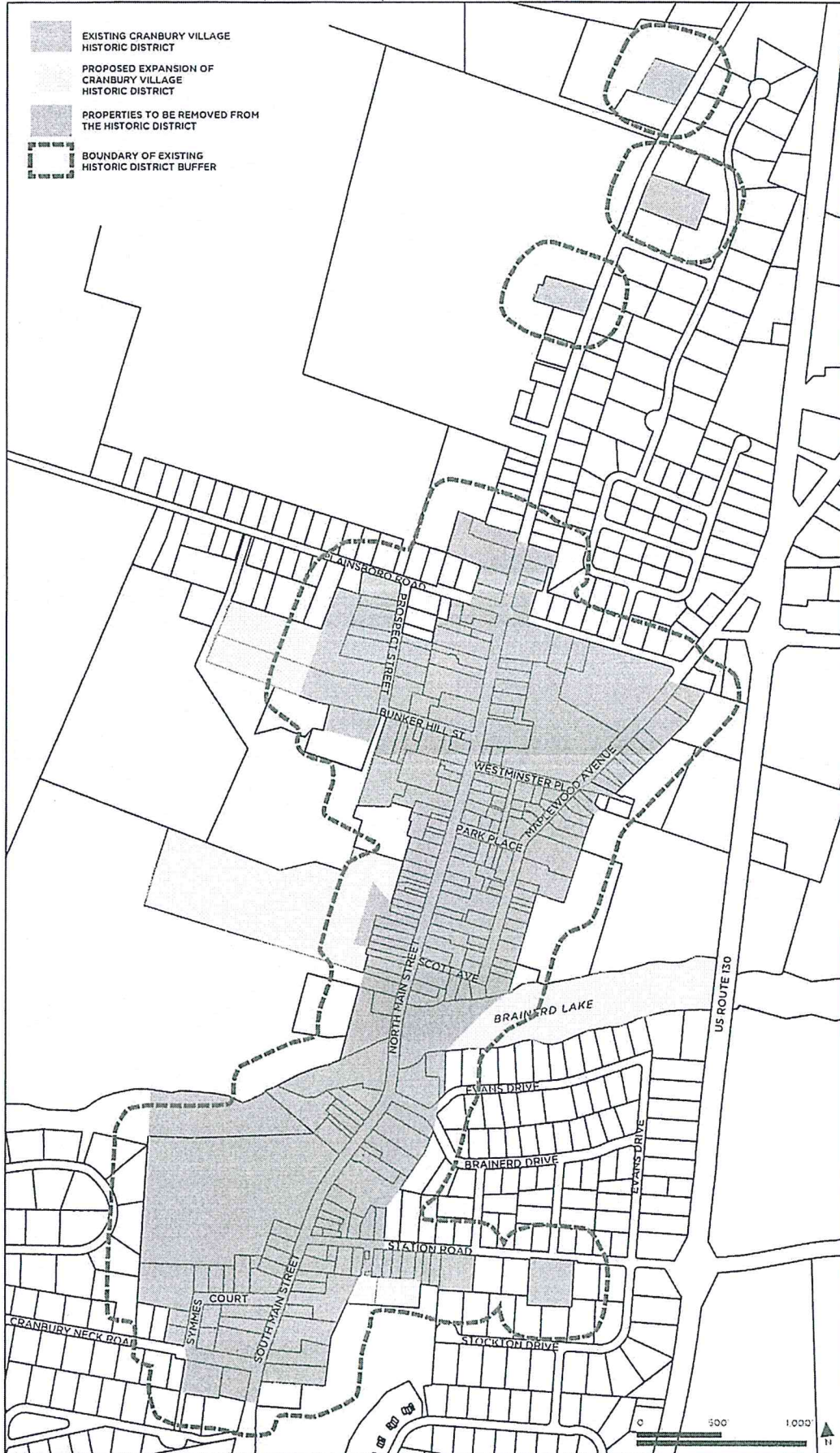


EXHIBIT B

Cranbury Station Hamlet Historic District Location Map

