

Historic Preservation Plan

May 2005

Cinnaminson Township,

Burlington County, New Jersey

TOWNSHIP OF CINNAMINSON
Burlington County

2005 Township Committee

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HISTORIC PRESERVATION PLAN ELEMENT

Introduction

The following element of the Master Plan is prepared pursuant to N.J.S.A. 40: 55D-28b (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:"

Historic Preservation Commission

Ordinance 2004-15 established the Cinnaminson Township Historic Preservation Commission (HPC). This Ordinance is intended to

- A. Encourage the continued use of historic resources and facilitate their appropriate reuse.
- B. Safeguard the heritage of the Township of Cinnaminson by preserving the resources within the Township which reflect elements of its cultural, social, economic and architectural history.
- C. Maintain and develop an appropriate and harmonious setting for the architecturally significant buildings, structures and sites with the Township.
- D. Stabilize and improve property values and discourage the unnecessary demolition of historic and architectural resources for the education, pleasure and welfare of the citizens of the Township and its visitors.
- E. Foster civic and private reinvestment.
- F. Promote appreciation of the historic and architectural resources for the education, pleasure and welfare of the citizens of the Borough and its visitors.
- G. Spur beautification and private reinvestment.
- H. Recognize the importance of historic and architectural resources by urging property owners and tenants to maintain their properties.
- I. Prevent any construction, demolition, or exterior alteration that would injure, depreciate, or conflict with the character of any designated historic structure or landmark.
- J. Encourage the proper maintenance and preservation of historic and architectural resources by urging property owners and tenants to maintain their properties.
- K. Encourage only appropriate alterations of historic and architectural resources.
- L. Enhance the visual and aesthetic character, diversity, continuity and interest of the Township.

M. Promote the conservation of historic and architectural resources and compliance with historic preservation. (2004-15, Added, 06/30/2004)

This amendment to the Master Plan codifies Ordinance 2004-15 in Chapter 2.318 which provides for the creation a five member Historic Preservation Commission with one alternate member.

The Historic Preservation Commission has been constituted in keeping with the requirements of the enabling statute (N.J.S.A. 40: 55D-107). The duties of the Historic Preservation Commission as outlined in codified Section 2.318 include:

- a. Review the Inventory of Historic Sites, review historic records, visually survey the municipality, and recommend additions to the Inventory of Historic Sites established by Resolution in forming the Historic Preservation Commission.
- b. Review applications for development, zoning permits and building permits for a Historic Site for their effect upon the purpose and intent of provisions in accordance with the procedures and review criteria of the Historic Preservation Commission.
- c. Encourage only appropriate alterations or repairs to Historic Sites which would be complimentary to the original or dominant architectural style and which would enhance rather than detract from the structure's predominant appearance.
- d. Review and take actions requiring certificates of appropriateness for demolitions, relocation and significant alteration to a Historic structure.
- e. Consider the general purposes of the Municipal Land Use Law set forth in N.J.S.A. 40:55D-2, including but not limited to the following:
 - 1) The appropriate use or development of all lands in a manner which promotes the public health, safety, morals and general welfare;
 - 2) Promotion of a desirable visual environment through creative techniques and good civic design and arrangements;
 - 3) Conservation of historic sites and districts, open space, energy resources and valuable natural resources to prevent degradation of the environment through improper use of land;
 - 4) Encouraging 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.

These powers and duties are consistent with those outlined for a Historic Preservation Commission according to the Municipal Land Use Law, except that powers provided in 40:55D-109e are not included in Chapter 2 of the Cinnaminson Code. These subsection e. duties, according to the Municipal Land Use Law, allow the Historic Commission to "provide written reports pursuant to Section 25 of PL1985, c 516 (C.40:55D-111) on the application of the Zoning Ordinance provisions concerning historic preservation". NJSA 40:55D-111 provides that "if the zoning ordinance designates and regulates historic sites or districts pursuant to subsection i. of §52 of the act (C.40:55D-65), the governing body shall by ordinance provide for reference of applications for issuance of permits pertaining to

historic sites or property in historic districts to the Historic Preservation Commission for a written report on the application of the zoning ordinance provisions concerning historic preservation to any of those aspects of the change proposed which aspects are now determined by approval of an application for development by a municipal agency pursuant to the act." This section provides that the Historic Preservation Commission shall submit its report to the administrative officer, Planning Board or Zoning Board of Adjustment as specified by Ordinance.

The Zoning Ordinance does not currently regulate historic sites or districts, and thus it appears that the duties provided in N.J.S.A. 40:55D-109e are not appropriate for the Historic Preservation Commission at this time.

Historic Preservation Commission Activities

The Cinnaminson Township Historic Preservation Commission has forwarded to the Township Committee recommendations for historic preservation, as empowered by State Law and Municipal Ordinance. These recommendations are included in a memorandum to the Cinnaminson Township Historic Preservation Commission from Cindy Goldman dated December 8, 2004 and expressed in a resolution by the Commission on January 25, 2005.

The Historic Preservation Commission undertook an evaluation of the inventory of historic sites and structures which was adopted by the Township Committee as Schedule A of Chapter 2.318. In its review it determined that the inventory should be expanded to include two additional sites which it included in a resolution prepared by its solicitor and forwarded the recommendation to the Township Committee.

Subsequent to the preparation of the review the Historic Preservation Commission provided recommendations to the Township Committee on the establishment of escrow account to cover the costs incurred by the Commission's review of application to the Planning Board and the Board of Adjustment.

In addition, the Township has amended §2.318.010 to expand the responsibilities of the Historic Preservation Commission to "Promote appreciation of the historic and architectural resources for the education, pleasure and welfare of the citizens of the Township and its visitors.

Finally, the Township Committee also clarified the Historic Preservation Commission on the issuances of certificates of appropriateness and the enforcement of certificates of appropriateness. It specifically identified areas where a certificate was not required since the Historic Preservation Commission is previously involved, such as plan, projects or other work where the Commission acts in advisory role to the Planning Board and Board of Adjustment unless a project calls for the demolition of a structure. It also stated that certificates were not required in Appellate reviews of Board of Adjustment decisions and certain appeals of decisions of the administrative officer or the Commission.

The summary of the findings of the inventory conducted by the Historic Preservation Commission is included below:

1. Burlington County Footlighters-808 Pomona Road – The present Burlington County Footlighters was originally a Cinnaminson school. While the building dates back to 1936, the history embodied in the site warrants it's inclusion as a historic site in the Township. As far back as 1936 this school was an educational facility for African-

American children and continued so until 1952 when Cinnaminson Township integrated its schools. The Commission determined that based upon this historical significance, the Burlington County Footlighters should remain on the Township's inventory of Historic Sites.

2. Westfield Freind-2201 Riverton Road-Westfield Friend Meeting House and School were built on land purchased in 1785. The original Meeting House was built in 1800 and was destroyed by fire in 1859. The current meeting House was completed April 13, 1860, the very day the Civil War began. The school has been continually active since 1795. The Commission determined that based upon this historical significance the Westfield Friend site should remain on Cinnaminson's inventory of Historic Sites.
3. Cinnaminson Home-1410 Riverton Road- Cinnaminson Home was originally "Children's Home of Cinnaminson" dating back to 1889. Gradually, the Children's Home began to admit unwed mothers as residents and evolved into the present Cinnaminson Home. The exterior of the building in 2004 is virtually identical to photographs taken 100 years ago. The Commission determined that based upon historical significance, the Cinnaminson Home should remain on Cinnaminson's inventory of Historic Sites.
4. Trinity A.M.E. Church-307 Fork Landing Road-Ground was purchased March 9, 1839 by "Trustees of African Church near Cinnaminson". The cemetery grounds were purchased on June 8, 1874. The site appears on the African American Historic Sites of Burlington County New Jersey. The Commission believes the Church and the Cemetery grounds qualify it as a historic site. The Commission determined that based upon this historical significance, the Trinity A.M.E. Church should remain on Cinnaminson's inventory of Historic Sites.
5. Moravian Church-1921 Cinnaminson Avenue-The Church was completed in 1863 on land donated by Judge William Parry. The Church has continued in existence since 1863 and stands just off Route n130 behind the Dunkin Donuts. The first church was erected in 1863 and was rebuilt in 1902. The Commission determined that based upon this historical significance, the Moravian Church should remain on Cinnaminson's inventory of historic Sites.
6. Management Office Lakeview Memorial Park-1300 Route 130-The Commission has determined that Management Office Lakeview Memorial Park, because of age and architecture, should remain in the inventory of historic sites. The Commission has further determined that based upon this historic significance Management Office Lakeview Memorial Park should be added to Cinnaminson's inventory of Historic Sites
7. Asbury Methodist Church and Cemetery-2057 Andover Road-The Commission has determined that the Asbury Methodist Church and Cemetery should be added to Cinnaminson's list of Historical preservation Sites because of its age and the fact it was destroyed by a fire in 1873 and reconstructed on Andover Road where it stands today.

Historic Preservation Commission Procedure for Review

After the Planning Board has adopted a historic preservation plan element and associated map of historic sites, the Historic Preservation Committee will receive an informational copy of every application submitted to the Planning Board or Zoning Board of Adjustment. The Historic Preservation Commission must determine a procedure to follow in reviewing applications it receives. A possible process to follow is to meet with the applicant to give some background on the property and to show how preserving the building might benefit the applicant by possibly being the most valuable piece in the development, especially if it becomes the focal point.

The Historic Preservation Commission, if this approach fails and it is felt that the property is really significant, then the site could be submitted for nomination to the State and National Registers at which time a more formal review would have to occur before it could be demolished. In other cases the Historic Preservation Commission might recommend that recordation of the property be done. Recordation entails detailed photography, drawings and historical background study. In addition, in some cases an easement could be donated to a trust or non-profit organization for favorable tax treatment. There are also tax benefits if the property were placed on the National Register and used for income production.

State and National Registers of Historic Places

The New Jersey Register of Historic Places and the National Register of Historic Places are the official state and federal listing of the historic and cultural resources of the respective levels of government. New Jersey has developed a process whereby nomination of the State Register is an integral part of the National Register nomination process and New Jersey administers both the State and National Registers. Both use the same evaluation criteria, which provide the following criteria (for sites other than National Parks and National historic landmarks):

Those districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

1. That are associated with events that have made a significant contribution to the broad patterns of our history; or
2. That are associated with the lives of persons significant in our past; or
3. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master builder, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. That has yielded, or may be likely to yield, information important in prehistory or history.

The State Historic Preservation Officer (SHPO) administers the federal historic grant-in-aid program to fund acquisition, restoration and preservation of public and private properties listed on the National Register.

No federally aided project can be approved which will endanger a register-listed historic building or district without review by the SHPO. Inclusion on the Registers however, has little impact on actions which are privately funded by the property owner. Owners can sell,

alter or remove such structures and are not required to open the building for public inspection. However, the register listing acknowledges the historic or cultural significance of a structure or district, and this public recognition may enhance the value of such properties.

Federal and State Review

The National Historic Preservation Act of 1966, as amended, provides for the review of actions by any federal agency which may affect these resources. Such review affects properties which are listed on the National Register, as well as those which are eligible for National Register listing. Under this review process, the SHPO is provided an opportunity to comment on proposed actions, based on information provided by federal officials.

The New Jersey State Register law (NJSA13:1B-128 et seq) provides for review of state, county or municipal action affecting State Register properties. Government sponsored projects which would impact on State Register listed properties are reviewed by the Commissioner of the New Jersey Department of Environmental Protection and Energy in consultation with the New Jersey Historic Sites Council. Any project which encroaches on a State Register property requires authorization by the Commissioner.

Nomination forms for the State and National Registers of Historic Places are available from the Office of New Jersey Heritage, Division of Parks and Forestry, NJDEPE.

Certified Local Government Program

The Office of New Jersey Heritage offers a local government certification to assist municipalities in increasing local participation in state and federal historic preservation programs. The Certified Local Government (CLG) program offers municipalities the opportunity to receive Historic Preservation Fund matching grants for a variety of educational and preservation activities.

Information on participation in the CLG program or technical assistance in identifying and protecting historic resources can be obtained from the Office of New Jersey Heritage.

Recommendations

Based on the recommendations provided by the Historic Preservation Commission, the following actions and activities are recommended:

1. The Township should seek authorization from the Office of New Jersey Heritage as a certified local government which can provide the Township access to funding and technical support for historic preservation programs.
2. The Township and Historic Preservation Commission should develop a public education support program to foster a greater understanding of historic preservation opportunities.
3. The Historic Preservation Commission should provide a catalog of measures and alternative strategies to development proposals which would be detrimental to sites listed in the inventory.
4. The Historic Preservation Committee should continue its efforts to document historic sites and areas in the Township especially areas that are included in the Township's redevelopment zones and in the area of the River Line. Land use should be targeted

to protection of the historic character of sites within these areas, including the determination of an appropriate buffer around sites within these areas. Designation of sites within these areas should not, however, preclude the Township and other public agencies from carrying out circulation and other infrastructure improvements that are necessary for the public health, safety and general welfare.

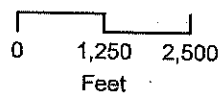
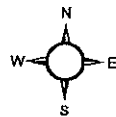
Historic Sites

Cinnaminson Township, Burlington County

April 2005

Legend

 Historic Sites



Data Sources:
Cinnaminson Township
Burlington County Dept. of IT

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Planning and Design