

**MINUTES
OF THE
CRANBURY TOWNSHIP
HISTORIC PRESERVATION COMMISSION
CRANBURY, NEW JERSEY
MIDDLESEX COUNTY**

TIME AND PLACE OF MEETING

A regular meeting of the Cranbury Township Historic Preservation Commission was held in Town Hall, Cranbury, New Jersey, on June 2, 2009 beginning at 7:30 pm.

CALL TO ORDER

With a quorum present Ms. Marlowe, HPC Chair, called the meeting to order and Ms. Kristen Hamilton performed as recording secretary. Meeting minutes will be typed by Ms. Scott from this taped meeting session.

STATEMENT OF ADEQUATE NOTICE

Pursuant of the Sunshine Law, adequate notice in accordance with the Open Public Meetings Act (N.J.S.A. 10:4-5) was provided of this meeting's date, time, place and 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. Girardet, Ms. Marlowe, Ms. Stasi, and Mr. Williams were present. Mr. Ziegler informed HPC secretary that he is unable to attend the meeting.

MINUTES

The minutes of the May 5, 2009 meeting were reviewed, amended and approved with a motion by Mr. Girardet, second by Ms. Stasi, Mr. Williams in favor. Record will reflect Ms. Marlowe did not participate.

The minutes of May 7, 2009 were reviewed, amended and approved with a motion by Ms. Marlowe, second by Mr. Girardet, Ms. Stasi in favor. Record will reflect that Ms. Williams did not participate.

APPLICATIONS

11 Maplewood Avenue, (B23,L17) In Historic District, Not Classified; New Jersey American Water (NJAW) Project Engineering Managers, Mr. Carmen Tierno P.E. and Mr. James Scott P.E., were present for discussion of the submitted water tower demolition application. Mr. Tierno said that the water tower tank has been out of service for several years. Recently, the tank has developed a leak, necessitating the drop in water level and a quick action to move forward with the demolition. There have been discussions over the years with the Historical Society regarding a potential sale but all options have been exhausted. NJAW has concerns over the conditions of the tank which are outlined in an Evaluation of the 100,000 Gallon Steel Elevated Water Tank report dated May 21, 2009 performed by Tank Industry Consultants.

Mr. Scott gave a brief overview of the report. He stated that a contractor, Tank Industry, inspected the tank. The unsafe condition of the ladder prevented the consultants from climbing the structure to perform an interior inspection. There is severe rusting on much of the structural connections, the concrete foundations are hollow and unsound with exposed rebar, and there is concern that the rivets will come undone from the roof.

The report's conclusion was read aloud by Mr. Scott. 'The tank in its current condition is not structurally sound, even out of service. Extensive repair to the concrete foundations is required for adequate anchorage of the tank to resist wind overturning and to support the load of the tank. Also required would be repair or replaced of anchor bolt nuts, modification and replacement of diagonal bracing connections replacement of diagonal bracing turnbuckles and potentially the associated rods, modification of the existing roof connections to secure the roof, replacement of ladders and accessories for safe access, and repainting of the structure to arrest corrosion also including heavy metal abatement. The tank cannot be safely left in its current condition. The magnitude of the repairs if the tank is to remain in place, not including returning it to service, estimated total cost is \$481,000.'

Mr. Tierney explained that the tank was not used as a utility asset for many years. Approximately 10 years ago, the use of the ground water wells and the tank were abandoned. Water is supplied from other sources. There are wells located in the buildings that the US Geological Survey uses for monitoring ground water levels in this area. It was stated that the tank will never be used for utility purposes.

Ms. Marlowe asked if any attempts were explored for other uses. Mr. Tierney explained as regulated utility by the Board of Public Utility (BPU), there is no other use that is permitted and the BPU would not allow an investment for any non-utility purpose. He explained that it was an aged asset when the NJAW took it out of service. It should have been demolished when it was determined an aged asset. The rehabilitation cost would have been about the same cost as stipulated in the current report. There would have been no reason to invest any money in it ten years because NJAW intent was not to use it as a water asset.

Ms. Marlowe recalls there was some discussion regarding communication equipment on the tower and asked if there is income generated to offset the costs. Mr. Tierney explained that NJAW does not maintain cell towers they are a water utility. If the usage is a water storage facility tower, and the local planning board allows, then cell equipment is allowed. The immediate issue is to deal with the empty water tower. Once removed, then the lot will be vacant but plans have not been finalized for this phase.

Mr. Scott informed HPC that the exterior paint is lead based. The contractor along with any employees working with the paint must be NJ certified to handle lead abatement. The areas of the tower that need to be torched, the exterior paint will be removed. In this particular case, there will be minimal paint removal and less intrusive to the community.

Mr. Scott confirmed that the USGS is monitoring the wells, but this is not to say how long the monitoring will continue. A contractor will be on site, once approval for demolition is granted, within 2 weeks. Mr. Scott will be happy to supply any photos. He is sensitive to the loss of the water tank within the community; unfortunately, operating a utility he must keep the customer costs in mind.

NJAW will own and continue to maintain the pump house building on the lot. There is another small well house building on the other side (north) of the lot that they will continue to be responsible for. The wells will continue to be used for monitoring water levels by USGS.

Ms. Stasi reinforced should NJAW have any documented architectural drawings and or photos to please forward them on the Township; these would be shared with the History Center. A copy of the report and lab analysis along with pictures will be placed into the HPC file. Ms. Stasi recognized the fact that ordinary maintenance was not performed in the past. She expressed her concerns about the other freestanding buildings. Mr. Scott said that the buildings are currently being maintained. There is a need for the buildings due to the wells activity but he does not know what might happen in the future. Once the wells are sealed there would be no use for the buildings but the buildings will remain. Mr. Scott said that there is no planned use change for the buildings; the wells need to be preserved for monitoring.

Mr. Williams inquired if NJAW ever identifies the area by painting tower tanks. There is a large water tower near the Turnpike with no identification. Mr. Williams ask of the history from the tank located in Cranbury and reinforce that the past history would be appreciated.

Mr. Girardet inquired that as long as the wells are being monitored, would NJAW attempt to sell them. Mr. Scott said that if NJAW ever sells the property, NJAW would come to HPC prior to this process.

Mr. Mark Berkowski representing Cranbury Historical & Preservation Society (CHPS) expressed that for over ten years CHPS has been communicating with NJAW, who was made aware of its historic significance. The existing tower was built in 1940s, replacing the original wood tank built in 1904. CHPS is extremely disappointed to hear that the tower will not be preserved. The structural repairs were thought to be approximately \$300,000 but now hear of a higher cost which is beyond CHPS's limitations. This is the first time that he has heard info regarding the well house used by USGS. Mr. Berkowski requested if any photos, past or present, exist in the NJAW files, it would be appreciated if these could be turned over to Cranbury.

Mrs. Betty Wagner asked about the plot and what NJAW proposes to do with the landscaping after the demolition. Mr. Scott said that the area will be taken to grade and then planted with grass.

It was suggested that NJAW place an inquiry to the State Historic Preservation Office prior to the demolition of the water tank.

Ms. Marlowe will insert a comment on the application that NJAW supply any plans or photos of the tank. A verbal roll call was taken to approve the demolition application:

AYES: Mr. Girardet, Ms. Marlowe, and Ms. Stasi.

ABSTAIN: Mr. Williams.

4 Symmes Court, (B23,L87) In Historic District, Classified C: Homeowner Alex Kishyk was present to discuss the proposed extension to the existing freestanding garage out towards the back. Architectural plans were supplied prior to the HPC meeting. The siding, windows, and other details will match with the existing. No trees will be removed however; one tree limb will be removed to allow for the addition.

HPC feels that the proposed addition plans are appropriate, is in keeping with the style of the existing free standing garage along with the house and conforms to the neighborhood. The selected material and products further compliment the project. In addition, HPC appreciates the minor impact to the existing tree line with no trees being removed. The visibility of the proposed addition will have a minimal or limited impact from the public view. This proposal is a positive solution to increasing the mass while keeping the streetscape intact, which HPC prefers.

A verbal roll call was taken to approve the application as submitted:

AYES: Mr. Girardet, Ms. Marlowe, Ms. Stasi, and Mr. Williams.

OTHER APPLICATIONS

148 North Main Street, (B26.01 L29.28) In Buffer Zone: an emergency re-roofing application was received and approved on May 27, 2009. Homeowner will resurface over existing roof with like material. Application was approved by Administrative Officer.

DISCUSSION

15 Prospect Street, (B23, L32) In Historic District: It was noted that there is no tarp over the roof.

June 4th, 2009 Historic Preservation Conference at Rowan University in Glassboro, NJ will be held. All HPC members will be attending. Mr. Girardet will organize the carpool.

ADJOURNMENT OF MEETING

There being no further business, a motion duly made by Bobbie Marlowe, seconded by Harry Williams 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 June 2, 2009 consisting of 4 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 21st day of July 2009.

Linda M. Scott, Recording Secretary