

**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 November 16, 2010, beginning at 7:30 pm was held.

CALL TO ORDER

With a quorum present Ms. Marlowe, HPC Chair, called the meeting to order, 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, Mr. Williams, and Mr. Ziegler were in attendance.

MINUTES

The minutes of the October 5, 2010, meeting was approved with a motion by Ms. Stasi, second by Mr. Girardet, all who attended are in favor.

The minutes of the November 5, 2010, special meeting was approved with a motion by Mr. Ziegler, second by Ms. Stasi, all who attended are in favor.

APPLICATIONS

4 Scott Avenue, (B33,L34) In Historic District, Classified C; New property owner Ms. Barbara Nelson and Architect Mr. Bill Gittings were present to discuss plans to build an addition onto this lake front property. The application was not advertised on the current agenda, but the plans were conceptually approved by HPC back in November 2007. The plans have not been altered and are the same concept plans that were viewed by HPC. Due to the lapse in time, according to Chapter 93-5 C (12), these plans are being re-reviewed for approval. Mr. Gittings presented ½ drawings for the HPC.

Mr. Gittings explained that the preliminary concept plans were reviewed with a conceptual approval by HPC. The plans then went for zoning approval due to side yard setbacks. Mr. Gittings thought the plans were HPC approved but recently discovered through the Construction Dept. they were not. He continued on giving a brief description of the 2 story addition, floor plan and stated that all materials proposed would match existing house as presented in 2007. These working drawings need approval before moving forward with any construction work.

A motion to approve this application was made by Mr. Girardet, second by Mr. Ziegler, AYES: Mr. Girardet, Ms. Stasi, Mr. Williams, and Mr. Ziegler. ABSTAIN: Ms. Marlowe, record will reflect that Ms. Marlowe has recused herself from discussion and participation with this application.

Three sets of plans were stamped approved, signed and dated for Construction Dept. and HPC file.

6 North Main Street, (B33,L37) In Historic District, Classified C/C+; application to have the existing picket and split rail fence removed. A new 42" H, cedar wood, straight top, 50% open pickets with a gate to allow access to the side entrance door. All posts are copper capped. A 36"H, cedar wood, straight top, 50% open pickets is proposed to be installed along the property line on the south elevation. Shrubbery will be planted in front of the North Main Street fence.

Chapter 93-7 E(4) was read aloud. HPC does not see in the information provided as to how the gate will be installed, look or abut near the front porch. HPC felt the application should be tabled until details are received on the gate. The application will be placed on the December 7th agenda.

Record will reflect that Ms. Marlowe has recused herself from discussion regarding this application.

OTHER APPLICATIONS

40 Station Road, (B18,L38) In Historic District, Classified C+; ordinary maintenance to rebuild yankee gutters on the back T (west elev.) section was received on October 6, 2010.

69 North Main Street (B23,L45.02) In Historic District, Classified C; ordinary maintenance to replace the deteriorated green asphalt shingles on the back (west elev.) of house will be performed. Only deteriorated shingles will be replaced, not the whole roof. Application received on October 7, 2010

55 North Main Street (B23,L50.01) In Historic District, Classified C; ordinary maintenance to repair/replace sagging lean-to shed roof on the rear (west elev.) to replace the existing 3 tab asphalt shingles with like. Application received on October 21, 2010.

35 South Main Street (B35,L12) In Historic District, Classified C; letter was sent to owner on October 27th, informing that an application should be completed and filed with HPC regarding ordinary maintenance which includes replacement of wood fence. A new wood (replacement) fence was installed during the 2010 summer. Application has not been submitted for the installed fence which should be on record.

DISCUSSION

22 North Main Street; In Historic District, Classified C; Mr. Girardet inquired about the update regarding the emergency repairs. Since this event was an emergency, according to §93-5 (E), repairs performed shall be those necessary to protect the immediate health and safety of the occupants of the structure or others should be limited to the habitability of the structure. Secretary has been contacting the owner with no resolution. HPC would like to have this permanent repair addressed by the Zoning Officer. Secretary will send an email explaining the situation.

Master Plan: Ms. Marlowe informed HPC that she attended the Master Plan informational meeting and recommended that the Master Plan reflect the 200' Buffer Zone. This would eliminate any changes to Chapter 93.

Design Guidelines; The DG adobe format has been converted to word format. This will allow updates to the front page that were discussed at a previous HPC meeting. Secretary will ask the computer guru in the office for help with this task. Ms. Stasi stated that this item should have a couple printed copies in addition to having it on the website.

DISCUSSION (continued)

Education: Ms. Stasi state that she was looking into auto-cad courses at Mercer County Community College. Mercer County resident rates apply to Cranbury. She will include the secretary with her correspondence.

ADJOURNMENT OF MEETING

There being no further business, a motion duly made by Ms. Marlowe, seconded by Mr. Girardet 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 November 16, 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 21st day of December 2010.

Linda M. Scott, Recording Secretary