

**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 May 5, 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, recording secretary, acted as 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. Stasi, Mr. Williams and Mr. Ziegler were present. Ms. Marlowe informed Ms. Scott that she would be unable to attend.

MINUTES

The minutes of the March 10, 2009 meeting were reviewed, amended and approved with a motion by Ms. Stasi, second by Mr. Williams, all in favor. Record will reflect that Mr. Ziegler abstained.

The minutes of the April 7, 2009 meeting were reviewed, amended and approved with a motion by Mr. Girardet, second by Mr. Ziegler, all in favor. Record will reflect that Ms. Stasi abstained.

The minutes of the April 16, 2009 emergency meeting were reviewed, amended and approved with a motion by Ms. Stasi, second by Mr. Ziegler, all in favor. Record will reflect that Mr. Williams abstained.

APPLICATIONS

37 North Main Street, (B23, L55) In Historic District, Classified C-; Office manager Ms. Susan Norman was present to discuss her submitted application for 2 signs. Henderson Sotheby's International Realty will be mounting a 4' squared double faced sign onto an existing metal iron work post. Another single faced sign measuring 9'6"L x 16"H will be installed under the porch soffit. Ms. Norman said that the porch received a fresh coat of paint. The sign post will be painted black.

A verbal roll call to approve this application as presented: AYES: Mr. Girardet, Ms. Stasi, Mr. Williams and Mr. Ziegler.

14 Cranbury Neck Road, (B23, L110) In Buffer Zone; Homeowner Mr. Joe Buonavolonta was present to discuss a change in his previously approved garage door application of November 2008. This application was not on the advertised agenda, it was received during the HPC meeting. Mr. Buonavolonta explained he recently went to purchase the approved garage

doors, he discovered the retail price was for one door only, he needs two. He brought in a (Cloplay) garage door picture with a prairie style (#610) window painted white that matches the newly installed windows.

HPC feels that the proposed garage doors are not the same quality but still is in keeping with the lines and consistent with the style of the structure, are appropriate for this application.

A verbal roll call to approve this application as presented: AYES: Mr. Girardet, Ms. Stasi, Mr. Williams and Mr. Ziegler.

9 Park Place, (B31, L5), In Historic District, Classified C+: application was received on April 27, 2009 as a ordinary repair. While performing the maintenance work, the contractor discovered that the existing bricks could not be replaced or replicated. The steps were then removed and rebuilt with bricks that matched as closely possible to the existing. Limestone risers were installed to match the caps on the sidewalls. HPC feels that the limestone risers are not appropriate.

The replacement materials were not reviewed nor sanctioned prior to HPC approval. HPC felt that a more appropriate material selection would enhance and comply with the historic integrity of its C+ standing.

A verbal roll call to approve this application as submitted with comment: AYES: Mr. Girardet, Ms. Stasi, Mr. Williams and Mr. Ziegler.

OTHER APPLICATIONS

9 Plainsboro Road, (B29, L15) In Historic District: on April 28, 2009, an emergency re-roofing application was verbally approved by the HPC Chair for the repair/replacement of the existing roof on the whole house. There is a change in style of the shingles from regular 3 tab to an architectural shingle.

DISCUSSION

15 Prospect Street (B23, L32) has no tarp to date. It was specified at past meetings with the owners that the roof should be repaired or be covered with a tarp to prevent damage.

On May 4th, Ms. Marlowe called the HPC office to express her concerns regarding no tarp on the structure to keep out the rain, which could cause further deterioration to the structure. She felt that this could lead to a safety issue and that it would appear that HPC was delaying the application. Ms. Scott discussed this issue with the Township Administrator and the Construction Official (CO). The CO stated there are tarps on the inside of the attic to prevent water from leaking down and inside the structure.

Today, a call was received from Ms. Ward to see if an emergency meeting could be organized for Thursday, May 7, 2009. She received quotes in preparation of the meeting. An email was sent to HPC inquiring as to who might be able to attend so a meeting could convene.

Ms. Stasi gave a brief overview of the emergency meeting of April 16, 2009. The applicant received a copy of Chapter 93, letter dated November 21, 2008 and National Park Service #29. She reiterated that Chapter 93-7 (11) applies to this application.

Mr. Williams read a segment from the *National Park Service, Guidelines for Rehabilitating Historic Buildings*, "Roofs- Exterior Features: Recommended; identify, retain and preserve the roofs and their functional and decorative features that are important in defining the overall historical character of the building. This includes the roof's shape, such as hipped, gambrel and mansard; decorative features such as cupolas, cresting chimneys, and weathervanes; and roofing materials such as slate, wood, clay tile, and metal as well as its size, coloring, and patterning."

Reading from the same Guideline, Mr. Ziegler read "Roofs-Replace: Recommended; replacing in kind an entire feature of the roof that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, or a dormer or chimney, if using the

same kinds of material is not technically or economically feasible, then a compatible substitute material may be considered.”

The economic circumstance and the emergency status of this application should be weighed. The maintenance of the structure was discussed. It is evident that general upkeep was not performed throughout the past. HPC has been lenient with taking a Township Official's word regarding the replacement of the roof. Originally, HPC requested that a qualified engineer submit a report on the structural integrity of the roof. The Township Official's memo was read aloud and will be placed in the HPC file. In this case, the report from the Construction Official will be substituted for an engineering report.

HPC is guided by Chapter 93 to enhance the visual, aesthetic and historic character of the Township. There are other structures within the Historic District with slate roofs and it is felt that the determination of this application will have an impact for any future slate roof applications.

Ms. Scott sent an email to Ms. A. Tingey at the State Historic Preservation Office questioning what constitutes a hardship. No reply has been received as of this meeting. A call was placed to the History Center with the idea that they might be in possession of an older photo of the structure that would show the materials of the roof. Unfortunately, they do not.

ADJOURNMENT OF MEETING

There being no further business, a motion duly made by Ms Stasi, seconded by Mr. Ziegler 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 May 5, 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 2nd day of June 2009.

Linda M. Scott, Recording Secretary