

**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 17, 2008 beginning at 7:30 pm.

**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.

**CALL TO ORDER**

With a quorum present Bobbie Marlow, HPC Chair, called the meeting to order. Linda Scott performed as recording secretary.

**MEMBERS IN ATTENDANCE**

Wayne Girardet, Diane Stasi, Alana Stops, Harry Williams, and Bobbie Marlowe; Chair, were present.

**MINUTES**

The minutes of the June 3, 2008 meeting were reviewed, amended and approved with a motion by Bobbie Marlowe, second by Diane Stasi, all in favor. Record will reflect that Harry Williams recused himself.

**APPLICATIONS**

2 Stockton Drive, (B18,L20.19) In Buffer Zone (back yard is in BZ); Homeowner Michael Coffee and contractor (brother-in-law) were present for discussion of this application. Property is located on the corner of Station Rd and Stockton Drive. Proposed is to remove all four sides of the existing cedar planks and corner boards off of this 20 year old home and replacing it with vinyl siding. A majority of the other homes in this section are vinyl sided.

This home will be insulated before the siding is installed. The front entrance wood door frame will be replaced with wood and then covered with aluminum. The existing top decorative window frame will be removed and replaced with 5" wrapped aluminum on the top, butted close on the bottom (Cape Cod casing). "J" channels will not be applied with siding. Vinyl siding will be wood grain texture.

Mr. Coffee stated that the shutters will not be re-installed. Bobbie expressed that this may enhance the exterior look. HPC would like to avoid having a flat non-dimensional look.

After discussion of the details, conditions of approval include no applied "J" channels and no shutters. Homeowner was informed that should he wish to install shutters a new application will need to be submitted.

A verbal vote to approve application with conditions was taken.

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

### **ORDINARY MAINTENANCE APPLICATIONS**

10 Wynnewood Dr. (B23,L127) In Buffer Zone; on June 9, 2008, application was made to have existing 2 layers of roofing materials removed and replaced with like shingles. Application deemed as ordinary maintenance according to §93-5.

14 Wynnewood Dr. (B23,L129) In Buffer Zone; on June 9, 2008, application was made to have existing 2 layers of roofing materials removed and replaced with like shingles. Application deemed as ordinary maintenance according to §93-5.

### **DISCUSSION**

CLG-Certified Local Government representative Mr. George Chidley was present. All were introduced. Betty Wagner, Township Historian and Christine Smeltzer, Township Administrator was both present to hear and learn about CLG.

Mr. Chidley brought CLG information for all attendees including additional packets for the Township Committee. He stated that he had reviewed HPC §93 and commented that it is CLG compliant, which is a voluntary program. Forty-five NJ communities are CLG. Each community (town) signs an agreement to adhere and comply with standards of the Municipal Land Use Law (MLUL) and to have certain structure including members with appropriate experience.

Mr. Chidley explained that opportunities exist where information can be shared or exchanged with other CLG communities. CLG provides technical assistance, on site at least once a year for different types training. The education/training is open to the Commission and can include other township boards/commissions, along with the public. It offers grant assistance with no-match funding to participating CLG communities. These funds can be used for websites, videos, walking tours, master plan elements, signage, survey updates or other appropriate criteria. CLG works with Main Street programs and NJ Historic Trust. He stated that it is helpful to be CLG when seeking other grant money; preference is given to the participating communities.

Mr. Chidley went on to say that Cranbury is currently abiding by CLG guidelines with their attendance recording keeping, public announcements, and class membership required by the MLUL. It is helpful to have Class A and B members reside outside the town to help reduce conflict of interest saying ethic issues can pop up with architects and planners. The MLUL has made allowances for Class A and B members. Vacancies are to be consciously filled within 60 days, but understand if this deadline is not met. Once the town becomes CLG, entities within the town can apply for CLG grant monies as long as it has an historic purpose. A resolution from the Township Committee showing support must accompany each grant application. Grants can be for updates to the MLUL, survey, topography and inventory of historic district, professionals to perform survey, GIS survey within districts, guidelines, training, and professional help with projecting future projects.

Diane said that HPC is aware of CLG rules and makes an effort to be abreast of their training by attending seminars at least once a year, an end of year report is submitted, along with updating the HPC application.

Brainerd Lake dam on County Route 535/Main Street issue was briefly discussed. Mr. Chidley indicated the dam is an integral part of the Historic District; the State would like be involved. He said that in most dam riparian cases that involve tree removal, sheet piles can be driven in 3"- 6" below ground to help stabilize the embankment. He suggested that Ms. Smeltzer contact Dan Soltzer within his office for his help or insight regarding this issue. The NJ Register of Historic Places Act may come into play here. CLG likes to be aware of situations before they happen, there have been times when this hasn't happened. However, if there is a proposed project that is county oriented and the work is known to the CLG office, they (CLG) will reach out and contact the participating CLG town to help with a solution or help with a possible mitigation for the project. Section 106 would apply if Federal funds were being sought or used.

Bobbie asked Christine if the Township Committee would have concerns. Christine queried if CLG might have an impact on the Planning Board, in a restrictive manner. Mr. Chidley replied that local ordinances dictate the process.

Betty expressed her concerns regarding the water tower saying that it is in need of a fresh coat of paint but the expense is exorbitant. The last time it was painted was in 1980.

Wayne asked if there was any down side of being CLG. Mr. Chidley said CLG wants to educate, not tell you what you need to do. CLG is here to facilitate and help historic preservation state wide.

Bobbie stated that HPC has goals but is very interested in assisting the Township Committee in which ever way they can. She then mentioned the barn that is in storage, perhaps funding can be obtained for resurrecting this structure.

In closing, Mr. Chidley said that they funded projects such as the website for Princeton Historic Preservation, Hopewell's and Cape May's design guidelines, various historic projects for Newtown, and training/education classes for Collingswood where professional and private citizens were invited.

HPC thanked Mr. Chidley, Betty Wagner and Christine Smeltzer for attending. Chris will distribute the extra CLG packets to Township Committee and Township Planner.

The next step towards achieving CLG is to write to the Township Committee and ask for their blessing to make application. All the required information is listed on the application.

Wayne strongly suggested that HPC move forward swiftly. He cited that the fiscal year begins July 1<sup>st</sup> and Cranbury should be ready to take advantage of this opportunity. Bobbie said that she would like to talk Richard Stannard to see how best to move forward with CLG.

HPC asked of the status regarding the Design Guidelines. The language suggested by the Township Attorney advising to insert, so the reader understands, that the guidelines are simply a guide—the reader must refer to Chapter 93 when a project is proposed within the district. Gail Hunton was informed of this change in May. Secretary will email her for an update.

NJ Preservation Gala post card was distributed for HPC information. The 30<sup>th</sup> Anniversary looks like a black tie affair.

The June 4<sup>th</sup> conference at Rutgers University was attended by Diane, Wayne and Alana shared their observations and thoughts. Wayne felt that Lisa Jackson, NJDEP Commissioner, did not give a positive spin to historic preservation. Alana concurred.

Diane said that the builders and developers that worked on the Cracker Factory in Trenton showed how this project was developed and financed. She said that no preservation grant monies or tax credits were used. It showed how artisans worked on the finer details on the interior. They were trying to show the economics of historic preservation but were missing the facts of after private ownership.

#### **ADJOURNMENT OF MEETING**

There being no further business, a motion duly made by Bobbie Marlowe, seconded by Alana Stops 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 17 2008 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 2<sup>nd</sup> day of September 2008.

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Linda M. Scott, Recording Secretary