

**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 June 4, 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.

**MINUTES**

The minutes of the May 21, 2013 meeting was reviewed and approved with minor changes, a motion by Ms. Marlowe, second by Mr. Szabo, all in favor. Record will reflect Mr. Ziegler recused himself.

**APPLICATIONS**

13 North Main Street (B23, L67) In Historic District, Classified C; Property owner Mr. Frank Marlowe and tenant Mr. Garrett Shea was present to address changes to an existing sign. Currently, there are two signs, approved by HPC, that hang from a bracket designed by the late Mr. Thomas Gambino and is attached to the corner of the building. The proposed addresses the business logo on the lower hanging sign and the size of sign will be enlarged to measure 36"L x 14"H, same as the other sign. Mr. Marlowe has been in contact with the Zoning Officer, Mr. Jeff Graydon. A last minute change in plan will omit the URL as submitted. No printed phone number is proposed.

Hearing no other questions or comments regarding this application, roll call to approve this application as discussed: AYES; Mr. Szabo, Mr. Ziegler. Record will reflect that Ms. Marlowe has recused herself from hearing or participating in this application.

42 South Main Street (B23, L82) In Historic District, Classified C; Owner Ms. Elizabeth-Ann Callaway and roofer Mr. Steve Waltz and Mr. Edward Ochanas were present for discussion of this application.

Ms. Callaway stated that the porch roof was re-roofed approximately 6 months ago using Certainteed Carriage House asphalt shingle that closely matches the fish scale slate design on the main house. The roof on a back addition (west elevation) which the public cannot see is shingled with an asphalt material. She stated that since the hurricane (Sandy), the roof has been developing leaks. She would like to re-roof the main house with the asphalt product as installed on the porch roof. Actual slates from her roof were brought in to show HPC how deteriorated the slate product is. It was stated that these slates are the original roofing material when the house was built in 1915.

HPC asked what percentage of the roof is deteriorated. Ms. Callaway stated that approximately 35 slate shingles were replaced since the hurricane. HPC is aware that only a few slate roofs still exist within the Historic District. There are two views for this situation. It could be said that there are not many slate roofs left in town so why worry about them or it could be viewed that there only a few existing slate roofs and preservation of them should be acknowledged. The Chapter 93 and Guidelines state that elements should be replaced in kind.

Mr. Waltz investigated and found that fish scale slate is still available for installation. He stated rectangular shape slates are purchased and altered on site by hand cutting the squared corners so the round shape. This process of hand cutting the corners escalates the cost. The 35 slates that were replaced due to the hurricane were hand cut. Also, composite slate material was researched but the fish scale shape is not manufactured. Half round copper gutters and downspouts are proposed to be installed as stated on the application.

HPC is charged with adhering to Chapter 93 and encourages replacement in kind. Preservation also includes the house which currently has a leaking roof causing damage to the interior. HPC is sympathetic and realize that replacing in kind will pose a hardship to the owner. After hearing and discussing this application, it was deemed that this application qualifies as an undue hardship according to Chapter 93-11.

Hearing no other questions or comments regarding this application, roll call to approve this application as submitted was taken: AYES; Mr. Szabo, Mr. Ziegler. Record will reflect that Ms. Marlowe has recused herself from participating or hearing this application.

41 North Main Street (B23, L53) In Historic District, Classified C; Dr. Dennis White was present to discuss his submitted his application. He's had a history of bats in his attic. To prevent entrance of these mammals, he plans to silicone caulk the cracks. He's had five roofing contractors come to look at this situation. Three contractors state that the slate roof is in is in great condition and there is no need to replace it. HPC discussed several ideas with Dr. White that may help keep bats from entering and nesting in this space.

Dr. White proposes to remove siding and sheathing on the north and south elevations and replace with cement board. Insulation will be installed at this time. The windows will be replaced with in kind with a matching muntin bonded to the exterior of the glass. This portion of the application was approved as ordinary maintenance. In addition, the electric meters will be relocated to the back west elevation.

There are two louvered vents located in the attic peak on the south elevation that Dr. White proposed to replace with 2 four lite windows as on the north elevation. The openings are the same size and will not be altered.

Hearing no other questions or comments regarding this application, roll call to approve this application as submitted was taken: AYES; Ms. Marlowe, Mr. Szabo, Mr. Ziegler.

69 North Main Street (B23, L45.02) In Historic District, Classified C; Application was submitted by owners Ms. Christine Ondocin and Mr. Robert Irving to install a sign for their ice cream business. The sign will replace the current 'OPEN' flag.

A wrought iron bracket, modeled after the neighboring interior design business next door, will be attached to the building where the flag is now mounted. The sign will be oval shaped; the business name and type of business will be painted white, shadowed with a darker color. The sign will include a painted hand dipped vanilla, maybe chocolate, ice cream cone on it. An 'OPEN FOR SEASON' sign will be attached at the bottom with eye screws. HPC feels this sign is a very appropriate.

Hearing no other questions or comments regarding this application, roll call to approve this application as submitted was taken: AYES; Ms. Marlowe, Mr. Szabo, Mr. Ziegler.

21 South Main Street (B38, L3) In Historic District, Classified K; concept plan project was discussed at the May 21<sup>st</sup> HPC meeting. The application was presented at this meeting to replace the front porch column/pillar bases as with vented weep holes for air circulation. The floor boards on the front porch will be replaced but this is considered as ordinary maintenance.

Hearing no other questions or comments regarding this application, roll call to approve this application as submitted was taken: AYES; Ms. Marlowe, Mr. Szabo, Mr. Ziegler.

## **NEW BUSINESS**

None.

### **OLD BUSINESS**

Submission of the Financial Disclosure Forms reminder was verbally relayed. For the volunteers who need to submit, an email with link will be sent. The volunteers who submitted the forms electronically stated that the instructions were a bit tricky.

### **DISCUSSION**

Guidelines for Homeowners Within the Historic District (Website portal page) draft copy was reviewed by HPC. There were minor changes to the draft copy. These changes will be updated and sent to the Construction Office and the Zoning Officer for their review.

New property owners, within the Historic District (HD), are mailed a welcome to Cranbury letter. A question was raised about the trigger mechanism for this letter to be sent. Letters are sent when a new resident is noticed when they take residency in the HD or if the HPC Chair informs me of such. There really is no set official mechanism. The tax office receives notice several months after the closing.

### **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 at 8:55 pm.

### **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 June 4, 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 16<sup>th</sup> day of July 2013.

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Linda M. Scott, Recording Secretary