

**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 August 3, 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 (arrived 7:33pm), and Mr. Ziegler.

MINUTES

The minutes of the July 6, 2010, meeting was amended and approved with a motion by Ms. Marlowe, second by Ms. Stasi, all in favor.

APPLICATIONS VIEWED

3 Westminster Place, (B29,L9) In Historic District, Classified H; Homeowner Mr. & Mrs. Donald Davidson and Mr. Mauro Adriani, replacement window representative were present for discussion of the proposed windows that will replace the 21 existing windows. The lower level of this two story French colonial style home is paned 6/9 with 6/6 on the upper level.

Mr. Davidson explained that the wood windows are single pane resulting in much heat loss during the winter months. He would like to proceed and install double hung simulated divided light wood windows that are vinyl or aluminum clad for low maintenance reasons. A sample window was provided so HPC could see the exterior materials. The exterior material is not glossy; it has a soft muted white appearance. The window interior is wood. Mr. Adriani stated that this particular window has been installed in other historic districts such as Hopewell and Princeton.

Mr. Davidson explained that he and his wife, Fran, walk around Cranbury and look at the other homes' window dimensions and the styles purposely searching for replacement windows of the same size, dimensions and profile of his existing windows. Ms. Marlowe stated that some homes have installed replacement windows prior to the amendment of Chapter 93 so depending on the date that the windows were installed, window material, style and dimension may vary.

Ms. Stasi asked if a window screen is proposed. Mr. Davidson is not interested in installing full window screens but will match and fit the lower sash only.

The existing windows are not original to the home so they are not historic and can be technically considered replacement windows which will be replaced again.

Roll call to accept this application as submitted with a recommendation that the screens align with bottom sash; AYES: Mr. Girardet, Ms. Marlowe, Ms. Stasi, and Mr. Ziegler.

OTHER APPLICATIONS

32 North Main Street, (B32,L7); In Historic District; Mr. Ron Witt was present for an informal discussion regarding the installation of an ADA ramp and enclosures to the front of the old First National Bank, more recently known as the PNC Bank. He updated HPC stating that at a recent Planning Board meeting, some residents were opposed to the cut off access to Main Street; he now plans on including access between the two buildings. The access area will be open to (one way) traffic. The access area was allocated for a side ADA ramp but the ramp has now been relocated to the front of the building.

Mr. Witt distributed a plot plan, photo of front of building, front, side and overhead elevation plans, and a color coded proposed installation plan. Proposed is the removal and relocation of exterior steps and planters, installation of an ADA ramp, and extend and enclose existing porch. This ramp would benefit the bike shop. The ADA ramp on the rear of the building was installed and services the office.

Ms. Stasi queried what the main entrance door would look like. Mr. Girardet suggested that this main door be similar to the other Main Street entrance. Mr. Witt agreed that the same door style would work. He will get spec sheets for the door and windows for a future application.

HPC does not have any issues with the proposed work and likes that the front of the building will be visible. Mr. Witt will contact the HPC office when he is ready to submit application.

DISCUSSION

Ms. Marlowe asked what the status is regarding the Design Guidelines. Ms. Scott informed her that the one last photo is still outstanding. Ms. Marlowe will send an email to Ms. Hunton.

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 August 3, 2010 consisting of 2 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 5th day of October 2010.

Linda M. Scott, Recording Secretary