

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

MINUTES

The minutes of the March 5, 2013 meeting was reviewed and approved with minor changes, a motion by Ms. Marlowe, second by Mr. Szabo, all in favor.

APPLICATIONS

101 North Main Street (B25, L30) In Historic District, Classified C+; Contractor Mr. Kevin McMillan was present to discuss the submitted application dated February 6, 2013.

This application was tabled from the February 19th meeting so Mr. McMillan could investigate the discussed Acrymax product and review the product information. Mr. McMillan discovered that three different Acrymax systems are offered. The HP-2 System best suits this application's roof issues. The product is applied and adheres to the existing roof. The roof area measures approximately 10'x13' and is black in color, not silver as it looks in some photos.

Mr. Szabo feels that this product is durable and preserves what is under it. He has experience with installation of the Acrymax HP-1 on his own roof.

Mr. McMillan likes the GAF SBS sample product because it can be installed to go up behind the existing vinyl siding. This product can be removed when it wears through in time unlike the Acrymax which requires a top coat every so often. He has a concern of puncturing the flashing when the vinyl siding is re-installed. A suggestion to install flashing up behind the siding and over the top of the Acrymax was made. It was stated that the sample product has the look of thick cloth when applied.

Amendment to the application stating that HP-2 Acrymax product will be installed. This product will line the built in gutters. Color can be decided by the homeowner. A copy of the approval letter will be emailed to Mr. McMillan.

A roll to approve this application using the Acrymax: AYES: Ms. Marlowe, Mr. Szabo, and Mr. Ziegler.

32 Maplewood Avenue, (B33, L18) In Historic District, Classified C: Owners Jonathan Rosenberg and Linda Heath along with Contractor Marian Kapala of MAK Construction was present for discussion. Ms. Heath stated that the interior ceiling is collapsing and that they place buckets to collect water. The pictures attached to the application show the water damage to the interior in several areas. There may be mold and mildew growing. These conditions began with Hurricane Irene (September 2011) and over time has worsened with water leaking through with each storm. Mr. Rosenberg said that there is water damage

in some areas, but not all. MAK has applied tar to the leaks that he could find. Flex seal has been applied to the gutters but the homeowner feels this did not help.

HPC File photos of 1989-90 were produced; the original structure was built around 1870. There are two flat roof additions to the rear (east). Mr. Rosenberg said that the tin roof is rusted and the stains have traveled down to the siding. Ms. Marlowe stated that she is trying to get an idea of how long this situation has been occurring. She stated that if you make repairs when you see that it needs attention then emergency situations can be avoided. Ms. Heath stated that they have contacted their insurance company. The insurance personnel came to view the roof but could not see any physical damage so they would not cover it.

Mr. Rosenberg said that he investigated the Acrymax HPC1 at a cost of approximately \$4,500 for material only. It was stated that MAK Construction would install asphalt shingles at a lesser cost which includes material and labor. Mr. Ziegler asked about the material on the back roofs. MAK would install flashing and use the same roofing material as existing on these roofs. With this, Mr. Ziegler stated that the back flat section is not a concern; this would be considered an ordinary maintenance and repair. There is concern with the metal roof and the built-in gutter. Mr. Rosenberg stated there is no problem with the front gutters, but the rear gutters on the peaked roof has issues with leaking that is destroying the window under it. He's tried to clean/clear, glue and flash around this area. Mr. Rosenberg said that the metal roof is deteriorated and will need to be addressed soon. HPC feels that the back flat roofed sections are where the emergency is. The front house roof options are to coat the existing or reroof and possibly replace the wood under it. MAK stated that coating the roof is not a good option because you will trap the moisture which will lead to more problems. MAK said that the existing metal roof should be removed. Mr. Rosenberg realizes that this is the only metal roof house on Maplewood Avenue with only a few others in town. Ms. Marlowe stated that HPC adheres to the Township Code and that when an emergency occurs, repairs can be made to stabilize and prevent any further damage to house and occupants until a decision is made.

Unfortunately, there are not any substitute materials for a metal roof. Mr. Ziegler stated that roofing the front section (both sides) of the house with the same material will keep the architectural integrity. This is the proper way to roof a structure. Also, where different materials meet is usually a challenge. Keeping the gutters will help detour water away from the foundation. MAK stated that the front built-in gutter has a diverter along the length of the roof line. It can be seen in the supplied photo.

Ms. Heath stated her house is the only metal roof on Maplewood Avenue. She stated that many of the homes on the street may have had metal roofs but were re-roofed with asphalt shingles. Ms. Marlowe stated that the other roofing materials were changed prior to the existence of preservation, HPC and Chapter 93. Mr. Ziegler stated that should this house be re-roofed with a different material, contextually it would not appear as out of place.

Ms. Heath stated that they are still dealing with the insurance company. They need to assess the houses needs and perform this work immediately and within a budget.

After much discussion of roofing materials, HPC felt that a visit to the site to view the situation should be done. Arrangements will be made soon for the Construction Official and an HPC member to visit.

82 North Main Street: (B29,L7) Information regarding the porch railings was received and distributed for HPC to review. No discussion ensued this evening. It will be placed on the April 2, 2013 meeting agenda for discussion.

DISCUSSION

Brainerd Lake Dam Project: Secretary received a phone call inviting someone from the HPC to join the project meeting that will take place on April 2, at 10 am in the firehouse parking lot. Ms. Marlowe volunteered to attend the meeting.

2012 Year End Report: Ms. Marlowe will attend the Township Committee meeting on March 26th to review this report.

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 9:25pm.

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 March 19, 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 2nd day of April 2013.

Linda M. Scott, Recording Secretary