

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

TIME AND PLACE OF MEETING

A regularly scheduled meeting of the Cranbury Township Historic Preservation Commission was held in Town Hall, Cranbury, New Jersey, on March 4, 2014 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 4, 2013 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 and Ms. Scott performed as recording secretary.

MEMBERS IN ATTENDANCE

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

MINUTES

The minutes of the January 7, 2014 meeting was reviewed and approved with a motion by Mr. Szabo, second by Mr. Walsh, all in favor. Record will reflect that Mr. Ziegler was recused.

APPLICATIONS

11 Maplewood Avenue (B32,L9,17,&25) In Historic District, new construction; Architect Mr. Bill Gittings and owner Mr. David Slavin were present for construction of a two story house. Mr. Gittings stated that the plans are basically the same as the concept review meeting in 2013. The structure will be a new two story house, will be massed, scaled and include some details found on other Maplewood Avenue homes. Changes are to delete the exterior basement stair/entrance, add an egress window to accommodate the removal of the entrance, and delete the back porch.

Mr. Szabo asked about the height of the new structure and its relation to other Maplewood Avenue structures. Mr. Gittings said that some area homes are very short, whereas homes on the western end are taller. The interior ceilings were kept low to keep the overall height to a minimum.

The existing free standing brick building (pump house) will be converted into a garage. Double doors will be installed on the south elevation. HPC likes the scale of this house with its surroundings.

Hearing no other questions or comments, roll call to approve this application was taken: AYES; Ms. Marlowe, Mr. Szabo, Mr. Walsh, and Mr. Ziegler. Three sets of sealed construction plans were stamped and approved. One set shall remain in the HPC file.

54 North Main Street (B32,L1) In Historic District, Classified C+; Architect Mr. Bill Gittings and owners Mr. David & Mrs. Susan Allikas were present for their application. The use is a retail store and will use an existing side door for entry/exit for the store portion on the lower first level. The rest of the existing house will be used for private living. Proposed changes to the exterior will make the house work better for modern living. The rear (east elevation) will have windows moved to accommodate interior flow. The powder room window will be upgraded to an appropriate 4 lite casement. The south will have a slider French door with grids that will help to create an outdoor living area. The existing window will be removed and reused on the east elevation dining area. The only other window that will be changed is the upstairs in the master bath. This window will be a 4 lite casement. (continued on page 2)

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The plan is to remove all the aluminum siding on the second floor and install plywood sheathing. This would help the house structurally. Since the window trim has been wrapped with aluminum, it is hopeful that it is in good condition which would only need painting. The vinyl shutters will be removed. Knee wall windows in the attic were not discussed.

Hearing no other questions or comment on this application, roll call to approve this application as presented: AYES; Ms. Marlowe, Mr. Szabo, Mr. Walsh, and Mr. Ziegler.

52 Maplewood Avenue (B33,L8) In Historic District, Classified C/C-; Homeowners Lars and Marlynn Mawn were present for an informal discussion and seek suggestions regarding residing their home. Currently it is aluminum sided. It was suggested that the size of the siding under the aluminum siding be matched. Typically the siding on a home of this age had a smaller width board. The owners had salvaged some of the original siding for reuse. Photos dated 1989 were viewed. It was stated that the siding was installed in the 1970s. Mr. Mawn felt that a cement board is a possibility.

Ms. Marlowe inquired if there were any plans for shutters. Ms. Mawn stated that the windows would be encased. She is looking for decent shutters. She is aware of salvage yards and the finds that they hold. Ms. Marlowe suggested that the shutters be hung instead of installing or attaching directly on the house. Mr. Szabo offered an explanation of the correct way shutters should be installed, when closed they should meet. It was suggested that a hardware store in Lambertville may have hanging hardware.

It was explained that if any visual exterior changes are planned to the house or property, HPC should be made aware of them. The owners would like to include other issues such as changes to the front door. HPC understands that field changes happen but changes must be reported immediately.

Mr. Mawn asked about the windows (vinyl) and what should be done to help move the window issue along should they decide to address them. They are about 10 years old and the gas between the panes is seeping out. They would be replaced using the same style. According to several contractors, new replacement inserts could be used with the existing frame. Ms. Marlowe stated that a spec sheet should be included with an application.

An application with the discussed information prior to beginning the project will be submitted 10 days prior to an HPC meeting date.

OTHER APPLICATIONS

6 Bunker Hill (B28,L11) In Historic District, Classified C; application received on January 28th to replace 7 windows with like (Renewal by Anderson) on the 2nd floor; 4 windows on west elevation and 3 windows on the east elevation. Ms. Marlowe and secretary deemed this application as ordinary maintenance.

NEW BUSINESS

Celebrating Past, Present & Future: 2014 Historic Preservation Conference: Mr. Szabo is interested in attending the conference held on a Thursday, June 5th at Brookdale Community College in Lincroft, NJ. This event is during the working week so he will check his work schedule to possibly attend. Mr. Szabo expressed an interest in the workshop 'Preserving Historic Buildings through Recording'. A May 1st deadline date has been set for special price early bird registrations.

HPC Liaison: Township Committee Member, Mr. David Cook is the 2014 HPC liaison.

2013 HPC Annual Report: The HPC 2013 reports and other requested criteria will be sent to SHPO to remain CLG compliant. It will be sent before the March 31st deadline and prior to Ms. Marlowe presenting this report to the Township Committee.

Buffer Area defined in Chapter 93: Secretary discussed the Buffer Area definition with the Township Administrator who stated that correcting the definition would constitute an ordinance change which requires money. She suggested that Ms. Marlowe contact the HPC liaison for attention on this issue.

Ms. Marlowe stated that originally the buffer zone was 2400' but reduced to 200' when the new HPC ordinance was codified. HPC would like a strategic buffer area to be in place rather than arbitrarily place a 200' buffer around the Historic District that encompasses properties that would most likely not be a contributing property. On the other hand, there is property that should be included but is outside the 200' area such as along Brainerd Lake. This issue needs further investigation and consideration. (continued on page 3)

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Mr. Ziegler wondered if HPC should consider looking at each individual property within the buffer and then visually checking the surrounding area to determine if that buffer configuration makes sense. Financial Disclosure Forms: Mr. Szabo inquired when the Financial Disclosure Forms link would be issued. Advance notice would be greatly appreciated.

ADJOURNMENT OF MEETING

There being no further business, a motion duly made by Mr. Ziegler, second by Mr. Szabo 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 March 4, 2014 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 20th day of May 2014.

Linda M. Scott, Recording Secretary