

**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 December 1, 2009 beginning at 7:30 pm.

CALL TO ORDER

With a quorum present Ms. Marlowe, HPC Chair, called the meeting to order and Ms. Scott performed as recording secretary.

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, and Mr. Williams were present. Ms. Stasi and Mr. Ziegler informed the secretary that they would be unable to attend this meeting. Ms. Marlowe made a motion to excuse both members, second by Mr. Williams, all in favor.

MINUTES

The minutes of the November 17, 2009 meeting were reviewed, amended and approved with a motion by Ms. Marlowe, second by Mr. Girardet, all in favor.

APPLICATIONS

70 North Main Street, (B30,L2.01) In Historic District, Classified C; Owner Mr. Alexander Kishyk was present to discuss the proposed wood stockade fence that will be installed in the rear yard, north elevation which will add privacy by blocking the view of the neighboring bank business and the drive that leads to the drive-up window. The fence will be approx 5'H x18'L or 24'L and the remainder length will measure 4'H x 6'L, but will adhere to local zoning regulations. A picture of the fence was supplied showing gothic or stockade cut top.

A verbal roll call to approve this application as presented:

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

1 North Main Street, (B23,L71) In Historic District, Classified K; November 18, 2009 National Park Service Preservation Briefs #4 and #29 were hand delivered to 1 North Main St. On November 24, 2009, a phone conversation between Mrs. Polocz and secretary took place where homeowner stated that she will not be returning to HPC to address her request for emergency repairs, the application asked for a complete roof replacement of a different material. HPC felt the proposed material to be inappropriate. Submitted application requires action, according to §93-5 C (9).

A verbal roll call to deny this application as presented:

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

ZBA174-09, 25 South Main Street, (B35, L8) In Historic District; Classified C; Eagle Scout Ian Pulz was present to discuss his project for the continuation of an existing fence and extend it onto this property along the north elevation between the neighboring restaurant and the First Presbyterian owned property. Due to the height and length of the proposed fence within this zone, the fence was denied by

the Zoning Officer. A bulk variance is now being sought at the next Zoning Board meeting. HPC feels the fence will add much privacy between the restaurant drive and parking lot.

A verbal roll call to approve of this application as presented:

AYES: Mr. Girardet, Ms. Marlowe, and Mr. Williams. A memo will be generated and sent to the ZB secretary regarding comments for this application.

30 Liedtke Drive, (B21,L4.10); Buffer Zone; homeowner Ms. Kayathri Sudhaker came before HPC to discuss the design of a proposed fence that she would like installed in the rear yard to help contain their little puppy. This application was not advertised on the regular agenda. Ms. Marlowe informed the owner that due to the way the buffer zone is defined within the ordinance and until it has been clarified; properties that are within this zone will be excused from submitting applications for the time being.

ZBA 169-09, 1260 South River Rd., (B5, L18) outside the Districts; this application was originally reviewed on October 1, 2009. It has since been amended and now excludes the proposed hotel but increases the floor area ratio for other proposed businesses. HPC is fine with the removal of the hotel. A memo will be generated and sent to the Zoning Board.

DISCUSSION

Buffer Zone: Prior to Chapter 93 being codified in February 2006, the Buffer Zone was 2,400'. It was decreased in size and currently is designated at 200'. Ms. Marlowe stated that looking at the Historic District map, of the properties within the 200' buffer zone delineation line crossing their property; it is unclear of the property percentage that is inside or outside the buffer line. It has recently been discovered and brought to HPC's attention, that as defined in Chapter 93, the Buffer Zone is not worded properly to designate this zone. Currently, there is a Buffer Zone surrounding smaller freestanding single properties that lay outside the larger Historic District. It will be addressed by the Township Attorney. Until amended, residents who live in this area are not required to make application for changes to the exterior of their homes. Ms. Marlowe stated that the original intention was to have a 200' buffer surrounding the entire Historic District.

2009 Annual Year End Report is currently being generated.

2010 Goals: the State Historic Preservation Office Grant is one item that is important to HPC. Work continues on this project. Ms. Stasi is working on the proper wording in the Request for Proposal so that it will be acceptable by CLG (Certified Local Government) once the RFP has been publicly noticed. Ms. Scott is working on the GIS mapping information.

Another goal is to finish the Design Guidelines. This project is pending a single photo. Communication will continue between Ms. Marlowe and Ms. Hunton.

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 December 1, 2009 consisting of 3 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 5th day of January 2010.

Linda M. Scott, Recording Secretary