

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

TIME AND PLACE OF MEETING

A scheduled meeting of the Cranbury Township Historic Preservation Commission was held in Town Hall, Cranbury, New Jersey, on June 6, 2017 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 5, 2016, 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, Mr. Szabo, HPC Chair, called the meeting to order. Ms. Scott, performed as recording secretary.

MEMBERS IN ATTENDANCE

Mr. Banks, Mr. Coffey, Ms. Ryan, Mr. Szabo, and Mr. Walsh.

MINUTES

The minutes of the May 16, 2017 meeting was reviewed and approved with minor corrections, roll call to approve: AYES: Mr. Banks, Ms. Ryan, Mr. Szabo, and Mr. Walsh.

APPLICATIONS

28 Station Rd (B18,L39) within HD; Classified C+: application received May 30th. Homeowner, Ms. Linda Morgan and Architect, Mr. Bill Gittings were present for discussion of this proposed project. It includes removal of the existing sun-room structure that is attached to the rear of house, structural reframing of the existing roof, replace existing asphalt shingles with GAF Timberline asphalt shingles, and replacement gutters and leaders. The exterior siding and trim will be repaired or replaced in kind where needed then painted. The doors and shutters will also be painted. The corner pilaster will be replaced with a Boral flat panel and trim will match original trim on front porch pilasters. The metal railing on the front porch will be removed and holes patched. All nine 6/6 front windows (north elevation), two side windows (east elevation) rear location and one attic window, the other side (west) all five windows will be replaced. Marvin Magnum replacement window sashes and jambs will be used. The rear (south elevation) windows are not included with this application. The tablaturs (window caps) will be rebuilt on all the windows. The free standing garage will be reroofed with GAF Timberline asphalt shingles. All replacement materials will be in kind.

Hearing no other questions or concerns, roll call to approve this application: Ayes: Mr. Banks, Ms. Ryan, Mr. Szabo, and Mr. Walsh. Mr Coffey was eligible for discussion but ineligible to participate in roll call.

Three full sized sealed pages (A1, A2, and A3) was approved and date stamped by HPC. Two sets will be forwarded to the Construction Office, the other set will remain in the HPC file.

Ms. Morgan relayed a brief history of this home. She stated that this house was originally located on Station Road, east of Route 130 and before the turnpike bridge. At one point there was a fire, which is the reason two windows (east elevation) and the roof were replaced but the year was not given. Firestone Tires purchased the parcel of land where the home was located. Firestone Tires was going to demolish the home but the Stults family purchased to home for \$1. It was then moved it to its current location in 1969-70. The current owners have the lineage but is uncertain who collected this information.

82 North Main St (B29,L7) within the HD, Classified C+; application received May 12th and deemed complete May 24th. Homeowner, Ms. Heather Scott, was present for discussion. The project includes removal of the existing vinyl siding from the sides and front of house, repair/replace rotted trim and siding and repair damage done to front north upper corner section from fallen tree. One item listed on the application but clarified by owner is that the brick front steps will be removed and will no longer be part of the project. Owners would like to install window trim moulding and header since this details was removed when the vinyl siding was installed years ago. With no evidence of the window moulding and header details prior to vinyl install, Ms. Scott explained the supplied picture for this project is similar in style to other homes within Cranbury. All windows on the front and sides of house will have this proposed moulding installed. Ms. Ryan viewed the supplied photos and asked about the shutters. Ms. Scott said the shutters were plastic and said that they will not be reinstalled.

Mr. Szabo asked about the front porch columns base, and asked if any were replaced. Ms. Scott said that one base was rotted in the corner. It was noted that all porch columns have the same modified base.

It is noted that work performed includes replacement of moulding and trim on house, lining (copper) second story gutters, lining (copper) the porch roof, and copper leaders/downspouts installed. A question was asked of the porch roof and if the copper covered roof is a flat seam or standing seam. Ms. Scott did not know. HPC stated that if any future work needs to be performed, a new application will need to be completed.

Hearing no other questions or concerns, roll call to approve this application: Ayes: Mr. Banks, Ms. Ryan, Mr. Szabo, and Mr. Walsh. Mr Coffey was eligible for discussion but ineligible to participate in roll call.

18 Station Rd (B18L15) within HD; Classified C; application received on May 24th for installation of a shed in the rear yard. The shed will measure 8'x6', have asphalt shingles and a double door.

Hearing no questions or concerns, roll call to approve the application as submitted AYES: Mr. Banks, Ms. Ryan, Mr. Szabo, and Mr. Walsh. Mr Coffey was present for discussion but is ineligible to participate in roll call.

11 Station Rd (B35,L15) within HD, application received on May 24th via email and deemed complete on May 30th. Project includes replacing the side and rear doors, adding storm doors to front entrance, side and rear entrances and replacing the 1st floor bathroom window.

Hearing no questions or concerns, roll call to approve the application as submitted AYES: Mr. Banks, Ms. Ryan, Mr. Szabo, and Mr. Walsh. Mr Coffey was present for discussion but is ineligible to participate in roll call.

NEW BUSINESS

2016 CLG Grant: Mr. Szabo informed HPC that work has begun on the grant. Mr. Bob Wise and Mr. Seth Hinshaw of Richard Grubb & Associates, LLC. (RGA), Ms. Linda Scott, and he met on May 31st. Mr. Szabo informed HPC that he and Ms. Scott worked on information that was requested and supplied to RGA. Paper documents which were downloaded on a cd for them.

The timeline is very aggressive and the rainy weather does not help with the scheduling and photo taking. Mr. Szabo stated that the photos for the inventory should include house number, center photo of house and 2 outside angles of the properties which could include any out buildings. The photography should begin soon. Ms. Kristen Herrick of RGA started the visual portion of the 55 properties due by mid-July and the second group mid-August. Ms. Herrick has visited the History Center to begin her research on key properties. Letter of introduction has been sent to website, township facebook, community access TV channel, and emailed to RGA.

Mr. Szabo questioned the updating of the database and the subsequent updates of it since applications and projects are approved.

When the first half of the inventory is received from RGA, HPC will review for input.

2017 CLG Grant: No update.

DISCUSSION

Building a Place for History-50th Anniversary: Ms. Ryan will attend the tour in Perth Amboy and the reception and program.

DISCUSSION (cont.)

Raceway System Walking Tour: The City of Paterson Historic Preservation Commission, Paterson, NJ. A guided walking tour of the Paterson Raceway System will take place June 10, 2017 should any HPC volunteer be interested.

Future homes for sale listing has been secured and will be reviewed monthly. Should movement on property be nolted, a new owner letter will be sent.

ADJOURNMENT OF MEETING

There being no further business, a motion duly made by Ms. Ryan, seconded by Mr. Szabo, 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 6, 2017 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 20th day of June 2017.

Linda M. Scott, Recording Secretary