

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

TIME AND PLACE OF MEETING

A regular meeting of the Cranbury Township Historic Preservation Commission was held in Town Hall, Cranbury, New Jersey, on June 5, 2018 beginning at 7:31 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 4, 2017, 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, Ms. Ryan called the meeting to order, and Ms. Scott performed as recording secretary.

MEMBERS IN ATTENDANCE

Mr. Banks, Ms. Marlowe (arrived 7:33pm), Ms. Ryan, Mr. Szabo, and Mr. Walsh. Mr. Coffey was present but not in an official capacity.

APPLICATIONS

101 North Main Street, (B25, L30.01); within Historic District; General Contractor Mr. Marty Coffey returned to address any questions that HPC may have regarding the submitted application received on May 19, 2018. This project was conceptually discussed at the May 15th HPC meeting. Project is limited to the front porch roof, decking, columns (Ionic) capitals and plinths), railing (top and bottom rail with cap and balustrade), and door. Mr. Coffey stated that the cross buck front door will be replaced with a painted raised six panel door. No storm door is proposed. Azek tongue & groove decking samples were provided and will be installed. It is a composite material and color is solid which allows the edge to be routed (round) for a clean look. The rail design, height and baluster spacing will match exactly. The existing asphalt shingles on porch roof will be removed and will be replaced with man-made slate material to match the main roof of the house. HPC asked about the skirting (lattice) under porch fascia. Mr. Coffey explained that it will be replaced with plastic lattice and painted dark grey.

Hearing no other questions or comments for this application, roll call to approve this application with the stated recommendation; AYES: Mr. Banks, Ms. Marlowe, Ms. Ryan, Mr. Szabo, and Mr. Walsh.

54 North Main Street (B32, L1): within the Historic District; owner Mr. Dave Allikas present for discussion. Mr. Allikas apologized for not being present at the previous HPC meeting. He explained that he arrived at 6:30pm and thought the meeting was canceled due to the inclement weather (rain). He stated that the original project was to install pavers, ground level with steps leading from the French door, but decided a deck within the same area would be best. The staircase will lead to the back porch. The selected decking material is Trex decking with a squared pressure treated rails and balustrades. HPC reviewed the decking material and is fine with the selection. The proposed cap rail, bottom rail and balustrade design is not compatible with the vernacular of this structure. Ms. Ryan reviewed the file photos of the house and there is an existing hand rail with balusters installed on the front porch that would be an appropriate railing design for the new side deck. It was recommended that the deck railing and balustrade should be white to be consistent with the existing railings. After discussion of styles and design, Mr. Allikas will investigate this style. He will deliver the information to the HPC office prior to the end of this week to be placed on the next agenda.

HPC suggested that Mr. Allikas reach out to the Zoning Officer for the setback requirements for this project so that the deck can be sized correctly. This will also be helpful when ordering the amount of materials/supplies required.

The 'Dr. Wonder' sign face is printed on a plastic sheet and not permanently attached to the original sign. A sandwich board sign is displayed on the front porch. This type of sign is considered temporary sign and does not require HPC review.

It was explained to Mr. Allikas that whenever a change to the exterior of the building is planned, an application must be submitted to the HPC whether a building permit is required or not. Recently, the attic windows and frieze board were removed and replaced without application being made for this update. Mr. Allikas stated that corbels are planned and would enhance the structure. Cornice trim under the eaves, matching the dentil moulding on the porch, was another recommended enhancement by HPC.

11 Symmes Court (B38, L4): within Historic District; it was reported that the freestanding garage was no longer standing on this property. Removal of the garage was not part of the plan when HPC reviewed it in January 2018. HPC can understand if the renovations began and the structure fell down due to a deteriorated condition. Secretary will email the Zoning Officer for a better understanding of why or how this occurred and request the architectural plans for the new garage be submitted to add to the filed HPC application.

MINUTES

The May 15, 2018 meeting minutes were reviewed, amended and approved. Motion to approve was made by Mr. Banks, seconded by Ms. Ryan, and carried. All in favor. Record will reflect Mr. Coffey was ineligible.

NEW BUSINESS

Alternate Position: Ms. Ryan emailed Mayor Johnson on May 24th regarding the new Liaison and vacant Alternate #1 position. HPC recommended that Mr. Coffey, Alternate #2, be moved into the vacant position. Mayor Johnson's response states the change for the alternate position sounds good. The Mayor also stated the TC is adopting a new policy on filling vacancies on boards and commissions on May 29th. Also stated, Mr. Mike Ferrante is new HPC liaison and will be reflected on the Township website. On May 30th an email with the new policy was sent to all board/commission secretaries and read aloud by Ms. Ryan.

Ms. Ryan will send another email to the Township Clerk, so it will be forwarded onto the Mayor, asking that Mr. Coffey be considered for the Alternate #1 position, leaving the Alternate #2 position vacant.

OLD BUSINESS

CLG 2017 Inventory: A few dates were selected for the kick-off meeting to be held in Cranbury between PS&S, SHPO and Cranbury Township. Secretary has compiled materials that will help PS&S with the survey and these will be distributed at the meeting. Mr. Banks suggested that should the meeting not come to fruition, an option would be to Skype.

Mr. Szabo offered to walk with the vendor around the town to offer any insight on the historic housing inventory.

DISCUSSION:

New Owner Letters: no letters sent.

ADJOURNMENT OF MEETING

There being no further business, a motion duly made by Mr. Szabo, 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 June 5, 2018 consisting of 2 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 7th day of July 2018.

Linda M. Scott, Recording Secretary