

**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 October 18, 2011, 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 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, and Mr. Ziegler. Mr. Williams emailed secretary that he would be unable to attend this meeting.

**MINUTES**

Minutes were of October 4, 2011 were reviewed, amended and approved with a motion by Ms. Marlowe, second by Mr. Ziegler, all in favor.

**APPLICATIONS**

63 North Main Street, (B23,L47) In Historic District; Classified C-: Owner Mr. J. Thomas Boyer was present. Currently, ordinary maintenance in kind work is being performed on the front (east elevation) of structure. On the upper level, (north elevation) Mr. Boyer proposes to enclose the exposed eaves on the three dormers by installing boards on the fascia and soffits. He would like to enclose the fascia boards with aluminum for a more appealing appearance and use vinyl on the soffit to help deter squirrels from nesting. Ms. Marlowe expressed HPC's desire for consistency regarding enclosing the boards with vinyl.

Mr. Boyer continued explaining that on the same elevation, the lower level roof eaves have rotted wood on the fascia and galvanized mesh in areas to stop the squirrel intrusion. The replacement wood will be enclosed with heavy duty aluminum. Mr. Ziegler explained that using a cement board product or Azek for the fascia will achieve a smoother finished look as opposed to wrapping with aluminum. The seams, when wrapped, could be detectable and hide architectural details. Mr. Ziegler encouraged the use of a product that offers the same look as a wood board but will accomplish the required protection from the squirrels. Mr. Boyer felt this was a great idea and is open to amending the submitted application using cement board or similar product to replace the fascia wood.

Another area that needs attention is the second level rear siding (west elevation). The current siding is either broken or chipped. Mr. Boyer has reconsidered the siding product as stated on his submitted application and would like to use a cement board product to replace the current siding. The siding will be painted to match existing color. HPC agreed that the cement board product is more appropriate in appearance than vinyl siding. The submitted application was amended by Mr. Boyer.

A roll call to approve this application as discussed and amended: AYES; Mr. Girardet, Ms. Marlowe, and Mr. Ziegler.

26 Maplewood Avenue, (B19,L33) In Historic District Classified C+; Owner Mr. Tom Patterson and Architect Mr. Bill Gittings were present for discussion of a concept plan to build an addition onto the back of the existing house. The existing single story lean-to will be removed and replaced with a two story addition. Mr. Gittings explained that the existing side porch (south elevation) is an existing load bearing wall. It will be enclosed using

6/6 windows. The porch will not change the use. The other exterior details include a pediment and match the existing roofing material, use 6/6 Anderson 400 Series windows, cement board siding, Azek trim, architectural shutters and gutters/leaders.

HPC has no issue regarding this concept plan and agrees with the proposed materials. Mr. Gittings will contact the secretary when he is prepared to present.

31 North Main Street, (B23,L58) In Historic District, Classified C/C-; Owner Mr. Brent Barlow was unable to attend this meeting but did submit information on the brackets and copper roofing for review. He has decided upon hand carved brackets (Vandykes item #202480) that will be installed on the second level fascia board. This particular bracket is closest in design style as shown in the large framed picture hanging on display outside the main meeting room. The copper roof will be a low profile flat seam style.

Roll call to approve the two items as submitted: AYES; Mr. Girardet, Ms. Marlowe, and Mr. Ziegler.

## **DISCUSSION**

While reviewing the October 18, 2011 minutes, Secretary informed HPC of the correction regarding the unused 2011 funds in the education/training line category. Mr. Ziegler will be attending a one day 'Historic Primer' workshop at Drew University in March of 2012, lead by Ms. Dorothy Guzzo.

Grants: Ms. Marlowe asked if any tutorial classes are available. She felt a grant writing workshop would be beneficial for HPC. When hiring a grant writer, HPC would benefit knowing about the particulars of this task. Mr. Girardet agreed. He also stated that attending a seminar about what type of synthetic materials products are in the market place, the usage of and time tested results would be valuable. Mr. Ziegler agreed and added that knowing about the 'right to solar panels' within a historic district would be beneficial. Ms. Marlowe stated that window replacement would be an interesting topic. Mr. Ziegler explained that with newer windows there is the issue of quality, not necessarily the most expensive window but a good wooden window well maintained, will offer a longer life span than a good quality vinyl or aluminum window. The low grade inexpensive wood window may not last as long as a comparable same grade vinyl or aluminum window.

Information found on the NJDOT website on the subject of the bridges in High Bridge and Cranbury, NJ was distributed. Mr. Ziegler will reach out to High Bridge, NJ and Ms. Guzzo regarding the NJDOT Bridge Data and grants or available funds.

Ms. Marlowe mentioned that the bridge in Allentown, NJ was recently restored before Hurricane Irene. Secretary will try to contact Allentown to find out more information on the funding for that project. It is important that the Township Committee be aware that grant funding is being investigated regarding the dam/bridge in Cranbury.

## **ADJOURNMENT OF MEETING**

There being no further business, a motion duly made by Mr. Girardet, 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 October 18, 2011 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 1<sup>st</sup> day of November 2011.

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Linda M. Scott, Recording Secretary