

**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 July 6, 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 (excused herself at 8:00pm), Ms. Stasi, and Mr. Ziegler. Mr. Williams called to regret that he would be unable to attend this meeting.

MINUTES

The minutes of the June 1, 2010, meeting were approved with a motion by Ms. Stasi, second by Mr. Girardet, all in favor.

The minutes of the June 15, 2010, meeting were amended and approved with a motion by Ms. Stasi, second by Mr. Ziegler, all in favor.

APPLICATIONS

22 North Main Street, (B32, L12) In Historic District, Classified C; (Discussion) Owner Mr. Scott Saul was present to discuss the replacement of the current main entrance overhang on A. S. Cole Funeral Home. According to Mr. Saul, the overhang became a safety issue due to the amount of snow fall this past winter which prompted the replacement. The overhang was installed with a different design that included extra support brackets. Mr. Saul does not know what material was used on the current design.

HPC reviewed file photos of the previous and current designs. Ms. Marlowe explained the difference between an emergency and an ordinary maintenance application and repairs. She further explained that the replaced overhang was installed with a different design. Mr. Girardet suggested that by adding details similar to the peak above the front Palladian window and double doors, the overhang could be easily modified to harmonize with the building. Ms. Stasi stated that the overhang is already constructed; the Chapter 93 guidelines must be followed. Mr. Ziegler cautioned that the scale be appropriate.

Mr. Saul will discuss the changes with his contractor and shall submit a work plan for HPC. An application was supplied to Mr. Saul at the meeting. He will complete it and mail it with the discussed information.

82 North Main Street, (B293,L7) In Historic District, Classified C+; Architect Mr. Bill Gittings AIA and homeowner Mr. Matt Scott were present to discuss the final addition details to the rear of this home. The existing porch will be enclosed to create a family/den room. Anderson simulated divided light casement 3/5 windows are proposed; an Anderson French wood door will be installed for entry/exit of the new family/den, another matching door will lead onto the newly

Minutes July 6, 2010

Historic Preservation Commission

created patio from the kitchen area. A box bay window will replace an existing kitchen bay window.

The second level addition will expand an existing bump out to give more interior space for a laundry room. This expansion will add symmetry as well as provide a roof for the porch below. Four squared columns will add support for the second floor addition. The existing front kitchen aluminum storm door will be changed out to a more appropriate wood storm door 3/4 light, Traditional #11 on the supplied spec sheet. The wood trim and clapboard will be painted.

Ms. Stasi is pleased to see the attention to detail since this home can be seen from the public area beyond the rear yard.

A roll call to approve the drawings/plans as presented: AYES: Mr. Girardet, Ms. Marlowe, Ms Stasi, and Mr. Ziegler.

Three sets of construction plans were stamped, dated and approved.

6 North Main Street, (B33, L37) In Historic District, Classified C/C+: Mr. Bill Gittings was present for modifications to the approved plans. He states that the foundation below the side porch did not go below grade so a new foundation will be installed to support the expanded kitchen enclosure. Three windows were added on the first floor laundry room to give more views of the lake. The second floor back three windows (approved last month) will not be installed and shall remain as built. Two separate A/C units will be installed above on the side roof tucked into the corner. Owner did talk with neighbors about the placement of the 2 units and they did not have any problems or concerns with their placement. Mr. Gittings said that the largest unit will be approximately 18" above the parapet. HPC expressed their concern that the units might be seen from public view but felt that if the taller unit was tucked in close, near the corner, with the shorter unit next to it visibility would be minimal. HPC does not want set precedent with a/c units being installed on porch roofs. This stipulation for the units to be tucked into the corner was a condition of the approval. The built in gutters appear to be in poorer condition than thought so they will be lined using a fiberglass coating that is resistant to extreme temperatures.

Roll call to approve all the amendments as discussed was approved. AYES: Mr. Girardet, Ms. Stasi, and Mr. Ziegler. Record will reflect that Ms. Marlowe excused herself from the HPC at the beginning of this application.

OTHER APPLICATIONS

32 North Main Street, (B32,L5) In Historic District; during the June 15, 2010, meeting, Mr. Witt inquired about changes to the existing non-compliant ADA entrance to the rear on the building and enlarging the basement entrance metal door to accommodate interior stairs to meet code. The plan details were emailed to Administrative Officer then forwarded to HPC. A quorum of responding members approved the supplied plans.

1 Cranbury Neck Road, (B21,L18) In Historic District; on June 17th an ordinary maintenance application was received to replace/repair the roof with same materials.

18 South Main Street, (B23,L78) In Historic District; on June 30th an ordinary maintenance application was received to rebuild or perform repairs to the existing front porch, including the post, lintels, and finishes will match existing.

DISCUSSION

Mr. Ziegler informed HPC that he will be unable to attend the July 20th and August 3rd HPC meetings.

ADJOURNMENT OF MEETING

There being no further business, a motion duly made by Mr. Girardet, 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 July 6, 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 3rd day of August 2010.

Linda M. Scott, Recording Secretary