

**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 6, 2011, beginning at 7:33 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 (arrived 7:34pm), Ms. Marlowe, Mr. Williams and Mr. Ziegler.

MINUTES

Minutes were of October 18, 2011 were reviewed and approved with a motion by Mr. Ziegler, second by Ms. Marlowe, all in favor. Record will reflect that Mr. Williams recused himself.

APPLICATIONS

29 North Main Street, (B23,L59) In Historic District, Present were Mr. Bill Gittings, Architect; Mr. Charles Metcalf, American Repertory Ballet Board Member; Ms. Robin Moscato, American Repertory Ballet Board Member; Ms. Christine Chen, Managing Director of American Repertory Ballet. The reason for tonight's discussion is for feedback of two concept designs.

Option A preserves the front façade from the overhang to the side walk. The stepped brick façade (top section) would be removed. It would be replaced with a wooden frame and cement board product in a board and batten style. The façade foundation would be underpinned to build structural piers inside the walls with a horizontal beam to brace the wall and support the new wall above and tie it back into the existing roof.

Option B requires rebuilding the entire front façade. This allows the entire façade to be re-designed. It is aesthetically pleasing and visually balanced but it alters the look of this former garage.

Mr. Gittings states the Ballet prefer Option A. He continued saying that the existing façade wall is made of 8" of unreinforced brick. Preliminarily cost for both options is about the same. There are a lot of logistic issues that need to be addressed. Mr. Gittings' concern is that Option B offers a perfect looking building with perfect proportions, windows and block; it will not offer the character that it has now.

Mr. Girardet stated that the double doors in Option A should be addressed. Ms. Marlowe said that the modern door to the left was approved by HPAC in 2000 with the thought that the rest of the façade would ultimately be compatible.

Mr. Williams questioned the capping on the top portion. Mr. Gittings said it will be of metal coping. The eave overhang will be rebuilt with a painted metal roof. Mr. Williams suggested that the windows be painted with signage to help identify the current use.

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After HPC finished questioning elements of the both concept drawings, they felt that the direction of Option A is the most historically fitting. The planters would be removed and not reinstalled. The existing mounted lanterns do not fit the character of the building.

As the plans develop, Mr. Gittings will return to HPC for further feedback.

35 North Main Street, (B23,L56) In Historic District, Classified C; Owner Mr. Milton Fischer was present for discussion of his submitted rear section roof pitch alteration application. He proposes to install a pitch roof on the section with an existing flat roof to eliminate water leakage. Photos of angles of the house were supplied. Ms. Marlowe indicated that the alteration would not be seen from North Main Street. Asphalt shingles are proposed, roof peak will intersect below the front section roof line. Mr. Williams suggested that since the alteration is small, ice shield be installed on the entire section.

Roll call to approve this application as submitted. AYES: Mr. Girardet, Ms. Marlowe, Mr. Williams, and Mr. Ziegler.

4 Prospect Street, (B28,L13) In Historic District; Mr. Salvatore Golisano was present to address any questions that HPC may have. He stated that pewter gray shingles, not charcoal gray as stated on the application, will be used on the main house and free standing garage.

Roll call to approve this application as submitted. AYES: Mr. Girardet, Ms. Marlowe, Mr. Williams, and Mr. Ziegler.

OTHER APPLICATIONS

3 Bunker Hill, (B23, L42.02) In Historic District; an application was received on November 22nd to install curbing using Belgium block. This application was advertised according to the open public meetings act. After considering a memo from the Twp. Eng. regarding details of installation, per the homeowner's request of December 5th, the application was withdrawn from the agenda. A copy of this memo will be inserted into the file. In addition, the homeowners would like to repair an existing concrete apron.

Ms. Marlowe gave a brief background to Mr. G. Johnson. Referred to HPC by the Zoning Officer, Ms. Marlowe stated that HPC has not been presented a curbing application before. She felt that the Twp. Eng. should review installation and site of curb prior to any HPC review. She stated that there are a couple of Belgium block curbs installed within the Historic District but not with HPC approval. She feels that curbing in the District should be uniform in material. Historically, curbing should look like it was there for a period of time and not a new product.

1 Prospect Street, (B23,L36) In Historic District, Classified K; application was received from homeowner Mr. Dan Harshbarger to perform ordinary repairs. The north chimney needs to have the concrete coating re-surfaced to prevent water leakage; window header trim on a north east lower level has water damage. This will be removed and replaced with like material and workmanship. Lastly, the double entry front doors will be removed, repaired and replaced. The hardware will be replaced which dates to the 1980s. The owner will keep in style of the existing hardware. Secretary will ask him to keep HPC abreast of the hardware decision.

DISCUSSION

1 North Main Street, (B23, L71) In Historic District Classified K; the contractor who replaced the tiles on the carriage house south elevation came into HPC office to pick up application and discuss the process for replacing the existing slate tile roof on the main house.

NEW BUSINESS

Photos for township website. Secretary informed HPC that an email from the Twp. Administrator or Clerk was received requesting their photo be posted on the website. HPC asked if this is now policy and is interested to see if other boards/committees are participating.

January 3, 2012 is the first Tuesday of the month, but unfortunately, this day is prior to the Township Committee Re-org meeting. A motion to cancel this meeting was made by Ms. Marlowe, second by Mr. Girardet, all in favor.

ADJOURNMENT OF MEETING

There being no further business, a motion duly made by Mr. Ziegler, 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 December 6, 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 17th day of January 2012.

Linda M. Scott, Recording Secretary