

**MINUTES  
OF THE  
CRANBURY TOWNSHIP  
HISTORIC PRESERVATION COMMISSION  
CRANBURY, NEW JERSEY  
FEBRAURY 20, 2024**

[www.cranburytownship.org/historic-preservation-commission](http://www.cranburytownship.org/historic-preservation-commission)

**TIME AND PLACE OF MEETING**

The Meeting of the Cranbury Township Historic Preservation Commission (HPC) was held on February 20, 2024, 7:00 pm at Town Hall, 23A North Main Street, Meeting Room.

**CALL TO ORDER**

Ms. Suttmeier, HPC Chair, called the meeting to order at 7:00 pm and presided over the meeting.

**STATEMENT OF ADEQUATE NOTICE**

Pursuant to the Sunshine Law, adequate notice in accordance with the Open Public Meetings Act (N.J.S.A. 10:4-6) was provided on January 24, 2024 of this meeting's date, time, and place, and the 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.

**ROLL CALL:**

Members Present: Ms. Suttmeier, Chair \*5; Ms. Ryan, Vice-Chair \*5; Mr. Houle, 30.5; Ms. Marlowe \*2; Vacancy, Alt II

Members Absent: Mr. Geier and Mr. Szabo, Alt. I

Professionals and Staff Present: Robin Tillou, HPC Administrative Officer  
Lisa Knierim, Township Committee Liaison

\*Volunteer hours including 2 Hour of the Meeting Tonight.

**APPLICATION**

**#HPC202-24 – 27 North Main Street, Block 23, Lot 60 – Siding**

Lori Chigurupati was present and is the Owner and Applicant for the Certificate of Approval (CoA) application of 27 N. Main Street Siding.

Ms. Chigurupati introduced the application by stating she is looking to replace the siding of the home. The current aluminum siding is damaged, and she would like to replace it with CertainTeed Restoration Classic Smooth. There are two (2) different size options for that siding. There is triple 3 or 4 ½. She would prefer the 4 ½ size.

Vice-Chair Ryan feels the triple 3 would be a better fit.

Chair Suttmeier asked if the whole home currently has aluminum siding.

Ms. Chigurupati stated the whole home is aluminum siding and there are varied sizes. The gutters in the front are a copper gutter and she would save that. In the back of the home, the gutter is going down in the middle and it is causing a shower effect on the back door. The contractor is going to put it over to the side and route it properly.

Ms. Marlowe advised the applicant that in some cases there is wood siding underneath the siding that exists.

Chair Ryan advised of the design guidelines indicating that the restoration of the historic siding is preferred.

Ms. Marlowe advised the siding material should be wood.

Chair Suttmeier used the example that the 1713 East Jersey Cottage removed the green vinyl and under they found shingles.

Ms. Marlowe stated the applicant of 27 N. Main Street siding can have the contractor remove the siding to find out what is underneath.

Ms. Chigurupati asked what she should do with the overlapping shutters.

Ms. Marlowe suggested leaving them off.

The HPC would like the applicant to take the siding off to see what is underneath that could be saved. The application will be tabled to the next meeting of March 19, 2024 depending on what is found under the siding.

Mr. Houle would like to see a sample of the proposed material if they do present at the next meeting.

### **CONCEPTUAL REVIEW**

#### **#61 & 63 North Main Street, Block 23, Lot(s) 47 & 48 – Modifications, Rebuilding and Updates**

Steven Golisano and Juliana Lako were present to discuss the conceptual review. Mr. Golisano is the architect representing the Owner and Ms. Lako is the managing member for the Owner and applicant of 61 & 63 North Main Street modifications, rebuilding and updates to the properties.

Mr. Golisano introduced the application by stating 61 & 63 N. Main Street are two (2) parcels that are adjoining due to the ownership being the same. Mr. Golisano has provided historical mapping showing the history of the site and the changes that have happened. The site struggles because loading happens directly behind it from the post office and is visible from Park Place West. The site survey does not indicate the rear accessory buildings as contributing. There may be some leeway to make modifications to the accessory buildings as they work through the project. The modifications proposed will improve the Main Street streetscape by replacing the fire-damaged building. They also want to improve the streetscape of Park Place West. This is an opportunity to increase the appropriateness of the streetscape and carry the Main Street feel through Park Place West. The conceptual site plan provided shows how the new building, where the fire damage is, will have an increased height. The Victorian building (on the corner of N. Main Street and Park Place West) will have modifications to the exterior to improve it, but that building will remain as is. There will be a shared outdoor gathering area for community usage for the shops. The relocated parking area to the middle of the site will help the view of the parked cars to be more hidden. The two (2) rear accessory buildings' intent is to put a new face on the rear most accessory building to create a new frontage for a simple vernacular building. He hopes to have a rhythm of the street building fronts as opposed to a series of side views of the accessory buildings that were there previously. For the new building at 63 N. Main Street, the intent is to choose the retail style building from the design guidelines of gable front facing street. Major views of the building would be

from the post office side. The intent of that view is to create a wrap courtyard feel from that side. As you go around the front of the building there is the gable front end with a covered front porch as noted in the guidelines as appropriate. The building is still elevated up off the sidewalk to keep with the feel of the town. The alleyway will be used for the ADA ramp to access the new building and the Victorian building. That subtly changes the grade of the building. In the back of the building the Victorian building has the rear porch removed and that may be a service window due to the new entryway being in the alleyway. That would allow for better use of open space for a covered garden, pergola or exterior elements that can tie in. There will be various materials that will mimic and align with the streetscape project of the town, which is brick and bluestone.

Chair Suttmeier asked of the mini one story building out back.

Mr. Golisano responded that will be a trash and recycle enclosure that will mimic a small outbuilding/shed.

Chair Suttmeier asked if five (5) parking spaces are going to be added.

Mr. Golisano responded that page 9 of the plans shows the parking spots and labeled it 1, 2, 3, 4 and 5. Spaces 4 and 5 are behind the current brown building. They will be relocating the parking spots as opposed to adding.

Chair Suttmeier asked if on page 10 of the plans show the light green to be grass and the dark green to be shrubbery.

Mr. Golisano replied yes. The site has been used as open/shared space for different events. To use it for that would be damaging the grass that is there. The intent is to make a varied hardscape that would be buffered with enough vegetation to offset the feel of that. The site permeability would be increased for future usage.

Mr. Golisano explained page 19 of the plans for the double-hung windows. The double hung windows can fold up to the ceiling of the first floor when it is open. The windows can pull the inside to the outside and vice versa to open the building to the street. It will be on the north and east elevation and a little of the south elevation on the corner.

Mr. Houle stated that 61 N. Main, the Victorian building, is missing from the 2017 historic resource survey and asked if Mr. Golisano has found a survey report for that property. It was surveyed in 1989, but the brief description does not mention the rear entrance.

Mr. Golisano stated there will be a process with the proposal that will confirm the numbering for the buildings due to their not being numbered appropriately currently. It was not rare to have a rear entrance, but it is not shown in the years past drawings. The intent of that removal is to open the views from inside out. It has two (2) solid walls on the north and west side. Those solid walls decrease visibility to the site and by opening that up to the alley way it would make it more inviting.

Ms. Marlowe asked what materials would be used.

Mr. Golisano responded that the materials would be to use all paint surfaces for the look and not to use synthetic materials that are visible. Anything that would be composite would be under the paint layers. It will appear to be a wood-looking structure.

Vice-Chair Ryan asked if the brown building with the addition to the north would keep the same street elevation.

Mr. Golisano responded that to keep the building up to the insulation and access code it would be difficult to keep it the same, if they could rebuild it, they would make it a similar building. To make those improvements they will be making it more energy efficient. It will improve the streetscape once done.

Vice-Chair Ryan stated if the massing for the street view stayed similar it would be acceptable.

Ms. Lako asked if it would be acceptable to demo the building later down the road due to the building currently being non-conforming.

Vice-Chair Ryan stated she would not be against demolishing the brown building. That building is non-contributing.

Mr. Houle stated that building is not within the period of significance, and it never will be. The new construction would be more of a contribution to the district. If there are changes that could improve the overall district, that would outweigh preserving something that will never be contributing.

Chair Suttmeier asked about the raised panels below the windows on page 19 of the plans.

Mr. Golisano responded that he had raised the panel below the windows as per the guidelines for storefronts and how storefronts should look.

Chair Suttmeier asked if the new building is further out than the Victorian building.

Mr. Golisano responded that that the new building is a little further out, but it is not further out than the existing porch of the Victorian building. The footprint of the building is being kept as similar as it can be.

Chair Suttmeier expressed being happy that this is happening, and the proposal will revitalize that corner.

Mr. Houle feels the Park Place West work will bring the massing closer to the street.

Vice-Chair Ryan appreciates the north side facing the post office will be a much-improved yard.

## **OLD BUSINESS**

### **CLG Grant**

Chair Suttmeier advised the options for completing the Certificate of Eligibility (CoE) are Township can budget to hire someone for next year, HPC can contribute to completing the CoE or HPC can see about getting another grant to hire someone to complete the CoE.

Mr. Houle asked if the homeowners from the Hamlet HD wanted the national register recognition.

Chair Suttmeier responded yes.

Mr. Houle asked what the homeowners can do to assist in the CoE due to the homeowners possibly having more knowledge about their properties.

Vice-Chair Ryan explained the State Historic Preservation Office (SHPO) wanted to expand beyond Cranbury and include the Monroe section of that area. One area for the members to work together is to compile what is already done.

Chair Suttmeier stated they will form a subcommittee to see what HPC has and does not have. They can then put language together.

### **Richard Grubb & Associates (RG&A) Survey Presentation**

Chair Suttmeier advised the presentation was not able to be recorded on January 25, 2024, but RG&A recorded the presentation with their comments on a later date.

Mr. Houle will work with Ms. Tillou to post the recording on YouTube.

Chair Suttmeier feels the video should be posted in the Mayor's update for those that want to watch the presentation.

### **Cranbury Township Signage**

Chair Suttmeier did advise the director of DPW to save the existing signage that will be replaced.

Chair Suttmeier advised she had inspected all the signs that were delivered to DPW. All signs were in order and all the hardware had been delivered as well. Hopefully, the signs can start to be installed soon.

Chair Suttmeier wanted to address the gateway signs.

Ms. Kneierim advised there had been monies appropriated for the gateway signs at the TC budget meeting held on January 27, 2024. It was discussed to ensure the signage is consistent and any road that is county, the county should lead those roads. DPW will be implementing the gateway signs.

### **Commission Training**

Mr. Houle watched the "Historic Preservation Tools – New Jersey Historic Preservation Office" that is a training for new members of the HPC. The training is 1.5 hours.

### **HPC Library Book Inventory**

Vice-Chair Ryan advised she had given the library "A Guide to the Architecture of Hightstown Houses" and they did not seem aware of where to place the book.

Mr. Houle stated there is a reference section, a desk and there are shelves behind that. Those shelves have the surveys and the design guidelines.

Chair Suttmeier stated there should be a public outreach of the shelf. She will do a follow up of the shelf.

### **Identifying Historic Sites**

Mr. Houle followed up on the public comment from the last meeting regarding the previous D.A.R.E. project to restore the home that was referred to as the Hess farm to be included in the identified historic sites. In the Cranbury Press in 1987 it indicated that the Hess farmstead would be saved, and the property described in this article fits one of the properties on the list in the Master Plan as key no. 2. The address is 292 Prospect Plains Road.

Chair Suttmeier would like to create a subcommittee for identifying the historic sites.

Ms. Marlowe stated she will continue working with Mr. Szabo.

### **Public Outreach**

Chair Suttmeier was advised that there will be no Colonial Fair this year.

Ms. Marlowe indicated she was advised of the same, that there would be no Colonial Fair.

Vice-Chair Ryan advised she attended the first meeting for the State History and Historic Preservation Conference. The first meeting consisted of the panelists and there were members from Burlington City and from Montclair. The representative from Burlington discussed that they had added a seat to their Commission specifically for students. They collaborate with the high schools to get suggestions for students that would have that interest. It fulfills their community service requirements. The representative from Montclair discussed that they had created a flyer that they place in realtor and hardware stores that advise of the Historic District and identify the properties in the historic district.

Ms. Marlowe advised there is a flyer for the 1713 East Jersey Cottage.

Chair Suttmeier stated a flyer for the Committee would be good to distribute for public outreach.

Vice-Chair Ryan stated Burlington city has a reward program that the state had mentioned to us to possibly implement. She will see how Burlington does their reward program to get ideas.

Mr. Houle stated he is still working on the software for the mobile interface of the surveys for a more expansive view of the historic property reports. He will bring in his laptop for the next meeting to show that.

Chair Suttmeier stated that can be labeled as HPR for historic property reports.

Chair Suttmeier stated HPC should start planning for Cranbury Day.

### **Preservation New Jersey**

Vice-Chair Ryan works with one of the board of trustees for Preservation New Jersey and an email was sent from them to work with Cranbury regarding their tour of Cranbury Township on April 20, 2024.

Chair Suttmeier stated a Zoom meeting should be set up to discuss what HPC can do for that tour.

### **Revolutionary New Jersey**

Ms. Marlowe gave an update for Revolution New Jersey stating there is a Committee that has met twice from Cranbury Historical & Preservation Society that is working on Revolution New Jersey. They are in the preliminary stages of how they will be publicizing the event to the town.

### **New Homeowner Letters**

New homeowner letters advise new homeowners that their property is in a historic district and/or buffer area and that any exterior work to the home requires a Certificate of Approval application from the HPC.

Ms. Tillou advised that new homeowner letters were sent to 5 N. Main Street, 33 N. Main Street and 9 Park Place East.

### **MINUTES**

#### **January 24, 2024**

Ms. Ryan made the motion to approve the minutes with amendments. Ms. Marlowe offered a second.

#### **ROLL CALL:**

AYES: Ms. Suttmeier, Ms. Ryan, Mr. Houle, and Ms. Marlowe  
NAYS: None  
ABSTAIN: None

#### **January 25, 2024**

Ms. Ryan made the motion to approve the minutes with amendments. Mr. Houle offered a second.

#### **ROLL CALL:**

AYES: Ms. Ryan, Mr. Houle, and Ms. Marlowe  
NAYS: None  
ABSTAIN: None

### **DISCUSSION**

Chair Ryan advised that Lindsay Thivierge has moved on from SHPO and the contact now is Andrea Tingey and Kinney Clark until there is a permanent replacement.

Ms. Knierim advised EDAC will be temporarily on a hiatus. They will not be involved in the signage phases as they were previously.

Ms. Tillou asked of dates that the HPC would like to present to the Township Committee for HPC's annual report.

Ms. Knierim advised March 25, 2024 is available for HPC to present their annual report.

### **PUBLIC COMMENT**

Chair Suttmeier opened the meeting to the public.

With no public comment, Chair Suttmeier closed the public forum.

### **ADJOURNMENT OF MEETING**

There being no further business, a motion was made by Ms. Marlowe to adjourn the meeting and Ms. Ryan offered a second. By unanimous vote, the meeting was thereupon adjourned at 9:00 pm.

**CERTIFICATE OF SECRETARY**

I, the undersigned, do hereby certify that I am the duly appointed secretary of the Cranbury Township Historic Preservation Commission, and that this document, consisting of eight (8) pages, constitutes a true and correct copy of the minutes of the regular meeting held on February 20, 2024.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this day of April 17, 2024.

*Robin Tillou*  
Robin Tillou  
Administrative Officer  
Historic Preservation Commission