

**MINUTES  
OF THE  
CRANBURY TOWNSHIP  
HISTORIC PRESERVATION COMMISSION  
CRANBURY, NEW JERSEY  
OCTOBER 18, 2022**

**TIME AND PLACE OF MEETING**

The Meeting of the Cranbury Township Planning Board was held on October 18, 2022, 7:00 pm at Town Hall, 23A North Main Street, Meeting Room.

**CALL TO ORDER**

With a quorum present, Chair Ryan called the meeting to order at 7:00 p.m.

**STATEMENT OF ADEQUATE NOTICE**

Pursuant to the Sunshine Law, adequate notice in accordance with the Open Public Meetings Act (N.J.S.A. 10:4-6) was provided on January 14, 2022 and updated on August 31, 2022 of this meeting's date, time, and place, and the agenda was mailed to the news media, posted on the Township bulletin board, mailed to those requesting personal notice, and filed with the Municipal Clerk.

**ROLL CALL:**

Members Present: Ms. Ryan, Chair; Mr. Golisano, Vice-Chair; Ms. Marlowe and Mr. Walsh

Members Absent: Ms. Suttmeier, Mr. Szabo, Alt I and Mr. Geier, Alt II

Professionals and Staff Present: Robin Tillou, HPC Administrative Officer

Professionals and Staff Absent: Matt Scott, Township Committee Liaison

**CONCEPT REVIEW**

**Concept Review - #18 S. Main Street, Block 23, Lot 78 – Historic District – Roof**

Loida Wilson and Ben Mugrage were present and are the Owners and Applicants for the Concept Review of 18 S. Main Street Roofing.

Ms. Wilson introduced the application by stating eight (8) years ago they had to replace all the boxes under the box gutters in the front of the house. They have started to deteriorate again, and the wood is rotting in certain spots. When getting the box gutters done, they were told to do the roof as well. Financially that was not possible for them. On top of the box gutters, they have water that is coming in through one corner of where the gutter is in the house. The roof has not been replaced in the 27 years they have been residing there. The home has three (3) separate roofs. The front roof, the oldest part of the house and the part that has been done 137 years ago which is a flat roof. They are looking to do all the roofs. It was recommended to remove the gutter that is inside the box gutter and to change the roofline to accommodate the front roof. Both roofers they are considering has recommended putting an external gutter on the face of the building as opposed to what they have today. Both were firm that the boxing part of the gutter should remain so the optic of the home would remain. The drawing that was distributed today does show what is going on with the roof. The issue is any gutter that is as long as the length of the home has repeated issues.

Vice Chair Golisano asked if there were two (2) downspouts.

Mr. Mugrage stated there are two (2) downspouts on either end.

Ms. Wilson stated when they replaced the corbels and the correct boxing, and everything was tight, the water stopped going into the basement.

Vice Chair Golisano stated the Yankee gutter, and the soffit assembly could be original to the house due to the style.

Ms. Wilson stated they would like to leave what is there, cover the gutter part of the box. Leave the box fascia and put a gutter outside of the box.

Ms. Marlowe stated adding an additional piece would get heavy looking and will take attention away from and overshadow the corbels.

Ms. Wilson stated it will stick out wherever that gutter is 4 1/2".

Mr. Walsh stated the roofers would opt for an external hung gutter as opposed to trying to fix the Yankee gutter.

Ms. Wilson stated yes, that is the recommendation from both roofers.

Mr. Walsh asked if they would like k style or half round for the external gutter of the house.

Ms. Wilson stated she did not want the half round. She does like the decorative piece as the gutter as opposed to the plain flat rectangle.

Vice Chair Golisano stated they do have it where they turn the corner for the side gable. It would be wrapping in the front face and turning to the gable end.

Mr. Walsh stated that would help aesthetically.

Vice Chair Golisano stated there are companies that make a more architectural profile for the gutters and that would be good to investigate. You do not want to have a messy corner where the connections are. The outer face where the trim wraps should have a pitch on that with metal flashing or wood trim. There will be water shedding off of that corner even though the majority of the roof run off is in the front.

Mr. Walsh asked if the gutters are square or circular.

Mr. Mugrage stated they are rectangular.

Vice Chair Golisano stated it will be more work to remove and then tie in the new plywood angle then it is to make sure a plywood angle is installed inside the gutter itself with the roof membrane going down on it. It is a specific thing and hard to find a contractor to touch the Yankee gutter. First preference would be to make the repair to the Yankee gutter and work within that existing trim as much as possible.

Ms. Wilson stated the length is the issue for the gutters.

Chair Ryan asked if that would be resolved with the addition to the external gutter since it will still be the same length.

Ms. Wilson stated yes, it is a lighter weight metal.

Mr. Walsh stated to speak with the roofers about whether they use specific architectural gutters. The architectural guttering is available. Bringing in a sample would be useful for HPC to see.

Chair Ryan stated she would be interested in seeing a detail of how they are proposing to cover the box gutter.

Ms. Wilson stated she has asked them for that.

Chair Ryan stated she would like to see a roof plan shown. Is everything shingles?

Mr. Mugrage stated the flat roof is like tar paper that has been coated and the rest will be shingles.

Vice Chair Golisano stated the 3-tab shingle mimics the slate look more.

Ms. Wilson stated there is no ventilation which can cause an issue for replacing the shingles on the oldest part of the home.

Vice Chair Golisano stated there may be several layers on an existing condition of the oldest part of the home.

Mr. Walsh stated when bringing in a sample of the gutter a sample of the shingle could be provided.

Mr. Mugrage stated one of the choices is a landmark shingle. The other option is TimberTex Hip-Ridge shingles.

Chair Ryan stated the TimberTex will be more of an architectural style.

HPC recommended the estimates that they receive should be for the same shingles they are quoted for.

### **NEW BUSINESS**

#### **HPC 2023 Budget**

The HPC Members commented and advised of their recommendations of budget items.

Vice Chair Golisano would like recommendations from the Commission on books to purchase before year end.

### **OLD BUSINESS**

#### **Cranbury Station Hamlet Historic District**

Vice Chair Golisano provided the Camden and Amboy Railroad Historical District Study from 2001 to the Commission.

Vice Chair Golisano stated the document was provided by John Kilbride, local historian. He had access to the binders of Volume 1 and Volume 2 that were prepared for the New Jersey Department of Transportation in 2001. This is a professional study prepared for the state that outlines an area around the Cranbury Station Hamlet. The document outlines the historic homes and historic resources within that area for Cranbury, Monroe and towns along the Camden Amboy rail line. It lists and classifies each of

the existing structures along this route. The document lists the railroad station freight and shows it is still existing in its location. It documents it as a historic resource. HPC will retrieve the additional information that is not included in the document that was found.

### **Cranbury Township Signage**

Vice Chair Golisano attended the Economic Development Advisory Committee (EDAC) meeting that Jennifer Suttmeier, HPC Member, had presented the signage package to.

Vice Chair Golisano stated there was not a quorum present at the EDAC meeting and the presentation will be rescheduled. The members present did unofficially comment on the presentation, and they did look favorable on it. Their unofficial comments were the signage should prevent sponsorship of a business and they would like a cohesive look of the signage. Also, who would be tasked with the areas of the signage. HPC will not have purview of all the signage. HPC's response was we would like to work together and coordinate to make it cohesive.

Vice Chair Golisano would like to put on record that the signage presentation is still being worked on and what was provided is not the final product.

### **CLG Grant**

Ms. Tillou stated the CLG Administrator, Lindsay Thivierge, New Jersey Historic Preservation Office, has sent back revisions to the RFP that was sent to them as required.

HPC agreed on the RFP submittal deadline to be January 12, 2023.

Chair Ryan stated HPC is taking ideas for the 2024 CLG grant.

### **DISCUSSION**

Vice Chair Golisano stated a section of the rail along the west side of Main Street near the dam at Brainard Lake is misaligned and has become more open in the middle. His suggestion is that holes can be drilled along the angled portion at the bend and by binding the four horizontal rails together would make everything rigid and the poles would no longer twist. This solution would be to not have to get another pole again and keep the costs down. There is also a safety concern of the rails being more open.

HPC is in favor of Vice Chair Golisano's rail suggestion and would like the suggestion to be put out to the Township Committee and/or DPW.

### **MINUTES**

#### **September 6, 2022 Meeting**

Mr. Golisano made the motion to approve the minutes. Mr. Walsh offered a second.

ROLL CALL:

AYES: Ms. Ryan, Mr. Golisano, Ms. Marlowe and Mr. Walsh

NAYS: None.

ABSTAIN: None

### **PUBLIC COMMENT**

Chair Ryan opened the meeting to the public.

With no public present, Chair Ryan closed the public portion of the meeting.

**ADJOURNMENT OF MEETING**

There being no further business, a motion was made by Vice-Chair Golisano to adjourn the meeting and Ms. Marlowe offered a second. By unanimous vote, the meeting was thereupon adjourned at 8:20 pm.

**CERTIFICATE OF SECRETARY**

I, the undersigned, do hereby certify that I am the duly appointed secretary of the Cranbury Township Historic Preservation Commission, and that this document, consisting of five (5) pages, constitutes a true and correct copy of the minutes of the regular meeting held on October 18, 2022.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this day of November 16, 2022.

*Robin Tillou*

Robin Tillou

Recording Secretary

Historic Preservation Commission