

**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 March 5, 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, Ms. Marlowe, Ms. Ryan, Mr. Szabo, Mr. Walsh, and Mr. Golisano. Record will reflect that Mr. Coffey called to say he was unable to attend.

APPLICATIONS

HPC006-19 – # 82 North Main Street, (B 29,L7) within HD, application prepared and submitted on behalf of the homeowner, Matthew Scott, and represented by Momentum Solar, Metuchen, NJ for installation of solar panels on the existing barn in rear yard for this property. Solar representative Mr. Matthew Franz was present. Mr. Banks welcomed Mr. Franz and explained to him the purpose and scope of HPC is to preserve the historic integrity of the HD (Historic District), and that visibility from the street is a concern. Mr. Franz stated solar panels will be installed on the both sides of the gabled roof barn behind the house. He stated the electrical equipment will not be mounted on the house but on the barn with a possibility of interior mounting. A trench is proposed to be dug up to the house and will run thru to the basement ceiling to the electric panel. However, it would be up to the State electrical codes to the final mounting location, which may be under the existing electric meter on the front south west corner of the house.

Mr. Banks questioned the mounted angle and the panels' appearance. Mr. Franz answered that the panels will have the same angle as the barn roof and that they are darker panels. HPC reviewed the application and supplied information. It was noted that there is a street view of the backside of the barn from the neighboring graveyard. The solar panels do not come to the roofs edge, exposing the gray shingles which basically frames and highlights the dark panels. Mr. Franz stated the panels have black skirts that overhang the front edge of the panels. Skirts are not installed on the side edges. He also stated a roof survey is performed to determine if the roof can support the panels load and if the existing roof shingles can last the 20 year lifespan of the solar panels, but he is unaware of the survey findings. HPC recommended that the shingles be addressed and changed to a darker material to allow conformity and visually minimize the panels on the perimeter of the barn roof. Mr. Franz stated that changing out the gray shingles to black would not be an issue but this would be up to the homeowner.

Hearing no other questions or concerns for this application, roll call to approve this application with the recommendation to install darker shingles on the perimeter; AYES: Mr. Banks, Ms. Marlowe, Ms. Ryan, Mr. Szabo, and Mr. Walsh. INELIGIBLE: Mr. Golisano.

No re-roofing application in the HPC file regarding the barn roof to determine the age of the shingles.

NEW BUSINESS

None.

MINUTES

The minutes from the February 19, 2019, meeting were reviewed and approved. Roll call was taken to approve the minutes: AYES; Mr. Banks, Ms. Marlowe, Ms. Ryan, Mr. Szabo and Mr. Walsh. Mr. Golisano was ineligible.

OLD BUSINESS

New Homeowner Letters: none sent.

DISCUSSION:

2018 Actions/Year End Report: On February 28, 2019, Ms. Ryan (2018 Chair) and Mr. Banks (2019 Chair) attended the Township Committee meeting to discuss the 2018 Year End Report. A total of 46 applications, (major minor, and ordinary maintenance) were reviewed and acted upon. There were 8 concept discussions. Mr. Golisano stated that the TC liked the year-end format.

While at this meeting, Mr. Banks took notes on an upcoming meeting that he was informed about by a TC Member, to be held on March 6th regarding discussion of the Master Plan. He could not find an agenda or any information that a meeting will be held on this date. Secretary will inquire on attendance, on behalf of HPC, for this meeting. Should HPC be invited, Mr. Szabo is available to attend.

Mr. Banks informed HPC that Twp. Liaison, Mr. Ferrante, made a point to introduce himself to both Ms. Ryan and him. Mr. Ferrante said that he was available to help the HPC and to reach out to him whenever. It may be difficult to attend HPC meetings but offered his availability via email.

Ms. Ryan informed the TC that there were no concerns from the HPC this year.

Sustainable NJ: A question was raised if the HPC participated with Sustainable NJ in past years and if so, can duplication of the work be updated and submitted? The HPC has not participated in past years. A quick review of the Sustainable NJ requirements has a Master Plan Element. The Master Plan was last addressed in 2010 and is revisited every ten years. The review of the Master Plan for 2020 is currently at the start phase and meetings with the Township Planner are planned. Mr. Banks offered to look into what HPC can do to meet the conditions for Sustainable NJ that Ms. Rogers is requesting of the HPC.

Intensive Level Survey Phase 2: It was noted that the Phase 2 Survey has been posted on the website. Secretary reported that the Cranbury Public Library was extremely helpful in converting this large file into an acceptable format for posting on the HPC webpage.

Certified Local Government compliance reports are due at the NJSHPO. Submission of these documents are required by March 31st each year to remain CLG. Secretary will submit the required.

National Trust for Historic Preservation Forum website sends email, daily, for blogs that preservation professionals can write in on. Secretary will forward an email to Ms. Ryan and Mr. Szabo so they may subscribe and start receiving them.

ADJOURNMENT OF MEETING

There being no further business, a motion duly made by Mr. Szabo, seconded by Mr. Banks 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 March 5, 2019 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 19th day of March 2019.

Linda M. Scott, Recording Secretary