

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

TIME AND PLACE OF MEETING

An emergency meeting of the Cranbury Township Historic Preservation Commission was held in Town Hall, Cranbury, New Jersey, on May 7, 2009 beginning at 6:30 pm.

CALL TO ORDER

With a quorum present Bobbie Marlowe, HPC Chair, called the meeting to order and Linda M. Scott, acted 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) could not be provided of this meeting's date, time, place and agenda but was faxed and emailed to the news media, posted on the Township bulletin board and filed with the Municipal Clerk.

RESOLUTION

TITLE: Emergency Meeting of May 7, 2009

WHEREAS, this emergency meeting has been called for the following purpose: water damage and repairs for existing roof located at 15 Prospect Street, Cranbury, NJ.

WHEREAS, the normal requirements of the law regarding 48 hours notice have not been met due to lack of time and subject matter, however notices of this Emergency Meeting were e-mailed to the Cranbury Press, the Home News and the Trenton Times on May 6, 2009.

- 1-The reason for calling the emergency meeting was water damage to the existing roof;
- 2-The delay of such a meeting would cause further water damage while the dwelling provides living quarters to residents;
- 3-The need for such adequate notice could not reasonably have been foreseen at a time when adequate notice could have been provided.

NOW THEREFORE BE IT RESOLVED that there should be a vote on this Emergency Meeting of 3/5th of the members of the Historic Preservation Commission (HPC).

Linda M. Scott, Recording Secretary

ATTENDANCE:

ROLL CALL (6:30 pm)	Present (4)	Use of Slateline Asphalt Action	Use of Lamarite Synthetic Slate material Action	Approve Emergency Application of 4/16/09	Adjourn
Mr. Girardet, Class C 7/23/07-12/31/10	√ (6:40pm arrival)	NO	YES	ABSTAIN	in favor
Ms. Marlowe, Chair-Class C 1/3/06-12/31/09	√	NO	YES	NO	1 st
Ms Stasi, Vice-Chair, Class C 1/02/09-12/31/2012	√	NO	YES	NO	in favor
Mr. Williams, Class A 1/07/08-12/31/11	----	---	---	---	---
Mr. Ziegler, Class B 3/30/09-12/31/09	√	NO	YES	NO	2 nd
AYES			4		
NAY		4		3	
ABSTAIN				1	
PASS/FAIL		Fail	Pass	Fail	

MINUTES

No minutes were presented.

APPLICATIONS

15 Prospect Street, (B23,L32) In Historic District, Classified C; Owner Mr. Gilbert Ward and Mrs. Rose Ward, and Mr. Robert Prutzman were present. Mrs. Ward was able to deliver several quotes to the HPC office prior to the emergency meeting. At the meeting, samples of asphalt shingles along with three synthetic slate products were presented for HPC's review.

During the HPC April 16, 2009 emergency meeting, it was requested that the applicant explore and investigate composite/synthetic materials that are of a median material. HPC felt it fair that neither a high end nor a low end material be investigated. Applicant did submit several proposals that include composite materials named *Lamarite* and *Ecostar*, a proposal for asphalt shingles named *Slateline*, and a proposal for reroofing with real slate. Some proposals included costs for additional repairs or other work at the homeowner's request. A question was asked of the preferred product of the homeowners. The preferred product is the asphalt material.

The applicants stated that the other existing homes in the neighborhood have asphalt shingled roofs. HPC replied that their responsibility is to preserve the older homes. Applicant stated that the *Slateline* product has been approved in other historic towns to be used as a reroofing product. HPC said that any historic district would follow the same guidelines that HPC follows, if it is not a designated historic district but just looks old, the rules are different and may choose to accept or approve different products. Also, it may be possible that the replacement product may not have replaced a real slate roof within that district.

There was much review and discussion of the different materials, gutters and proposals. HPC referred to Chapter 93-7 E (11) which states "the original shape, pitch, configuration, and material shall be retained and existing materials matched to the greatest extent possible". HPC considers the historic district as a whole.

Mr. Girardet is aware of a house that removed existing asphalt shingles and installed a slate roof. HPC is not in a position to approve replacement of a slate roof with an asphalt product unless they are willing to do it for everyone in the historic district. HPC informed the applicant that should they wish to claim a hardship then the appeal should be taken up with the Zoning Board of Adjustment.

Ms. Marlowe asked if the homeowners have an old picture of the house that shows the original roof material. If so, there may be another roofing option.

HPC would like to have the roof kept in kind. Mailing address for the Prospect Street property is 540 South Main Street, Hightstown, NJ 08520.

- A verbal roll call was taken to approve the *Slateline* Asphalt product to replace the existing slate roof: AYES: none. NAY: Mr. Girardet, Ms. Marlowe, Ms. Stasi, and Mr. Ziegler.
- A verbal roll call was taken to approve the *Lamarite* (lowest cost) synthetic slate as a replacement product for the existing slate roof: AYES: Mr. Girardet, Ms. Marlowe, Ms. Stasi, and Mr. Ziegler. NAY: none
- A verbal roll call was taken for action on the submitted emergency application of April 16, 2009 to replace existing slate roof with an asphalt product: AYES: none. NAY: Ms. Marlowe, Ms. Stasi, and Mr. Ziegler. ABSTAIN: Mr. Girardet.

ADJOURNMENT OF MEETING

There being no further business, a motion duly made by Ms. Marlowe, 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 7, 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