

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

TIME AND PLACE OF MEETING

The regular meeting of the Cranbury Township Historic Preservation Commission was held in Town Hall, Cranbury, New Jersey, on May 20, 2008 beginning at 7:30 pm.

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.

CALL TO ORDER

With a quorum present Bobbie Marlowe, Chairperson of HPC, called the meeting to order.

MEMBERS IN ATTENDANCE

Wayne Girardet, Diane Stasi, Harry Williams (arrived 7:40 pm), and Chairwoman Bobbie Marlowe were present. Record will reflect that Alana Stops contacted secretary stating that she would be unable to attend this meeting.

MINUTES

The April 15, 2008 minutes will be placed on the next meeting's agenda.

APPLICATIONS

86 North Main Street, (B29,L5) In Historic District, Classified C; Architect Bill Gittings and homeowner Michael Ferrante were present. A show of material samples to be used for the siding application change in plan. The Certaineed cement shingles and clapboard will replace the previously approved Hardiplank shakes of February 19, 2008. The existing brick face will remain. Three sets of building plans were stamped and approved by HPC.

A verbal roll call to approve this application as presented:

AYES: Ms. Marlowe, Ms. Stasi, Mr. Girardet, all in favor

16 Prospect Street (B28,L16) In Buffer Zone; Architect Bill Gittings and homeowners Raymond Dickey and Michelle Newman were present for this application. This project for an addition to the rear of existing structure was discussed as conceptual in November 2007. Changes to the south elevation include removal of one dormer window on the upper level. Lower level has the separation of a side by side double hung window, symmetrical with the upper level. The east elevation, upper level windows above the sliding doors (Anderson) are double hung 6/1 in keeping with the other windows except for a small 4 square. The north elevation roofline between existing and new structure has been adjusted to meet other overhang ridge line. One proposed lower level window was removed. Anderson 400 series or Woodwrights are proposed.

Continued on page 2

APPLICATIONS (continued from page 1)

The rear addition siding material will be vinyl. Gutters and trim will match existing. Fiberglass asphalt shingles to match existing will be used. Long term goal is to side the front with cement siding, removing asbestos shingles. Three sets of original construction plans were HPC stamped and approved.

A verbal roll call to approve this application as present:

AYES: Ms. Marlowe, Mr. Girardet, and Mr. Williams, all in favor

Record will reflect that Ms. Stasi recused herself from this application.

12 Wynnewood Drive, (B23,L128) In Buffer Zone, an ordinary maintenance application was received on May 19 2008, for the re-roofing of the existing structure on the rear side only.

ZBA 153-08: 1 Parkview Drive, fencing application was received on April 28, 2008 for comments. Since it is out of HPC's purview, no comment needed.

DISCUSSION

CLG: the May 6th meeting was canceled and rescheduled for June 3rd. Mr. George Chidley was ill due to allergies and a cold. He will be attending for discussion of Certified Local Government and its particulars. There are many positives of being CLG such as funding and the fact that the "loan" their professionals for projects when need be. Funding CLG comes from the National Trust for Historic Preservation. Only 44 municipalities in NJ have this status.

Diane suggested that Bobbie reach out with a personal phone call to the Township Committee and invite them.

Secretary will send a reminder email to HPC. It was suggested that Alan Kehrt of Planning Dept and HPC alternate, be included on this reminder. Secretary confirmed that Mr. Kehrt is on the HPC distribution list.

Design Guidelines: Memo was received from Paul Adezio, Esq. of Mason, Griffin, & Pierson PC regarding his review and comments of the DG. In short, he found the "*DG are consistent with, while not identical to, the guidelines and restrictions set forth in Chapter 93. The additional language provided by the writer is understandably, designed to have a better understanding of the ordinance's restrictions and the overall goal of the preservation of the Township's historic structures*". No contradiction of the ordinance's language was found.

He suggested a minor change on page 1 last paragraph is to place "Design Guidelines for Cranbury Village Historic District and Sites" in quotes and consider adding a sentence to the effect: *Property owners must review and follow the terms and conditions contained in Chapter 93 of the municipal code.* Mr. Adezio stated that "*It must be clear to the reader that the hand-out is simply a guide-the reader must review and follow the language in Chapter 93 in pursuing a development/rehabilitation project on a structure with the historic district.*" Page 4, item 4, should have the suggested changes also.

These suggested insertions were relayed to Gail, who stated that she will comply. She will also insert seasonal appropriate photos. She needs to confer with her staff and work on these changes. Final payment was sent to her.

Secretary will print copies of the Design Guidelines (draft) for the Committee to review. She will email Trishka for a determination as to which board reviews the DG for adoption.

June 4, 2008 Conference at Rutgers University. This information was brought back from the Tourism Conference that Diane attended in March. HPC will review and inform secretary after they check their availability.

ADJOURNMENT OF MEETING

There being no further business, a motion duly made by Harry Williams, seconded by Bobbie 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 May 20, 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 June 3rd date of 2008.

Linda M. Scott, Recording Secretary