

**MINUTES
OF THE
CRANBURY TOWNSHIP
HISTORIC PRESERVATION COMMISSION
CRANBURY, NEW JERSEY
MIDDLESEX COUNTY**

TIME AND PLACE OF MEETING

The regular meeting of the Cranbury Township Historic Preservation Commission scheduled in Town Hall, Cranbury, New Jersey, on June 15, 2010, beginning at 7:30 pm was held.

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, Ms. Stasi (8:00pm), Mr. Williams and Mr. Ziegler.

NOTES

The notes of the May 18th, 2010, gathering were reviewed with minor changes. No official action was taken.

APPLICATIONS

28 North Main Street, (B32, L10) In Historic District, Classified C; Mr. Bill Gittings AIA and homeowners' Tom & Joan Widener were present to discuss plans to the build a barn/garage with a lean-to to be located where the present car port exists which is in a deteriorated condition.

A concept review for this application was performed at the August 8, 2008 HPC meeting. The plans remain the same with details worked out. Three sidings (cedar, Hardiplank and pine) have been solicited with their proposals. HPC feels that each material is appropriate. Paver or brick materials are proposed for the back driveway if the 2 concrete drive strips on the north elevation side are to be replaced, brick material is fine with HPC. Should a paver material be decided upon for this area, the pavers will need to be reviewed by HPC prior to installation. The gutters will be either copper or round gutters, but this is a minor detail since it cannot be seen from the public street. Currently the existing structure has vinyl gutters.

Mr. Weidner gave some insight on the structure informing HPC that his dad had built the carport and his brother moved the structure by a couple of inches with the help of an automobile.

Mr. Williams motioned to approve this application. Roll call to approve this application as presented: AYES: Mr. Girardet, Ms. Marlowe, Mr. Williams, and Mr. Ziegler. Ms. Stasi did not take action on this application. Three sets of plans were dated and stamped HPC approved.

91 North Main Street, (B28,L7) In Historic District, Classified C; Contractor Mr. Sal Golisano and owner Ms. Sandy Cargill were present to discuss the addition to the rear of the existing style bungalow home. Mr. Golisano explained that the addition will be performed in phases, I and II.

Phase I includes the west and north elevations of the main structure, enlarging the interior rooms. The exterior siding will match the existing. Roof line and shingles will match existing. Windows and doors will match existing Pella Architect Series.

Phase II will extend and slightly angle out on the west elevation. This phase includes a single floor mudroom with a bedroom on the main level. The exterior siding will be board and

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batten to give the appearance of a 2 story free standing barn outbuilding. Mr. Golisano is looking for approval for both phases this evening.

Mr. Ziegler questioned the positioning between the two phases. Mr. Golisano explained the layout and particulars as to how the two phases will meet.

Roll call to approve this application as presented with two phases: AYES; Mr. Girardet, Ms. Marlowe, Mr. Williams, and Mr. Ziegler. Record will reflect that Ms. Stasi did not participate in the discussion.

1 Prospect Street: (B23, L36) In Historic District, Classified K; Homeowner Mr. Dan Harshberger was present for his application to replace the existing fence style that surrounds his pool in the rear yard. A photo of the current fence and plot plan indicating where the new fence will be installed and a spec sheet of the new fence was included with the application.

Roll call to approve this application as submitted and presented: AYES; Mr. Girardet, Ms. Marlowe, Mr. Williams, and Mr. Ziegler. Record will reflect that Ms. Stasi did not participate in the discussion.

32 North Main Street (B32,L5) In Historic District, Owner of the 1st National Bank (PNC) building, Mr. Ron Witt was present for an emergency situation on the existing slate roof. Mr. Witt explained the area in need of attention is where the rear (east) section and side (north) elevations meet. He expressed that these two sections cannot be seen from the street. He would like to remove the existing slate and replace with asphalt shingles (sample supplied) due to a leak. The entire roof including the step-down sections are slate. Ms. Stasi questioned how the two different materials will meet at the ridge of the roof. He said that ridge material will remain slate, laying the new material under the existing slate ridge cap. Ms. Marlowe stated that if the existing slate can be seen from the street, HPC would like it to be of the same look. Change in material would set a precedent. Emergency repair work can be performed according to the building code. Repairs are one way to minimize the change of material in texture and color.

After discussion of the roof, Mr. Witt felt that repairing the roof with the same slate material is the best way to proceed. The submitted application will be deemed as an ordinary repair and work on the affected roof may proceed. Mr. Williams inquired about the task to make a repair. Mr. Witt will investigate by going a couple feet up on the joint to find the source of the leak which may prove to be difficult but he may be able to locate it by visual inspection and work his way up from the bottom.

The flat roof behind the asphalt mansard roof will be replaced in kind which is an ordinary repair.

Mr. Witt inquired about an existing non-compliant ADA entrance in the rear of the building and enlarging the basement metal door entrance to accommodate interior stairs that will meet code. It was decided that Mr. Witt would email the plans for both issues to Ms. Scott. This information will be passed along to HPC for their review.

6 North Main Street (33, L37) In Historic District, Classified C/C+; Architect Mr. Bill Gittings was present to discuss the Anderson A Series windows. According to Mr. Gittings, this series is their top of the line windows and the profile has a greater depth. The windows previously approved for replacement were Marvin. There are four windows on the back addition and one in the corner on the south elevation. All windows are 2/2.

Mr. Williams asked what the differences between the two windows are. Mr. Gittings replied the he has not had the opportunity to use this series before but according to the catalog, the difference is the jamb detail.

Letter for change in plans stating the changes would be acceptable for HPC to approve of the field change. Mr. Gittings will send an email stating and stipulating where the changes will occur. They include the 4 (east elev.) on the second floor, 1 (north elev.) corner, 5 in the kitchen expansion, and 2 French doors. HPC reviewed the screen door details, traditional #11.

A roll call to approve the window field changes and storm screen door was taken: AYES: Mr. Girardet, Ms. Stasi, Mr. Williams, and Mr. Ziegler. Ms. Marlowe had recused herself.

22 North Main Street (B32,L12) Mr. Scott Saul did not appear this evening. Ms. Scott will call him to reschedule for the next meeting, July 6th.

OTHER BUSINESS

Mr. Girardet spoke of the preservation seminar that he recently attended. He stated that the portion he attended addressed green initiative about solar use, the use of storm windows, and replacement of wood with wood windows. Wood windows from years ago are better quality as today and that vinyl covered would be an acceptable product.

An article regarding the recent preservation seminar and the distributed website links will be written and placed in the upcoming Township newsletter.

“This Old House” magazine subscription is about to expire. A 3 year subscription will be renewed.

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 June 15, 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 6th day of July 2010.

Linda M. Scott, Recording Secretary