

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

**TIME AND PLACE OF MEETING**

A scheduled meeting of the Cranbury Township Historic Preservation Commission was held in Town Hall, Cranbury, New Jersey, on August 15, 2017 beginning at 7:30 pm.

**STATEMENT OF ADEQUATE NOTICE**

Pursuant to the Sunshine Law, adequate notice in accordance with the Open Public Meetings Act (N.J.S.A. 10:4-5) was provided on December 5, 2016, of this meeting's date, time, place and an agenda was mailed to the news media, posted on the Township bulletin board, mailed to those requesting personal notice and filed with the Municipal Clerk.

**CALL TO ORDER**

With a quorum present, Mr. Szabo, HPC Chair, called the meeting to order. Ms. Scott, performed as recording secretary.

**MEMBERS IN ATTENDANCE**

Mr. Banks, Ms. Marlowe, Mr. Szabo, and Mr. Walsh. Ms. Ryan requested to be excused, motion to excuse made by Mr. Szabo, seconded by Ms. Marlowe, all in favor. Ms. Goetz, HPC TC Liaison was present.

**MINUTES**

The minutes of the August 8, 2017 meetings were reviewed, amended the typing corrections. Motion to approve by Mr. Banks, seconded by Mr. Banks, all in favor.

**APPLICATIONS**

30 North Main Street: (B32L8) within HD; Classified C+; Alyssa & Daniel Thiel, new owners of Odd Fellows Hall, were present to discuss the submitted signage application. Proposed is to adhere PCB HOME letters to the board above the front entrance. The font is Baskerville, the total size is 1'H x 8'10"L, color of letters slate gray/black. A sample of how the letters would appear on the building was supplied.

Hearing no other questions or concerns, roll call to approve this application as submitted; AYE: Mr. Banks, Ms. Marlowe, Mr. Szabo, and Mr. Walsh.

Ms. Goetz welcomed PCB HOME to Cranbury on behalf of the Township Committee and stated that Cranbury Township is excited to have them here.

103 Plainsboro Road: (B28,L17) within BA, near HD: Mr. Jason Dahling was present for discussion of the fence application. The location of this property is next to the HD and may have an impact which why it is being reviewed. Mr. Dahling explained the fence material is vinyl, the posts will be uniformly 5'H and the slats will be just a bit shorter than the posts. According to the supplied plot plan, the fence will be installed on the east, extending from the house to hide the AC units. The back yard will be enclosed with a gate installed at the head of the driveway.

Hearing no other questions or concerns, roll call to approve this application as submitted; AYE: Mr. Banks, Ms. Marlowe, Mr. Szabo, and Mr. Walsh.

11 Symmes Court (B38, L4) within the HD; Classified H: Homeowners Ms. Allison Falk and Mr. Chris Dinoia and Architects of Lasley Brahaney Architecture and Construction, Mr. Joe Gallagher and Mr. Marc Brahaney were present for concept discussion of the submitted proposed plan to the existing structure on the northeast corner. A brick sample board with a few different colors were reviewed. A mockup of the bricks will be shown to HPC before committing.

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The second floor shed dormer (facing west) on the north elevation addition will continue the gambrel roof design. Boral composite siding will match the existing material size. A new 6/1 window will be installed matching the proportion of the first floor window. Due to the amount of room on the second floor, shutters were not planned for this dormer window. A downspout for the gutter will be installed in this area. The roofing shingles will match the existing.

The kitchen the first floor will be enlarged by an 8½' x 21' addition on the north elevation. Two sets of double (side by side) 6/1 windows will be removed and replaced with one single and one double (side by side) 6/1 windows. One window will be relocated to a new opening in the dining room on the original house. A new one story gable roof mud room, 10½' squared, will be added onto east elevation, near the existing powder room. A 10½' x 8½' bluestone covered porch (north) and a 5' x 8' porch (south) of the mud room is the rear entrance into the house. Permacast 12" round columns with plinths will be installed in outer corner of the 2 porches. All new windows will be 6/1 Anderson vinyl clad.

Four existing windows will be relocated and reused in the freestanding garage addition. The garage will be expanded with a 14' x 16' room on the west elevation. Removal of two existing overhead garage doors will be replaced with a single 12' x 7' garage door.

The design is a well thought plan and works in harmony with the existing structure. HPC feels the proposed materials and the design details are appropriate.

Should there be any changes or updates, HPC should be notified. A future plan includes a pool and was not included as part of this concept review. A formal application will be submitted to HPC.

33 North Main Street (B23,L57) within the Historic District, Classified C: this application to install signage was received on August 14<sup>th</sup>. The application proposes to replace the awnings. The current awning will be removed and replaced with black awnings with white logo lettering. The same size and placement as existing awnings will be used. Sunbrella material is being used to reduce the fade. The existing freestanding pole was sanded, straightened and repainted. The new business name and logo, white with black lettering/design, will use the same dimensions as the previous sign and the hardware will be reused. No electric or illumination is proposed.

HPC viewed the application. HPC expressed that using the existing pole is preferred. The font was briefly discussed and HPC is good with this.

Due to the date received, this application not advertised on the agenda. The application was mailed to the Historical Society in error. It was deemed as a minor application and approved by the Chair according to Chapter 93-5.

44 South Main Street (B23,L83) within HD, Classified C; application received on August 1, 2017 to re-roof house and garage with matching shingles, repair built-in gutter and replace copper roof (bay window on east elev 2<sup>nd</sup> floor) with standing seam copper roof. Application deemed as ordinary maintenance.

4 Maplewood Avenue (B33,L31) within HD, Classified C/C-; application received to install a wooden picket fence on the sides of the rear yard. This minor application was approved by HPC Chair on August 7, 2017.

40 South Main Street (B23,L81) within HD, Classified C; application received on August 7, 2017 to replace asphalt shingles on front and back porches, repair upper roof (slate) and garage roof. Porch roofs are GAF Sovereign shingles, upper roof and garage roof will match existing materials and colors. This application was reviewed by HPC Chair and deemed ordinary maintenance.

**NEW BUSINESS**

None.

## **DISCUSSION**

Noncompliance of Chapter 93: Discussion will be held at a future meeting as to how HPC should address the structures, within the HD, that have made changes to the exterior without applying to HPC.

147 Plainsboro Road (23,L12.01): Ms. Goetz informed HPC that a last night's TC meeting (8/14/2017), Mr. Bill Bunting was looking for an opportunity to purchase this old farm house. Ms. Marlowe may have contact information. Ms. Goetz stated that the Town is not in any position to purchase this house. She added that Mr. Taylor will file a maintenance complaint. The Town is allowed to walk around the house to determine if the roof and windows are okay. Ms. Marlowe stated that there is a preservation deed restriction on this home. If the house could be subdivided from the larger parcel of land, this would be a possible solution. Mr. Szabo stated this is a very picturesque vista from Plainsboro Road and an important part of Cranbury's farming history.

Change of Classification Clarification of how to proceed for making a change of Classification for structures recently inventoried was discussed. A discussion will be needed with the NJSHPO to best handle this, should this be needed.

## **ADJOURNMENT OF MEETING**

There being no further business, a motion duly made by Mr. Banks, seconded by Mr. Szabo, and carried, the meeting was thereupon adjourned.

## **CERTIFICATE OF SECRETARY**

I, undersigned, do hereby certify;

That I am the duly appointed secretary of the Cranbury Township Historic Preservation Commission and,

That the foregoing minutes of the Historic Preservation Commission, held on August 15, 2017 consisting of 3 pages, constitute a true and correct copy of the minutes of the said meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this 5<sup>th</sup> day of September 2017.

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Linda M. Scott, Recording Secretary