

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

TIME AND PLACE OF MEETING

A re-organizational meeting of the Cranbury Township Historic Preservation Commission was held in Town Hall, Cranbury, New Jersey, on January 4, 2011 beginning at 7:30 pm.

CALL TO ORDER

With a quorum present during interregnum, Ms. Scott called the meeting to order.

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 on December 2, 2010, 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 (7:43pm) and Mr. Ziegler, newest appointment, Ms. Debra Driscoll, were in attendance.

INTRODUCTION OF 2011 MEMBERS

Mayoral appointments were made on January 3, 2011. They include the reappointment of Mr. Girardet, Class C, term expires on December 31, 2014 and Ms. Debra (Debbie) Driscoll, 2nd Alternate, Class C, term expires on December 31, 2012. HPC extended their gratitude to Mr. Girardet and welcomed Ms. Driscoll. HPC is excited to have her on board.

REORGANIZATION

According to Township Code Chapter 21-3 F, a nomination to appoint Ms. Marlowe as HPC Chair was made by Ms. Stasi, second by Mr. Ziegler, all in favor. Record will reflect that Ms. Marlowe recused herself.

According to Township Code Chapter 21-3 F, a nomination to appoint Ms. Stasi as HPC Vice Chair was made by Ms. Marlowe, second by Mr. Girardet, all in favor. Record will reflect that Ms. Stasi recused herself.

According to Township code Chapter 21-3 F, a nomination to select Ms. Scott as Recording secretary was made by Ms. Marlowe, second by Mr. Ziegler, all in favor.

MINUTES

The minutes of the December 7, 2010, meeting was approved with a motion by Ms. Marlowe, second by Mr. Williams, all in favor. Record will reflect that Ms. Driscoll recused herself.

The minutes of the December 21, 2010 meeting was approved with a motion by Mr. Girardet, second by Ms. Stasi, all in favor. Record will reflect that Ms. Marlow, Mr. Ziegler, and Ms. Driscoll recused themselves.

APPLICATIONS

143 North Main Street, (B25, L19.02) In Historic District, Classified C+I; Mr. Richard Schroeder, AIA, and homeowner Mr. Jarrett Vitulli were present to discuss two plans, one for a room addition to the main structure. The other is for a free standing garage.

The room addition of the main house has two concept plans. The first concept plan remained as discussed from the previous HPC meeting of December 7, 2010. This plan (A-2 and A-3) adds an extra room on the second level of the existing house structure. It would extend the

roof of the original 1840 structure upwards approximately 10' eliminating the ridge line. HPC expressed their concerns with this roof extension beyond the tiny original structure ridge line. It would be viewed from North Main Street. Mr. Schroeder addressed this extension issue with the homeowners resulting in a redesign of the roof pitch. The second concept plan still adds a room but with a shed roof tuck behind and below the original 1840 structure ridge line. The angle of this designed roof pitch would not be seen from public view (A-5 and A-6). This simple design allows for more interior living space and may result in a less expensive project. Mr. Schroeder stated that the roofing material can be a rubber membrane or of metal. HPC expressed preference for the second concept plan (A-5 and A-6) for the room addition. They appreciate the effort put into the redesign so the integrity of the original structure remained.

In addition to the single room, a free standing 2 car garage is proposed. Located on the southern elevation, the setback and placement is approximately 10' from the property line and 25' from the house. This new structure will allow vehicles to drive straight in and use the existing driveway area to back out and turn to drive out to the street.

Since other outbuildings exist, HPC questioned the exterior design. It was stated that the siding be clapboard cedar plank or a most economical product, roofed with same style shingles as on the main house structure. The 2 car doors will roll up and be of a composite wood with windows on the top portion. Mr. Williams feels that this accessory building should be kept simple with minimal details and not compete with the main structure. Ms. Stasi stated that details and specs should be determined prior to application submission and plans drawn. HPC expressed that this new construction detached garage placement is thoughtful in relation to the existing buildings by tucking it near the tree line and sympathetic to the property overall.

Another building involved with this concept discussion is an existing barn located on the north elevation and close to the house addition of 2003/2004. The owners propose to relocate the barn 20' off of the north elevation property line. Approximately 1 ½ feet along the bottom of the barn will be removed due to the current rotted wood. This clean cut would be placed on a new elevated sill.

HPC conceptually approves sheet A5 of this plan and looks forward to discussing details when the plan returns.

22 North Main Street, (B32,L12) In Historic District, Classified C; Owner Mr. Scott Saul was present to discuss the emergency repair of April 2010 to the main entrance overhang. Prior to the emergency repairs, the hipped roof overhang had no support brackets to help with stabilization. The redesigned current overhang has a gabled roof, sided with a flat vinyl front void of any details. Two square columns help support the overhang.

A previous draw plan approved by HPC dated October 15, 2002 was viewed. It shows a hipped roof with angled brackets that attached to the building. Mr. Ziegler inquired about the current overhang, does it extend out further than the original roof. He feels that the front façade with the half round window and double doors along with the dormer and crown moldings is the image (impression) of the funeral home. However, this front entry is recessed and does not need to be so prominent; it should have some appropriate level of detail and proportion, more than what is there now, but it should not emulate the front of the funeral home. Mr. Ziegler continued saying that the previous overhang was quiet and not particularly an over elaborate design and feels that the original hip roof overhang would be a better design for this application.

Ms. Stasi noted and complimented Mr. Saul for taking efforts in the past to replace and strip the siding on the chapel extension. She added that this building adds to the town.

Mr. Williams question Mr. Saul if he would like to cover the entire porch platform with the overhang. Mr. Saul replied yes. Mr. Williams then suggested that due to a larger roof, a hipped roof with proper supporting columns be installed. He said that asphalt shingles on a hip roof may be a difficult task to install. Mr. Ziegler explained the difference between hipped and gabled roofs and the elements that work best with the designs. He explained that the columns can be detailed and proportioned. HPC gave photo copies of a couple of hipped roof overhang designs as examples that would work with this application.

Mr. Saul will have his contractor draw a design of a hipped roof with posts that will match the front of the house. He will then submit to HPC for their review. Ms. Stasi suggested that the drawing include dimensions and the details be called out. A cut sheet should be submitted with the drawing. Standing or flat seam roof can be up to the owner. It was suggested that the metal material should be understated.

Mr. Saul is grateful for the guidance that HPC offered this evening. He stated that the weather is currently not the best to perform work, but the drawings will be viewed. HPC will take into account that this project is moving forward.

OTHER APPLICATIONS

112 North Main Street, (B26.01,L18) A courtesy application was received by Ms. C. Guy, homeowner. They plan to add a front porch protective/overhang to the existing house. Currently, there is no overhang. In addition, a box bay window will replace an existing window on the front elevation.

DISCUSSION

6 North Main Street; (B33,L37) In Historic District, Classified C; Ms. Marlowe stated that this fence application was rather unusual in that the owner received permission from the Zoning Officer (ZO) to install the fence. The fence was installed prior to HPC review. Placement of the fence is not HPC's jurisdiction since permission from the ZO was already granted.

2011 Goals: Design Guidelines printed and on website, a power point presentation during an open forum perhaps at the Cranbury Historical and Preservation Society as an educational session. Also, the updated Master Plan suggests goals for HPC. A FAQ on the town website in the HPC section would be beneficial.

Ms. Driscoll stated that she did an internship which surveyed every house in the Fells Point Historic District of Baltimore. She added that if grant money was found, a better product would be gotten. In 2009, HPC obtained a copy of a successful grant proposal to have Intensive Level Survey performed. The detail in the proposal that proved to be a hurdle for HPC was the GIS Mapping.

2010 Year End Report: Corrections will be made to the report and the cover memo. It will be reviewed again prior to being submitted to the Township Committee. This report will be sent to SHPO after the Committee has reviewed it.

The 2011 Directory was reviewed for updates. Ms. Driscoll completed her contact information.

Mr. Girardet informed HPC that he will be away for the next few months and unable to attend the HPC meetings. He shall be excused during this time period.

ADJOURNMENT OF MEETING

There being no further business, a motion duly made by Mr. Williams, seconded by Ms. Marlowe 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 January 4, 2011 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 1st day of March 2011.

Linda M. Scott, Recording Secretary