

**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 September 2, 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. Marlow, 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. Ms. Marlowe introduced newest HPC volunteer member, Mr. Stephen Banks. He will fill the position as Class B member. Mr. Williams has been appointed as Class C, 2nd Alternate. Record will reflect that Mr. Banks will not participate as an HPC member during the meeting.

MINUTES

The minutes of the August 5, 2014 meeting was reviewed and approved with a motion by Mr. Szabo, second by Ms. Marlowe, all in favor. Record will reflect that Mr. Banks did not participate.

APPLICATIONS

61-63 North Main Street (B23,L47&48) In Historic District, Classified C; Mr. Tom Boyer was present to discuss his application for proposed installation of a three sided enclosure that will house the existing recycling containers as seen in the provided photo. HPC reviewed this application during their last meeting. They would like confirmation where the enclosure would be located. Mr. Boyer responded that the enclosure would be installed over an existing storm drain which leads to the street. He stated that the storm drain would be covered over, not closed. The open side of the structure would face the north elevation. HPC is concerned because of the location over the existing storm drain and cannot agree with Mr. Boyer that this is the ideal location. Ms. Marlowe asked if moving the project structure to another area or using the existing back trash enclosure is possible. Mr. Boyer stated that the back trash enclosure is not big enough. She asked if it could be enlarged to house the recycling containers. He stated that trash enclosure houses generated grease/fat waste. He could not answer the question at this time.

The proposed material is a 4' white vinyl solid fence. Due to the location and the period of the buildings along North Main Street, vinyl is not an appropriate material for this project. HPC suggested cement board, pressure treated wood or cedar wood horizontal lattice as a more compatible material for this project. Mr. Boyer stated that cement board would not be a good material due to the lack of substrate. He also addressed the wood material stating that cost and maintenance are a consideration and an issue. HPC understands these issues and stated that if the structures were newer, then using newer materials would be fine. The materials should reflect the period when the structures were built.

There was further discussion of the use, location, material, landscaping, the visual exposure on this corner lot, and the possibility that the Township Engineer can look at the drain since it connects to the storm drain in the street. Mr. Boyer's purpose for this project is to visually hide the exposed recycling containers and feels he is doing the right thing. HPC agrees that hiding the containers is an improvement and can see the visual value of installing the enclosure. The question is what the enclosure material and the precedent it would set within the Historic District. HPC asked Mr. Boyer if any of the suggestions would work for this project. He stated that he can understand HPC's view if this project were for a 50' vinyl fence, but this is not the case.

At the end of the discussion, Mr. Boyer stated that he will withdraw the application for this project. Both HPC and Mr. Boyer thanked each other.

6 Symmes Court (B23,L88) In Historic District; application was received for the design of a 3' high metal picket fence to enclose the front, sides, and rear yard. The supplied plot plan indicates that the fence will be installed on the privately owned side of the existing walk. A photo of the 3' fence product was reviewed. HPC states that the size, proportions, and material of the proposed product is not appropriate. A wooden fence with the correct proportions would be more suitable. The fence has been approved by the Zoning Officer. HPC discussed other homes within the Historic District with front yard fences installed.

A roll call to approve this application as submitted: NAYS; Ms. Marlowe, Mr. Szabo, Mr. Walsh, and Mr. Ziegler. Application denied.

OTHER APPLICATIONS

44 South Main Street (B23,L83) In Historic District; application received on August 13th to replace front porch rotted floor (only a few) boards. Replacement in kind and then paint to match, application deemed as ordinary maintenance.

27 Maplewood Avenue (B31, L4) In Historic District; application received on August 18th to re-roof existing structure with same materials, 3 tab asphalt shingles. Ordinary maintenance.

1 Prospect Street (B23,L36) In Historic District; application received on August 21st to remove existing siding on the north, south, and west elevations and replace with cement board. Yellow color will remain the same. Frieze and trim will be painted, gutters fixed where appropriate, style will remain the same. Application deemed as ordinary maintenance.

103 Plainsboro Road (B28,L17) In Historic Buffer Area. Demo of existing house to raise roofline (higher pitch) and add 2nd floor finished interior space. Entrance doors, windows, siding, gutters, trim, and shutters will be upgraded.

NEW BUSINESS

74 North Main Street (B30, L1) Ms. Marlowe stated that an informal meeting with Mr. Derise, Ms. Scott, and herself discussed the lighting issue. Ms. Marlowe suggested the bank contact a lighting expert to address the existing lights. The lights are intensely bright for the area. If possible, mount the lights up under the canopy so the light illumination shines down over the area that it is meant to be illuminated. Mr. Derise suggested that HPC visit the site during evening hours for their opinion of the lights. HPC understands their security and safety concerns and would like to find a solution for everyone.

An email will be sent to the Zoning Officer in the morning.

Grant funding should be given attention. This will be addressed when the 2015 budget is reviewed.

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 September 2, 2014 consisting of 2 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 16th day of September 2014.

Linda M. Scott, Recording Secretary