

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

**TIME AND PLACE OF MEETING**

A meeting of the Cranbury Township Historic Preservation Commission was held in Town Hall, Cranbury, New Jersey, on September 3, 2019 beginning at 7:00 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 20, 2018, 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.

**MEMBERS IN ATTENDANCE**

Mr. Banks, Mr. Golisano (1<sup>st</sup> Alt.), Ms. Marlowe, Ms. Ryan, Mr. Szabo, and Mr. Walsh

**APPLICATIONS**

HPC028-19 # 77 North Main St., (B35, L16) within Historic District; application received on August 28<sup>th</sup> to replace the existing windows on the front façade with Anderson 400 Series, simulated divided light, 6/6 pattern. The replacement windows will insert into the existing frame so no work will be performed on the exterior. The HPC Chair approved this minor application.

HPC029-19 # 18 North Main St., (B32, L12) within Historic District; application received on September 3<sup>rd</sup> to lift the existing bricks, repair the underlayment and relay the bricks using a soldier pattern to match the existing patio behind the house. The HPC reviewed the information and the HPC Chair approved this application as a minor application.

Ms. Selover of A.S.Cole informed the secretary that a replacement post for the lantern in scale and mass is in the process of being made. She explained that finding a contractor that would lathe the post took effort to find. HPC appreciates the effort to maintain and preserve this significant element of the Historic District streetscape.

HPC027-19 # 53 South Main St., (B18, L3) within Historic District; application received August 17<sup>th</sup> but was incomplete. Emails back and forth produced a hand drawn plan. The proposed two-story barn structure is 15'H. Chapter 93-7 E (3) siting of accessory structures was read aloud. Setbacks are addressed by the Zoning Officer.

HPC discussed this application. It describes the proposed new barn as an A frame style that will replace the one-story barn demolished in a spring windstorm. HPC reviewed the supplied information. It was noted that this structure is not a replacement, but a new structure since it is in a different location, style, massing and different footprint. Specs for the window, front door (facing west elevation), roofing material or drawing plan for the side structure were not provided with application. Application states the siding will be Hardiplank painted red, white fascia of Azek, asphalt shingle (no make or style stated). HPC will need details on new structure to clarify the square footprint, spec sheet on proposed materials, and if zoning approval was obtained. The other outbuilding on this property has a very distinct fascia. Since this is a new structure, HPC felt it was not appropriate for this character on the fascia to be installed. It was not known if Plainsboro Construction Dept. would require construction plans. HPC would require the applicant to be present due to the amount of questions raised.

Mr. Taylor arrived at 7:30pm and discussion ensued about the proposed structure. Mr. Banks welcomed Mr. Taylor who stated that this is a two-story barn to replace a one-story barn destroyed during a spring storm. The barn will measure 16'x16', the destroyed structure measured 16'x25'. A question was asked if barn will be electrified. The answer was not at this time, perhaps in future. Mr. Banks stated that the application describes the barn to look like a school house. Mr. Taylor stated that once the window on the second level was drawn in,

it looked like a school house but no cupola is proposed. Mr. Banks addressed the materials and if spec sheets for the door and window could be supplied. Mr. Taylor responded that the door will be whatever they can get within budget, just a plain door with window on the top, the proposed second-story window will be vinyl double hung window with four over four divided lights. He continued to say the hardiplank clapboard exterior will be painted to match the existing barn; red with white trim. Mr. Banks stated the issue is the style and appearance of the proposed barn and the visibility from the street. Mr. Banks also asked for clarification of the location of the proposed on the supplied map. The property is L shaped, and is proposed structure is to be located on the south west L corner. Mr. Taylor stated that there is a 40' setback from the rear of this property line and 12' off the south side property line. Mr. Szabo referenced Cranbury's Historic District Guidelines stating that accessory structures must be position farther back on the lot than the main wall of the house. Mr. Taylor confirmed that the structure will conform. Mr. Banks asked if there will be only one door on the proposed structure. Mr. Taylor stated that there will be one door on the Main Street view. However, on the driveway side (north elev.) double doors are planned to access and store lawn equipment. Mr. Taylor stated no windows are planned for the south elevation, however, vinyl windows are planned for the back (~~west~~ east) and two windows flanking the double doors on the driveway side. Mr. Szabo addressed the front window which was stated to be vinyl. He asked if this window could be a wood window to give a traditional appearance from the street. Mr. Taylor stated they were not going to spend money on a Marvin window for a shed. Mr. Szabo stated a single pane double hung wood window is preferred. He then asked if the front door would be wood? Mr. Taylor answered he would imagine it might be, but addressed that the cost is a factor. Mr. Golisano stated that Therma-tru doors have been approved in the past, and may be painted after installation. The door detail was not included with the application. Mr. Banks asked about zoning approval. Mr. Taylor confirmed that this structure was approved by zoning. Mr. Taylor stated the 15'H structure conforms to local zoning ordinance, total square feet (with second floor) adds up to 500'. Mr. Golisano asked about the side double doors and what they might look like. Mr. Taylor said that they will not be seen from Main Street. Mr. Golisano stated that one may get a glimpse from the side and questioned if they would match the existing barn, be a cross-buck or roll-up garage door. Mr. Taylor confirmed it would not be a roll-up garage door adding they would like to take advantage of the fire pit area and make it nice looking.

Mr. Taylor commented that the barn located behind a private residence on South Main Street and once home to the Cranbury Historical and Preservation Society, less the deck, was taken into consideration when designing this proposed barn. Mr. Szabo stated that the doors on that structure are not original. There are some pictures of this structure that show a solid door up in the loft area. It was a six panel door at one time but the panels were removed and replaced with individual glass panes.

Mr. Banks inquired if there were other questions or comments for the applicant. Ms. Scott asked, for the record, if the front window will be double hung, since no specs regarding this detail were included with the application. Mr. Taylor responded it would be 4/4. Mr. Golisano asked if any details would be carried over from the existing barn if it made any sense to include it since this is a new structure. Mr. Taylor did consider details but stated it would add costs to the project. Ms. Ryan stated that to distinguish the old structures from the new, this detail was not needed. Mr. Taylor stated that stone is the proposed perimeter ground cover. According to the supplied drawing, there is not much overhang, so gutters will not be included. Mr. Taylor will submit the spec details for the windows and door.

Hearing no other questions or comments, roll call to approve this application as submitted with the discussed details; AYES: Mr. Banks, Ms. Marlowe, Ms. Ryan, Ms. Szabo, and Mr. Walsh. INELIGIBLE: Mr. Golisano.

## **MINUTES**

The August 20, 2019 minutes were not available. They will be placed on the September 17<sup>th</sup> HPC agenda.

## **NEW BUSINESS**

None.

## **OLD BUSINESS**

New Homeowner Letters: none sent

HPC 2<sup>nd</sup> Alternate Vacancy: Mr. Banks reached out via email to the interested person informing that there was a meeting this evening and inquire if she was able to attend or not. Mr. Banks stated this is back to school week and it is possible that she might be busy with school activities. He will inform her of the next meeting once an agenda has been solidified.

A flyer from PreservationNJ.org was distributed to the HPC volunteers.

No updates regarding the Master Plan.

#### **ADJOURNMENT OF MEETING**

There being no further business, a motion duly made by Mr. Banks, seconded by Ms. Ryan 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 September 3, 2019 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 17<sup>th</sup> day of September 2019.

---

Linda M. Scott, Recording Secretary