

**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 16, 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 acted as Chairman thereof, and Linda M. Scott, acted as Recording Secretary of the meeting.

MEMBERS IN ATTENDANCE

Diane Stasi (arrived 7:45pm), Wayne Girardet, Harry Williams, and Bobbie Marlowe, Chair. Alana Stops called to inform that she is ill and unable to attend.

MINUTES

The minutes of the September 2, 2008 meeting were not reviewed but will be placed on the October 7th agenda.

APPLICATIONS

25 Park Place West, (B23,L46) In Historic District, Classified C+, Concept plans; Homeowner Bill Gittings was present to discuss a two phase plan for his property. Phase 1 proposes installation of a free standing 16 x 24 barn structure located on the south elevation. This two story structure will have wood carriage style doors, cedar stained siding, and appropriate style windows by Weather Shield.

The main house structure Phase I proposed plans will address the existing back side (west) porch and stair system. Photos show the previous use (nursing home) has a covered emergency exit system for the three floors. This system will be removed and replaced with a sunroom, a sleeping porch and a balcony. The top (third) floor will have an open porch/balcony with rails. The middle (second) floor will have the enclosed sleeping porch with windows. The lower (first) floor will incorporate an existing enclosed leanto and small sunroom with a rear French door entrance. This existing leanto will have horizontal siding applied to add architectural unity.

Phase II proposes to build a free standing three bay garage located on the east of property. It will be strategically placed to block out the back bay side of the Post Office.

Currently, Bill is working with a landscape architect for planned garden areas and a gravel driveway. HPC feels the proposed is in keeping with the style of the site and favors the proposed plans. Bill will return to HPC at later date with construction drawings for approval.

16 Prospect Street, (B28,L16) In Buffer Zone; Architect Bill Gittings was present to update HPC regarding code changes to the previously approved plans. The plans of August 18, 2008 were amended to meet the requirements. They include code revisions to the rear deck steps.

A verbal roll call was performed to approve of the revision:

AYES: Ms. Marlowe, Mr. Girardet, Mr. Williams.

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

57 North Main Street, (B23,L51.01) In Historic District, Classified C-; Main Street Siding Contractor, Thomas Maslowski, was present for discussion of proposed materials. A sample acrylic board used for the vertical siding was supplied. HPC prefers the wide and smooth side. Cement board will be horizontal siding.

HPC requested to review the old application. Referring to the photos, it was suggested that the replaced siding not touch the ground, leaving approximately 1 foot of the foundation exposed. The lower level proposed product will be T-11 which is a synthetic product. HPC is interested in seeing what lies beneath the existing siding.

The front façade windows should remain as is and not be wrapped with any product. The roof overhang wood molding should be repaired or replaced. Painting is permitted.

Homeowner Bill Gittings volunteered ink line drawings on photographs of how this building would look with applied siding. He details horizontal cement boards on the top half and vertical siding on the lower half of all four sides. There is break board to delineate between the floors. Corner boards, crown, and frieze are called out. Front façade show 1x6 tongue and groove below the windows. The foundation is exposed. It was suggested the siding be stepped to allow for the elevation change. He added that having the back finished with the tongue and groove material really adds to this building.

Diane referred to §93-7 E 12 Exterior Material; (a) and (c) for clarity on the siding materials so everyone is aware of how the ordinance addresses the materials. HPC will need to see what materials are underneath the siding before determining materials. There is no photographic evidence supporting what the structure looked like prior to the existing siding being applied.

When asked, Mr. Maslowski stated that he was not certain that the back side would be addressed with this application. He asked if HPC would like to be present to remove the siding in a few sample spots on the building to determine what might be there. He will contact the Secretary when a date has been secured.

Harry expressed that the owner/applicant should be present at the HPC meeting when discussing their property. This way, the proper party can make the determinations after hearing what is said at the meetings. It should not HPC's responsibility to design the application of materials. They will suggest and work with the owner after a design has been submitted.

No action was taken.

24 Station Rd. (B18,L18) In Historic District; Architect Bill Gittings presented a revised update plan (A-2.0) for the previously approved plan for divided lights over one light on all windows will be changed to divided light 6/6. In addition, the three wide two high window unit over the new addition rear entrance was scaled down in size and proportion.

A verbal roll call to approve this application as revised on the submitted plan:

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

DISCUSSION

86 North Main St. (B29,L5) In Historic District; Architect Bill Gittings was present for discussion regarding the stucco fake brick that has been placed over real brick. Homeowners would like to side over the existing first floor bricks which results in the adding thickness to the façade. HPC suggested that an easy and simple solution and perhaps the least expensive would be to paint over the bricks. It was felt once sided there would be a dimensional difference between where the upper and lower

sidings meet. Too many siding elements will take away from this carefully planned bungalow. Bill will relay this to the homeowners.

ADJOURNMENT OF MEETING

There being no further business, a motion duly made by Diane Stasi, 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 September 16, 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