

**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 August 5, 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. A motion to excuse Mr. Williams was made by Ms. Marlowe and second by Mr. Szabo, all in favor.

MINUTES

The minutes of the July 15, 2014 meeting was reviewed and approved with minor changes. A motion to approve was made by Mr. Ziegler, second by Mr. Walsh, all in favor. Record will reflect that Mr. Szabo was recused.

DISCUSSION

Ms. Marlowe introduced Mr. Stuart Sandlin and his daughter Caroline, who were present for an informal discussion of two homes for sale within the historic district. She then recused herself from further discussion on this topic. Mr. Sandlin questioned what would be involved to bring the exterior up to standards should a property purchase come to fruition. He stated that he is not interested in investing in a property where certain characteristics need attention that would bring the house within historic standards. He asked HPC for their view and insight.

HPC viewed several different file photos of 93 North Main Street dated 1989-90, photos dated 2003 and photos of the changed windows dated of 2013. There are other changes that occurred which are noticeable when looking at file photos of the before (dated 1989-90 & 2002) and the after photos (dated 2013). The front windows are wider than the original opening. Mr. Szabo explained that before the installed bay window all four windows on the second level were the same style and size. The modifications were done without HPC approval. HPC stated they would endorse the replacement in kind but not a window of this style and material. The clapboard above the front porch (below the replaced bay window) and the south elevation side porch (below the two side by side windows) has not been replaced. The black membrane has been left exposed. The front elevation cornice is now continuous where it originally highlighted the center dormer. There is now a continuous frieze board where one was not before.

The 2013 installed windows are not appealing to Mr. Sandlin nor appropriate of the home's character. However, Mr. Sandlin stated that a draw for him is the amount of light this window allows into the home. He asked if he were to remove the bay and install a flush window with two side transoms instead of shutters, would this be more acceptable to HPC. It was suggested that to determine the amount of light streaming in, on a sunny day place black out paper over the bay side windows. This practical method will help Mr. Sandlin visually see the amount of light streaming into the interior.

Mr. Szabo asked what the record reflects as to how this situation should be resolved. Mr. Horrigan did submit an application to change the windows but was denied per file letter dated May 9, 2013, Construction Office and Zoning Officer cc'd. The minutes of the May 7, 2013 are on line for review.

Mr. Sandlin inquired about installing a freestanding garage on another property within the Historic District on Station Rd. HPC advised him to reach out to the Zoning Officer for installation. HPC would review the freestanding garage design. Mr. Sandlin thanked HPC for their time and insight.

APPLICATIONS

11 Maplewood Avenue (B32,L17) In Historic District; Homeowner Mr. David Slavin was present to discuss his submitted fence with gates application. He proposed to install a 5' white vinyl scalloped picket fence with Federation style post caps along the rear yard as detailed on the submitted plot plan. Pickets are squared. Four 3'W gates will be installed at strategic points.

Ms. Marlowe expressed that the vinyl is not a very shiny fence and will provide privacy. Mr. Szabo stated that the fence will be installed in the rear yard and not front. Mr. Ziegler stated that the neighbor property has a similar fence installed.

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

28 North Main Street (B32,L10) In Historic District, Classified C; Contractor Mr. Frank McDonald submitted an application to remove, relocated and replace existing windows on the back addition of this home. On north elevation, one of two existing windows will be removed and two new 6/6 windows to match will be installed. On the south elevation and porch, three windows will be removed and one 6/6 window measuring 30"x 60" will be installed. This window will match existing windows on the same elevation. The siding will be repaired matching existing vinyl siding. Shutters will be installed on all windows⁴.

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

61 & 63 North Main Street (B23,L47 & 48) In Historic District, Classified C+; Application was submitted by Mr. T. Boyer, owner, to install a fenced area to house the exposed recycling containers located on the corner property of Park Place West and North Main Street. The proposed 3 sided free standing solid fence enclosure will measure 4'H x 6' x 6' square. The north elevation will be open for easy access. Application states the proposed fence color is tan which matches the two structures. However, photos (submitted on 8/1/14) indicate a solid white vinyl fence, so the color was questioned. Tan is the preferred color. The proposed vinyl material was questioned. Also mentioned was that the proposed enclosure location is over a storm drain in the rear/side yard. HPC suggested that the enclosure be relocated where the existing recycling bins are currently pictured in the supplied photo. This would still be a three sided enclosure.

No action was taken on this application. Secretary will relay these concerns to owner. HPC will wait for the feedback.

97 North Main Street (B28 ,L3 & 4) In Historic District, Classified C-; Application received for a proposed 'Quaker' style shed design that measures 6' x 8'. It will be located at the head of the driveway close to patio area behind house structure. Color of the structure is not an issue.

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

OTHER APPLICATIONS

61 North Main Street (B23,L47) In Historic District, Classified C; application received on July 24th to replace rotted front porch posts and floor board. Materials will be replaced or repaired with like material and workmanship. This application was deemed as ordinary maintenance.

6 Stockton Drive (B18,L20.17) In Historic Buffer Area; application received on August 5th to replace existing asphalt roof shingles with like material. HPC review is not required at this time.

NEW BUSINESS

Preservation NJ: HPC shall continue to be a Preservation NJ member. They will submit their 2014 dues.

OLD BUSINESS

Vacancy for 2nd Alternate: Secretary read qualification letter/email from an individual who is interested in the 2nd Alternate position. Since Mr. Harry Williams is also interested in this position, Ms. Marlowe will reach out to this individual to see if a membership as a regular member is possible.

74 North Main Street: An email from Mr. Derise states that PSE&G turned off the brighter of the two installed lamps on the pole. Confirmation of the dimmed light has not yet been viewed during the evening hours. The lights on the structure are on during the weekend day hours. The original application to install MAC machine and structure lamp was found in the HPC file folder which states that 50W bulbs will be used. Ms. Marlowe states that of course safety and security are priorities. She states that Mr. Graydon suggested that a lighting professional be consulted so the existing lamps do not shine into neighboring properties.

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 August 5, 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 2nd day of September 2014.

Linda M. Scott, Recording Secretary