

TOWNSHIP  
OF  
MONTGOMERY  
SOMERSET COUNTY,  
NEW JERSEY

MASTER PLAN  
PART VI:  
HISTORIC PRESERVATION PLAN  
ELEMENT

May 1992

PREPARED BY: Richard Thomas Coppola and Associates,  
Princeton, New Jersey.

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*Adopted July 13, 1992*

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MAY 1992

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PART VI: HISTORIC PRESERVATION PLAN ELEMENT  
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PREFACE



## PREFACE

The Master Plan of the Township of Montgomery is a guide which is adopted by the Planning Board to direct the development, growth and use of the lands within the municipality in a manner which protects public health and safety and promotes the general welfare. The Master Plan coordinates all relevant objectives, proposals and standards felt appropriate and necessary in determining and clarifying developmental decisions appropriate at the municipal level of government, inclusive of the use and accessibility of its land and the provisions of facilities and services.

In accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1, et. seq.), a Master Plan includes land use and development proposals, with maps, diagrams and text, and must include the following three (3) Master Plan Elements as a prerequisite for the adoption of zoning ordinance provisions within the municipality:

1. A Statement Of Objectives, Principles, Assumptions, Policies And Standards upon which the constituent proposals for the physical, economic and social development of the municipality are based;
2. A Land Use Plan Element focusing upon the physical development of the municipality; and
3. A Housing Element designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to 'low' and 'moderate' income housing.

The above three (3) required Master Plan Elements are included in the document entitled "Master Plan Part III: Land Use Plan and Housing Plan Elements", dated November 1989 and adopted by the Montgomery Township Planning Board on November 20, 1989.

Additionally, however, the Municipal Land Use Law describes a number of discretionary Master Plan Elements which may be included as part of a municipal Master Plan. An Historic Preservation Plan Element is one such discretionary portion of a Master Plan and is included in this document for Montgomery Township in accordance with N.J.S.A. 40:55D-28(10):

"A Historic Preservation Plan Element (a) indicating the location, significance, proposed utilization and means for preservation of historic sites and historic districts, and (b) identifying the standards used to assess worthiness for historic site or district designation."

Montgomery Township's desire to preserve the remaining historic sites, structures and areas of the Township for future generations, and to protect them from adverse impacts caused by incompatible land uses and from demolition or inappropriate alteration, caused the Township to create a Landmarks Preservation Commission pursuant to N.J.S.A. 40:55D-107 of the Municipal Land Use Law and municipal Ordinance No. 89-621. It is the Members of the Landmarks Preservation Commission who were instrumental in the development of this Historic Preservation Plan Element of the Montgomery Township Master Plan. The data, analysis, and information included herein is the result of work product, time and effort contributed by the Members of the Landmarks Preservation Commission, both individually and collectively.

STATEMENT OF OBJECTIVES,  
PRINCIPLES, ASSUMPTIONS,  
POLICIES AND STANDARDS

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## STATEMENT OF OBJECTIVES, PRINCIPLES, ASSUMPTIONS, POLICIES AND STANDARDS

The Municipal Land Use Law, enacted by the State Legislature on January 14, 1976, empowers municipal governments with the right to control the physical development of the lands within their bounds. N.J.S.A. 40:55D-2 of the Municipal Land Use Law, as amended, lists fifteen (15) general purposes regarding the local planning process which are as follows:

- a. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals and general welfare;
- b. To secure safety from fire, flood, panic and other natural and man-made disasters;
- c. To provide adequate light, air and open space;
- d. To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;
- e. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;
- f. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
- g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;
- h. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which would result in congestion or blight;
- i. To provide a desirable visual environment through creative development techniques and good civic design and arrangements;
- j. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;
- k. To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development of the particular site;

- l. To encourage senior citizen community housing construction;
- m. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;
- n. To promote utilization of renewable energy sources; and
- o. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to compliment municipal recycling programs.

Consistent with the general purposes of the Municipal Land Use Law, which the Township of Montgomery embraces, the Township has extrapolated certain specific objectives and goals for its future development which are defined as follows and which were adopted as part of the "Part III: Land Use Plan and Housing Plan Elements" portion of the Township Master Plan on November 20, 1989:

- "1. The Development Plan of Montgomery Township should maintain the continuity of the Township's planning process and build upon and refine the past planning decisions of the municipality, consistent with present local and regional needs, desires and obligations.
- 2. The identity of the Township as a totality and the integrity of individual neighborhood areas should be preserved, enhanced and created to the maximum extent possible.
- 3. The Development Plan should recognize the physical characteristics of the Township and acknowledge the inherent capabilities and limitations of the land to host different types of community development at appropriate densities and intensities.
  - a. Conservation of existing natural resources should be an integral part of the planning process, with special attention to the constraints of environmentally critical and sensitive areas;
  - b. Applicable facilities, basin and area wide plans, especially concerning the regional potable water supply, should be implemented in order to prevent adverse environmental impacts upon lands within adjacent municipalities and the general vicinity of the Township; and
  - c. Open space and farmland should be preserved to the maximum extent possible.

4. The Development Plan should strive to prevent the homogenous spread of suburban development throughout the municipality. Specific areas of the Township should be designated for specific types of residential and non-residential development. The rural and country atmosphere which prevails throughout most of the municipality should be maintained.
5. Recognizing the housing obligations of the municipality, but attempting to prevent sprawl and maintain a development mix balanced between residential and non-residential construction, the Development Plan should guide and contain the principal commercial and higher density residential development within the municipality to specific areas of concentrated land uses. One of these areas, referred to as the Rocky Hill node, currently exists along Route 206 near its intersection with Route 518. A second area, originally proposed in the 1974 "Housing Report", is situated within the Belle Mead area of the Township at the northern terminus of Route 206 north of Crusier Brook and Belle Mead-Griggstown Road, and is referred to as the Belle Mead node.
6. Between the two (2) nodes of concentrated development along Route 206, both near the Route 518 intersection and in the Belle Mead area, the Development Plan should strive to prevent the evolution of strip commercial uses along Route 206. Clustered single-family residential development should be permitted, thereby providing a reasonable non-commercial use of the lands which abut the major traffic carrier.
7. The Development Plan shall provide that the future relatively high density housing to be permitted in the Belle Mead node be planned as part of relatively large scale developments in order to insure that adequate roads, recreational areas, drainage facilities, public water and sewerage facilities and other infrastructural improvements are constructed commensurate with the residential development.
8. The principal retail shopping facilities within the municipality should be provided within proximity to the two (2) nodes of concentrated residential development in order to avoid the proliferation of vehicular shopping trips.
9. Industrial, research and office acreage should be controlled with appropriate regulations, without denying the needs of modern research and manufacturing activities and without threatening the existing balance between residential and non-residential development within the municipality and the benefits of a balanced tax base.
10. Proper and adequate water supplies and sewerage facilities should be planned along the Route 206 corridor in order to provide the reasonable opportunity for the implementation of the foregoing Development Plan recommendations.
11. A policy of encouraging the preservation of historic districts, sites and structures, through the formulation of appropriate mechanisms to identify and protect those districts, sites and structures which are of value to Montgomery Township, should be pursued and implemented."

Montgomery Township's desire to preserve and protect the historic districts, sites and structures in the municipality stated in "goal and objective" No. 11 above, coupled with a stated purpose of the Municipal Land Use Law "to promote the conservation of historic sites and districts...", led the Township to establish a Landmarks Preservation Commission pursuant to N.J.S.A. 40:55D-107 of the Municipal Land Use Law and municipal Ordinance No. 89-621. In addition to establishing the Commission, Ordinance No. 89-621 also prescribes the standards and procedures to be followed by the Commission in the designation and preservation of historic landmarks in Montgomery Township. Municipal Ordinance No. 89-621 is attached as Addendum I to this document.

Municipal Ordinance No. 89-621 contains the following two (2) specific "goals and objectives" which, in addition to the "goals and objectives" already adopted by Montgomery Township in the various Elements of its Master Plan, are hereby proposed relative to historic preservation in the Township:

- "1. To effect and accomplish the protection, enhancement and perpetuation of historic sites and districts that represent or reflect elements of the Township's cultural, social, economic, political and architectural history; and
2. To safeguard the Township's historic and cultural heritage as embodied and reflected in its historic sites and districts by protecting sites and districts from incompatible new development and inappropriate expansion of infrastructure within those historic districts, to protect isolated sites from inappropriate demolition, and to take other necessary and appropriate actions pursuant to this ordinance to ensure the continued existence of Montgomery Township's rich historical heritage."

HISTORIC PRESERVATION  
PLAN ELEMENT

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MONTGOMERY TOWNSHIP MASTER PLAN  
PART VI: HISTORIC PRESERVATION PLAN ELEMENT  
MAY 1992

INTRODUCTION

Montgomery Township has long been proud of its historical and cultural heritage which has been well documented in text. However, population growth and continuing development pressures are transforming the once rural farming community into a more suburban municipality. Montgomery Township's desire to preserve the remaining historic sites, structures and areas of the Township for future generations, and to protect them from adverse impacts caused by incompatible land uses and from demolition or inappropriate alteration, caused the Township to create a Landmarks Preservation Commission pursuant to N.J.S.A. 40:55D-107 of the Municipal Land Use Law and municipal Ordinance No. 89-621. It is the Members of the Landmarks Preservation Commission who were instrumental in the development of this Historic Preservation Plan Element of the Montgomery Township Master Plan. The data, analysis, and information included herein is the result of work product, time and effort contributed by the Members of the Landmarks Preservation Commission, both individually and collectively.

POLICY, PURPOSE AND FINDINGS

Municipal Ordinance No. 89-621 noted the following relative to historic preservation in Montgomery Township:

- "a. Within the Township of Montgomery there are many features, improvements, places, buildings or other areas that have special character, or historic or aesthetic interest or value, or represent fine architectural products of distinct periods in the history of the Township.
- b. The preservation of such special features, improvements, places, buildings or other areas is vital to the education of the Township's youth and to the community of the Township's rich heritage."

These statements add to the "goals and objectives" noted earlier in this document as the bases for the establishment of the Landmarks Preservation Commission and the importance of this Historic Preservation Plan Element of the Township Master Plan.

LANDMARKS PRESERVATION COMMISSION AND ITS OBJECTIVES

The seven (7) member Historic Preservation Commission was established by the Township Committee in 1989 with its members to be appointed by the Mayor. The Commission was charged with specific powers and duties as set forth on pages 10 through 13 of municipal Ordinance No. 89-621.

Summarily, the duties of the Commission include the preparation of a survey of historic sites and districts in the Township, the results of which are to be

made part of the Township Master Plan adopted by the Planning Board and, if also adopted by the Township Committee, are to be made part of the Land Development Ordinance. Additionally, the Commission is to: a) provide advice to the Planning Board and Zoning Board of Adjustment on historic matters; b) assist owners of historic sites or structures within historic districts on aspects of preservation; c) hold public hearings and review applications for any development plans affecting historic sites or properties within historic districts; and d) develop specific design guidelines for the alteration, construction or removal of landmarks or structures within historic districts.

Specifically, the survey compiled by the Landmarks Preservation Commission identified "neighborhoods, areas, sites, structures and objects over fifty (50) years of age that may have historic, architectural, or aesthetic importance, interest or value as evidenced by evolution" using the specific criteria set forth in Ordinance No. 89-621. Once identified, the property owners were notified that their property was under consideration for inclusion within a "historic district" or as an "historic site".

Regarding historic sites, a property owner had to voluntarily consent for his/her property to be considered a "designated local historic site". Regarding historic districts, at least a three-quarter (3/4) concurrence by all property owners in a proposed historic district was required in order to consider the area as a "designated local historic district". The historic sites and districts so designated to date are the focal parts of this Historic Preservation Plan Element; data regarding additional potential historic sites and districts are included or referenced in this document for informational purposes only and indicate the on-going work effort being accomplished by the Landmark Preservation Commission.

The criteria used in the selection and designation of an historic district, site or landmark are as follows, and appear as Subsection 16-13.15 of Ordinance No. 89-621 in Addendum I of this document:

- "1. Any individual building, structure or site that is listed on the National and/or State Register, or that is declared eligible for the National and/or State Register shall automatically qualify as a local landmark;
2. A site or building associated with a person who has contributed to an historical or cultural township, state or national event;
3. Any structure, building, house or grouping of these (district), as well as man-made or natural landscape sites which are significant in exemplifying the cultural, social, economic, or historical heritage of the Township;
4. Individual houses and supporting structures or districts that exhibit architectural value in either reflecting an historic era or reflecting a specific architectural type, or that exhibit significant architectural innovation or are the work of a particularly significant architect or builder;

5. Any building, site or other structure related to accepted folklore, legend, or a significant historic event;
6. Any site containing ruins that have important prehistoric or historic in value."

### HISTORY OF MONTGOMERY TOWNSHIP

Montgomery Township is located in an area once referred to as East New Jersey, which was settled by Dutch, English and New Englanders from New York who were seeking new farmland. In 1682, the Province of East New Jersey was sold as a proprietorship to twelve men. The area to be later known as Montgomery Township was laid out in four patents held by Peter Sonmans, Thomas Hart, Walter Benthall and William Penn. Land then was sold to others or leased to tenant farmers. The right of governance was returned to the English Crown in 1702 and, with it, the owners were given their rights to the land and a representative form of government.

As indicated in a booklet entitled "Montgomery Township and the Borough of Rocky Hill" published in 1978 by the League of Women Voters of the Princeton Area:

It is purported that the Township is named after Robert Montgomery, brigadier general in the Revolutionary War. He served with Benedict Arnold on the expedition of 1775 against Canada. He captured Montreal but was killed leading an unsuccessful assault on Quebec the same year. In 1798, under a blanket act of the State Legislature, Montgomery Township assumed its name officially, but it had been a self-governing township to all intents and purposes since 1772, following the detachment of Hillsborough from the Western Precinct. In 1838, Princeton Township was separated from Montgomery to become a municipality in the newly created Mercer County.

In the early 1700s, an influx of Dutch Lowlanders came to the area to buy land on which to live and farm. As the church was a central force among the Dutch immigrants, a Dutch Reformed congregation sprang up and erected a church at Belle Mead in 1727. By the 1750s, there were approximately seventy (70) households residing in Montgomery, most of which were farmers but a few were artisans such as carpenters, tanners, and millers. Other immigrants came from Ireland, Italy and France over time to Montgomery to farm, to help build the Delaware & Raritan Canal and the railroad lines and to work at the trap rock quarry. The Township remained rural with only a few small industries offering other occupations. It wasn't until the mid 20th century that the character of Montgomery Township began to change.

#### Sources:

Brecknell, Ursula C., "Montgomery Township: An Historic Community 1702-1972", Montgomery Township Bicentennial Committee, 1972.

League of Women Voters of the Princeton Area, "Montgomery Township and the Borough of Rocky Hill", Montgomery Township, N.J., 1978.

## IDENTIFICATION OF DISTRICTS AND SITES

### Designated Local Historic Districts

The Landmark Preservation Commission's survey identified five (5) areas within Montgomery Township that met the criteria established by the Township to select an area or neighborhood as an "historic district". Three (3) of the five (5) surveyed areas currently are listed with both the New Jersey and National Registers of Historic Places: the Blawenburg Historic District; the River Road Historic District; and the Bridgepoint Historic District. A mapping of these three (3) designated State and National Historic Districts, and the individually designated Historic Sites within them, is included for informational purposes in Addendum II. The New Jersey State Register Law requires that any application for development affecting State Register properties be reported to the Office of New Jersey Heritage within the N.J. Department of Environmental Protection and Energy for their review and authorization. The designation of a "local" historic district, however, requires only municipal review of an application for development affecting the designated property. In its designation of a local historic district, a municipality may include or exclude properties listed as part of a State or National Historic District.

The five (5) potential local historic districts identified by the Landmark Preservation Commission have been mapped to show the extent of the land areas and the individual properties included therein which meet the established municipal criteria to be considered "historic". Addendum III includes the map, which is entitled "Inventory Of Potential Local Historic Districts".

The property owners within all five (5) of the potential local historic districts were notified that their property was being considered for formal designation as part of a "local historic district". At least seventy-five percent (75%) of all property owners within a potential district must vote "yes" for the district area to be formally designated as a "local historic district."

As a result of the voting to date, two (2) local historic districts have been formally designated: the River Road Local Historic District and the Blawenburg Local Historic District. Plate 1, "Designated Local Historic Districts", maps the land area included within each of the districts, and Plate 2, "Description Of Properties Within Designated Local Historic Districts", lists each individual property within each of the designated districts by lot and block numbers, and indicates the owners of the properties.

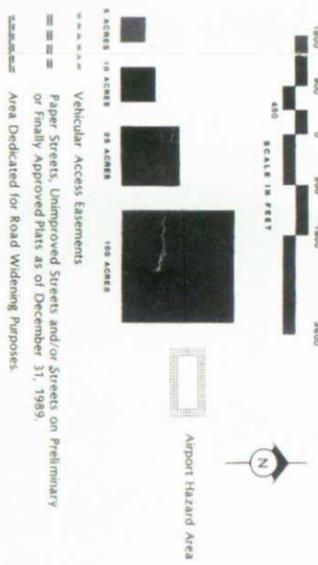
The three (3) other potential local historic districts depicted on the "Inventory Of Potential Local Historic Districts" map, included within Addendum III, each may some day be formally designated as a "local historic district", if and when the necessary concurrence from the included property owners is obtained. Moreover, the land areas of the two (2) currently designated local historic districts may be expanded in the future to reflect the boundaries of the districts as shown on the "Inventory Of Potential Local Historic Districts" map if the necessary concurrence from the property owners is obtained.



**DESIGNATED LOCAL HISTORIC DISTRICTS**

**NOTE:** The reader of this map should consult the accompanying chart for a list of specific properties within each local historic district.

**TOWNSHIP OF MONTGOMERY  
SOMERSET COUNTY, NEW JERSEY**



BASE MAP PREPARED BY: Richard Thomas Coppola and Associates, Princeton, New Jersey • Revised January 1990  
 BUILD-OUT BASE MAP PREPARED BY: Richard Thomas Coppola and Associates, Princeton, New Jersey • January 1990  
**SOURCE: MONTGOMERY TOWNSHIP LANDMARKS PRESERVATION COMMISSION, NOVEMBER 1991.**  
**PREPARED BY: Richard Thomas Coppola and Associates, Princeton, New Jersey, February 1992.**

PLATE 2  
 DESCRIPTION OF PROPERTIES  
 WITHIN  
 DESIGNATED LOCAL HISTORIC DISTRICTS

River Road Local Historic District

<u>Block</u>	<u>Lot</u>	<u>Property Owner (as of May 14, 1991)</u>
7001	48	Oswald Hoepfner, Jr.
8001	1.01	Robert D. Wilmot
	23	Reginald W. & Lois E. Pauley
	23.01	Darby F. III & Dale L. O'Brien
	27	Robert I. & Carol G. Lerner
	27.01	Faramarz & Martha M. Yazhari
	28	Anna M. K. Graeber
	11	Helen G. Kohut
	25	Edward & Ann Herbert
	26	Anthony C. Broh & Jennifer Hochschild
18001	29	Arthur T. & Helen D. Brown
	30 (portion)	Daniel B. & JoAnna W. Beresford
18022	17	Edwin & Kathleen Collings
	18	Shelley & Randy L. Newell
18023	19	Anthony & Theresa Pascazio
	20	Siri S. McTernan
	21	Philip H. & Janet Prophett
	22	Jeffrey B. Hirsch & B.K. McKenna
	23	Sidney L. & Elizabeth A. Palius
	24	Robert L. Anthony & Charles E. King
	25	Edward J. & Jeanie Murphy
	26	Erick K. & Ann M. Morterud

River Road Local Historic District (continued)

<u>Block</u>	<u>Lot</u>	<u>Property Owner (as of May 14, 1991)</u>
22001	18	W. Douglas Smith
	20.01 (portion)	Charles J. & Dorothy K. Weingart
	20.02	Joseph Weingart
	21 (portion)	Duncan & Elizabeth Campbell
	22	Duncan & Elizabeth Campbell
23001	8.06	Toni A. Inman Palter

Blawenburg Local Historic District

<u>Block</u>	<u>Lot</u>	<u>Property Owner (as of May 10, 1990)</u>
25001	27 (portion)	Department of Corrections
	28 (portion) (Final map Lot numbers: 28 (portion) and 28.01)	Joel B. Leff
	29	Blawenburg Cemetery Association
	30	John S. Hoyt
	31	Blawenburg Association
	32	Princeton Lodge 2129 BPOE
	43	John P. & Martha B. Van Zandt
26001	1 (portion)	N.J. Dept. of Human Services
	2 & 2.01 (portion)	Joseph Budelis
	5	David W. & Evelyn J. Cochran
	5.01	Courtney & Barbara K. Throckmorton
	6 & 7	Jotham & Grace B. Johnson
	8	William H. & Grace A. Terhune

Blawenburg Local Historic District (continued)

<u>Block</u>	<u>Lot</u>	<u>Property Owner (as of May 10, 1990)</u>	
26002	1	Anthony Alimecco & Edward A. Fierst	
	2	James S. Ajamian	
	3 & 5	S.J.S. Holding Co., Inc.	
	4	Everett F. May, Jr.	
	6	Nathaniel H. & Valerie T. Hartshorne	
	7	Brian Maest & Carolyn Marlatt	
	8	Edward H. & Leocadia Terhune	
	9	J. Grey Jones, Jr.	
	10	Blawenburg Dutch Reformed Church	
	11 & 13	Hillmont Co.	
	12 (Final map Lot numbers: 12 and 12.01)	Robert C. & Wanda D. Saums	
	14	Sarah Piller	
	15	Richard L. Bunn	
	16	Walter C. & Ethel R. Baker	
	17	Kenneth Dorey	
	30001	13 (portion) (Final map B/L numbers: 30002/127, 30002/1, and 30003/1.02)	DKM Residential Properties Corp.
	32001	1 & 1.01	Montgomery Township
2 (portion)		Strode Creek Partn. & Diversi. AD. SVC., Inc.	
3		Harold E. & Virginia E. Miller	
3.01		John Daly Jr. & Mary Lu Jensen	
3.02		Robert R. Lanning	
3.03		Malcolm J. Zarnfaller	
4.02		Alec M. Gallup	

Blawenburg Local Historic District (continued)

<u>Block</u>	<u>Lot</u>	<u>Property Owner (as of May 10, 1990)</u>
32002	1	Charles L. Creesy & Virginia Kays
	2	John J. & Estelle Best
	3	Steven L. & Julia C. Boynton
	4	Phillip M. & Donna P. Satow
	5	Deborah Kochbarski
	6	Jane E. Szathmary
	7	Joanna S. & Clement L. Fiori
	8	Charles A. & Virginia Cruser
	9	Estate of Larry Cohen
	10	Calvin & Ann Lovering
	10.01	Reuben K. & Mary B. Musselman
	11	Stephen F. Parker & Christine Allen
	12	Alvah B. & Frances T. Conover
	13	Blawenburg Dutch Reformed Church
	14	Frank S. & Anne Rose
15	Marion C. Nosker	
16 & 17	Estate of Geoffrey E. Sage	
18 & 19	Grayce M. Hall	
20, 21, 22 & 23	Strode Creek Partn. & Diversi. AD. SVC., Inc.	
33001	5	Gregory L. & Jane M. Schmidt

NOTE: Where a "portion" of a lot is indicated above, the reader should consult the attached map for reference. For lots within the River Road Local Historic District, "portion" refers to that part of a lot fronting on River Road which measures 200 ft. from the centerline of River Road. For lots within the Blawenburg Local Historic District, "portion" refers to that part of a lot fronting on a public road which measures 200 ft. from the centerline of said road.

### Designated Local Historic Sites

In addition to historic districts, the Landmarks Preservation Commission surveyed individual structures and sites within Montgomery Township which have historic, archeological, cultural, scenic and/or architectural significance in accordance with the criteria specified in Subsection 16-13.15 of municipal Ordinance No. 89-621. One hundred sixty-four (164) structures and sites, referenced in Addendum III of this document, were found to meet at least one (1) of the six (6) specified criteria and, therefore, were each considered eligible to be formally designated as a "local historic site." The property owners were individually notified that their property was considered by the Landmarks Preservation Commission as a candidate for formal designation as a "local historic site", and the Commission advised each owner of the significance and consequence of such a designation.

Plate 3, "Designated Local Historic Sites", maps those particular properties which received the property owner's voluntary consent and approval to be formally designated as a "local historic site". Plate 4, "Description Of Designated Local Historic Sites", identifies the sites by block/lot numbers, historic name and current owner. Additionally, a brief paragraph description of the properties is included as well as the specific eligibility criteria considered applicable to the property by the Landmarks Preservation Commission. The number of designated local historic sites in Montgomery Township may increase over time, as owners of other eligible sites agree to have their properties so designated.

### Historic Cemeteries And Bridges

In the early rural community of Montgomery Township, it was the practice of the Dutch farmers to establish small family burying grounds on their farms rather than use the common burial grounds usually associated with churches. As a result, the church cemeteries were rather small in area, with relatively few interments, if any. However, the Van Harlingen Historical Society has identified twenty-one (21) family burying grounds within Montgomery Township which are included in this Historic Preservation Plan Element. Additionally, two (2) slave cemeteries, two (2) public cemeteries (Unionville and Montgomery Township), one (1) church cemetery (Blawenburg Reformed), and one (1) combined State patients' cemetery have been identified. The location of all twenty-seven (27) historic cemeteries is indicated on Plate 5, the "Historic Cemeteries And Bridges" map. Plate 6, "Description Of Cemeteries and Family Burying Plots", includes the name, block/lot numbers, and a brief description of each of the cemeteries and plots.

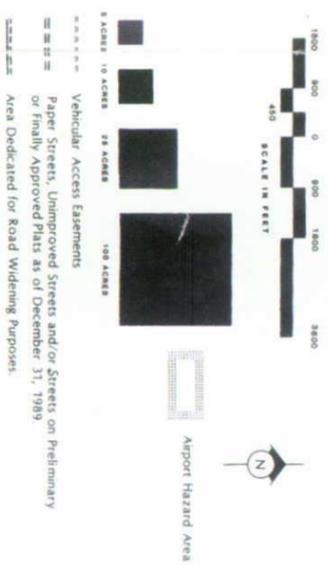
Plate 5 also indicates the location of the bridges in Montgomery Township that both the Landmarks Preservation Commission and Somerset County deem to be of historic significance, all but two of which are eligible for inclusion on both the State and National Register of Historic Places. All of the bridges are of the metal truss, metal beam or stone arch types. Plate 7, "Description Of Metal Truss, Metal Beam & Stone Arch Bridges", indicates the type, block/lot numbers, architecture, engineering and history of each bridge.



## DESIGNATED LOCAL HISTORIC SITES

NOTE: The reader of this map should consult the accompanying chart for a list of specific properties designated as local historic sites.

### TOWNSHIP OF MONTGOMERY SOMERSET COUNTY • NEW JERSEY



SOURCE: MONTGOMERY TOWNSHIP LANDMARKS PRESERVATION COMMISSION, FEBRUARY 1992.  
 PREPARED BY: Richard Thomas Coppola and Associates, Princeton, New Jersey, February 1992.

PLATE 4

DESCRIPTION OF DESIGNATED  
LOCAL HISTORIC SITES

<u>Map No.</u>	<u>Block/Lot</u>	<u>Historic Name of Site</u>	<u>Owner</u>
1	4001/13	GULICK/DITMARS HOUSE	Herman & Margery Ward
<p>Eligibility Criteria: 1, 3, 4</p> <p>Mid-18th-century frame house typical of Dutch vernacular style, consisting of two units, main block and kitchen, the former exhibiting high-style raised paneling on corner fireplace; the kitchen having large stone cooking fireplace and bake oven opening. Bent construction visible.</p>			
2	4001/45	JACOB STRYKER HOAGLAND HOUSE	DTB Corporation
<p>Eligibility Criteria: 1, 3, 4</p> <p>Excellent example of architectural-designed Victorian house, combining Italianate and Gothic styling, with an unusual two-storied porch and balcony on one side elevation, a double-decked bay window on the other, and a full verandah across front. Elaborately detailed window and eaves treatment.</p>			
3	7001/19	JOHN STAATS HOUSE & FARM	Garrie & Shirley Stryker
<p>Eligibility Criteria: 1, 3, 4</p> <p>Early dated (1803) example of incoming Federal style based on Georgian mode, which was not employed in this rural area. Of side-hall plan, which became characteristic style of period, but still incorporating one cater-cornered fireplace, relegated to a small back room, a carry-over from earlier taste. Exemplifies country-type enlargement through addition of large lateral wing, dating about mid-century. Insurance records of 1844 provide data on house with kitchen leanto at time. House has been subdivided with some farmland, which preserves its setting at end of long lane.</p>			



<u>Map No.</u>	<u>Block/Lot</u>	<u>Historic Name of Site</u>	<u>Owner</u>
8	30001/1	WIDOW SUSANNAH LANE HOUSE	Frederick & Anne Sheldon
	Eligibility Criteria: 1, 3, 4		
	An example of a small Dutch vernacular house, the cultural inheritance of this Township. Apparently of late 18th-century date, built for a widow, it has paired chimneys, each with exposed back, on one gable end, 9/6 window sash. One tradition suggests that it was a tavern indicated at the Stoutsburg crossroads on the 1829 survey map of the Georgetown-Franklin Turnpike.		
9	31001/1	J. VOORHEES HOUSE	Owen (III) & Beverly Leach
	Eligibility Criteria: 3		
	As part of a streetscape of mainly 19th-century houses, 1800-50, this building in its setting with roadside barn illustrates the farm layout of its period and contributes to a distinctive ensemble. In scale and proportions, dwelling house is typical of its era, though alterations have occurred.		
10	30001/17.01	SCHENCK/CRUSER HOUSE	Lee S. Gardner
	Eligibility Criteria: 3, 4		
	Called the Schenck/Cruser house because of the associations of both names with the farm property, the house exhibits the Greek Revival style of the 1830-40s. Princeton builder-architect Charles Steadman billed for unidentified work on its construction, this possibly being its elegant mantelpieces, wood finishes, and staircase. Additions of this century do not serious impact its original presence as characteristic large rectangular block of double file of rooms utilizing side hall plan, a carry-over from Federal architectural style. Barn at roadside opposite house belonged to farm; has initials of Matthias Cruser and date 1837.		
11	31001/32.01	PAUL TULANE HOUSE	Paul & Anne Disdier
	Eligibility Criteria: 2, 3		
	Known as the Tulane House, because it is built on the farmland purchased by Louis Tulane after he came to America with other French Huguenots following the French Revolution, the name of his son Paul, founder of Tulane University, is identified with the house on a map of Somerset County, dated 1850. In architectural style, it reflects the popular "I"-form with lean-to additions that took hold in Central New Jersey in the first half of the 19th century.		



PREPARED BY:  
Richard Thomas Coppola  
and Associates, Princeton,  
New Jersey, February 1992.

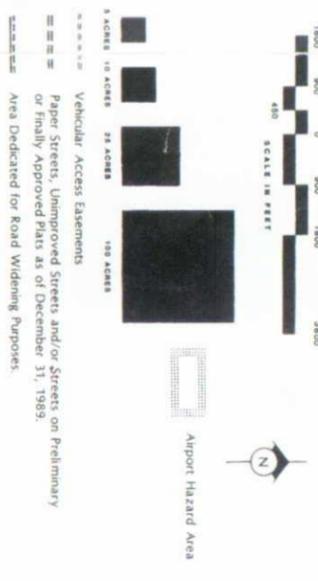


# HISTORIC CEMETERIES AND BRIDGES

- 1† CEMETERY
- A BRIDGE

NOTE: The circle denotes the approximate location of burying ground no. 27.

## TOWNSHIP OF MONTGOMERY SOMERSET COUNTY, NEW JERSEY



SOURCE: MONTGOMERY TOWNSHIP LANDMARKS PRESERVATION COMMISSION, NOVEMBER 1991,  
"FAMILY BURYING GROUNDS", BY WALTER BAKER, DECEMBER 1990, SOMERSET COUNTY PLANNING  
BOARD, AND MONTGOMERY TOWNSHIP TAX MAPS, 1990.

BASE MAP PREPARED BY: Richard Thomas Coppola and Associates, Princeton, New Jersey • Revised January, 1990

BUILD-OUT BASE MAP PREPARED BY: Richard Thomas Coppola and Associates, Princeton, New Jersey • January, 1990

PLATE 6

DESCRIPTION OF CEMETERIES  
and  
FAMILY BURYING PLOTS

<u>Map No.</u>	<u>Name</u>	<u>Block/Lot</u>	<u>Decription</u>
1	Nathan Stout, Esq. Monument	31001/1.01	A granite monument 21 inches square at its base stands 4.5 feet high in the center of a curbed plot approximately 35 square feet in size. All four sides of the monument are inscribed; the north panel notes the cenotaph was erected in 1901 in "commemoration of the patriotic and public services" of Nathan Stout, Esq. (1749-1826). While Nathan Stout is not buried at this location, other members of the Nathan Stout family were.
2	Bellis-Stryker Burying Ground	11001/84	This family burying ground is located on a private residential lot; the plot is approximately 50 feet wide and is protected by a rail fence. Marble monuments depict the surnames of Bellis, Stout and Stryker.
3	Richard Stout Burying Ground	11001/46	The Stout family burying ground lies proximate the Bellis-Styker burying ground and is approximately 35 feet by 55 feet in area. The marble monuments are 42 inches above ground, have similar lettering, have foot stones with initials corresponding to the name on the monument and may be replacements of original monuments. Two stubs of broken stones and a single foot stone also were located on-site. Surnames on the monuments are Davidson, Servis, Stout and Piccott.
4	John Blau Grave Site	11001/30	A stone marker, indicating the burying site for John Blau who died in 1777, is located on this site, once the farm of John Blau. Two stubs of other stones lie adjacent this grave but no other inscriptions are visible.

<u>Map No.</u>	<u>Name</u>	<u>Block/Lot</u>	<u>Decription</u>
5	Whitlock Burying Ground	25001/26	Three monuments, dating 1844, 1854 and 1858, for members of the Whitlock family were located in 1932 in a nearby ditch. Other family members were buried in the Blaw-Nevius cemetery.
6	Blaw-Nevius Burying Ground	31001/108 (previously 31001/27)	In 1813, this cemetery was deeded to W. B. Voorhees and all of the people of Blawenburg by Isaac and Eleanor Blue (Blaw) and James and Elizabeth (Blue) Voorhees. The burying ground is approximately 120 feet wide and 143-150 feet long. The cemetery will exist on its own lot within the common open space of the DKM Residential Properties Corp. Development. The early grave markers were field stones; those that remain are illegible and/or remnants. Many surnames and initials still are evident on the markers: Andrews, Blaw, Blew, Blue, Covenhoven, Conover, Garrison, Hartough, Kibbe, Monfort, Neeld, Nevius, Orton, Stout, Stryker, Van Zandt, Voorhees and Whitlock.
7	Stryker Slave Burying Ground	32001/5	Five field stones are located on a bluff on the property that was once a plantation owned by the Stryker family in the 1800s. It is alleged that this is the site where the slaves of the plantation were buried.
8	Blawenburg Cemetery	25001/29	This cemetery is located on a 3.35 acre lot. Its origin is unknown; the oldest legible marker is for Court Williamson, who died January 5, 1805, and his wife, Ann, who died December 31, 1811. In 1859, the original cemetery was expanded by the addition of land donated by John Van Zandt to the Blawenburg Reformed Church, with the caveat that a certain number of lots would be reserved for the Van Zandt family. The Van Zandt family

<u>Map No.</u>	<u>Name</u>	<u>Block/Lot</u>	<u>Decription</u>
8 (cont'd)	Blawenburg Cemetery	25001/29	donated additional land to the cemetery in 1884, 1911 and 1986. In 1911, the Blawenburg Cemetery Association was formed. The inscription on the stones in the cemetery have been recorded by the Geneological Society of New Jersey.
9	Thomas Hoagland Burying Ground	1002/4	Four markers, each with foot stones, are located on an approximate 20 foot by 50 foot burial plot on a residential lot. Two markers have inscriptions, one with the initials "AH" on the foot stone. The markers are thought to belong to the Thomas Hoagland family.
10	Unionville Cemetery	13003/13	This cemetery was originally the family burying grounds on the Hendrick Stryker family farm. Hendrick Stryker died in 1786 and was buried at the site which was later used by other family members. In 1886, Mrs. Jane Stryker conveyed the cemetery lands and access thereto to the Unionville Cemetery Association which still operates the cemetery. Over 140 interments have been made in the cemetery.
11	Van Pelt Burying Ground	13001/21	A 30 square foot raised area directly north of Grandview Road is alleged to be the Van Pelt family burying ground which once contained several foot stones and pieces of monuments, according to a prior owner of the property.
12	Dorlandt Burying Ground	15001/6	The Dorlandt family cemetery plot is located on the original Dorlandt farm and is approximately 45 square feet in area. A 14 inch by 20 inch concrete block located in the center of the plot, contains a bronze plate inscribed in memory of Lambert Janse Dorlandt, who immigrated from Amsterdam in 1663 and died about 1720. The plate states that he was "buried here with 30 to 40 decendents". Several field stones without visible markings are located within the cemetery.

<u>Map No.</u>	<u>Name</u>	<u>Block/Lot</u>	<u>Decription</u>
13	Poor Farm Burying Ground	16001/6	No monuments are present in the burial ground, and while the plot is approximately 60 feet square in size, there are no definite borders.
14	Montgomery Township Burying Ground	16001/7.03	The original cemetery was for slaves but later was used for others. The cemetery is approximately 83 feet by 109 feet by 20 feet by 120 feet in size. Four field stones without markings are located in the northeast corner of the plot.
15	State Patients Cemeteries	27001/5 and 26001/1	<p>Two cemeteries are located on the grounds of the present North Princeton Development Center. When the New Jersey State Village for Epileptics existed on this site, a cemetery, 170 feet by 175 feet in size, was established on the easterly side of Burnt Hill Road at the southern edge of the State property across Rock Brook. Approximately 467 patients, who had no family or whose relatives lacked the means to provide for their interment, were buried here between 1904 and 1960.</p> <p>A second cemetery, west of Burnt Hill Road near the intersection of Orchard Road, was established due to the difficulty in crossing Rock Brook to access the other cemetery. Between 1960 and 1990, 210 interments were made at this site. The cemetery has two halves, each with a center drive, and on each side of the center drive, three tiers of ten rows contain six graves in each tier row. The east side of the south section is for the burial of Jewish patients; the remaining area is for Christians.</p>
16	Martin Nevius - Nicholas Lake Burying Ground	33001/28	This burial plot is approximately 40 feet by 30 feet in area, located on the west side of Cherry Hill Road. Eleven stones are located in the plot, six of them with markings and some of them are broken or eroded.

<u>Map No.</u>	<u>Name</u>	<u>Block/Lot</u>	<u>Decription</u>
17	John Sortor Burying Ground	34001/11	The remaining monuments within the family burial ground have been broken but the inscription for two of them are for John Sortor and his wife, Rebecca Sortor.
18	Duryea Burying Ground	27001/8	The Duryea family burying ground, located on the historic Washington Well farm site, is generally in good condition, except for two broken monuments and some eroding of the markings. The plot is approximately 34 feet by 50 feet in area and is enclosed by an iron fence. Four rows of 6 to 8 graves each mark the grave sites of members of the Beekman, Dailey and Duryea families.
19	Henry Skillman Burying Ground	19001/16.02	An iron fence and hedge enclose a 50 foot by 55 foot plot which the family burial ground for members of the Skillman, Terhune, Whitenack and Van Kirk families. Most monuments are legible and well preserved with death dates from 1818 to 1856, except for one monument. This monument is inscribed on one side for Dr. Louise Pearce (1885-1959) and authoress I.A.R. Willie (1885-1959) who together had shared the historic Ten Broeck house on the Trevanna farm property.
20	Abraham Stryker Burying Ground	20001/10	The family burial plot is located within the open space area of an office development park and is protected by a wood picket fence. The remaining monuments reflect the family names of Davis, Hudnot, Stryker, Voorhees, Vreeland, and Wyckoff.
21	Van Derveer-Oppie Burying Ground	23001/17	This 40 foot square family burial plot was vandalized and most of the monuments are in poor condition. Members of the Oppie, Van Derveer and Vandeventer families are buries at this site.

<u>Map No.</u>	<u>Name</u>	<u>Block/Lot</u>	<u>Decription</u>
22	Beekman Burying Ground	18001/27	"This cemetery was incorporated as the Beekman Cemetery Association on September 28, 1908 under provisions of an Act of the N.J. Legislature of March 12, 1890 that enables owners of private burying grounds to provide for their improvement, protection, and preservation. The incorporation was instituted by the decendants of Gerardus C. Beekman and of Abraham Van Derveer, and by several plot holders. The present grave yard, comprising one-fourth acre, was reserved in a deed of conveyance of a tract of land made by Gerardus C. Beekman to Abraham Van Derveer dated April 22, 1814 and recorded with the Clerk of Somerset County in Book H on page 538." ("Family Burying Grounds", p.1). The cemetery, protected by an iron fence, is in excellent condition; the names of the families interred therein are Aitken, Beekman, Campbell, Mosher, Newton, Reeve, Robbins, Shepard, Skillman, Vanderveer, Vander Veer, and Vail.
23	Martin Voorhees Burying Ground	17001/11	The Voorhees family burial plot is located on a bluff near the Pike Brook. Three marble monuments for Martin, Alice and Henry Voorhees and one weathered sandstone monument for "CARMAN" exist within the plot. There also are three rows of hard shale stones, for a total of ten stones, in line with the three Voorhees monuments.
24	Christopher Hoagland Burying Ground	18001/26	This family burial plot, approximately 25 feet by 75 feet, is enclosed within a chain link fence on a private residential lot. The cemetery is in good condition and is still being used by the Hoagland family. Seven of the monuments are the older marble and sandstone type; the remaining ones are newer granite.

<u>Map No.</u>	<u>Name</u>	<u>Block/Lot</u>	<u>Decription</u>
25	Cornell-Wyckoff Burying Ground	8001/1	Numerous stones were uncovered by a County surveying crew in 1932 along River Road. Later, other field stones were discovered. Some of the stones were marked with initials and dates, the earliest date being 1756. The cemetery plot is approximately 25 feet by 30 feet in size and appeared at one time to contain at least two rows of field stones.
26	Kershow Burying Ground	5005/7	Three known graves are located at this family burial ground, one each for Cornelius, George and Willowmere Kershow. Other field stones have been revealed over time, one with some inscribed initials, but other families may have used this burying ground so the identity remains uncertain.
27	Indian Knoll	17001/9	While no visible markers exist, it is believed that two slaves were buried in the general location of an 18 ft. high mound of ground near the stream off Bridgepoint Road on what was once the Beekman Farm. Legend has it that the Township Road Department found the site while working on the road and that two gravestones circa 1865-1868 were found about ten years ago near the site but have since been destroyed.

Source: "Family Burying Grounds, Montgomery Township, Somerset County, New Jersey", Walter C. Baker, Van Harlingen Historical Society, Belle Mead, N.J., 08502, December 1990.

PLATE 7

DESCRIPTION OF  
METAL TRUSS, METAL BEAM & STONE ARCH BRIDGES

<u>Map No.</u>	<u>Type</u>	<u>Location</u>	<u>Description</u>
A	Metal Truss	Province Line Road over Bedens Brook	"The 6-panel rivet-connected Warren thru truss span on ashlar abutments is composed of solely of angles, and is an early example of both the truss type and method of fabrication. The floor beams and stringers are replacement, and the bearings have been reinforced, but the truss itself is unaltered. The bridge is important in chronicling the evolution of metal truss bridge technology in the region. Its fabricator, New Jersey Steel & Iron Co. of Trenton was a major bridge builder." Eligible for the National Register.
B	Stone Arch	Bedens Brook Road over branch of Bedens Brook	This single-arched, random rubble structure approximately 20 ft. long and 20 ft. wide was probably constructed between 1872 to 1900 and still is in continuous use providing only a single vehicle crossing. The bridge is historically significant as one of the few surviving 19th-century stone bridges in the County and is intact and retains its integrity in the stonework, single arch, four wing walls and parapet walls. The bridge was "built of local stone, its adornment provided by its neatly laid voussoirs and a single rough keystone." Eligible for the National Register.
C	Metal Truss	Burnt Hill Road over Bedens Brook	"The 5-panel bolt-connected Parker pony truss bridge supported on ashlar abutments is well preserved and is one of the few, and perhaps only Parker truss spans in the state. In addition to its unusual truss type, distinguished by the polygonal top chord which accommodates strength at the center of the truss and economy of material, the bridge is technologically significant for its early use of square-headed bolts. The only alteration appears to be removal of the original railing." Eligible for the National Register.

<u>Map No.</u>	<u>Type</u>	<u>Location</u>	<u>Description</u>
D	Stone Arch	Opossum Road over Bedens Brook	"The Opossum Road Bridge is a double-arched, camelbacked, random rubble bridge, approximately 54 feet long and 15 feet wide, which was built across Bedens Brook in 1822. Its stonework, parapets, arches, and approaches are intact and its few alterations are part of the continuous maintenance of a structure that still functions as a bridge." The structure retains its integrity of location and setting and is the second earliest dated bridge surviving in the County. A stone marker, which is no longer legible, is set in the inside surface of the west wall of the bridge and reads "BEDENS BROOK/5M To P/1822/JWR/AHK". Four iron rings, 3 to 4 Eligible for the National Register.
E	Stone Arch	Dead Tree Run over Pike Run	This triple-arched bridge is located within the designated National and State Bridgepoint Historic District. The bridge was constructed around 1820 of random field stone and was repaired in the 1850s. The bridge crosses the Bridgepoint Dam which creates the Mill Pond and is known as the Mill Pond Bridge, the Township's logo.
F	Metal Beam	Harlingen Road over Fox Brook	This single span structure is approximately 23 ft. long and 29 ft. wide plus two 6 ft. wide sidewalks. Multiple 7 in. deep "I" beams are on ashlar abutments. Four unusual angle iron pedestrian guard rails are supported by 4 ft. high cast iron posts marked "NJS&L Co.". A concrete flow control weir is integral with the abutments.
G	Stone Arch	Township Line Road over tributary of Millstone River	This single-arch bridge with a brick liner at the arch is similar in form to the Bedens Brook Road Bridge but has lost its parapet walls. Modern guardrails have replaced the walls. The bridge appears to have been built in the late 19th century with large stones, many of which are rounded.

<u>Map No.</u>	<u>Type</u>	<u>Location</u>	<u>Description</u>
H	Metal Truss	Griggstown Causeway over Millstone River	"The 2-span 4-panel Pratt half hip pony truss bridge is supported on ashlar abutments. Although it was built in 1903 by the Dover Boiler Works of Morris County, a small local fabricator that built a few bridges between 1901 and at least 1904, the bridge is not eligible. It has been strengthened and repaired at least twice (1938; 1978), and as a result it has no integrity of original design. It was originally pin-connected. Little original/early fabric survives." The bridge is located within the designated National and State River Road Historic District.
I	Stone Arch	Dutchtown-Zion Road over Rock Brook	"The Rock Brook Bridge is an approximately 41-foot long, 16-foot wide, random rubble structure with a double-arched section and an open span crossed by a roadway." "While early county records indicate that many bridges were built partly of stone and partly of frame, this is the only known surviving county bridge that has stone abutments or piers that were designed to hold a non-masonry deck. It is a good, relatively intact example of the type, even though its original wooden deck has been replaced with modern materials; wooden decks are transitory and have to be regularly repaired and replaced. The bridge was almost certainly built by a local mason who in all likelihood was its engineer as well. It is built of stone, its adornment provided by its neatly laid voussoirs." The exact date of construction is not known; however, it is believed to predate 1850 and probably was built in the 1820s. Eligible for the National Register.
J	Metal Truss	Camp Meeting Avenue over Railroad	"The rivet-connected skewed 3-span Howe pony truss with counters overpass on ashlar abutments and steel bents is an example of an uncommon truss type. It is an unconventional design with small spacer panels added to each truss to compensate for the skew.

<u>Map No.</u>	<u>Type</u>	<u>Location</u>	<u>Description</u>
J (continued)	Metal Truss	Camp Meeting Avenue over Railroad	The floor boards are perpendicular to the road. Even though all but a few of the built-up floor beams and the flooring system have been replaced, the 1889 bridge survives as a good example and unusual example of its type." Eligible for the National Register.
K	Metal Truss	Belle Mead-Blawenburg Road over Rock Brook	"The 4-panel Pratt pony truss on ashlar abutments is composed of modern rolled sections with welded connections. There is no physical evidence of the previous method of construction. The modern truss bridge has no historical or technological significance. Its original date of construction is not known. A wood A truss was built at the crossing in 1892."

SOURCES:

For Metal Truss Bridges:

"Historic Bridge Survey" by A.G. Lichtenstein for the Somerset County Culture and Heritage Commission; and

For Stone Arch Bridges:

"National Register of Historic Places: Multiple Property Documentation Form" and "National Register of Historic Places: Registration Form" prepared by Marvin A. Brown of the Cultural Resource Consulting Group for Somerset County, Oct. 1990.

## LANDMARKS PRESERVATION OVERLAY AREA

N.J.S.A. 40:55D-65i. of the Municipal Land Use Law provides that a municipal zoning ordinance may:

"Designate historic sites or historic districts, regulate them and provide design criteria and guidelines for this regulation. Designation and regulation pursuant to this subsection shall be in addition to such designation and regulation as the zoning ordinance may otherwise provide."

The "Landmarks Preservation Overlay Area" includes the boundaries of designated local historic districts (as shown on Plate 1) and the location of designated local historic sites (as shown on Plate 3). Plate 8 indicates the extent of the current Landmarks Preservation Overlay Area on the current Zoning Map of Montgomery Township. The Landmarks Preservation Overlay Area, along with related guidelines, standards and criteria, is intended to provide a legal mechanism for the protection and preservation of private historic sites and districts for the public good.

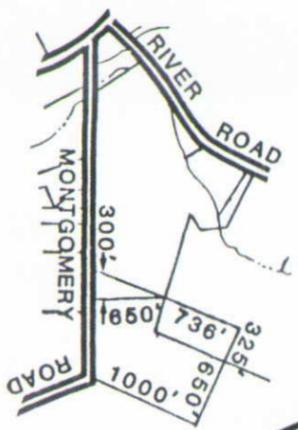
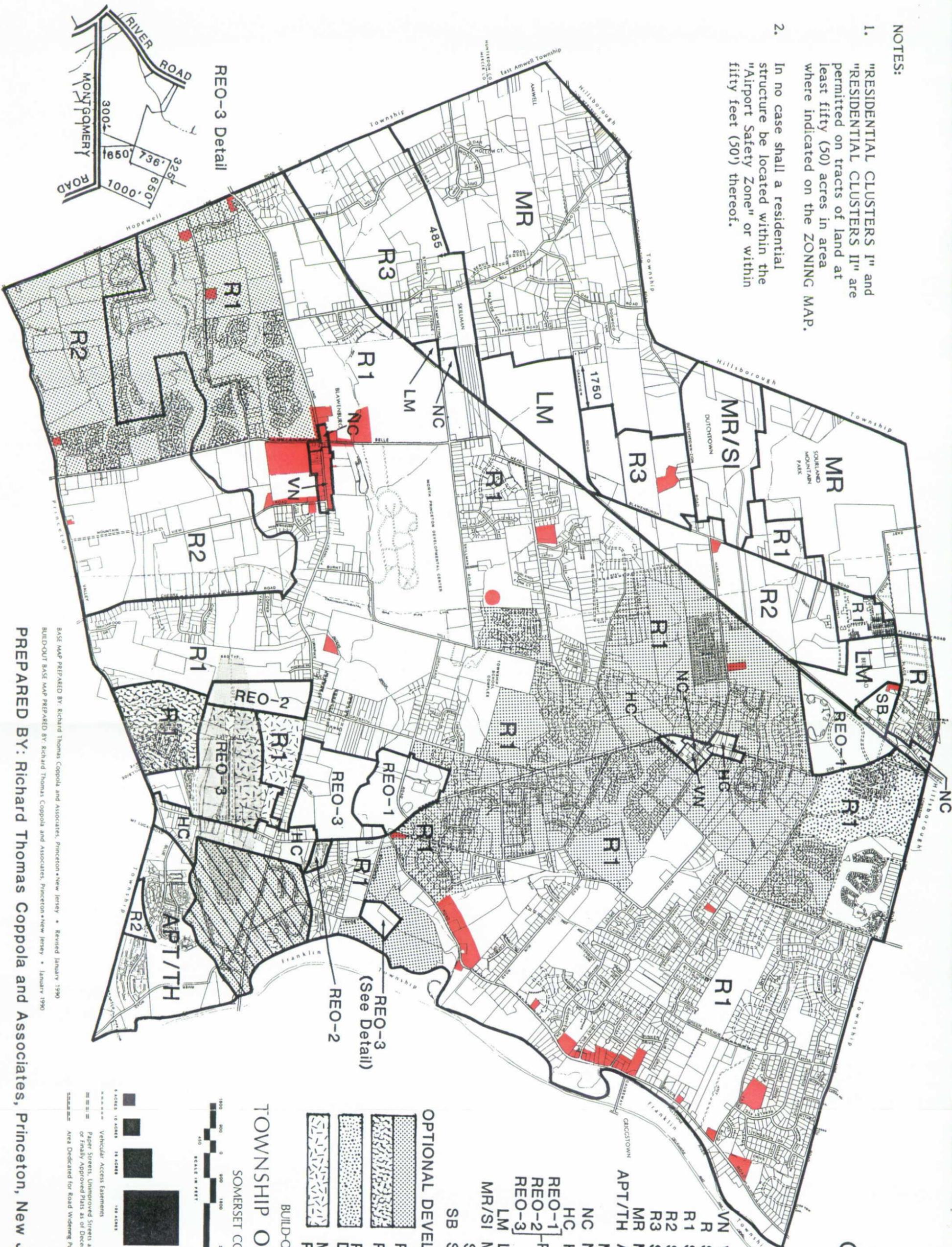
Should the Zoning Map with the Landmarks Preservation Overlay Area (and a list of the included properties) be adopted by the Township Committee, the lands within the overlay area would be subject to both the provisions governing development within the designated zoning district and to the provisions of Ordinance No. 89-621. Specifically, every application for development, construction, alteration or demolition on lands within the Landmarks Preservation Overlay Area would be required to provide a "preservation plan" for review by the Landmarks Preservation Commission in accordance with the design guidelines, standards and criteria set forth in Subsections 16-13.24 and 16-13.25 of Ordinance No. 89-621 (see Addendum I).

While not specifically included within the Landmarks Preservation Overlay Area, the historic bridges and cemeteries identified in this Historic Preservation Plan Element are to be protected and preserved as "public areas" in accordance with the Municipal Land Use Law and other applicable municipal, county, state and federal statutes.

# ZONING MAP October 1991

**NOTES:**

1. "RESIDENTIAL CLUSTERS I" and "RESIDENTIAL CLUSTERS II" are permitted on tracts of land at least fifty (50) acres in area where indicated on the ZONING MAP.
2. In no case shall a residential structure be located within the "Airport Safety Zone" or within fifty feet (50') thereof.



REO-3 Detail

BASE MAP PREPARED BY: Richard Thomas Coppola and Associates, Princeton, New Jersey • Revised January 1990  
 BUILD-OUT BASE MAP PREPARED BY: Richard Thomas Coppola and Associates, Princeton, New Jersey • January 1990  
 PREPARED BY: Richard Thomas Coppola and Associates, Princeton, New Jersey, February 1992.

**DISTRICT AREAS**

- VN Village Neighborhood
- R Single Family Residential
- R1 Single Family Residential
- R2 Single Family Residential
- R3 Single Family Residential
- MR Mountain Residential
- APT/TH Apartment/Townhouse
- Multiple Family Residential
- Neighborhood Commercial
- Highway Commercial
- REO-1 Research, Engineering and Offices
- REO-2
- REO-3
- LM Limited Manufacturing
- MR/SI Mountain Residential/Special Industrial
- SB Special Business

**OPTIONAL DEVELOPMENT ALTERNATIVES**

- Residential Clusters I
- Residential Clusters II
- Planned Residential Developments
- Montgomery Village Planned Development

**TOWNSHIP OF MONTGOMERY**

SOMERSET COUNTY • NEW JERSEY



Vehicular Access Easements  
 Paper Streets, Unimproved Streets and/or Streets on Preliminary or Finally Approved Plans as of December 31, 1989.  
 Area Dedicated for Road Widening Purposes.



Addendum I

ORDINANCE NO. 89-621  
AND ORDINANCE NO. 90-672

ESTABLISHING THE  
LANDMARKS PRESERVATION COMMISSION  
AND PROVIDING FOR THE  
DESIGNATION AND PRESERVATION  
OF HISTORIC LANDMARKS  
IN THE TOWNSHIP

MONTGOMERY TOWNSHIP  
ORDINANCE NO. 89- 621

AN ORDINANCE AMENDING CHAPTER XVI, LAND DEVELOPMENT, OF THE CODE OF THE TOWNSHIP OF MONTGOMERY, ESTABLISHING THE LANDMARKS PRESERVATION COMMISSION AND PROVIDING FOR THE DESIGNATION AND PRESERVATION OF HISTORIC LANDMARKS IN THE TOWNSHIP.

BE IT ORDAINED by the Township Committee of the Township of Montgomery in Somerset County, New Jersey, as follows:

Section 1. CHAPTER XVI, LAND DEVELOPMENT, Section 16-1, TITLE AND PURPOSE, subsection 16-1.3, Purpose, is hereby amended and supplemented by the addition of Paragraph n to read as follows:

Section 16-1.3(n). To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources and to prevent degradation of the environment through improper use of land.

Section 2. CHAPTER XVI, LAND DEVELOPMENT, Section 16-3, ZONING DISTRICT AND ZONING MAP, is hereby amended and supplemented by the addition of a new subsection 16-3.6 Landmarks Preservation Overlay Area to read as follows:

16-3.6 Landmarks Preservation Overlay Area. The boundaries of Historic Districts and the identification of Historic Sites are delineated on the Zoning Map by a screen or overlay referred to on the map as the "Landmarks

Preservation Overlay Area." See Section 16-13 for standards applicable thereto.

Section 3. CHAPTER XVI, LAND DEVELOPMENT, Section 16-9, FEES: GUARANTEES; INSPECTIONS AND OFF-TRACT IMPROVEMENTS, Sub-section 16-9.1, Fees, is hereby amended and supplemented by the addition of a new paragraph a. 8. as follows:

Section 16-9.1 a.8.

8. Preservation Plans	Application Charge	Escrow Account
(a) Preservation Plan which is part of an application for development.	NONE	NONE
(b) Preservation Plan which is not part of an application for development	\$25.00	\$200.00

Section 4. CHAPTER XVI, LAND DEVELOPMENT, is hereby amended by the deletion in its entirety of the current Section 16-13 entitled "LANDMARKS PRESERVATION", and by the addition of a new Section 16-13 entitled "LANDMARKS PRESERVATION OVERLAY AREA" to read as follows:

Section 16-13. LANDMARKS PRESERVATION OVERLAY AREA.

Section 16-13.1. Statutory Authority. The Legislature of the State of New Jersey has in N.J.S.A. 40:55D-107, et seq., as amended, delegated to the governing bodies of municipalities the authority to adopt regulations designed to promote the protection of certain architecturally, historically and archaeologically significant structures, sites or districts for the general welfare of their residents

and to establish a landmarks commission.

Section 16-13.2. Policy Purposes and Findings. It is hereby found and determined:

a. Within the Township of Montgomery there are many features, improvements, places, buildings or other areas that have special character, or historical or aesthetic interest or value, or represent fine architectural products of distinct periods in the history of the Township.

b. The preservation of such special features, improvements, places, buildings or other areas is vital to the education of the Township's youth and to the continuity of the Township's rich heritage.

c. The purposes of this Section are:

1. To effect and accomplish the protection, enhancement and perpetuation of historic sites and districts that represent or reflect elements of the Township's cultural, social, economic, political and architectural history; and

2. To safeguard the Township's historic and cultural heritage as embodied and reflected in its historic sites and districts by protecting sites and districts from incompatible new development and inappropriate expansion of

infrastructure within those historic districts, to protect isolated sites from inappropriate demolition, and to take other necessary and appropriate actions pursuant to this ordinance to ensure the continued existence of Montgomery Township's rich historical heritage.

Section 16-13.3 Definitions. As used in this section, the following words and phrases shall have the following meanings. Unless specifically defined herein, words or phrase used in this section shall be interpreted in accordance with common usage and so as to give this ordinance its most reasonable application.

"Addition" - The construction of a new improvement as a part of an existing improvement when such new improvement changes the exterior appearance of the front facade of any designated landmark, or the exterior appearance of any designated landmark visible from any public way.

"Alteration" - Any work done on any building or structure which:

1. is not an addition to that building or structure; and
2. changes the appearance of the exterior surface of any building or structure which exterior surface is either part of the front facade or visible from a public way.

"Demolition" - The razing of any building or structure or the obliteration of any natural feature of a designated landmark.

"Historic District" - An area designated as an "historic district" by ordinance of the Township Committee and which may contain within definable geographic boundaries historic sites which are visually related, and which may have within its boundaries other properties or structures that, while not of such historic and/or architectural significance to be designated as historic sites, nevertheless, contribute to the overall visual characteristics of the historic site or historic sites located within the historic district.

"Historic Site" - Any real property, man-made structure, natural object or configuration or any portion or group of the foregoing which have been formally designated in the master plan as being of historical, archeological, cultural, scenic or architectural significance.

"Improvement" - Any structure or part thereof constructed or installed upon real property by human endeavor and intended to be kept at that location of such construction or installation for a period of not less than sixty (60) contiguous days.

"Landmark" - See Historic Site

"Official Newspaper" - The official newspaper of

the Township of Montgomery.

"Preservation Plan" - The application and accompanying documents required by this Chapter and by any rules of the Landmarks Commission for any action for which preservation plan approval is required pursuant to subsection 16-13.17 sufficient to demonstrate that the standards and criteria set forth in subsections 16-13.20 and 16-13.21 where applicable have been satisfied.

"Repair" - Any work done on any improvement which:

(i) is not an addition to the improvement;

and

(ii) does not change the appearance of the exterior surface of any improvement.

"Replacement" - Repairs, when a building permit is required for same.

"Structure" - A combination of materials to form a construction for occupancy, use or ornamentation whether installed on, above or below the surface of a parcel of land.

Section 16-13.4. Establishment of Landmarks Preservation Commission. There is hereby created and established in the Township of Montgomery a Landmarks Preservation Commission consisting of seven (7) regular and two (2) alternate members of the following classes:

CLASS A - Persons who are knowledgeable in building design and construction or architectural

history and who may reside outside of the Township;

CLASS B - Persons who are knowledgeable or have a demonstrated interest in local history and who may reside outside of the Township;

CLASS C - All members appointed to the Commission who are not designated as Class A or Class B members. Class C members shall be citizens of the municipality who shall hold no other municipal office, position or employment except that one Class C member may be a member of the Planning Board and one Class C member may be a member of the Board of Adjustment.

Alternate Members - Alternate members shall meet the qualifications of Class C members.

The Mayor shall appoint all members of the Commission and shall designate at the time of appointment the regular members by class and the alternate members as "Alternate No. 1" and "Alternate No. 2". A total of at least three (3) regular members shall be of Classes A and B.

Section 16-13.5. Terms of Membership of Landmarks Preservation Commission. The terms of the members first appointed shall be determined by the Mayor so that to the

greatest practical extent, the expiration of the terms shall be distributed in the case of regular members evenly over the first four (4) years after their appointment, and in the case of alternate members, evenly over the first two years after their appointment; provided, that the initial term of no regular member shall exceed four years and that the initial term of no alternate member shall exceed two years. Thereafter, the term of a regular member shall be four years; and the term of an alternate member shall be two years. All terms shall run from January 1 of the year in which the appointment was made. Notwithstanding any other provisions herein, the term of any member common to the Landmarks Preservation Commission and the Planning Board shall be for the term of membership on the Planning Board; and the term of any member common to the Landmarks Preservation Commission and the Board of Adjustment shall be for the term of membership on the Board of Adjustment.

Section 16-13.6. Vacancy in Landmarks Preservation Commission. A vacancy occurring otherwise than by expiration of term shall be filled by appointment as above provided for the unexpired term only.

Section 16-13.7. Discussions and Voting of Landmarks Preservation Commission. Alternate members may participate in discussions of the proceedings but may not vote except in the absence or disqualification

of a regular member of any class. A vote shall not be delayed in order that a regular member may vote instead of an alternate member. In the event that a choice must be made as to which alternate member is to vote, "Alternate No. 1" shall vote.

Section 16-13.8. Selection of Officers of Landmarks Preservation Commission. Yearly, the Landmarks Preservation Commission shall organize by selecting from among its members a Chairperson and a Vice Chairperson. The Commission shall also select a Secretary who may or may not be a member of the Landmarks Preservation Commission or an employee of the Township.

Section 16-13.9. Disqualification and Removal of Landmarks Preservation Commission Members. No member of the Landmarks Preservation Commission shall be permitted to act on any matter in which he has, either directly or indirectly, any personal or financial interest. A member of the Landmarks Preservation Commission may, after public hearing if he requests it, be removed by the Township Committee for cause.

Section 16-13.10. Meetings of Landmarks Preservation Commission. No action shall be taken at any meeting of the Landmarks Preservation Commission without a quorum being present, said quorum to be the majority of the full authorized membership of the Commission. All action shall be taken by a majority vote

of the members of the Commission present at the meeting. All meetings of the Landmarks Preservation Commission shall be open to the public except, as provided in the Open Public Meetings Law, P.L. 1976, c.231. Notice of such meetings shall be given in accordance with the requirements of the Open Public Meetings Law.

Section 16-13.11. Landmarks Preservation Commission Budget. The Township Committee, after giving due consideration to budget requests that may be submitted by the Landmarks Preservation Commission shall make provisions in its budget and appropriate funds for the expenses of the Landmarks Preservation Commission.

Section 16-13.12. Professional Assistance. Within the budget appropriations established by the Township Committee, the Commission may retain such professional assistance as it deems necessary. The Commission shall obtain its legal counsel from the Municipal Attorney at the rate of compensation determined by the Township Committee.

Section 16-13.13. Powers and Duties of the Landmarks Preservation Commission. The Landmarks Preservation Commission shall have the following powers and duties:

- a. To adopt and promulgate such regulations and procedures not inconsistent herewith as are necessary and proper for the effective and

efficient performance of the duties herein assigned.

b. Within six (6) months from the effective date of this ordinance, to complete a survey of historic sites and historic districts in Montgomery Township and to prepare a list and official map of said historic sites and districts which shall then be referred to the Planning Board for inclusion in the Master Plan pursuant to N.J.S.A. 40:55D-28(b). The list and official map shall also be referred to the Montgomery Township Committee for adoption and inclusion in the Zoning Map and the Land Development Ordinance as a Landmarks Preservation Overlay Zone.

c. To keep a register of all properties and structures that have been designated as historic sites or historic districts, including all information required for each designation. To advise and assist owners of historic sites and property or structures within historic districts on physical and financial aspects of preservation, renovation, rehabilitation and re-use and on procedures for inclusion on the National Register of Historic Places.

d. To provide information and advice concerning all proposed National Register

nominations for properties that come within the jurisdiction of the Landmarks Preservation Commission and to provide assistance to people who may wish to secure national or state historic recognition.

e. To hold public hearings and to review applications for construction, alteration, removal or demolition affecting proposed or designated historic sites within historic districts in accordance with the provision of Subsection 16-13.16. Applicants may be required to submit plans, drawings, elevations, specifications, and such other information as may be necessary for the Commission to make informed decisions upon said applications.

f. To consider applications for Certificates of Hardship pursuant to Section 16-13.16.

g. To develop specific design guidelines for the alteration, construction, or removal of landmarks or property and structures within historic districts.

h. Subject to the amount appropriated by the Township Committee for the Commission's use, to call upon available Township staff members as well as other experts for technical advice.

i. Subject to the amount appropriated by the

Township Committee for the Commission's use, to retain such specialists or consultants and/or to appoint such citizen advisory committees as may be required from time to time;

j. To amend from time to time as circumstances warrant the Landmark Designation List and Historic Preservation Map for the Township.

k. To advise the Planning Board and the Zoning Board of Adjustment on matters affecting historically and architecturally significant property, structures and areas.

l. At its discretion, to confer recognition upon the owners of landmarks or properties or structures within historic districts by means of certificates, plaques, or markers.

m. To collect and assemble materials on the importance of historic preservation and specific techniques for achieving same.

n. Report at least annually to the Township Committee on the state of historic preservation in the Township and to recommend measures to improve same.

o. To undertake any other action or activity necessary or appropriate for the implementation of its powers and duties pursuant to this ordinance or to the implementation of the purposes of this

ordinance.

Section 16-13.14 Designation of Historic Districts and Sites.

a. Preparation of Survey.

The Landmarks Preservation Commission shall undertake a survey of the Township of Montgomery to identify neighborhoods, areas, sites, structures and objects over fifty (50) years of age that may have historic, architectural, or aesthetic importance, interest or value as evidenced by an evaluation using the criteria identified in subsection 16-13.15. In its effort to prepare this survey, the Landmarks Preservation Commission shall review and evaluate any available prior surveys and studies by any unit of government or private organization, and compile appropriate descriptions, facts and photographs. The Landmarks Preservation Commission shall then systematically identify potential historic sites and historic districts in the Township based on the criteria identified in subsection 16-13.15. These criteria shall be the basis for inclusion in the Landmarks Preservation Overlay Area on the Zoning Map and Land Development Ordinance of the Township.

b. Documentation and Notification.

Based upon the results of the survey

identified in paragraph a. above and recommendations of interested citizens, the Landmarks Preservation Commission shall document the importance and historical significance to the municipality, state and nation of each proposed historic site or district in terms of the purposes and criteria set forth in this ordinance. Thereafter, the Landmarks Preservation Commission shall by certified mail:

1. Notify each property owner that his property has been tentatively included in the survey as an historic site or within an historic district;

2. Advise each owner of the significance and consequences of such designation and advise him of his opportunities and rights to participate in the process by which his property may be designated;

3. Invite each owner to consent voluntarily to final designation of his property as an historic site without the need for public hearing or other protection. No property shall be designated as an historic site included in the Landmarks Preservation Overlay Area if the owner of said property objects to such designation and inclusion of his property unless that property is located within an historic district, in which case the

property owner may challenge the designation by the procedures outlined in paragraph d. of this subsection. In addition, concurrence of at least two-thirds (2/3) of the property owners in a proposed historic district must be obtained prior to final designation of that district by the Commission pursuant to paragraph f. of this subsection as historic in the survey.

c. . Additional Mechanism for Inclusion in Survey.

The Landmarks Preservation Commission shall prepare a form which may be submitted by a member of the Landmarks Preservation Commission or an owner of record of any property requesting inclusion of that property in the survey as an historic site or historic district. The proposed historic site must meet one or more of the criteria presented in subsection 16-13.15, and consent of the individual property owner must be obtained in the manner prescribed by paragraph b. above.

d. Public Hearing.

The Landmarks Preservation Commission shall, as soon as practicable, upon completion of the survey and correspondence with the property owners involved, make public a complete list and map of

the proposed historic districts, sites and landmarks, specifying the locations, boundaries and property names thereof, and designating any landmark or historic district. The Landmarks Preservation Commission may determine and specifically designate certain buildings and structures as non-contributing to the historic district. The tentative list and map shall thereafter be submitted at a public hearing to the examination and criticism of the public. Interested persons shall be entitled to present their opinions, suggestions and objections at this public hearing. A list of historic sites and a map showing all proposed historic districts shall be published, together with a notice of the hearing on same, in the official newspaper of the Township not less than ten (10) days prior to such hearing.

e. Final Decision by Commission.

After full consideration of the evidence presented at the public hearing, the Landmarks Preservation Commission shall make its final decision regarding the proposed designations, and shall issue its final report to the public stating reasons in support of its action with respect to each site, landmark or historic district designation.

f. Submission of Survey and Map to Township Clerk and Planning Board.

After the public hearing, the final survey and map of sites, landmarks and historic districts shall be submitted to the Secretary of the Township Planning Board and to the Clerk of the Township. The Township Planning Board shall thereafter consider said historic sites and historic districts for inclusion in the Master Plan of the Township of Montgomery pursuant to N.J.S.A. 40:55D-28(10). In addition, the Township Committee of the Township of Montgomery shall determine whether or not to adopt the list and map of historic sites and districts by amendment for inclusion as an Overlay Area in the Township Land Development Ordinance.

g. Distribution of Survey, List and Map.

Copies of the historic site designation list and historic preservation map as adopted by the Township Committee shall be made public and distributed to all municipal agencies reviewing development applications and all municipal personnel responsible for the issuance of building and housing permits. A certificate of designation shall be served by certified mail upon the owner of each site included in the final list, and a true copy thereof shall be filed with the County Clerk

for recording in the same manner as certificates of liens upon real property.

Section 16-13.15. Criteria for Designation of an Historic District, Site or Landmark.

a. In considering any individual building, structure, site or district for designation in the survey and the Landmarks Preservation Overlay Area, the Landmarks Preservation Commission shall utilize the following criteria:

1. Any individual building, structure or site that is listed on the National and/or State Register, or that is declared eligible for the National and/or State Register shall automatically qualify as a local landmark;

2. A site or building associated with a person who has contributed to an historical or cultural township, state or national event;

3. Any structure, building, house or grouping of these (district), as well as man-made or natural landscape sites which are significant in exemplifying the cultural, social, economic, or historical heritage of the Township;

4. Individual houses and supporting structures or districts that exhibit architectural value in either reflecting an historic era or reflecting a specific architectural type, or that

exhibit significant architectural innovation or are the work of a particularly significant architect or builder.

5. Any building, site or other structure related to accepted folklore, legend, or a significant historic event;

6. Any site containing ruins that have important prehistoric or historic in value.

Section 16-13.16. Applications for Properties Within the Landmarks Preservation Overlay Zone Area

a. Applications for Development.

Every application for development in the Landmarks Preservation Overlay Area as shown on the Landmarks Preservation Overlay map shall contain, as an element thereof, a preservation plan if required by subsection 16-13.17. Upon filing, every application for development in the Landmarks Preservation Overlay Area shall be forwarded to the Landmarks Preservation Commission for action as follows:

1. In the case of site plans, subdivisions and all other applications for development, the Landmarks Preservation Commission shall review such applications and provide its advice to the Planning Board or other board of jurisdiction in writing. In addition, one or more

of the Landmarks Commission's members or staff shall be available to testify at the hearing on the application before the board of appropriate jurisdiction and explain the findings contained in the Landmarks Preservation Commission's written report. The recommendations and advice of the Landmarks Preservation Commission shall not be disregarded by the appropriate board of jurisdiction except for reasons stated on the record.

2. All appeals from decisions of the board of jurisdiction shall be made to a court of competent jurisdiction, except that grants of variances under N.J.S.A. 40:55-70D shall be made to the Township Committee pursuant to subsection 16-7.7 of this Chapter.

b. Applications for Preservation Plans Which Are Not Part of Applications for Development.

1. Every application for a preservation plan approval which is not part of an application for development shall be deemed complete or incomplete by the administrative officer within 15 days of filing. If the application is deemed incomplete, he shall advise the applicant within such period. If it is deemed complete, he shall forthwith forward the application to the Landmarks

Preservation Commission, unless he determines that the application will not have a significant impact on the historic site or historic district in question. If the administrative officer fails to act within the required time, the application shall be deemed complete.

2. If the administrative officer or his designee determines that the preservation plan conforms to the requirements of subsections 16-13.20 or 16-13.21, as the case may be, and will not have a significant impact, he shall forward the plan and application to the Chairperson of the Landmarks Preservation Commission or his designee on the Commission, who shall approve such application without further review, if he/she concurs with the administrative officer's determination. However, if the administrative officer or Chairperson finds lack of such conformity, or that there is a significant impact from the activity proposed in the application, the administrative officer shall forward it to the Landmarks Preservation Commission for review.

3. The administrative officer shall make the determination required by paragraph 2. above, and shall communicate such determination in writing to the applicant within thirty (30) days of

receipt of a complete preservation plan. For purposes of this subsection, the date of written communication with the applicant shall be the date on which the writing, addressed to the applicant is deposited in the mail, or is hand delivered to the applicant to or at the address shown on his application.

4. In the event the applicant alleges that compliance with the requirements of this subsection or subsection 16-13.16a. concerning applications for development within the Landmarks Preservation Overlay Zone would be an unreasonable hardship, or that the nature of his application would not justify the time and expense of a plenary proceeding nor impact negatively on the public good or specifically on the historic qualities sought to be preserved, the Landmarks Preservation Commission may grant appropriate relief from the requirements of this subsection, or recommend such relief to the Board of competent jurisdiction as it deems consistent with the public good and the purposes of this ordinance. When such relief is granted, a Certificate of Hardship shall be issued to the applicant. This Certificate shall specifically identify the reasons supporting its issuance.

5. The Landmarks Preservation

Commission shall conduct a public hearing on all preservation plans not approved pursuant to paragraph 2. above within forty-five (45) days of the administrative official's referral of the application to the Commission. The secretary of the Landmarks Preservation Commission shall give the applicant written notice of the hearing date and shall post in a prominent place in the Township building notice of the application and date, time, and place of the public hearing. The applicant shall notify all property owners within two hundred (200) feet of the lot which is the subject of the public hearing by certified mail with a return receipt requested, of the hearing on the application, including a brief description of the work for which approval is sought. Such notification must be made not less than ten (10) days before the date of public hearing. The application and accompanying material shall be placed on file and available for public inspection at least ten (10) days before the date set for the public hearing.

The hearing shall be conducted in accordance with the applicable procedures for applications for development. At the conclusion of the hearing, the Landmarks Preservation Commission shall recommend

to approve, approve with conditions, or deny the application and shall report its recommendation to the administrative officer, who shall notify the applicant and any interested party who requested notification of the decision within ten (10) days after the hearing. If the Landmarks Preservation Commission fails to act within the prescribed time period, the application shall be treated as having been recommended for permit approval without conditions.

6. Any interested party may appeal the decision of the Landmarks Preservation Commission to the Montgomery Township Board of Adjustment pursuant to subsection 16-7.3 of this Chapter.

7. The Commission or, in the case of applications determined not to have a significant impact pursuant to paragraph (2), the Chairperson may for good cause waive any applications fees and escrow deposits.

c. Contents of Preservation Plans-Rules and Procedures.

The Landmarks Preservation Commission shall adopt rules governing the form and contents of preservation plans and related applications and more detailed procedures for review of these plans and applications. Such rules shall, to the extent

practicable, expedite and simplify the review process by minimizing inconvenience to property owners and shall be otherwise consistent with the provisions of this ordinance. Where appropriate, such rules may require the submission of photographs of the property in question and surrounding properties, product specifications, elevations, floor plans and other design details. The documentation submitted must be sufficient to demonstrate how the proposed improvements will appear in context.

Section 16-13.17. When Preservation Plan Approval Required

a. Actions Requiring a Preservation Plan

An approved preservation plan issued by the Landmarks Preservation Commission shall be required before a permit is issued for any of the following, or in the event that no other permit is required, before any work is commenced on any of the following activities within historic districts or involving any landmark or historic site:

1. Demolition of an historic site or landmark in whole or in part or of any improvement within any historic district.

2. Relocation of any historic site or landmark or of any improvement within any historic

district.

3. Change in the exterior appearance of any existing historic site or landmark or of any improvement within any historic district by addition, alteration or replacement.

4. Any new construction of a principal or accessory structure on any historic site or in any historic district.

5. Changes in or addition of new signs or exterior lighting, except that no preservation plan shall be required for an unlit sign for premises if the surface area of such sign does not exceed two square feet.

b. Exceptions.

A preservation plan shall not be required for any repainting, repair or exact replacement of any existing improvement.

In terms of an exact replacement of finishes, materials or architectural elements, it is understood that the Landmarks Preservation Commission would prefer an applicant to maintain, stabilize and repair the original or existing finishes, materials or architectural elements before considering the replacement of same. However, replacement materials or architectural elements should be designed and installed to

replicate the material, size, contour, configuration and design of that which is being replaced.

Section 16-13.18 Procedure Where Demolition Disapproved.

In the event that the Commission disapproves an application for a Preservation Plan to demolish an historic building, place or structure, the owner shall, nevertheless, as a matter of right, be entitled to raze or demolish such building, place or structure provided that all of the following requirements have been fully met:

a. The owner has applied for the necessary Preservation Plan and has received notice of denial for same from the Commission and has appealed to the Zoning Board of Adjustment, which has affirmed such denial.

b. The owner has met the notice requirements set forth in Section 16-13.19 for the full notice period as defined in Section 16-13.20.

c. The owner has, during the notice period and at a price reasonable related to its fair market value, made a bona fide offer to sell such building, place or structure and the land pertaining thereto to any person, organization, government or agency thereof or political subdivision or agency thereof

which gives reasonable assurance that it is willing to preserve the building, place or structure and the land pertaining thereto.

d. The owner shall not have been a party to any bona fide contract, binding upon all parties thereto, for the sale of any such building, place or structure and the land pertaining thereto executed prior to the expiration of the notice period, except a contract made in accordance with paragraph c., above.

Section 16-13.19 Demolition Notice Posted; Publication.

Notice of proposed demolition shall be posted on the premises of the building, place or structure throughout the notice period in a location such that it is clearly readable from the street. In addition, the applicant shall publish a notice in the official newspaper of the Township as follows:

a. Within the first ten (10) days of notice period.

b. Within not less than ten (10) nor more than fifteen (15) days prior to the expiration of the notice period.

c. At least once each ninety (90) days between the above first and last notifications, if the notice period is nine (9) months or longer.

Section 16-13.20 Demolition Denial - Notice Period.

The period of time during which notice must be given in the manner hereinbefore set forth shall be known as the "Notice Period" which shall commence on the 10th day following the date of the notice of denial received from the Zoning Board of Adjustment after an appeal as set forth in Section 16-13.18a and such notice period shall run for a period of time of nine (9) months.

Section 16-13.21 Approval After Change of Circumstance.

The Commission may at any time during such notice period, if a significant change in circumstances occurs, approve a Preservation Plan, in which event a permit shall be issued within ten (10) days thereafter. Section 16-13.22 Effective Life of Approved Preservation Plan.

Work pursuant to an approved preservation plan shall commence within twelve (12) months of the date of approval thereof unless the time is extended by the approving authority.

Section 16-13.23 Exemption for Previously - Approved Improvements.

No preservation plan need be approved for any activities for which a development application was approved or building permit issued, as the case may be, prior to the effective date of this ordinance requiring preservation plan approval.

Section 16-13.24      General Standards for Review of  
Preservation Plans.

a. In considering an application for approval of a preservation plan, the Landmarks Preservation Commission shall be guided by the following general standards in addition to any design guidelines, standards and specific criteria identified in other subsections of this ordinance:

1. Every reasonable effort shall be made to provide a compatible use for property that requires minimal alteration of the building, structure or site and its environment, or to use a property for its originally intended purpose.

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

3. All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical bases and that seek to create an earlier appearance shall be discouraged.

4. Changes that may have taken place in the course of time are evidence of the history and

development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and considered.

5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence, rather than on conjectural design or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall be avoided.

8. Contemporary design for alterations

and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

Section 16-13.25 Criteria and Standards.

In making its determinations and recommendations, the Landmarks Preservation Commission shall take into consideration the specific criteria and standards set forth below:

a. Demolition of Historic Sites or Structures within Historic Districts.

1. Standards for Demolition

In regards to an application to demolish an historic site, landmark or any improvement within an historic district, the following matters shall be considered:

- (a) Its historic, architectural, archeological and aesthetic significance;
- (b) Its use;
- (c) Its age;
- (d) Its importance to the municipality and the extent to which its historical, architectural, or archeological value is such that its removal

would be detrimental to the public interest;

(e) The extent to which it is of such old, unusual or uncommon design, craftsmanship, texture or material that it could not be reproduced or could be reproduced only with great difficulty;

(f) If it is within an historic district, the probable impact of its removal upon the continuity and ambience of said historic district.

b. Specific Criteria for Consideration of Preservation Plans for Action Other Than Demolition.

With respect to an application for a preservation plan for action other than demolition, the following additional matters shall be considered:

1. If an historic site or landmark is the subject of the application:

(a) The impact of the proposed change on the site's historic and architectural characteristics;

(b) the site's importance to the municipality and the extent to which its historic or architectural interest would be adversely affected by the proposed change.

(c) the extent to which there would be

involvement of textures and materials that could not be reproduced or could be reproduced only with great difficulty.

(d) the use of any structure involved.

3. In addition to the above, if the application deals with a structure within an historic district, the impact the proposed change would have on the character and ambience of the historic district and the structure's visual compatibility with the buildings, places and structures to which it would be visually related in terms of the visual compatibility factors set forth in paragraph c below.

c. Visual compatibility factors

The following factors shall be used in determining the visual compatibility of a building, structure or appurtenance thereof with the buildings and places to which it is visually related:

1. Height. The height of the proposed building shall be visually compatibility with adjacent buildings.

2. Proportion of the Building's Front Facade. The relationship of the width of the building to the height of the front elevation shall be visually compatible with the buildings and places to which it is visually related.

3. Proportion of Openings Within the Facility. The relationship of the width of the window to the height of the windows in a building shall be visually compatible with the buildings and places to which it is visually related.

4. Rhythm of Solids to Voids on Front Facade. The relationship of solids to voids in the front facade of a building shall be visually compatible with the buildings and places to which it is visually related.

5. Rhythm of Spacing of Buildings on Streets. The relationship of the building to the open space between it and the adjoining buildings shall be visually compatible with the buildings and places to which it is visually related.

6. Rhythm of Entrance and/or Porch Projections. The relationship of the entrance or entrances and the porch projections to the street shall be visually compatible with the buildings and places to which it is visually related.

7. Relationship of Materials and Texture. The relationship of materials and texture of the front facade and roof of a building shall be visually compatible with the predominant materials used in the buildings to which it is visually related.

WHEREFORE I  
HEREBY CERTIFY THE ABOVE TO BE A  
TRUE COPY OF AN ORDINANCE AS  
Adopted \_\_\_\_\_ BY THE TOWNSHIP  
COMMITTEE OF THE TOWNSHIP OF  
MONTGOMERY AT A MEETING HELD

TOWNSHIP OF MONTGOMERY  
ORDINANCE NO. 90-672

AN ORDINANCE AMENDING SECTION 16-9.1  
FEES OF THE CODE OF THE TOWNSHIP OF  
MONTGOMERY (1984) TO DELETE THE  
REQUIREMENT FOR PAYMENT OF FEES ON THE  
FILING OF PRESERVATION PLANS.

BE IT ORDAINED by the Township Committee of the Township  
of Montgomery in Somerset County, New Jersey as follows:

Section 1. Subparagraph 8 Preservation Plans of Section  
16-9.1a of the Code of the Township of Montgomery is DELETED in  
its entirety.

Section 2. Severability. If any section, paragraph,  
subsection clause or provision of this ordinance shall be  
adjudged invalid, such adjudication shall apply only to the  
section, paragraph, subsection clause or provision so adjudged  
and the remainder of this ordinance shall remain in full force  
and effect.

Section 3. Effective Date. This ordinance shall take  
effect upon final adoption, publication and the filing of a copy  
of said ordinance with the Somerset County Planning Board all  
in accordance with law.

Addendum II

MAP OF DESIGNATED STATE  
AND NATIONAL  
HISTORIC DISTRICTS AND SITES

**DESIGNATED  
STATE AND NATIONAL  
HISTORIC DISTRICTS  
AND SITES**

**NATIONAL AND STATE  
REGISTER DISTRICT**

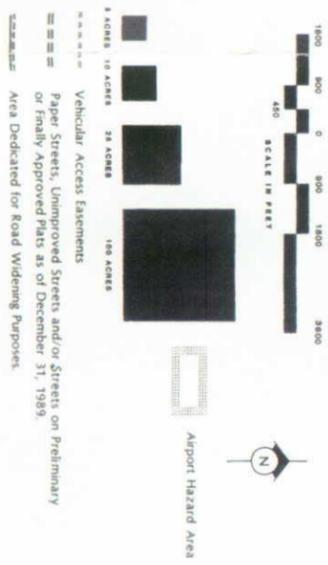
**NATIONAL AND STATE  
REGISTER SITE**

(INCLUDES BLAWENBURG REFORMED  
CHURCH, OLD PARSONAGE, AND ROCK  
BROOK SCHOOL BUILDING)

BUILD-OUT BASE MAP

**TOWNSHIP OF MONTGOMERY**

SOMERSET COUNTY, NEW JERSEY



SOURCE: OFFICE OF NEW JERSEY HERITAGE, NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, MAY 1991.  
PREPARED BY: Richard Thomas Coppola and Associates, Princeton, New Jersey, February 1992.

BASE MAP PREPARED BY: Richard Thomas Coppola and Associates, Princeton, New Jersey \* Revised January 1990  
BUILD-OUT BASE MAP PREPARED BY: Richard Thomas Coppola and Associates, Princeton, New Jersey \* January 1990

Addendum III

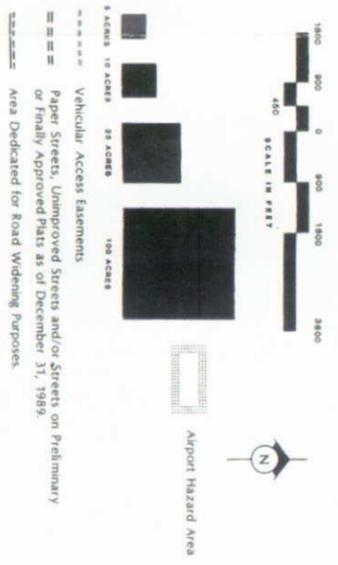
MAP OF INVENTORY  
OF POTENTIAL LOCAL HISTORIC DISTRICTS  
AND REFERENCE TO MAP  
OF INVENTORY OF SITES  
OF HISTORIC SIGNIFICANCE  
AND DESCRIPTION OF SITES  
OF POTENTIAL HISTORIC SIGNIFICANCE



**INVENTORY OF  
POTENTIAL LOCAL HISTORIC  
DISTRICTS  
AS OF MAY 1991**

**NOTE:** The purpose of this map is to indicate the full extent of the land areas in Montgomery Township deemed appropriate by the Montgomery Township Landmarks Preservation Commission to be included as part of a "Local Historic District". In accordance with Section 16-13.14, the "Blawenburg Historic District" indicated on this map already has been formally designated as a "Local Historic District" by the Landmarks Preservation Commission and a portion of the "River Road Local Historic District" indicated on this map also has been so designated.

**BUILD-OUT BASE MAP  
TOWNSHIP OF MONTGOMERY  
SOMERSET COUNTY, NEW JERSEY**



**SOURCE: MONTGOMERY TOWNSHIP LANDMARKS PRESERVATION COMMISSION, MAY 1991.  
PREPARED BY: Richard Thomas Coppola and Associates, Princeton, New Jersey, February 1992.**

BASE MAP PREPARED BY: Richard Thomas Coppola and Associates, Princeton, New Jersey \* Revised January 1990  
BUILD-OUT BASE MAP PREPARED BY: Richard Thomas Coppola and Associates, Princeton, New Jersey \* January 1990

REFERENCE TO  
MAP OF INVENTORY OF SITES OF HISTORIC SIGNIFICANCE  
AND  
DESCRIPTION OF SITES OF POTENTIAL HISTORIC SIGNIFICANCE

Included as part of the Historic Preservation Plan Element for Montgomery Township by reference are a map entitled "Inventory of Sites of Historic Significance" and an accompanying chart entitled "Description of Sites of Potential Historic Significance". The map includes fourteen (14) designated local historic sites as shown on Plate 3 of this document in addition to 150 other sites which have been identified by the Township Landmarks Preservation Commission as sites with potential historic significance.

Both the map and chart are on file in the Offices of the Township Clerk for public inspection but are not printed herein in order to reasonably safeguard the privacy of the owners and residents of the sites depicted on the map and chart.

Addendum IV

BIBLIOGRAPHY  
AND OTHER REFERENCES

## BIBLIOGRAPHY AND OTHER REFERENCES

- Baker, Walter C., "Family Burying Grounds, Montgomery Township, Somerset County, New Jersey", Van Harlingen Historical Society, Belle Mead, N.J., December 1990.
- Brecknell, Ursula C., "Montgomery Township: An Historic Community 1702-1972", Montgomery Township Bicentennial Committee, 1972.
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- League of Women Voters of the Princeton Area, "Montgomery Township and the Borough of Rocky Hill", Montgomery Township, N.J., 1978.
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