

**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 September 2, 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, HPC Chair, called the meeting to order and Linda Scott acted as recording secretary.

MEMBERS IN ATTENDANCE

Diane Stasi, Alana Stops, Wayne Girardet, and Chairwoman Bobbie Marlowe were present.

MINUTES

The minutes of the June 17, 2008 meeting were reviewed, amended and approved with a motion by Diane Stasi, second by Bobbie Marlowe, all in favor.

The minutes of July 15, 2008 meeting were reviewed, amended and approved with a motion by Alana Stops, second by Wayne Girardet, all in favor.

The notes of the August 5, 2008 meeting were reviewed with changes.

APPLICATIONS

24 Station Road, (B18,L18) In Historic District, Classified H; This application was to be heard as conceptual but construction drawings were completed and brought to the meeting. Architect, Bill Gittings and homeowners, Michael and Rebecca Franke were present to discuss the proposed addition to the second floor of this single story modern Cape Cod cottage.

The existing house interior is currently divided into two living units. The proposed addition will extend out on the rear with lower and upper levels. The existing second floor will be removed to add more height to the ceiling line for the new second floor. It will include an attic, raising the current roof line.

The existing front door will remain. HPC suggested that should the front screen door be replaced, a wooden door is preferred. The front porch overhang will be compatible with the new style. Proposed double columns will be either 10" or 12", HPC prefers the 10" column. Exterior materials include GAF shingles, Azek trim, Hardiplank siding, wood shutters with real hardware and Anderson windows. Bill explained that new egress codes were recently updated and that is the reason for the different window sizes in various areas. HPC prefers the double hung windows on the first and second levels, but understands the reason for the casement style proposed in the right (attic) elevation and rear elevation back for consistency.

HPC discussed and reviewed the plans. The conditions for approval include that the new wood shutters be hung with real hardware; extend brick (masonry) chimney similar to existing; casement attic windows – one on left elevation, two on right elevation (alternate A-2.0); rear casement windows and doors on the lower real level elevation (alternate A-2.0).

A verbal vote to approve this application with the stated conditions was taken:

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

ABSENT: Mr. Kehrt, Mr. Williams

57 North Main Street, (B23,L51.01) In Historic District, Classified C-; This structure located in the heart of downtown can be publicly view on all four sides.

Contractor Murray Gilbert returned (present at the August 5, 2008 meeting) to discuss the details of the application submitted on July 22, 2008.

Application states to remove and replace the existing roof with a 30 year GAF 30 year dimensional shingle. The leaders and gutters will be replaced with seamless gutters. The soffits will be vinyl. Azak board will be used on the fascia. HPC indicated that vinyl and aluminum are not approved materials. The small front roof should be addressed and details need to be determined.

The existing asbestos and bead board siding will be removed and replaced with cement siding. The siding would not extend down to the ground, exposing approximately 1 foot of the foundation. The front wood bead board should be replaced or repaired with wood. Diane queried the thickness of the siding. Mr. Gilbert stated that he was aware that the thickness would alter the final product. The proposed does not meet §93-7 E (12) (c) criteria. HPC suggested that after removal of existing siding, should there be evidence of a frieze, it should be replaced. The corner boards will need to be specified.

Proposed is to wrap windows and door, including trim, with PVC aluminum coil. The existing sills would be repaired or replaced with Azak board then painted. If there are no rotting issues the wood should not be replaced. Wrapping with aluminum will not be approved. According to §93-7 E (17) this is not allowed.

HPC stated that the existing lower level vertical siding should not be replaced with a horizontal siding. Doing so will alter the appearance. Historically a small business would usually have all four sides of vertical siding on the lower level with horizontal siding on the second level. This commercial building with bead board siding should remain looking like a business. HPC feels that this structure should remain looking as such. HPC recommends using smooth 6” siding for the horizontal siding.

Homeowner Bill Gittings asked about the bead board on the store front. He suggested a product called Windsor 1 that is a fraction of the cost of the Azak and may be a suitable product for this application.

HPC feels should the owner not desire to comply with these suggestions, then address the work a little at a time, taking care to address and pay close attention to the architectural details that exist on the building.

The application as submitted on July 22, 2008 was denied according to §93-5 C. Due to the amount of changes and specific details of this application a new application will be needed.

14 Cranbury Neck Road (B23,L110) In Buffer Zone; A complete application was received on July 24, 2008, which was advertised to be heard on August 5, 2008. The homeowner called to request a rescheduled date. There has been no communication between homeowner and secretary, so due time limits stated in §93-5 C, this application was denied.

16 Prospect Street, (Block 28, Lot 16) addition alteration dated August 5, 2008. This application was approved on August 18, 2008. August 5, Bobbie and Alana reviewed this application as submitted. Wayne Girardet listened to a recording of the meeting and determined his vote to approve as presented.

AYES: Ms. Marlowe, Ms. Stops, and Mr. Girardet. Affidavit attached.

17 North Main Street, (Block 23, Lot 109) revised as built addition received date July 23, 2008. This application was approved on August 18, 2008. August 5, Bobbie and Alana reviewed this application as submitted. Wayne Girardet listened to a recording of the meeting and determined his vote to approve as presented.

AYES: Ms. Marlowe, Ms. Stops, and Mr. Girardet. Affidavit attached.

DISCUSSION

A memo was sent to the Township Committee regarding CLG. On September 8th, Bobbie Marlowe will attend the Township Committee to ask for their approval to apply for CLG.

Bobbie spoke with SHPO (State Historic Preservation Office) regarding Brainerd Lake dam. SHPO informed Bobbie that work on the Brainerd Lake dam if work was to start, the township would need to fill out an application with SHPO, no matter who performs the work. Bobbie stated this was relayed to the HPC liaison, who does not wish to see the trees removed. A permit to have the work performed should be filed with the DEP and SHPO. Due to the dam being located within the Historic District, an archeologist should be on location.

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 September 2, 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 7th day of October 2008.

Linda M. Scott, Recording Secretary