

**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 August 7, 2018 beginning at 7:30 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. Coffey (1st Alt.), Ms. Marlowe, Ms. Ryan, Mr. Szabo, and Mr. Walsh. Mr. Banks requested to excused, motion to excuse was made by Ms. Marlowe, seconded by Mr. Szabo, all in favor with the exception of Mr. Coffey who is not eligible.

Mr. Coffey requested to be excused at 8pm. motion made by Mr. Szabo, seconded by Ms. Marlowe, all in favor.

APPLICATIONS

46 Maplewood Avenue (B33L11): within the Historic District; Mr. Graham and Ms. Schulte, owners, were present for discussion of the proposed windows and skylights. Both Mr. Graham and Ms. Schulte attended a previous HPC meeting for conceptual discussion of the proposed window project. Two HPC volunteers are present tonight who were not at the previous meeting. Mr. Graham stated that two windows will be removed (one each on the north and south elev.) and sided to match existing, install three skylights, replace the existing front (west elev.) second floor and add a window that will help balance the fenestration of these two windows. All of the proposed windows and skylights will be vinyl.

Ms. Ryan complimented the applicant on the supplied computer drawings showing the windows that will be removed, proposed, existing and/or replaced. This was beneficial in understanding the project. Ms. Ryan understands that all the existing windows are vinyl material; however, for the two front second story windows, she suggested that a vinyl clad wood core window should be considered. The windows would be more dimensional on the main façade of the house and would be more durable. The owners are open to investigate and have been actively seeking out reclaimed or salvaged windows. HPC suggested two suggested window manufacturers are Anderson (400 Series) and Kolbe.

It was suggested that the owners keep the egress size in mind should this be required by code.

HPC is fine with the proposed work as stated in the application with the exception of the two front (west elev.) windows. The owners will submit another application when they have decided upon the windows.

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

45 South Main Street (B18, L6): within Historic District; no one present; application with drawn plans was received to install an overhang above the side rear entry door. Materials and details include asphalt shingles, cedar shingles and gutters, all will match existing materials. Azek trim on the fascia is proposed.

Hearing no other questions or comments for this application, roll call to approve this application as submitted; AYES: Ms. Marlowe, Ms. Ryan, Mr. Szabo, and Mr. Walsh.

32 North Main Street (B32,L5) within Historic District; no one present for discussion. Two HPC volunteers are present tonight who were not at the previous meeting. A sample board of the proposed GAF Slateline roofing project material was viewed. HPC viewed the photos that were submitted with the application. A question was asked if the existing slate on the front portion of the building is real or faux slate. At the previous meeting, Mr. Witt stated it was faux slate and that the roofs will be re-shingled in phases. HPC agrees that the supplied product is not the same look as what is existing.

According to the 1989 Survey, 'all roofs are slate'. HPC discussed the location of this building, the surrounding area, the public (parking) area and Chapter 93-7 E (11). With these considerations, the replacement of the existing (faux) slate with like on the areas seen by the public is encouraged. Due to the many sides of this roof, Secretary will request a plan (birds-eye-view) as to which roof will be addressed.

This application will be tabled for the applicant to have the opportunity to address questions/concerns. AYES; Ms. Marlowe, Ms. Ryan, Mr. Szabo, Mr. Walsh. Mr. Coffey requested to be excused at 8pm.

4 Scott Avenue (B33,L34) within HD; application received to re-roof the structure with same asphalt shingles. Application deemed as ordinary maintenance.

MINUTES

The minutes from the July 17, 2018, meeting was reviewed and approved. Motion to approve the minutes by Mr. Szabo, seconded by Ms. Ryan, all in favor.

NEW BUSINESS

Email received: Ms. Ryan read aloud an email, received today, addressed to the Mayor that she was copied on. It is from a resident living within the Cranbury Station and references 'concerns about the continued development of warehouse and distribution center district'. This area is not within the Historic District or Buffer Area, no discussion ensued.

OLD BUSINESS

FFY 2017/2018 CLG Grant Application: No update. Ms. Ryan stated that an email was sent from the NJSHPO to PS&S asking when a draft will be sent to them. Ms. Ryan did not see a response. Mr. Szabo stated that last year at this time, a draft was submitted. This allowed feedback from the NJSHPO. Mr. Szabo met with Ms. Emily Cooperman of PS&S. He walked with her in July while she was conducting the field work (notes and photographs). Secretary will reach out to PS&S for any draft inventories they may have ready for review.

New Owner Letters: One letter was hand delivered to a new resident at 2 North Main Street when visiting Town Hall. Secretary had the opportunity to talk with the new owner who expressed that they are considering a fence for this property.

22 North Main Street: it was questioned if the post has been replaced yet? HPC recommended earlier this year that a replicated post be installed in a dry bed to prevent future rot.

15 Prospect Street: The barn structure is moving along. The green rough exterior sheathing has been installed.

14 North Main Street had hung wooden shutter on the second level.

Training: Ms. Ryan attended The Traditional Building Conference, Nassau Inn, Princeton, NJ, for two days. She really enjoy the lecture and the Eatery Row tour. They had a history of the progression of these buildings. They talked about stone and metal cutting using modern technology, such as lasers. This will help save time for the workers so they have more time to devote to the finer details. They talked about replacement, storm windows and proportions.

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 August 7, 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 21st day of August 2018.

Linda M. Scott, Recording Secretary