

**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 December 7, 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.

MINUTES

The minutes of the November 16, 2010, meeting was approved with a motion by Ms. Stasi, second by Mr. Girardet, all in favor.

APPLICATIONS

4 Symmes Court (B23,L87) In Historic District, Classified C; This application was received too late for publication. Owner Mr. Alexander Kishyk was present for discussion of the change in window style to the existing house. The house was built (c.1920) with the original window style of 1/1. During some point in time, the windows were replaced with 6/1 vinyl windows. Mr. Kishyk would like to return this home back to its original charm and install Anderson 400 series wood 1/1 windows. A photo dated December 2, 2010 was presented. The windows have been changed to the original style of 1/1.

A roll call was taken to approve this application: AYES; Mr. Girardet, Ms. Marlowe, Ms. Stasi, Mr. Williams, and Mr. Ziegler.

6 North Main Street (B33,L37) In Historic District, Classified C/C+; This application was readdressed from the previous meeting. Photographs were taken and emailed to members and or they had visited the site to view the installed fence/gate design which abuts up to the porch. The submitted application plot plan shows a 42''H fence is proposed for the street frontage and a 36'H fence is proposed along the shared drive on the south elevation.

HPC feels that the gate should align with the corner of the brick house and not at the mid-section of the porch. If at the house corner, the fence post would cross over the gated walk then turn to meet the 42''H fence along the walk (street frontage). The placement of the street frontage fence is fine. The two different heights as noted on the plot plan should have stipulated 36''. Owner will need to amend this since the installed fence is of the same height on both elevations.

A roll call to deny the application as submitted was made: NAY (deny); Mr. Girardet, Ms. Stasi, Mr. Williams, and Mr. Ziegler. Record will reflect Ms. Marlowe recused herself.

22 North Main Street (B33,L12) In Historic District, Classified C; application was advertised on the agenda. Dec. 1st, Secretary spoke with Kristie of Saul Funeral Home as a reminder of the upcoming meeting. The agenda was emailed.

The submitted application was reviewed with the simple drawings of just the overhang triangular façade front and profile. It does not include any background structure details to give proportions or visual compatibility and appropriateness. HPC feels it would have been beneficial that Mr. Saul attend this meeting to address their questions. Secretary will call Mr. Saul to request his attendance during the next HPC meeting.

A roll call to deny this application as submitted was performed: NAY; Mr. Girardet, Ms. Marlowe, Ms. Stasi, Mr. Williams, and Mr. Ziegler.

OTHER APPLICATIONS

143 North Main Street (B25,L19.02) In Historic District, Classified C+; Conceptual Discussion/Review; Architect Mr. Schroeder and homeowner Mr. Jarrett Vitulli were present for discussion of conceptual drawings that were distributed at the HPC meeting. Mr. Schroeder explained that a fourth bedroom is proposed to the newer addition of 2003. It would be situated on the southern elevation, west of the oldest section of the structure on the second level. The roof height of the proposed would extend up and beyond of the oldest (1840 section) roof elevation, giving the appearance of massive roof. The shingles, siding, trim, gutters, and 6/6 windows will match existing. HPC reviewed the drawings and realizes that adding the fourth room will be a difficult task without visually jeopardizing the oldest section of this structure. HPC would like to see a delineation of the old and the new.

A proposed freestanding 2 car garage with storage in the back is also proposed. It would be situated 25' south of the side covered porch to give the appearance of an accessory structure. An 'eye brow' overhang will add protection to the 2 garage doors. The design is very similar to the garage of 103 North Main St. The garage position will be determined by ordinance.

An existing frame barn will be relocated closer to the northern property line. Mr. Vitulli stated that the bottom sill of the barn is rotten. A new slab foundation will be built to accommodate this structure. The placement/location of the barn would be determined by zoning.

Application and plans will be submitted to be placed on the January 4, 2011 agenda.

82 North Main Street (B82,L7) In Historic District, Classified C+; an ordinary maintenance to replace the windows in the front 2nd story bay above the porch will be replaced with like.

DISCUSSION

Ms. Stasi is interested in the Auto-Cad course offered at the Mercer County Community College. She is uncertain of the cost; secretary will call MCCC to ascertain what costs/fees are involved.

The amended cover page on the Design Guidelines (DGs) was reviewed. This page will be inserted into the DGs. Once inserted, the DGs will be sent to the Township Committee for their review and blessing, and then posted on the official township website.

ADJOURNMENT OF MEETING

There being no further business, a motion duly made by Mr. Girardet, 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 December 7, 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 4th day of January 2011.

Linda M. Scott, Recording Secretary