

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

TIME AND PLACE OF MEETING

A regular meeting of the Cranbury Township Historic Preservation Commission was held in Town Hall, Cranbury, New Jersey, on February 19, 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, and 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. Marlowe, HPC Chair, called the meeting to order.

MEMBERS IN ATTENDANCE

Ms. Marlowe, Mr. Szabo, Mr. Williams, and Mr. Ziegler. Motion to excuse Mr. Girardet was made by Mr. Ziegler and second by Mr. Williams, all in favor.

MINUTES

The minutes of the January 15, 2013 meeting was reviewed and approved with a motion by Ms. Marlowe, second by Mr. Ziegler, all in favor.

APPLICATIONS

101 North Main Street (B25, L30) In Historic District, Classified C+; Mr. Kevin McMillan is helping the owner with the process was present to explain and discuss the submitted application. The lower level roof on the south west elevation is the subject. Mr. McMillan explained that existing metal roof is beginning to leak. Several coats have been applied and over the years have deteriorated which makes it hard to determine the start point of the leak. A built in gutter follows the curved roof line and has been wrapped in vinyl. Proposed is installation of a flexible membrane over the existing metal roof. The membrane will be installed behind 2-3 courses of the existing vinyl siding on the second level and bring it all the way down through the built in gutter. A white aluminum edge will be installed over the top the existing metal edging to finish it off. A question was asked of the existing material currently on the roof. Mr. McMillan was not certain what is there now but the existing metal is tired.

Ms. Marlowe expressed that HPC seeks to preserve old historic roofs in Cranbury according to the ordinance. Keeping the character along with the material used as currently applied is all part of historic preservation. Being consistent is vital with preservation; using different replacement material does not allow this to happen. Mr. Ziegler agrees and suggests that replacement in kind would be a good starting point. Begin at the flashing, down to the built in gutter, using a flat seam metal. Mr. McMillan stated he is hesitant because most roofing contractors have a problem with built in gutters and metal (roofs). It was suggested that the replace in kind option be explored. Another challenge is that this section of the roof, despite the small area, it's located on a very busy, highly visible, public roadway.

Mr. Williams is very familiar with terne roofs. As a business owner he is sympathetic to his customers who opt for a composition roofing material in certain cases. He understands the fluctuations in temperatures as the material expands and contracts that can cause a breakdown in material and eventually leak. Tarring is an option but the only way to keep up a metal roof is keep it clean and make sure the seams are sealed with solder.

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Mr. Szabo is aware of the Main Stay Inn located in the Cape May NJ Historic District. This inn has a large roofed area and has used a product called Acrymax. Mr. Szabo described this product as a flexible elastic acrylic coating that can be applied directly over an existing metal roof. He has personally used this product in his front porch and built in gutters with favorable results.

Mr. McMillan has reservations about using a product like this but is willing to explore repair options.

It was agreed that the application be tabled so the request can be investigated. Mr. McMillan was informed that the next HPC meeting is on March 5th.

OLD BUSINESS

CLG Grant: The CLG Grant link was emailed to all HPC members. Mr. Szabo commented that after reading through the application, the submission process was more involved than thought. It appears that this grant round will not be feasible for HPC. This does give insight for what to expect for the next grant opportunity.

PUBLIC COMMENT

Ms. Lynne Fox of the Beautification Sub-committee was present. Ms. Fox displayed street level photos and color coded mapping of the downtown area that is destined to receive attention. She explained that the sub-committee of seven people has been meeting since last fall. A grant worth \$220K has been received with the intention of beautifying the downtown area. She continued with an overview of the public and residential feedback and ideas received. She explained that the scope of the work designated starting point where the grant monies could be spent begins at the dam/bridge and extends north to Bunker Hill. Their first step was visit the area to see the current features. Their second meeting invited the community in for their input where they shared the projects intention, process, and the criteria to move forward. Preserving much of the existing brick walk will extend the funds as much possible. The challenge is to replace and incorporate new walkways with existing brick walks and their different patterns while using appropriate historic materials as the Township code allows and dictates. Ms. Fox stated that the priority is continuity of Cranbury's colonial (time period) look. The future goal here is to apply for additional grants so the work area is expanded out to the surrounding areas. The beautification process includes but is not limited to sidewalks, crosswalks, pedestrian lighting illumination, streets and landscaping, street furnishing and curbing while improving pedestrian safety. Bike racks, seating and trash receptacles are excluded.

Mr. Szabo stated the sub-committee looked at both sides of North Main Street but focused on the busiest area which happened to be between Schoolhouse Lane and Park Place West. They did a number of night walks and found lack of illumination between Park Place West and Schoolhouse Lane was an issue. During one of the meetings, someone offered a suggestion to address the lighting prior to the finishing the walkways. An idea was made to offer pedestrian level lighting on the west side of North Main Street where pedestrian and business traffic occurs. Currently, three existing poles between Park Place and Schoolhouse Lane have street lights installed. The thought is to remove the street lights and install lower level lights throughout the work area. These lights would be the same style as proposed for the dam project. PSE&G offers such poles in different styles for lighting.

The intersection of Park Place and North Main Street is a busy crosswalk and is proposed to receive attention. However, Middlesex County still needs to comment on a plan.

Trees will be addressed by the Shade Tree Commission. It is hopeful that appropriate sized trees will be planted taking into account the surrounding environment. Trees will help mask overhead wires. Some residents have expressed their preference not to have trees replaced or planted in the right of way near the front of their home.

Mr. Ziegler asked about the maintainability of the trees around brick vs. concrete sidewalks. Ms. Fox stated that it was about space at the ground. The intention is to install a brick walk on top of a cement pour. The 'devils strip' between the walk and curb will be addressed. HPC was informed that concept ideas were discussed to install bluestone and low maintenance plants.

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HPC offered that curbing style be uniform and cohesive. Approved sidewalk patterns can be found in the Master Plan. A question was raised about the solar panels within the Historic District. Mr. Szabo explained PSE&G may install the solar panels where ever desired. He added Clarksburg, MD developed a plan that includes pedestrian safety, intersections, and a plan that will help the town move forward with a goal. This plan was found through an internet search.

Ms. Fox informed HPC that a unified planned vision for downtown vicinity for any volunteer group seeking community project ideas that will enhance the scope of the work and grow this area. There are lots of volunteer groups that can be involved. A future meeting for business and residents on Main Street will be scheduled. This plan will be presented to SHPO by the Township Engineer at the end of the month. The sub-committee will take their recommendations to the Township Committee on March 11th.

Township Liaison, Ms. Susan Goetz, made an impromptu visit after attending a few other meetings that were held this evening in the building. She introduced herself to HPC. She gave a brief report on the dam which will have a larger spillway. The slope of the road will be addressed. The road narrows and the green space on the sides will be widened. She stated that all the trees need to be removed over the dam. Vegetation would be nice to have so the Shade Tree Commission is involved with this. Large planters have been seriously considered. The concrete beach will be removed and replaced with grass. Lighting will be installed on both sides, staggered. The rails will be replicated to look like the existing. An entrance for the ice skaters has been taken into account. Sheet piling will be below water level and stone face will be exposed. The Brainerd Lake sign will be reinstalled. One last approval is needed from State Historic Preservation Office. The project will take about one year to complete and Main Street will be passable. Monday evening, February 25, during the TC meeting, a presentation will be made to the public. There will be no weed control this year. After the completion of the project, the lake will be restocked with fish.

After her introduction and brief discussion, Ms. Goetz excused herself.

ADJOURNMENT OF MEETING

There being no further business, a motion duly made by Ms. Marlowe, second by Mr. Ziegler and carried, the meeting was thereupon adjourned at 9:18pm.

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 19th, 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 5th day of March 2013.

Linda M. Scott, Recording Secretary