

**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 July 17, 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. Ryan, Mr. Szabo, and Mr. Walsh. Ms. Marlowe and Mr. Coffey requested to be excused. Motion to excuse made by Mr. Banks, seconded by Mr. Szabo, all in favor.

**APPLICATIONS**

32 North Main Street (B32L5): within the Historic District; Mr. Ron Witt of Sweetwater Construction was present for discussion to re-roof the existing structure with a GAF Timberline shingle. Mr. Witt states that over a period time repairs have been performed to fix the existing leaky roof but with unfavorable results. The roof is a blend of synthetic and real slate material. He explained that the plan is to remediate one area at a time and do as much as they can. Mr. Witt stated that most structures within the historic district have asphalt shingle roofs.

Ms. Ryan read Chapter 93-7 E. (11) and a portion of the property description was read from the 2017 Intensive Level Survey. She proposed to Mr. Witt that the roof that can be viewed be replaced with same material and asked if the roofs that can be seen from the street be replaced with like materials so the existing snow eagles' architectural details can be kept. All other roofs that cannot be seen from the public can be re-roofed with asphalt shingles. Mr. Witt reiterated that the surrounding structures have asphalt shingles roofs. He continued to say that synthetic slate material is very unforgiving and expensive, and when the synthetic slate cracks, it is impossible to find the leak.

HPC has approved synthetic slate applications in the past, # 5 and # 101 North Main Street. HPC stated that several homes within the Historic District had slate roofs but like all roofing material, slate has a life span. Other homes have used a 5 tab shingle that gives dimension and a shadow line appearance.

Mr. Witt is aware of a 5 tab GAF Slateline architectural roof shingle that might be more appropriate for this project. He will bring a sample of this product for HPC to review at their next meeting. Gutters and downspouts will remain.

HPC has agreed to table this application so product information can be received and reviewed at the next meeting.

95 North Main Street (B28,L5): within the Historic District; Owner Mr. John Patella was present for discussion for replacement of an existing shed. The proposed shed measures 12'x16', will have double French door with 15 lites, and windows on both sides of the doors.

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

46 Maplewood Avenue, (B33,L11): within Historic District; owners Peter Graham and Ann Marie Shulte were present for a concept discussion of fenestration changes. Mr. Graham stated that due to interior changes, windows will be removed, installed and or re-centered to give balance. In addition, three skylights are proposed. Mr. Walsh asked if the skylights can be seen from the street. Mr. Graham answered that they can be seen but not from all angles. Ms. Shulte stated the house is set back from the street and cannot be seen as readily as other homes.

The proposed new window facing the street (west elev) 2<sup>nd</sup> floor will have shutters installed. Mr. Szabo explained the reason for appropriate sized shutters and recommended that these shutters be mounted onto the window casings. Doing so will allow for additional space between the two windows and not squeeze the shutters in this area. The shutters should match the existing.

HPC appreciates that the owners have taken on the challenge to rehab this structure. The time frame for this fenestration will be addressed before the 2018 fall. Secretary will email Mr. Graham the link for the HPC application.

96 North Main Street (B29, L1.01): within Historic District, Classified K; owners Ms. Stacey and Mr. Michael Mann are present to discuss the submitted application to reside this structure. Ms. Mann explained that damage to the existing siding happened during the 2018 March/April storms. Not wanting to have patches since the structure is aluminum sided, they are proposing to reside the entire building with an 8" vinyl siding product to give the same appearance. Photos of the storm damage was submitted with application. HPC reviewed the application and recommends that a smooth surface siding be used, not a woodgrain product. The color will be brushed white. Ms. Ryan reviewed Chapter 93-7.E, and understands that the proposed siding can be installed.

The window casings on the entire structure are proposed to be wrapped in aluminum. The concern Ms. Ryan has with wrapping the windows is that the profile detailing is often flattened. The 1<sup>st</sup> floor windows have a pediment lintel architectural feature that HPC prefers not to be covered over. The owners are open to not wrapping the 1<sup>st</sup> floor windows, all the other windows on the structure will be wrapped. The color for this project will be forest green color. Existing storm windows protect the window sashes from the elements. HPC is fine with the storm windows being painted to match the wrap, should the owners desire to do this.

Review of a c.1915 photo of the structure shows a cupola, no longer there, on the top of the building and 2 single entrances on the west elevation, north and south ends, with steps and painted rails. There are painted shutters on the 1<sup>st</sup> floor windows only. The center dormer peak, currently sided, has a name and date exposed. Ms. Mann requested a copy of the c.1915 photo, secretary will scan and email this photo to her.

Hearing no other questions or concerns about this application, roll call to approve this application with the amended changes for smooth texture siding in brushed white and windows on 1<sup>st</sup> floor will not be wrapped in aluminum, forest green: AYES; Mr. Banks, Ms. Ryan, Mr. Szabo, and Mr. Walsh.

11 Symmes Ct update on the fallen garage: Secretary spoke with project General Contractor, Mr. Coffey. The garage will have the same footprint, siding will be 8" western red cedar clapboard, asphalt shingles will match existing house, the windows will be placed as previous, a 9 lite man door (west elev.) will open out and the 17' long overhead garage door will be installed as approved by HPC.

#### **OTHER APPLICATIONS**

41 North Main Street, B23,L53) within HD, application received to install a 15' flagpole in the grassy area near office entrance and driveway. Application deemed as minor, reviewed by HPC Chair and approved.

25 Station Road, (B35,L20) application received for a re-surfacing the existing driveway. This property is located within the Buffer Area, review by HPC is not required.

40 South Main Street, (B23,L81) application received to replace the concrete curbing, apron, sidewalk and walkway to front of house with like material. Application deemed as ordinary maintenance.

#### **MINUTES**

The minutes from the June 5<sup>th</sup>, 2018, meeting was reviewed, amended and approved. Motion made to approve by Mr. Szabo, seconded by Mr. Banks, all in favor.

The minutes from the June 19<sup>th</sup>, 2018, meeting was reviewed and approved. Motion made to approve by Mr. Szabo, seconded by Mr. Banks, all in favor.

### **NEW BUSINESS**

Diversity Training: a recommendation from the Cranbury's Joint Insurance Fund, the Township is undertaking mandatory diversity training for all employees and Board/Commission volunteers. All volunteers should attend one of the three dates (July 31<sup>st</sup>, August 8<sup>th</sup> & 14<sup>th</sup>) offered for training. A quorum must not be present at the meetings.

### **OLD BUSINESS**

CLG 2017 Inventory: Mr. Szabo informed HPC that Ms. Emily Cooperman of PS&S sent an email inquiring about scheduling. Both will be meeting tomorrow. HPC is looking forward to reviewing the inventory, to date, whenever it arrives.

### **DISCUSSION:**

The Township newsletter articles are due on or before July 25<sup>th</sup>. Mr. Szabo will send the Chair and Vice Chair a copy of the article for their review prior to submitting on behalf of HPC. The topic will pertain to the Phase 2 Intensive Level Survey.

New Owner Letters: none sent.

Vacancy Alternate 2, Class C: As of June 25<sup>th</sup>, a vacancy for the Alternate 2 Class C position has been created. Mr. Marty Coffey has been selected as the Alternate 1, Class C, position. A question was raised about how the 30 day vacancy works and if it starts on June 25<sup>th</sup> for this vacancy. HPC feels it might be a good idea to extend an invite to their Liaison to a future meeting.

### **TRAINING**

Ms. Ryan will be attending A Traditional Building Conference in Princeton, NJ, on July 18<sup>th</sup>. Tours of the eating clubs is on the agenda.

### **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 July 17, 2018 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 7<sup>th</sup> day of August 2018.

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Linda M. Scott, Recording Secretary