

**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 18, 2008 beginning at 7:30 pm.

**CALL TO ORDER**

Bobbie Marlowe, HPC Chair, called the meeting to order and acted as Chairperson thereof, and Linda M. Scott acted as Recording Secretary of the meeting.

**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**

Wayne Girardet, Diane Stasi, Harry Williams, and Chairwoman Bobbie Marlowe were present. Alana Stops called prior to meeting to inform secretary that she will be unable to attend.

**MINUTES**

The minutes of the October 21, 2008 meeting were reviewed and approved with a motion by Mr. Girardet, second by Mr. Williams. Record will reflect that Ms. Stasi recused herself.

**APPLICATIONS**

12 Cranbury Neck Road, (B23,L107) In Buffer Zone; Homeowner Ronald Howarth returned to further discuss his October 13, 2008 submitted fence application. Since then he has filed new application with amended fence materials. The vinyl material has been changed to cedar wood. A supplied photo showed the cedar color. Proposed is a 25'L x 6'H stockade wood fence and a 105'L x 5'H 50% open wood fence (130'L contiguous). HPC explained that the finished side of the fence shall be installed to face the neighboring property.

The existing metal shed measures 25' in length and 10' high. HPC explained to Mr. Howarth that if application were made today with metal as the proposed shed material, the application would be denied. Being that the shed was installed approximately 5 years ago, with no HPC review; a solution to work around the existing appearance was discussed. One suggestion was to sheath the shed in wood. Another was to shield the metal shed sides with a hedge. HPC would like to screen the shed from the neighbors. A neighbor at 14 Cranbury Neck Rd. stated that he can not see the shed from his property; however Mr. Steir of 10 Cranbury Neck Rd. can view the shed. The rear yard is visible from Symmes Court and Wynnewood Drive. HPC feels that planting four, 10' high shrubs (evergreens) on the north and south elevations would be a suitable solution. In addition, HPC suggested painting the metal shed a dark color will help to visually minimize the impact, weather permitting.

Mr. Howarth stated that HPC members were on his property when he sold a historic barn and they (HPC) did not say anything about the shed then. Bobbie informed him that the §93 ordinance has been updated since then.

Mr. Steir expressed his concerns regarding the planted privet row that is growing between the two properties. The fencing plan indicates that it will be installed within close proximity to the privet row. Bobbie explained that Mr. Howarth has the right to install the fence on his property.

A verbal roll call to deny the original application dated October 13, 2008, as submitted was taken. NAY: Ms. Marlowe, Mr. Girardet, and Ms. Stasi. ABSTAIN: Mr. Williams

A verbal roll call to approve the revised application stating cedar wood material will be used. HPC recommends that four 10' hedge (evergreen) be planted on north and south elevation. HPC also suggests painting the shed a dark color to minimize visual impact, weather permitting. AYES: Ms. Marlowe, Mr. Girardet, and Ms. Stasi. ABSTAIN: Mr. Williams

14 Cranbury Neck Road (B23,L110) In Buffer Zone; Homeowner Mr. Buonavolonta was present for the garage door and column application. Bobbie expressed that the style garage door is more appropriate. The four window door will be in keeping with the craftsman style that is being attained. Column near the front door entrance is a simple 8" square column.

A verbal roll call to approve this application as discussed: AYES: Ms. Marlowe, Ms. Stasi, Mr. Girardet and Mr. Williams. All in favor

Mr. Buonavolonta appeared to be satisfied with the help and guidance that HPC offered.

## DISCUSSION

10 Park Place, (B32, L21) Conceptual, Historic District, C+; Homeowner Tim Brennan was present with conceptual computer generated drawings of his ongoing proposed addition to the rear of his existing house. The addition is a simple design that will have a trim piece to give a distinction between the existing and the new. The use of existing details of the same style has been incorporated. The addition roof is lower from existing.

Bobbie explained that according to §93 the existing side porch should remain, it is part of the character of the home. Tim concurred the existing side porch will be retained.

Bobbie reiterated that the addition should be simple with distinction between new and old, and finish with details appropriate of the time. Moving forward, Tim will submit these drawings to an architect for detailed drawings.

Record will reflect that Diane Stasi recused herself from this discussion.

15 Prospect Street, (B23,L32) In Historic District; a copy of a letter addressed to Mr. & Mrs. Ward, 15 Prospect St. from Mill Roofing, 240 Cold Soil Rd., Princeton, NJ was hand delivered by Mr. Ward at the HPC Office on November 7<sup>th</sup>. The letter simply states that 40% or more of the slate roof needs to be removed and that Eco Star Rubber Slate roofing material will be used.

During the HPC meeting of October 7, 2008, the roof condition and materials were discussed. HPC requested that an independent qualified professional engineer submit a letter of support. Furthermore, Mr. Ward stated that he has a friend who works for Princeton Univ. who is responsible for maintenance of their slate roofs. He will ask this person to look at his roof on Prospect St.

A letter will be sent to the homeowners requesting that a letter be submitted from a qualified professional engineer to HPC before a determination can be made. *Preservation Brief #29, The Repair, Replacement & Maintenance of Historic Slate Roofs* will be sent with the letter. In the past, HPC has requested this information from other homeowners to support reason for the work.

ZBA 068-03, Monroe Medical; Signage, out of district memo was sent to ZBA on October 30, 2008.

57 North Main St., (B23,L51.01) In Historic District; the Building Inspector and HPC Admin. Officer inspected the applied siding on the building, which was applied ground level and not plumb level as HPC requested in letter dated October 17, 2008. According to Building Inspector, because of the ground slope and not adequate foundation to adhere the siding per the HPC request, the siding was installed at ground level.

50 North Main St., (B132,L2) In Historic District; on October 31, 2008, an emergency application was made by contractor, who discovered that the front chimney is dangerously close to falling. This application was reviewed and then discussed with Bobbie Marlowe. The working chimney will be re-built with like brick and same design with a lip between top three rows and chimney stack to deflect rain water from running down sides. Application approved same day.

Design Guideline communication from Gail Hunton was received on November 11<sup>th</sup>. She stated that she has enough replacement photos to insert and will send them off to her graphic artist. The 'Guide' is only a guide and applicants should refer to §93 disclaimer will be inserted. A new revised version will be received by the end of the month. She inquired if HPC applied for NJ Historical Commission Grant for printing of the Guidelines.

HPC reviewed mail drop box design specifications. The mail drop box will be attached to the building, near the main front entrance of Town Hall for the purpose of depositing hand delivered miscellaneous items while the building is closed. HPC agreed that antique brass, bronze, or black architectural *Lumada* design would be best.

Bobbie will be attending the November 20<sup>th</sup> Planning Board meeting on behalf of HPC. Discussion of the Village Commercial Zone will be held.

A newsletter article should be submitted for the upcoming semi-annual Township newsletter. Diane suggested that CLG be the topic, but is uncertain of the status. Secretary will contact Mr. George Chidley regarding this.

Recently, a property that lies with some of land within the Buffer Zone and a portion outside the Buffer Zone is seeking to get clarification why HPC review is required. Bobbie recently spoke with the Township Attorney who will make a recommendation to the Township Committee. Chapter 93 language should be more explicit. As it reads, for any property within the Buffer Zone homeowners must make application to HPC for any changes to the exterior of the site.

Diane Stasi gave a brief update Celebrate NJ.com. She attended a conference earlier this year when 3 programs were discussed. Crossroads of the American Revolution, NJ Wayfinding and Celebrate NJ.com are 3 projects that will be interwoven together using tourism and history dollars. NJ Wayfinding will have marker signs that will highlight historic sites for that location. Celebrate NJ divides the State into four areas. Within these four areas there will be special events and programs posted on the website. Crossroads will be worked into the other two programs but is sometime off. Diane is talking with the Historic Society about these programs and no Township involvement is needed.

#### **ADJOURNMENT OF MEETING**

There being no further business, a motion duly made by Bobbie Marlowe, seconded by Harry Williams 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 18, 2008 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 6<sup>th</sup> day of January, 2009.

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Linda M. Scott, Recording Secretary