

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

**TIME AND PLACE OF MEETING**

A scheduled meeting of the Cranbury Township Historic Preservation Commission was held in Town Hall, Cranbury, New Jersey, on December 5, 2017 beginning at 7:30 pm.

**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 on December 5, 2016, of this meeting's date, time, place and an 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, Mr. Szabo, HPC Chair, called the meeting to order. Ms. Scott, performed as recording secretary.

**MEMBERS IN ATTENDANCE**

Mr. Banks, Ms. Marlowe, Ms. Ryan, Mr. Szabo and Mr. Walsh.

**APPLICATIONS**

15 Prospect Street: (B23L32) within HD, Classified, c.1850: Ms. Marlowe had recused herself from this application and left the table. Mr. Steve Golisano, Architect; Mr. Kevin Golisano, owner; and Mr. Sal Golisano, GC; all were present for the continued discussion of this application. HPC had previously requested a summary of the deficiencies of the building from an inspector/engineer. They also requested the square foot space, existing vs. proposed. Mr. K. Golisano provided the square foot in an email.

<b>15 PROSPECT ST - Rehabilitation and Addition</b>		<b>11/22/2017</b>	
<b>Square Footage Calculations</b>			
	<b>Current SqFt</b>	<b>Proposed SqFt</b>	<b>Difference</b>
1st Floor	1463	2038	+575
2nd Floor	796	1249	+453
Living Space in "House"	2259	3287	+1028

Living Space in "Barn"		1522	+1522
Total Living Space	2259	4809	+2550
Garage Space	421	1522	+1101
Footprint of all Structures	1884	3560	+1676
Property Coverage	8%	14%	

Notes:

"House" and "Barn" refer to different sections of the proposed single family dwelling

"House" - Design of the addition adds 1028 SqFt to the historic house section

"Barn" is scaled to replicate other historic barns in Cranbury

"Barn" consists of a garage on the first level and 1522 SqFt of living space above

Footprint of all structures on the property increases by 1676 SqFt

Property is .57 Acres (24829.2 SqFt)

Construction Official, Mr. Greg Farrington, visited the site and confirmation was sent to identify and confirm structural issues which was done by email sent to Ms. Scott on December 5<sup>th</sup>. The issues that Mr. Farrington concurred with include incorrect repairs; undersized, and lumber scraps that were reused for repairs stemming from a fire many years ago. All of rear additions are not structurally sufficient for rehabbing. The additions were constructed with inadequate foundations and improper use of materials, causing them to settle unevenly. Original stone foundation mortar has deteriorated, sill plate is rotted in locations slated for demolition, and most windows are rotted and need replacing. Various main support joists were compromised from the fire and water damage. The roofs on the back additions are uneven. The gutters were not properly flashed, causing rain water to overflow behind the wall through the years. The siding is rotted in multiple locations slated for demolition. Foundation and wood sills are not high enough above the existing grade and thus the higher neighboring property drains toward this house.

The freestanding garage has bowed concrete walls, repairing them is not a solution, the concrete blocks require replacement. This structure has rotted rafters and the sheathing must be replaced.

The existing U-shaped driveway was questioned. The southern entrance will be removed 5-10 feet along the southern property line creating a circular paved driveway with one entrance.

Currently, the structure is divided and used as two apartments. Mr. K. Golisano stated that technically it is a single family and it will remain so. The area above the garage could be rented, should Mr. Golisano decide.

Mr. K. Golisano stated that his goal is to save the original farmhouse that has historical significance. The HPC application for this project was received on November 6<sup>th</sup>. According to Chapter 93, HPC has 45 days to act, once deemed complete, unless the applicant consents in writing to an extension of time. Mr. Golisano has agreed to extend the amount of time for this application in an email dated November 30, 2017. The application will be matched with the construction plans, once they have been received.

21 North Main St. (B23,L64) within HD, Classified: the shed on the property will have the deteriorated shingles removed and replaced with like. Application deemed as ordinary maintenance.

**Application Updates:**

47 South Main St. (B18,L5). It was noted that the sidewalk, driveway and apron and wall have made progress. The walkway is concrete. The wall has been pointed with mortar.

26 North Main St. front porch decking and stairs project has been completed. The synthetic wood decking has been replaced with Douglas fir. This material is very appropriate and attractive for this porch.

5 Bunker Hill has completed the sidewalk and driveway project. It was reported that the completed work looks very nice.

**NEW BUSINESS**

The next HPC meeting will be held on January 16, 2018.

**OLD BUSINESS**

2017 CLG Grant: Mr. Szabo reported that Mr. Jonathan Kinney and Ms. Jenna Solomon, both from NJSHPO CLG, along with Ms. Denise Marabello, Ms. Scott and himself met on November 30<sup>th</sup>. This was a kick-off

meeting reviewing the criteria for administrating the upcoming grant. So far, the 2017 CLG grant is off to an earlier start than from the previous CLG grant. Ms. Ryan asked if the number of photos for key properties or for corner properties had 2 photos in the final Phase 1 inventory booklet. Mr. Szabo explained that the State accepts only one photo for their database per property. However, there are additional digital photos of these properties that can be added to the township website as an addendum but not in the Intensive Level Inventory.

The proposed phase 2 area will include south of the lake and some properties on Maplewood Avenue that were not included in phase 1. Mr. Szabo is not adverse to again help take the photos for this second phase. Mr. Walsh volunteered a professional photographer free of charge to assist Mr. Szabo when the time arrives to perform this task.

Presentation at December 11<sup>th</sup> Township Committee Meeting: Mr. Szabo and Ms. Ryan will attend to give a short presentation on the completion of the Phase 1 Intensive Level Historic Property which includes GIS mapping with the NJ State database. To demonstrate the difference between the 1988 survey and the recent survey, 3 Key properties were selected. Copies of these 3 properties from the old and new survey will be provided to the TC to demonstrate the additional property and pictorial information provided in the new survey. Mr. Szabo will address that (approximately 7 properties on North Main Street) are not located within the HD. The age of these structures range from 70 years to a little over 100 years. Due to the ages of homes and the usual 50 year criteria defining historic properties, they should be included. Also, a certificate from the National Park Service honoring the CLG's 50<sup>th</sup> anniversary and recognizing Cranbury became a CLG member in January 2009 will be presented to the township council.

#### **MINUTES**

The November 21, 2017 meeting minutes were reviewed. With minor corrections, a motion to approve was made by Mr. Banks, seconded by Ms. Ryan. All in favor with the exception of Ms. Marlowe, who was ineligible.

The revised process of reviewing the meeting minutes prior to the next regular HPC meeting was communicated to all commission members. The HPC secretary will send out the draft minutes to all the members for their edits. The commission members will forward their comments to the Chair who will incorporate the edits. Mr. Szabo stated that the amount of detail in the minutes is a good record of the HPC discussions at the meetings. Also, should the need to go back for an understanding of an application, there is enough detail in them to review.

#### **DISCUSSION**

Township Quarterly Newsletters: Mr. Szabo opened the opportunity for any HPC commission member who would like to submit an article regarding some aspect of HPC or historic preservation for the township quarterly newsletter. It can be any topic that would be benefit homeowners. An idea for including a photo of an architectural detail to have people guess the location was briefly discussed.

New homeowner letter will include the buffer area along with the historic district. The map reflects the buffer area. There is an inconsistency between the buffer area as defined in Chapter 93 and the historic district map. Currently, they do not coincide.

#### **ADJOURNMENT OF MEETING**

There being no further business, a motion duly made by Mr. Szabo, seconded by Ms. Ryan, 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 5, 2017 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 16<sup>th</sup> day of January 2018.

---

Linda M. Scott, Recording Secretary