

**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 15, 2013 beginning at 7:30 pm.

**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 3, 2012 of this meeting's date, time, place and an 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.

**CALL TO ORDER**

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

**MEMBERS IN ATTENDANCE**

Ms. Marlowe, Mr. Szabo Mr. Williams, and Mr. Ziegler. Motion by Mr. Ziegler and second by Ms. Marlowe to excuse Mr. Girardet from the meeting, all in favor.

**REORGANIZATION**

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

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

**INTRODUCTION OF 2013 MEMBERS**

Mayoral appointments were made on January 3, 2013. The HPC appointment included the appointment of Mr. Szabo, Class B, term expires on December 31, 2016. HPC extends a welcome and appreciation to Mr. Szabo. He reports that he is happy to serve the town and be a part of HPC.

**MINUTES**

The minutes of the December 4, 2012 meeting was reviewed and approved with a motion by Ms. Marlowe, second by Mr. Ziegler, all in favor. Record will reflect that Mr. Szabo was recused.

**APPLICATIONS**

50 North Main Street (B23, L80) In Historic District, Classified C/C-; Owner Mr. Dan Mahoney was present to discuss the submitted application install a shed in the rear yard. He stated that the shed will be installed in the northeast corner of the property and visible from the driveway. The shed application, when submitted, proposed vinyl siding which is not in keeping within the Historic District. The 'Horizon' shed will be painted wood horizontal siding, with a vertical sided door on the right end wall. Double swing out doors will be installed on the end wall. HPC prefers that the double doors face the street. The roof line is a peak style and the wall height is 7'.

HPC suggested that the shed be installed flush with the ground. The shed base should rest on leveled blocks with pressure treated wood with no gaps. Stone around the perimeter will help aid drainage. Attention to proper installation will help deter wildlife from burrowing and making a home.

Roll call to approve this application with the stated details: AYES; Ms. Marlowe, Mr. Szabo, Mr. Williams, and Mr. Ziegler.

### **OTHER APPLICATIONS**

82 North Main Street, (B29, L7) In Historic District, Classified C+; no application submitted. Homeowner Ms. Heather Scott was invited to this meeting because of work being performed to the front porch. Ms. Scott informed HPC that in August 2012 her husband, Matt, started sanding and removing paint on the original balusters only to realize that when reinstalling them it was noticed that they were rotten in the center. It was at this time that the option to replace the original turned balusters with a square style. The owners looked at other porches in the area and decided on the square style balusters.

Recent photos of the work in progress were reviewed. As of this meeting date, the hand rail, foot rail and square balusters were reinstalled at the same height as the original rails. The spindled frieze was removed. Layers of paint were removed from the turned columns/posts. The column/posts bases were enclosed with wood. The ceiling was replaced using bead board. Both wrought iron hand rails were removed.

Ms. Scott informed HPC that the aluminum siding located under the porch was removed. This includes the house, the aluminum that enclosed the molding on the two windows along with two sets of plastic shutters and the storm door. The original wood siding was stripped of layers of paint. Mr. Williams cautioned about lead paint and children.

Ms. Marlowe explained that when a homeowner replaces percentage amount of a railing system, the current building codes require updating of the installed rail height. She continued to say that changing the style of the balusters puts HPC in an uncomfortable position. The new squared balusters tend to look tall and spindly. Mr. Williams stated the due to height of the porch from ground level; the railing may not be needed. He continued saying the railing and posts are so much part of architectural characteristics of the structure that they should be put back on at the same height.

Mr. Szabo asked about that the top spindled frieze and if this detail would be replaced or reinstalled. Ms. Scott stated that the spindles were rotted and if reinstalled would not match the lower spindles. Mr. Szabo asked about the lower section of the column/post referring to the newly installed boxed wood that surrounds the columns/posts. Ms. Scott stated that one column/post was in poor condition, which her husband removed and replaced with new wood. One column was already boxed so the remaining three columns were boxed to match that one column. HPC cautioned that water can lie on the top of the boxed wood which will cause more damage. It was suggested to caulk or install molding that will shed water away from the base.

HPC explained that historic preservation is the preservation of something as it was. Ordinary maintenance is the repair of deteriorated, rotten or damaged to a structure so that it's returned as it looked before deterioration rot or damage occurred. In kind replacement of exterior elements includes the same materials and having the same appearance. HPC is charged with following the Township ordinance.

After much conversation of the details and appearance of the work performed to the front porch, an application was given to Ms. Scott so the scope of the project, as a whole, can be reviewed.

### **NEW BUSINESS**

2012 HPC Certificate Of Approval (COA) Actions: HPC reviewed the draft COA report and draft cover memo highlighting 2012 particulars. The reports should be approved before submitting to the Township Committee for their information. To remain CLG compliant, the reports will be sent to SHPO after the Township Committee has reviewed them.

2013 Goals: secure a grant.

CLG Grant: Ms. Marlowe is uncertain if there is enough time to secure this grant. Since HPC does not have experience or the qualifications to apply or write the grant it would seem the logical step is

to seek help in the form of request for proposal (RFP) with the scope of work that is needed. Time is short and funding for a RFP is not in the budget. Question was raised if there is enough time to prepare and review an RFP. Mr. Williams suggested that a copy of the grant application be obtained to determine the proper steps to follow.

Historic District Definition: no update. Mr. Szabo asked if buildings are added to the district because of age. The district, unless geographically changed, remains as is. No structures out of the historic districts are protected with the exception of one which has a deeded preservation easement.

HPC Liaison: Question was asked about who is now the HPC liaison. Secretary was not aware of the newly appointed liaison.

#### **ADJOURNMENT OF MEETING**

There being no further business, a motion duly made by Mr. Ziegler, 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 January 15, 2013 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 19th day of February 2013.

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Linda M. Scott, Recording Secretary