

**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 February 2, 2010, 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 to 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

Ms. Marlowe, Ms. Stasi and Mr. Williams were present. Record will reflect that Mr. Girardet requested to be excused from this meeting in December 2009. Mr. Ziegler requested to be excused from this meeting due to a conflict with another appointment, Ms. Marlowe motioned, second by Ms. Stasi, all in favor.

MINUTES

The minutes of the January 5, 2010, meeting were reviewed, amended and approved with a motion by Ms. Marlowe, second by Ms. Stasi, all in favor.

APPLICATIONS

36-38 Maplewood Avenue, (B33,L16) In Historic District, Classified C-/I; Homeowner Mr. Ralph Ciardella and Architect Mr. Tom Sebold returned with a honed concept plan. After taking into consideration the comments and suggestions from the January meeting, Mr. Sebold reworked the plans and distributed updated auto cad plans to all at the meeting. He explained that a portion of the existing shed roof addition will incorporate the new gabled roof so the interior has a flow but the roof peak will be tweaked just a little more. The existing bathroom window on the second level will not be disturbed. The new windows will match existing 6/6. Asphalt shingles are proposed. Mr. Williams mentioned that plain 3 tab shingles would be suitable. HPC confirmed that a corner board to delineate the new from existing will be installed, Mr. Sebold concurred. Clapboard will be 5" exposed cedar or cement board. Homeowner is interested in seeing what might exist under the synthetic siding. HPC suggested the original material under the siding can be used, saving some cost for the project. Wood shutters with shutter dogs may be installed; no decision has been made as of this meeting. According to Chapter 93.7, the addition massing now harmonizes with the structure.

Detailed plans will need to be submitted. It was confirmed that 6 copies of 11x17 plans for HPC will be sufficient. The Construction Dept. will need 2 sealed large building plans. HPC sealed plans can be 11x17, elevation and floor plans.

A motion to accept the plans as conceptual drawings (A-5C, A-5B, A-5A, & A-4C) was made by Mr. Williams, second by Ms. Marlowe, all in favor.

OTHER APPLICATIONS

PB160-08 - Route 130 & Half Acre Road, (B7,L1&2) Outside the District; On January 22, 2010, Planning Board application for AVN Holding, LLC was received. This location site is on the south west corner at the intersection of US Rt.130 and Half Acre Road. Proposed are 3 freestanding buildings; a hotel, a restaurant/banquet facility, and a retail liquor store.

This application proposes to have the existing store, concrete islands and parking lot removed. The elevation plans consist of a retro-modern appearance which is unsympathetic for the gateway into Cranbury. Two of the three buildings are of the same style. The retail liquor building is not consistent in style. HPC reviewed the elevation plans including the parking lot fixtures.

HPC finds the proposed structures architecturally inappropriate for the entrance to the village of Cranbury. The proposed structures do not represent or harmonize and are inappropriate for Cranbury. It was stated that other structures such as the gas station, the nearby strip mall, wellness spa, and the Marriott Residence Inn, along the Route 130 corridor in this area have made efforts to satisfy the exterior appearance to conform for the gateway. The Secretary will send a memo to the Planning Board prior to their meeting.

39 North Main Street; (B23,L54) In Historic District, Classified C; this application is for the removal of stipulated windows, replacement of these windows and relocation of others to their original location according to the interior walls. All windows will be on the rear elevation. Anderson 200 Series 1/1 windows are proposed. An existing vent system located where a window originally existed will be removed and replaced with a window. Porch structure will remain for now.

Mr. Williams reviewed the submitted application. He requested further details and a specification schedule for the windows. Mr. Williams was the only available HPC member to review this application. He will make himself available if other HPC members can schedule a meeting for later this week, so this application can move forward. Secretary will contact the other HPC members for their availability.

This application was tabled until requested information has been received. If received prior to the next meeting, application will be placed on the next agenda for review.

Record will reflect that Ms. Stasi presented the application and Ms. Marlowe recused herself from the review process.

DISCUSSION

200' Buffer Zone: Mr. Stannard, HPC Liaison, along with residents Mr. Kallan of Wynnewood Drive and Mr. Buonovolonta of Cranbury Neck Road were present for this topic.

Ms. Marlowe opened by thanking Mr. Stannard for attending. She stated that it has come to HPCs attention the Buffer Zone (BZ) is not clearly defined in §93, but the intention of the BZ was to be defined for the inclusion of properties that surround the entire Historic District, the large contiguous central area and the few small outlying properties on the north end of town. The BZ was originally 2400' and is now currently 200'. It was always HPCs intent to have review process for the BZ properties due to their close proximity and impact to the HD. She continued saying that a couple of solutions come to mind. One which may be the simplest and most inexpensive is to leave it as intended and reword the ordinance to include the actual HD and BZ, not just the outlying buildings. The other is more a complicated and would be a more costly approach that involves figuring out the percentage of property that is positioned within the BZ. The attorney and planner could be involved which would involve costs. Common sense should be applied where it might be apparent with these properties. The homeowner can take the suggestions and use them or not.

Ms. Stasi stated that there has always been a BZ. In the past when BZ properties came before HPC, location and neighboring properties are taken into consideration and continue to perform this way. The intention of HPC has always to be a workable board.

Mr. Kallan expressed his feelings saying that it is unfair that only 4 of the 27 homes within the Wynnewood section are within the BZ. He feels that these homes are completely

isolated from the town and that these homes are targeted to be included in the BZ which has nothing to do with the HD. He relayed that when HPAC came into being, it was stated at a meeting that HPAC is completely advisable and not to worry, you could or could not use their suggestions. He now feels that it is a complete violation of the original intent which was what the Township Committee approved. In addition, many residents were not aware that a 2400' BZ existed which is now 200'. Ms. Marlowe acknowledged his objection but stated that at the meeting when §93 was introduced, only one person from the town voiced an objection. HPC sent certified letters to all residents within the HD and BZ. Mr. Kallan could not recall if he received this letter when the ordinance change occurred back in 2006. The green certified return USPS receipt showing Mr. Kallan's signature was produced from the HPC file.

Ms. Stasi stated that the Historic District was formed by taking into account Cranbury's vernacular, age, significance and other variables of the existing structure inventory. The outlying BZ area was reduced to 200' because at 2400' it encompassed properties that had no direct effect on the HD. The existing BZ has properties that may or may not affect the HD. HPC strives to be fair and consistent by following Chapters 21 and 93, and does not make exceptions for any given neighborhood. Applications presented to HPC are deemed as conceptual, minor or major. Ordinary maintenance applications can be acted upon without the HPC being involved.

Mr. Buonovolonta stated that he studied the (HPC HD/BZ) map and there are 15 properties that have only 14' to 50' (approximately) of land area within the BZ. He suggested removing these properties from the BZ. He continued to say that he was informed by the Township Attorney who said that there is no BZ surrounding the HD, only around the single family buildings. He questioned if he should submit a letter so his concerns would be heard. HPC informed him that the meeting was recorded.

Mr. Williams said that HPC is faithful to the ordinance with their determination and refers to Chapter 93 to help guide the applicant with their proposed plans or changes for the exterior of their property. This helps to avoid any challenges that might arise. He also stated that living in and within close proximity of any Historic District adds value to these homes.

After much discussion and questions regarding scenarios of properties within the BZ and HD, Mr. Stannard stated that the BZ circumference decrease to 200' is more reasonable than it was at 2400'. He confirmed that HPC consistently uses logic, listens to the applicant, and provides assistance and cooperation which is helpful for everyone involved. The benefit of the BZ is to protect the HD. This issue will be addressed as the 2010 budget will allow.

February 16, 2010 HPC Meeting: Mr. Williams informed the secretary that he will be unable to attend this meeting.

2009 Year End Report: Updates were made to the report and the cover memo. Ms. Marlowe initialed the memo which will be submitted to the Township Committee. Motion to approve the cover memo and report was made by Ms. Marlowe, seconded by Mr. Williams, all in favor.

ADJOURNMENT OF MEETING

There being no further business, a motion duly made by Ms. Marlowe, seconded by Mr. 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 February 2, 2010 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 2nd day of March 2010.

Linda M. Scott, Recording Secretary