

**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 April 6, 2010, beginning at 7:40 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. Girardet, Ms. Marlowe, Mr. Williams and Mr. Ziegler were present. Record will reflect that Ms. Stasi informed secretary that she would be unable to attend the meeting and requested to be excused. Motion to excuse made by Mr. Ziegler, second by Ms. Marlowe, all in favor.

MINUTES

The minutes of the March 16, 2010, meeting was reviewed, amended and approved with a motion by Mr. Ziegler, second by Mr. Girardet, all in favor. Record will reflect that Ms. Marlowe recused herself.

APPLICATIONS

32 North Main Street, (B32,L6) In Historic District, Not Classified; Demolition; Property owners Mr. & Mrs. Witt and Architect Mr. Jerry Ford were present. Demolition application received on March 19 for the removal of the 3 lane drive through canopy attached to the existing bank building. The proposed exterior siding will match existing siding and trim. This demolition is requested to allow room for a proposed house that will be located on vacant lot to the north.

A roll call to approve the demolition application as submitted:

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

32 North Main Street, (B32,L6) In Historic District, Not Classified; New Construction Property owners Mr. & Mrs. Witt and Architect Mr. Jerry Ford were present. Drawings/plans were received on March 26th. Updated drawings/plans were received during HPC meeting. The updates include a site plan modification moving the structure to the north.

Page A300 (front and rear) elevations will have no changes.

Page A301, the south elevation kitchen bump out has been widened by 2'. Solar collectors are proposed for this elevation. The roof pitch has been lowered so as not to bring visual attention to the collector panels. The north elevation is very private and cannot be seen by the public. The 2nd floor turret has been reduced down to the breakfast area. Both sets of sliding glass doors that flank the breakfast area will no longer have mullions. The homeowners prefer art windows (Anderson). The 2 master bedroom windows are smaller in size. They will now be 2/3 tilt out windows. The Main Street front section workout room windows have been increased in size due to code regulations.

Page A302 the only change is the upper workout room windows have increased in size to be the same as stated on Page A301.

All windows will be Anderson 400 Series, wood vinyl clad, divided lights. North elevation windows casement suit the egress codes and still be consistent with the size and proportion with the other windows.

Page 700 shows the roof plan. The center section roof ridge was dropped to have a better angle for the solar collector point. It also helps to add visual interest to the front, kitchen bump out, and the garage element. There will be a standing seam copper roof over the front porch and a flat seam metal roof over the single man entrance to the garage (west elevation).

The proposed fence will be painted cement wood material. The semi-solid portion will approximately come to top of window sills on the house. The bollard lights will be a non-shiny anodized bronze color. The lights would be as inconspicuous as possible.

Ms. Marlowe asked for input from other HPC members regarding the solar collector panels. Mr. Ziegler raised the question of the panel profile. Mr. Williams expressed concerns about setting precedent. In the past, HPC has denied solar panels. He feels that HPC should proceed with caution. Mr. Witt stated that there are other solar products to work with. Mr. Ford feels that tall poplar trees would help break up the visual impact of the panels. Mr. Ziegler suggested removing the solar collectors from the application; the homeowner could do investigative work and report back to HPC with his findings. Mr. Witt felt that this detail is not critical and when the time comes will return to HPC with the details.

For the record, Ms. Stasi informed the secretary that she is still uncomfortable with the large window on the south elevation.

A roll call to approve this application with the submitted plans of this meeting, excluding the solar collector panels:

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

36-38 Maplewood Avenue, (B33,L16) In Historic District, Classified C-/I; Plans were received in Town Hall today, April 6th. This is the first opportunity for HPC to review the submitted final architectural plans. Homeowner Mr. Ralph Ciardella was present to discuss the details. Windows will be Marvin simulated divided w/spacer bar, 6/6, aluminum white clad exterior. These will be installed in the new addition structure. Exterior door will be wood, raised panel colonial door by Simpson. Asphalt shingles will be installed. Raised panel shutters hung with hinges.

To save time and paper, Mr. Ciardella completed page 4 of 7 to be inserted into the concept application. This will now be considered a major application, not concept. Two sets of the plans will be forwarded to the Construction Dept. and one set will remain in the HPC file.

A roll call to approve this addition application and plans was taken:

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

OTHER APPLICATIONS

3 Westminster, (B29, L9) March 26th; ordinary maintenance is being performed on the existing wood fence. Homeowner is replacing the fence with like.

1 North Main Street, (B7,L1&2) April 1st; ordinary maintenance is being performed on the existing slate roof, south elevation only. Homeowner is replacing slate with slates.

87 North Main Street, (B28, L9) April 5th; ordinary maintenance is being performed on the existing 3tab asphalt roof, replacing like with like.

DISCUSSION

Slate samples were donated to HPC by the homeowner of 107 North Main Street. There is a sample array from recycled products to real slate.

A question was raised regarding the removal of the 22 North Main Street entrance overhang. Application was not received for an ordinary maintenance. Secretary will call to inquire with business.

ADJOURNMENT OF MEETING

There being no further business, a motion duly made by Mr. Ziegler, seconded by Mr. 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 April 6th, 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 20 day of April 2010.

Linda M. Scott, Recording Secretary