

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

**TIME AND PLACE OF MEETING**

A meeting of the Cranbury Township Historic Preservation Commission was held in Town Hall, Cranbury, New Jersey, on February 21, 2012 beginning at 7:30 pm.

**CALL TO ORDER**

With a quorum present, Ms. Marlowe 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 November 29, 2011 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**

Ms. Fox (arrived 7:38pm), Ms. Marlowe, Mr. Williams and Mr. Ziegler. Motion was made by Mr. Ziegler and second by Ms. Marlowe to excuse Mr. Girardet from the meeting, all in favor. Mr. Glenn Johnson, Township Liaison, was present for a portion of the meeting.

**MINUTES**

The minutes of the February 7, 2012 meeting was corrected and approved with a motion by Ms. Marlowe and second by Mr. Ziegler, all in favor. Record will reflect that Mr. Williams recused himself.

**APPLICATIONS/DISCUSSION**

26 Maplewood Avenue (B33,L19) In Historic District, Classified C+; Owner Mr. Tom Patterson and Architect Mr. Bill Gittings were present for the 2 story addition onto the rear of existing structure. Mr. Gittings explained that the west (front) elevation shall remain the same. The north elevation will have a second floor window replaced. On the east elevation (rear) the existing one story lean-to will be removed and replaced with a smaller scale two story addition. The peaked eave details will match existing front elevation details but with a round window. The existing single man entrance to the basement will be widened. On the south elevation, the side porch will be have a wall of four 5/3 light panels, no door to enclose. The 2<sup>nd</sup> middle room window will be replaced and match existing. Siding material will be cement board product, Azek trim, shingles and gutters/leaders will match existing. The lean-to foundation condition may need to be addressed but as of this meeting it is unknown. If so, it will be repaired using concrete.

HPC feels that this plan is very appropriate for this structure. Hearing no other comments regarding this application, roll call to approve this application as presented; AYES: Ms. Marlowe, Mr. Williams, and Mr. Ziegler. Ms. Fox did not vote. Three sets of construction plans (1set for HPC file) were stamped approved and dated, signed by Ms. Marlowe and Ms. Scott.

29 North Main Street (B23, L59) In Historic District, Classified C-; Board Member Ms. Robin Moscato and Architect Mr. Bill Gittings were present. An application with drawing was emailed on February 13<sup>th</sup> to HPC office taking into account comments made at the February 7<sup>th</sup> HPC meeting. Mr. Gittings submitted updated drawings to reflect the current date. He stated that a new foundation to support the front (west) load bearing wall will need to be installed. The top portion façade remains as previously presented. The lower section

siding has been placed horizontally with vertical boards flanking the windows down to the ground. The proposed windows with transoms and trimmed with Azek remain the same.

Ms. Marlowe appreciates that the lines were kept. She said that smaller towns usually had a garage and this plan evokes that. Mr. Williams inquired how the materials will meet on the top sections. Mr. Gittings supplied him with the details. Ms. Fox asked about the plan for the front walk. Mr. Gittings stated that a planting bed will be placed under the three large windows. The driveway cut will be removed and replaced with concrete curbing. Mr. Gittings continued to explain the existing mix of brick and concrete walk in front the homes along North Main Street. He would like to incorporate this mix of materials by placing a brick walk with concrete between the walk and street, allowing room for streetscape trees. The proposed two step brick platform will help add a cohesive look to this idea. Mr. Gittings will submit further details regarding the lighting, railing and sidewalk. The details will be excluded from this approval.

Mr. Gittings would like to move forward to help stay on the projected schedule for this job.

Hearing no other comments regarding this application, roll call to approve this application as presented minus the details that will come back to HPC when appropriate; AYES: Ms. Marlowe, Mr. Williams, and Mr. Ziegler. Ms. Fox recused herself. Three sets of construction plans (1set for HPC file) were stamped approved and dated, signed by Ms. Marlowe and Ms. Scott.

14 Station Road (Block 12, Lot 14) In Historic District, Classified C-; Owners and contractors Mr. Sal Golisano and Mr. Steve Golisano (Mr. S. Golisano) returned to discuss their updated plans. Record will reflect that Ms. Marlowe excused herself from this application and exited the room.

The existing dwelling is a two level three bay with the main entrance on the left (North West) corner, shingled with asbestos shingles and an asphalt roof.

Mr. Golisano explained that he spoke with Mr. Jeff Graydon, Zoning Officer, who has given guidelines and requested specific information. The plan was scaled according to zoning criteria and more measurements. The property line setback allows for more interior adjustments. The owners are researching the property. Pictures of the siding removed were displayed. It was a clapboard house; the pictures indicate that a covered porch once graced the entire length of the house front.

*The 1988 Heritage Studies: late 19<sup>th</sup> century; 2 story frame dwelling with asbestos siding, end chimney; Classification C-; Artificial siding, prominent cement stoop, non-historic porch, 1/1 sash detract from integrity. Recommendations: More sympathetic siding, replacement of stoop, multi-paned sash would help restore integrity of appearance* was read. Mr. Golisano added that the recommendations were incorporated.

Mr. S. Golisano said that recommended changes from the previous meeting were included with these updated plans. He explained that proposed context rendering reflects how the structure will look when completed. This addresses a previous concern that the structure not overwhelms the streetscape.

The front façade has a center entrance. The porch and flat roof will span 3/5 of the house front. Materials include new cement board siding, windows, shutters, roofing, built in gutters, and front entry door. The windows on both floors are the now the same size. Yankee gutters will be installed over the porch and the front section of the house. This will be in keeping.

The existing rear addition will be demolished and replaced with a two story addition spanning the length of the house. A bump-out bay extends a bit beyond the west elevation line. A smaller extending addition out the back with full glass doors is planned. A side porch tucked on the east elevation just beyond the driveway.

Mr. Williams asked about the different sidings. Mr. S. Golisano stated that rear addition is historically, in Cranbury, a different style. Mr. Williams felt that the siding should be of the same material to help visually minimize the addition. Mr. Ziegler added that he understands the logic of the different materials, having the two different siding elements creates a story of additions. Ms. Fox stated that the homes on Liedtke Drive have a huge long mass of the same siding with no visual break. Mr. Ziegler inquired about the small alcove on the east elevation. Mr. Golisano stated that an entrance into the house as well as a basement entrance is located there. An entrance to the basement with doors (Bilco) will be under the porch floor boards. Rear elevation plan will be adjusted according to the final determination interior floor plan.

Hearing no more discussion regarding this application, roll call to approve this application as presented: AYES: Ms. Fox, Mr. Williams, and Mr. Ziegler. Record will reflect that Ms. Marlowe was not present in the room during discussion.

Three sets of construction plans will need to be submitted; 1 for HPC file and 2 for Construction Dept.

Ms. Marlowe rejoined the HPC meeting after this discussion.

### **NEW BUSINESS**

A Primer for HPCs (12WHPW25 Preservation in Practice) at Drew Univ. on March 3, 9am-4pm; Ms. Marlowe has been invited to serve as a panelist. By coincidence, Mr. Ziegler is registered for this class. Ms. Fox feels this may be beneficial for her to attend. She will check her schedule and inform the secretary of her availability.

Frequently Asked Questions (FAQ): a list of questions was compiled that pertains to Cranbury's HPC along with additional helpful links. It was published on the most recent township newsletter. A motion by Ms. Marlowe to have them posted on the website second by Mr. Ziegler, all in favor.

Township Website: links for the recent FAQs document, Agendas/Minutes, CoA application, and Chapter 93 will be added onto the HPC webpage.

2011 Annual Report was reviewed and shall be submitted to the Township Committee for their information. A motion was made by Ms. Marlowe second by Mr. Ziegler, all in favor.

22 North Main Street as of this date, nothing has been returned to HPC regarding the emergency repairs. It was suggested that an email be sent. Secretary will verify that an email exists for making contact.

Inventory of Historic District (HD): Mr. Ziegler will investigate the possibility of performing a HD inventory.

### **ADJOURNMENT OF MEETING**

There being no further business, a motion duly made by Mr. Williams, second 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 February 21, 2012 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 20<sup>th</sup> day of March 2012.

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Linda M. Scott, Recording Secretary