

**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 November 17th, 2009 beginning at 7:30 pm.

CALL TO ORDER

With a quorum present Ms. Marlowe, HPC Chair, called the meeting to order and Ms. Scott performed as recording secretary.

STATEMENT OF ADEQUATE NOTICE

Pursuant of the Sunshine Law, adequate notice in accordance with the Open Public Meetings Act (N.J.S.A. 10:4-5) was provided of this meeting's date, time, place and 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. Girardet, Ms. Marlowe, Ms. Stasi, and Mr. Williams were present. Mr. Ziegler informed the secretary that he will be unable to attend this meeting due to recent knee surgery.

MINUTES

The minutes of the October 20, 2009, HPC meeting were reviewed, amended and approved with a motion by Ms. Marlowe, second by Mr. Girardet, all in favor. Record will reflect that Mr. Williams abstained.

APPLICATIONS

70A North Main Street, (B30,L2.01), In Historic District, Classified C: Photographer Ms. Marjorie Jones was present to discuss the submitted signage application. The proposed front signage will measure 60" x 12"; the side signage will measure 48" x 10". It will be shaped and hung like the neighboring flower business. The submitted photo signage examples show two different shades of color on the phone number; Ms. Stasi asked which color would be used, Ms. Jones replied the darker color.

A verbal roll call to approve this application as presented:

AYES: Mr. Girardet, Ms. Marlowe, Ms. Stasi, and Mr. Williams.

1 North Main Street, (B23,L68) In Historic District, Classified K; Mrs. Suzanne Palocz was present to discuss the emergency repairs on the south elevation carriage house slate roof due to its leaky condition. Mrs. Palocz explained that the carriage roof is about 100 – 120 years old and that the south elevation slates are crumbling. She would like to replace the entire roof with asphalt 'Slateline' shingles. She informed HPC of existing asphalt shingles located on the north elevation shed dormer.

Ms. Marlowe reviewed the supplied southern exposure roof photos. There are some missing slates on the roof and detached slates along the dormer valley. She said that there are approximately 15 slate roofs left within Cranbury and that it is unfortunate that the condition of
(continued on page 2)

(continued from page 1)

the carriage roof has come before HPC as an emergency situation. This is the first time HPC has seen any type of application for this roof.

The photos clearly show evidence of the slate roof condition and it is apparent that the condition did not happen overnight. HPC reviewed a file photo of the north elevation. Ms. Palocz said that they have been maintaining the slate by spraying the slate underside from the interior of the carriage house.

Ms. Stasi said that the north elevation looks to be in good condition and inquired if the applicant talked to a contractor who specifically works with slate. If so, was an estimate produced? Mrs. Palocz said that she talked with many contractors.

Mr. Williams inquired if she investigated trying to find the same kind of slate to replace the missing pieces. Ms. Palocz said that it could not be repaired nor can it be walked on.

Ms. Stasi informed applicant that HPC follows the rules and regulations as stated in the Township Ordinance Chapter 93, it is not the Commission's personal opinion that a decision is determined. Review of the photos before the Commission show that it may be possible for repairs to be performed on the south elevation in the areas where the roof is leaking, instead of replacing the entire roof. Doing so could help to defray costs. HPC is aware that maintaining a historic home is not inexpensive.

HPC inquired as to what steps are being taken to prevent further damage. Ms. Palocz replied that no attempts are being taken at the moment to prevent further water damage. She said, as an engineer, it is impossible to walk on the roof without putting up scaffolding and reiterated that it could not be repaired. HPC suggested inviting her contractor to the next HPC meeting for a discussion of possible options.

In the past, HPC has encouraged others with like roofs to investigate the feasibility of making ordinary repairs. HPC would be more comfortable with documented information from an independent engineer, not a business contractor who installs roofs as a profession, stating the current condition of the roof.

Mr. Williams said that there are contractors who do repairs to slate roofs, but an independent evaluation must be performed for a determination of this roof to see if it could be repaired or replaced. Mr. Williams is aware of and mentioned the names of 2 professionals that may be helpful. He also suggested the applicant call State Historic Preservation Office for additional names. Mr. Williams read Chapter 93-7 E (11) (a) and (b) Roofs. He affirmed the property is classified as Key and is a high style significant structure in Cranbury. Mr. Williams suggested that should she require an architectural historian(s), a Commission member who has knowledge of such, may be able to supply further information. Mrs. Palocz was interested in this and requested his phone number. The secretary will call applicant with this information.

HPC explained that they are obligated to explore all possibilities prior to granting a decision. HPC suggested that the roof be tarped to prevent further damage. Prior to the next meeting (December 1st) applicant should investigate and consult an independent engineer, knowledgeable about slate roofs, to help determine the appropriate course of action for this roof. For obvious reasons, HPC has no recommendation.

This application was tabled and will be placed on the December 1st agenda. Should the information not be gathered by then, December 15th is another meeting date

70 North Main Street, (B30,L2.01) In Historic District, Classified C; fence application was received for the installation design of a stockade fence with either a gothic or stockade top. The brief description on the application states a vinyl fence with hand drawings which is confusing. Clarification is needed before a decision can be made. Application tabled, it will be placed on the next agenda.

Mr. Williams suggested that when application is made, the applicant be present at the HPC meeting for clarification for any questions that HPC may have.

OTHER APPLICATIONS

107 North Main Street, (B 25,L 29) In Historic District, Classified K: application for ordinary repairs to the slate roof was received on October 27, 2009, which will be addressed. The broken or deteriorated slates will be addressed. Homeowner explained that after researching the synthetic slate and real slate, it was less expensive to use the real slate. The existing slates are larger and that kept the costs lower than replacing the entire roof section with synthetic.

9 Park Place East, (B5, L31) In Historic District, Classified C+; application for ordinary repairs/replacement of existing asphalt shingles was received on October 30, 2009. The existing shingles on the front porch will be replaced with like.

11 North Main Street, (B23,L68) In Historic District, Classified K; Application for ordinary maintenance received and approved on November 3, 2009. Repairs or replacement of the bricks and mortar on the rear chimney will be performed

6 North Main Street, (B33,L37) In Historic District, Classified C/C+; the concept application was withdrawn by applicant on November 13, 2009.

DISCUSSION

15 Prospect Street has had the slate roof removed and replaced with synthetic/composite slate material. An application was not presented to HPC for the work performed. Letter will be sent to the Construction Official stating that HPC understands that the homeowner did have HPC approval for the work performed. Secretary will work on this letter.

The Design Guidelines photos are being addressed. Ms. Hunton emailed Ms. Marlowe 3 photos that would rearrange 2 photos on page 22. Ms. Hunton expressed that because of the dappling of the shadows, she would like to retake the photo and try for less shadows. An email was sent to Ms. Hunton saying that HPC will be patient until the end of November.

Recently, Gov. Corzine signed into Law a statute requiring attendance for every board, committee or commission meeting, which is already performed by HPC. In addition, repeated absences are a reason for a member to be removed. With this in mind, Mr. Girardet informed HPC he will be away and unable to attend any HPC meeting during December 15, 2009 until February 16, 2010. A motion to excuse Mr. Girardet during this time as requested was made by Mr. Williams, seconded by Ms. Stasi, all in favor. Record will reflect that Mr. Girardet abstained.

ADJOURNMENT OF MEETING

There being no further business, a motion duly made by Mr. Girardet, seconded by Ms. Marlowe 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 November 17, 2009 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 1st day of December 2009.

Linda M. Scott, Recording Secretary