

**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 20, 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 (arrived 7:37pm), Ms. Marlowe, Ms. Stasi (arrived 7:35pm), Mr. Williams and Mr. Ziegler were present.

**MINUTES**

The minutes of the April 6, 2010, meeting were reviewed and approved with a motion by Mr. Girardet, second by Mr. Ziegler, all in favor. Record will reflect that Ms. Stasi recused herself.

**APPLICATIONS**

20 Maplewood Avenue, (B33,L22) In Historic District, Classified C/C-; Homeowner Mr. Sean Deverin was present for discussion of submitted application for a proposed driveway that will be located on south elevation of existing lot. It was decided that the project will require additional elements and approvals other than HPC approval. The application was withdrawn by homeowner.

20 Maplewood Avenue, (B33,L22) In Historic District, Classified C/C-; Homeowner Mr. Sean Deverin was present to discuss his submitted application to replace eight existing windows; 5 street front west elevation, 2 south elevation and 1 window on the north elevation. He proposes to use American Jewel double hung 300 series slim design 6/6 replacement vinyl windows. Mr. Deverin cited reasons (financial economic, UV rays, health issue-lead paint, and safety considerations-broken glass) to replace the windows. Mr. Deverin stated that he is not interested in replacing the wood with wood due to the held moisture which results in mold. Mr. Williams stated that mold relies on dampness and relies on water to keep it moist. This area does not have a high humidity standpoint. According to Mr. Deverin, steps were taken throughout the years to repair the windows but they still do not operate properly. He explained that some windows panes were replaced and professionally repainted. Ms. Stasi asked if Marvin windows were investigated, they are wood on the exterior. Mr. Deverin is not aware of Marvin windows.

Mr. Ziegler stated that sometimes it is not necessary to replace an entire window. It is possible and feasible to replace only a part of the window. Mr. Deverin stated that approximately 70% of the glass in the windows is not original and much expense has been used to try to save them. The selected replacement windows are very similar in sash dimension. Triple track storm windows are installed on the house. It is recommended that they be removed.

Mr. Williams stated that soon NJ regulations will address the issue of lead based paint being administered by OSHA. The lead paint however will not be issue once the windows are replaced. Ms. Marlowe stated that other homes have had wood windows installed with no issues of harboring moisture. HPC has a responsibility to have the replacement windows replaced in kind as Chapter 93 (13) states.

Mr. Deverin feels that his proposed window fits the criteria. He does not see the word "in kind" within the ordinance. Ms. Marlowe stated that the ordinance should be read as a whole paragraph and not as just one sentence. He stated he would like to take advantage of \$1,500 governmental tax rebate which has criteria.

Replacing or reproducing the deteriorated sash would be a viable option. Mr. Deverin stated that he did remove the windows, replaced the broken the glass, re-glazed, and performed repairs but the windows are still not operating safely.

To move this application along after much discussion, HPC stated that they would be willing to have an onsite visit and view the existing windows with some samples of selected windows. HPC advised Mr. Deverin to be aware of profile, dimension and proportion of the current windows and to keep this in mind when selecting replacement windows. Once samples have been received Mr. Deverin should call Ms. Scott so she could alert the Commission when to visit and view the sample windows.

Application will remain on agenda for the next HPC meeting.

4 Symmes Court, (B23,L87) In Historic District; Classified C; a letter from the builder, M. Kaiser Construction, regarding the field changes was received for the as built garage. Changes include the side single man entry porch overhang roof design where a lean-to design was installed. This change diverts rain water away from the building. The other change is also to the single man entry porch landing and steps. Smooth blue stone and block work replace the previously approved wood decking.

HPC feels that these 2 changes were appropriate changes for the structure. In addition, they cannot be seen from public view.

A motion to accept the as built changes was made by Mr. Williams, second by Ms. Marlowe, all in favor. Record will reflect that Mr. Ziegler did not participate due to being absent during the June 2, 2009 meeting when the application for the garage design was heard and approved.

4 Symmes Court, (B23,L87) In Historic District; Classified C; this application is for an addition onto the existing house which will expand the rear of structure on three levels (basement, 1<sup>st</sup> and 2<sup>nd</sup> floor). The roof lines will match existing, aligning the front and proposed rear porch. Roof shingles will match the existing fiberglass. Wood siding and gutters will match. The exposed rafters will be replicated. The new construction windows will match 6/1 vinyl clad windows and some windows will be re-used. Double French doors will be installed instead of slanted metal doors for the basement entrance, doing so will keep the proposed addition within setbacks.

HPC is pleased to see that all details compliment or match the existing.

Roll call to approve this application and plans as submitted: AYES; Mr. Girardet, Ms. Marlowe, Ms. Stasi, Mr. Williams, and Mr. Ziegler.

Three sealed sets of the approved plans were supplied, stamped and dated. Two sets will be forwarded to the Construction Dept. and one set is for the HPC file.

60 North Main Street, (B30, L7) In Historic District, Classified C/C-; Tenant, Ms. Heather Alkhateeb and Mr. Jaime James dba *Heather James Photography* were present to discuss their application. A replacement PVC sign that measures 5'L x 2'H gray letters on white background will replace a current purple signage that measures 7'L x 2'H. It will reuse the existing hardware for hanging. A window decal that measures 36"L x 36"H is also proposed. HPC suggested that Ms. Alkhateeb contact Mr. Graydon, Zoning Officer, prior to any further expense for the signage approvals.

Roll call to approve this application subject to the zoning approval was taken: AYES: Mr. Girardet, Ms. Marlowe, Ms. Stasi, Mr. Williams, and Mr. Ziegler. Secretary will forward a copy of the application and approval letter to Mr. Graydon.

11 Prospect Street, (B23,L33) In Historic District, Classified H; An application was received via email today to have the current front door replaced with a Thermatur Classic Craft Fir (veneered) dark mahogany, 2 panel (tall) and 6 light door. A coordinating sidelight will replace the current sidelight. It is not known if the storm door will be replaced or reinstalled.

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HPC has previously approved installation of fencing, re-roofing, gutters, and removal of plastic shutters, replacement windows, and siding for this home.

HPC feels approval of this door with its depth and dimension is compatible on the non-contributing house within the HD is appropriate.

Roll call to approve this application, AYES: Mr. Girardet, Ms. Marlowe, Ms. Stasi, Mr. Williams and Mr. Ziegler.

#### **DISCUSSION**

Replacement windows: A resident brought to HPCs attention that a home on South Main Street recently had vinyl replacement windows installed. Ms. Marlowe asked Ms. Scott to investigate this. Administrative Officer will investigate and or take photos to compare with file photos. This will be reported on during the next HPC meeting.

Updated photos were taken on the back of 39 North Main Street (B23, L54). The pictures show before and after. Elements have been removed as approved and the windows have been installed.

22 North Main Street, (B22,L12) The funeral parlor has recently installed a new front entrance overhang that is different in style from file photos. A letter was sent to the owner regarding this issue. Secretary will follow up.

#### **ADJOURNMENT OF MEETING**

There being no further business, a motion duly made by Ms. Marlowe, 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 20, 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 1<sup>st</sup> day of June 2010.

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Linda M. Scott, Recording Secretary