

**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 February 16, 2010, beginning at 7:30 pm.

CALL TO ORDER

With a quorum present Ms. Marlowe, HPC Chair, called the meeting to order and Ms. Scott performed as recording secretary.

STATEMENT OF ADEQUATE NOTICE

Pursuant to 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. Kehrt (arrived at 8:00pm), Ms. Marlowe, Ms. Stasi and Mr. Ziegler were present. Record will reflect that Mr. Girardet requested to be excused from this meeting in December 2009. Mr. Williams informed the secretary that he will be away and unable to attend this meeting.

MINUTES

The minutes of the February 2, 2010, meeting were not reviewed and shall be placed on the next meeting's agenda.

APPLICATIONS

32 North Main Street, (B32,L5) In Historic District, conceptual house plan currently proposed for the PNC/Municipal parking lot location; Soon-to-be property owners Mr. Ron Witt and Mrs. Nancy Witt, with Mr. Jerry Ford, Architect were present for the conceptual discussion. Mr. Witt explained that the intent is to use the old bank building as an office for Sweetwater Construction. Most likely the drive-thru canopy will be removed but no other significant modifications to the exterior will be performed. The property has 3 separate lots. A house will be built where an entrance to the lot is currently located. The goal was to try to create a structure that will compliment Main Street. The house will face and fill the void along Main Street with a driveway located between the proposed house and the existing bank. Whether or not a porch on front (west elevation) will be installed is still being considered. The length of house is approximately 160', width is 40'. The house is a long U shape, creating a private area on the north elevation. To help visually break up the length, brick can be used on the structure ends and clapboard installed on the area in between. Landscaping will also be used to help break up the length. A 3 bay garage placed on the back end of the house with living area above will not be seen from Main Street.

Mr. Ziegler addressed the long drive between the proposed house and the bank. Mr. Ford explained that the proposed house is not as long as the existing bank building to the south and approximately the same length as the house to the north.

Ms. Marjorie Miller, neighbor to the north, was present to hear the plan. She did not want her property to be overshadowed by the massing of the proposed house and expressed her desire to have the garage detached to help break up the visual impact from her property. She said that part of the existing hedge row belongs to them. Mr. Ford explained that there is heavy

landscaping which is one reason they decided to place the structure as proposed. There is an existing mature tree that will remain.

Ms. Stasi expressed that the mass of the house be considered. She also expressed that the elevation of the house fit in with the streetscape. To address the attached garage, create the impression that the garage was attached by additions that extend out reaching and attaching the garage as one structure. Mr. Ford expressed that the proposed design keeps the spirit and intention of the ordinance, the garage cannot be seen from the street.

Mr. Kehrt expressed that he is excited to see the void on Main Street filled. He is concerned with the length of the house and suggested to break up the massing a bit more, landscaping would be helpful. He felt the proposed plan is really clean. Mr. Ford thought that the lower mid elevation could be set back a couple feet it might be helpful visually. Ms. Witt preferred that the mid section not be moved to help keep the private garden area as large as possible.

Ms. Marlowe felt that the length should not be an issue; there are other elongated structures within close proximity. She appreciates that the enclosed garden faces the neighbor to the north. The overall look of the proposed house should be cohesive as a whole. The brick gabled end with center clapboard is unusual, as well as an attached garage. This is not something that would have been done, especially located in the center of town. However, the garage will be located in the rear of the property. In this context, Ms. Marlowe is uncertain as to what would be gained if the garage was detached. It was typical to have modest homes located next to businesses along Main Street.

Applicant will return to HPC on March 2, 2010 with more specific concept drawings.

10 Maplewood Ave.; (B33,L27) In Historic District, Classified C-; Architect Mr. Joe Gallagher of Lasley Brahaney Architecture & Construction was present for discussion of the submitted application. He is representing the homeowner, Ms. Katie Birckmayer. Proposed is to shutter close the existing second floor center window on the south elevation. On the north elevation, a window is proposed to be relocated and reduced in size. Interior changes dictate the window placement. Other windows on the second floor will be replaced with Marvin double hung wood tilt-pack replacement windows with the exception of 2 back windows and one north side elevation window. Marvin window information/specs received during meeting for file.

HPC approved of shuttering close the window on the south elevation and the replacement Marvin tilt-pack windows as stated. HPC does not approve of removal and relocation of the proposed window on the north elevation. They reviewed the interior plan to help devise a solution. Ms. Marlowe stated that §93-7 (13) (a) states that new window openings shall not be added to any elevation visible from a public street.

Roll call to approve this application with the exception of the removal/relocation of the north elevation window: AYES-Mr. Kehrt, Ms. Marlowe, Ms. Stasi, and Mr. Ziegler.

11 Prospect Street, (B33L23) In Historic District, Classified H; homeowner Mr. Mark Kondracki was present for discussion to remove current siding and replace it with cement board. He states that the original siding is showing wear and tear and is in need of replacement. Proposed is to install smooth cement siding, Azek white trim and new matching 'K' gutters. Shutters will be removed and not reinstalled. Product samples and photos were supplied for HPC's review.

Ms. Stasi stated that should the front door and garage door change in style, a new application must be submitted. For informational purpose, replacements must be of wood, matching existing.

Roll call to approve this application with smooth texture cement plank siding. AYES: Mr. Kehrt, Ms. Marlowe, Ms. Stasi, and Mr. Ziegler.

39 North Main Street, (B23,L54) In Historic District, Classified C; Ms. Stasi presented the application on behalf of the contractor. This building held many businesses and each particular business altered the building accordingly. A current photograph of the back side of this

structure with each window numbered along with a spec schedule to indicate what is proposed for the each window was supplied. The current owners wish to undo the altered; 2 windows will be replaced, 3 windows will be returned to their original openings, and 1 of the 2 entrance doors will be converted back to a window. An existing commercial ventilation unit will be removed and replaced with a window as dictated according to the (interior) walls. A new window opening is proposed on the lower level that is sandwiched between two windows. This will allow the interior to function as a seating area.

HPC questioned how the contractor would address matching aluminum that would abut to the new windows. Future work, not this application, would need addressing. It is not known what is under the current siding without removal of the existing siding.

Roll call to approve this application as submitted: AYES; Mr. Kehrt and Mr. Ziegler. Mr. Williams will listen to a tape recording of the meeting to render a decision.

DISCUSSION

2010 Operating Budget: HPC requested \$6,050.00 for their 2010 operating budget. Township Committee recently reviewed this request and approved \$2,850.00. The cuts were made to:

2010 Operating Budget	Requested	Approved
Miscellaneous	\$400.	Moved to training expense
Advertising	\$1,000.	\$700.00
Book, subscriptions	\$150.	\$150.
Printing	\$300.	\$0.00
Membership Dues	\$400.	\$100.
Office Supplies	\$300.	\$200.
Training	\$3,000.	\$1,700. This includes \$400. misc.travel exp.
Professional Contract-legal	\$500.	\$0.00
	\$6,050.	\$2,850.

The Greening of Historic Properties was attended by Ms. Marlowe and Ms. Scott on February 13th. This was a one day class held at Drew University instructed by Ms. Leah Ericson. Her background started out in Greek drama, then steered towards historic preservation, and is currently a project supervisor for historic renovations and a real estate appraiser for historic properties. Her emphasis was on historic properties and how to incorporate sustainability. She felt that historic windows should be evaluated and not replaced if they were still in good condition, interior storm windows could be installed for energy efficiency. Solar panels are on the brink of new technology which would make the current large panels' passé.

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 February 16, 2010 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 16th day of March 2010.

Linda M. Scott, Recording Secretary