

**PRINCETON
HISTORIC PRESERVATION COMMISSION**

Minutes – Regular Meeting

November 17, 2014

The regular meeting of the Historic Preservation Commission was called to order 4:00 p.m. on Monday, November 17, 2014 by Chairman Capozzoli in the Community Meeting Room of the Municipal Building.

STATEMENT OF ADEQUATE NOTICE

Pursuant to the Sunshine Law, a notice of this meeting's date, time, location and agenda was mailed to the news media, posted on the Municipal bulletin board and filed with the Municipal Clerk as required by law.

ROLL CALL AND DECLARATION OF QUORUM

Present: Julie Capozzoli
Elric Endersby
Catherine Kurtz Gowen
Harold Kuskin
Shirley Satterfield
Roger Shatzkin
Cecelia Tazelaar
Robert von Zumbusch

Absent: David Schure

Also present: Jo Butler, Council Liaison; Christine Lewandoski, Historic Preservation Officer; Elizabeth Kim, Development Review Official; Kerry A. Philip, Recording Secretary

ANNOUNCEMENTS

Chairman Capozzoli announced that this is the last meeting for Historic Preservation Officer, Christine Lewandoski. A reception to celebrate her retirement is scheduled to follow the meeting.

MINUTES

September 8, 2014 – Motion was made by C. Tazelaar and E. Endersby seconded the motion to approve the minutes as amended. The vote was 6-0 in favor. Motion carried.

RESOLUTION

- a) Wampold, Charles and Rinehart, Martha
41 South Harrison Street
Jugtown Historic District
Demolition of Garage, New Garage to be Built and Site Work
Section 52.01 Lot 41 Zone R3
Project No: 43HP-2014

Motion was made by R. von Zumbusch and E. Endersby seconded the motion to approve the resolution for 43HP – 2014. The vote was 6-0 in favor. Motion carried.

For: Capozzoli, Endersby, Kurtz Gowen, Kuskin, Satterfield, von Zumbusch
Against: None
Abstain: None

C. Tazelaar recused herself from the following application since she is a real estate agent affiliated with the broker that is marketing the property. C. Kurtz Gowen recused herself because of information about this project that she received recently.

APPLICATIONS

- a) Nina Golder
619 Lawrenceville Road
Princeton Battlefield & Stony Brook Village Historic District
Removal of Existing Use Variance Condition
Section 9301 Lot 14 Zone R3
Project No: 47HP-2014

Karen Cayci, Esq., was in attendance as counsel to the Commission. C. Lewandoski stated that the applicant is requesting relief of one condition of approval for the use variance granted in 1998. The property is two acres in size, use variance approval was granted to convert the barn to a second detached single family residence. The applicant agreed to a deed restriction prohibiting a subdivision of the main house from the barn and to use both residences as a single entity, the applicant is requesting relief of this condition.

Mark Solomon, Esq., legal counsel for the applicant, introduced the applicant, Nina Golder and the realtor, Sue Cook, Callaway Henderson. Mr. Solomon stated that the property is not marketing well, there is interest in the barn from some buyers and some interest in the house but not both. The use variance requires that the owner live in one of the residences but due to unforeseen circumstances this will not be possible. The applicant would like to propose a condominium and in order to do this a Master Deed must be prepared to insure all obligations pertaining to maintenance of the common elements will be addressed. The proposal does not involve any changes to the plan, the applicant is requesting approval to permit two separate owners on the property.

Ms. Cook stated that the property has been listed for 637 days, 20 prospective purchasers considered this. Great efforts have been made to market the property but they have been unable to find a buyer. The proposed improvements to the barn have occurred and preservation of the Manor House will continue. R. von Zumbusch asked about access to the barn. Mr. Solomon advised that a subdivision is no longer being considered so the driveway will be a common element for the entire property. If a condominium is permitted, and a Homeowner's Association is formed, the Association would make the decision on what measures are to be taken for maintenance of the property. R. von Zumbusch stated that the Commission had reviewed the preservation plan for this property and recommended approval of the preservation plan to the Zoning Board, the

concerns expressed by the Commission members at that time was that access is provided, and that the barn and ruins are preserved. It is difficult to make any determination about this requirement without seeing the Master Deed. He suggested subcommittee review so this can be expedited for the applicant. Mr. Solomon stated that he will be preparing the Master Deed for review, the driveway and the septic will be included in the common area for maintenance purposes. Motion was made by R. von Zumbusch to approve the general concept of a condominium for this property. The motion was seconded by R. Shatzkin. The following individuals were chosen to be on the subcommittee: von Zumbusch, Endersby and Kuskin as alternate. R. von Zumbusch advised that the subcommittee will review the documentation, the attorney was asked to include details on preservation of the ruins, the Springhouse access road and other common facilities on the property.

The vote was 7-0 in favor. Motion carried.

For: Capozzoli, Endersby, Kuskin, Satterfield, Shatzkin, von Zumbusch
Against: None
Abstain: None

C. Lewandoski stated that landscaping around each residence could be a condition of approval.

- b) Municipality of Princeton
King's Highway (Upper Road, Lincoln Highway) Historic District
Poe Road – Improvements in Accordance with Master Plan
Intersection of Poe Road/Prospect Avenue/Route 27 (Princeton-Kingston Rd.)
Sidewalk Extension
Project No: 48HP-2014

C. Lewandoski stated that this project is subject to application review and approval by the State. Deanna Stockton, Assistant Engineer, stated that the NJ American Water Company is proposing a water line replacement on Poe and Random Roads. Sidewalks are recommended in the Princeton Community Master Plan therefore sidewalks are being considered. All four corners of the intersection are included in the sidewalk extension project. ADA accessible ramps with cast iron detectable warning plates will be provided. Paint striping of the crosswalks are also proposed.

C. Tazelaar asked if any trees are being removed. Ms. Stockton stated that sidewalks typically meander around trees but one fairly overgrown tree may be removed and the plans will be revised to identify this tree. R. von Zumbusch stated that the design of the sidewalk does not permit the planting of trees in the space between the sidewalk and the roadway. Ms. Stockton stated that they will take this under advisement.

Jo Butler, Council Liaison, asked if the ADA ramps will be diagonal. Ms. Stockton stated that she believes they will be diagonal in the curb return so an individual can go in one direction or the other and two separate ramps will not be necessary.

Ms. Stockton stated that a report from the HPC is requested for inclusion in to the NJDOT application.

PUBLIC COMMENT

The meeting was opened to the public.

Two representatives from the State Historic Preservation Office were in attendance. Dan Saunders and Andrea Tingey. Mr. Saunders stated that he has had the pleasure to work with C. Lewandoski since 1986 and presented a Certificate of Appreciation to Ms. Lewandoski for her outstanding dedication to historic preservation and 23 years of service.

Chairman Capozzoli advised that the Historic Preservation Commission prepared a Resolution at the last meeting. She presented Ms. Lewandoski with a sealed copy of the Resolution.

STAFF REPORTS

Nothing was provided.

MEMBER REPORTS

Nothing was provided.

Being that there was no other business before the board, motion was made by H. Kuskin and C. Tazelaar seconded the motion to adjourn the meeting at 5:30 pm. Motion carried.

Respectfully submitted,



Kerry A. Philip
Secretary