

**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 October 7, 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 called the meeting to order and Ms. Scott acted as recording secretary.

MEMBERS IN ATTENDANCE

Mr. Banks, Ms. Marlowe, Mr. Szabo, Mr. Walsh and Mr. Ziegler.

MINUTES

The minutes of the September 19, 2014 meeting was reviewed and approved with a motion by Mr. Banks, second by Ms. Marlowe, all in favor.

APPLICATIONS

1 North Main Street, (B23,L71.01), In Historic District, Classified K: Homeowner Ms. Suzanne Palocz was present for her submitted application to install a generator on an elevated platform 2' above ground level.

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

20 Maplewood Avenue (B33,L22), In Historic District, Classified C/C-: Homeowner Mr. Brian Kern was present to discuss his submitted plan to enclose the existing side porch and install a fence in the rear yard.

The black aluminum fence (46" high) will enclose the rear yard. The supplied proposed fence installation plot plan shows (west elevation) the setback from Maplewood Avenue is approximately 50' to 60'. The side yard (north and south elevations) begin at this setback and extends to meet the installed fence at Village Park. A gate will be installed at the head of a proposed stone driveway. Landscaping between the fence and driveway is planned for the future.

The south elevation side porch will be enclosed. It will contain a total of three new 6/6 windows, a single and a double set. HPC would like the three new windows to match the second story elevation windows' frame and sill details. Profile muntins would enhance the appearance. These features, once installed on the exterior wall, will be noticeable and obvious. The siding will be cement board. The existing windows will remain so light can filter in. The gutter will remain. Another detail, the freize board will continue.

As shown on plot plan, a chipped stone L shape driveway is proposed. South setback is 5'. The apron from the street will be 10' wide. Landscaping is proposed.

Mr. Kern stated that he would like to install a central AC unit on the north elevation. His neighbor has a unit installed there and he felt this would be an appropriate location. HPC stated that this would fine.

Mr. Geoffrey Forrest of 18 Maplewood Avenue spoke in favor of the proposed aluminum fence. He feels that the style is very appropriate for the location and use.

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

6 Symmes Court (B23,L88), In Historic District Classified C-: Homeowners Mr. & Mrs. Marckioni were present to discuss their findings regarding fence materials from the September 16th HPC meeting. After doing much investigation on different materials, she excitedly relayed that a contractor was found that would make the proposed fence style using Azek material. Photos of the proposed fence was supplied for the HPC file. The application was changed to reflect that Azek material would be used. The three gates will appear like the fence style. The fence will be installed as indicated on the supplied plot plan.

Mr. & Mrs. Marckioni are extremely happy that the investigation for a new fence material and style ended with such satisfying and beautiful results.

Hearing no other questions or comments on this application, roll call to approve this application using the pictured fence as discussed was taken; AYES: Mr. Banks, Ms. Marlowe, Mr. Szabo, Mr. Walsh, and Mr. Ziegler.

Questions were asked regarding replacement windows for a future application submission. HPC gave their suggestions on compatible styles.

40 Maplewood Avenue (B33,L14), In Historic District, Classified C-: Application for installation of the shed to be installed in the back yard was received on September 9, 2014. Supplied pictures of property and shed style show the installed shed in rear yard.

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

5 & 7 Park Place (East) (B30,L9), In Historic District, Classified 5 Park Pl, C & 7 Park Pl. C/C-: Property owner was invited to attend this meeting. Secretary had a phone discussion with him informing him that vinyl is not an acceptable material for fence use within the Historic District. He expressed his dismay.

HPC reviewed the submitted application discussing the style and details. Mr. Banks questioned the height, Ms. Marlowe explained that the Zoning Officer determines if the fence meets code. According to Chapter 93-7 E (12), the proposed vinyl is not an acceptable material.

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

OTHER APPLICATIONS

44 South Main Street (B23,L83), in Historic District ,an application was received on September 22, 2014 to replace existing garage door that was rotting. Minor application approved by Ms. Marlowe.

27 North Main Street (B23 L60), in Historic District, an application was received on October 1, 2014, to remove existing asphalt shingles and replace with Timberline (gray or black) asphalt shingles. This ordinary maintenance application was discussed with Ms. Marlowe and deemed as ordinary maintenance.

40 South Main Street (B23,L81), in Historic District, an application was received on October 2, 2014, to remove and replace existing gutter which will be relined with copper. This application was deemed as ordinary maintenance.

74 North Main Street (B30,L1) has no update. Ms. Marlowe will email Mr. Berkowsky and Mr. Graydon for any updates on the illumination issue.

NEW BUSINESS

HPC Members/Volunteer; Ms. Marlowe received a letter from Township Clerk asking if the Mr. Walsh and Mr. Banks, whose term dates expire at the end of 2014 would be interested in continuing their volunteer service. At the time of appointment, Mr. Banks filled the Class B position which is due to expire on December 31, 2015. Mr. Walsh's term expires on December 31, 2014. Mr. Walsh expressed his desire to volunteer for another four year term. The new expiration date would be December 31, 2018. Ms. Marlowe will email clerk the good news.

2015 Meeting Dates: HPC reviewed the 2015 calendar meeting dates. November 3, 2015 is Election Day, HPC will not meet on this date. HPC approved the dates, Clerk will be sent approved meeting dates.

Primer for Historic Preservation at Kean University on October 4th was attended by Mr. Ziegler. He briefed HPC of some topics that were discussed. There was a refresher on rules, order of conduct and other protocols;

preservation glossary is a beneficial tool; use your local ordinance to support application decisions was discussed. Having and using a historic survey was also discussed. HPC uses the Heritage Studies 1989 Survey. Mr. Ziegler presented received information to the secretary and stated he will email another document with useful links for HPC.

Mr. Banks offered to investigate grant opportunities the purpose of updating the survey. Ms. Marlowe stated that it is a big task to update the survey at once so it would most likely be best to perform it in sections. A no match grant is preferred. Secretary will inform Mr. Banks of property count within the District.

ADJOURNMENT OF MEETING

There being no further business, a motion duly made by Mr. Banks, second by Mr. Ziegler 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 October 7, 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 21st day of October 2014.

Linda M. Scott, Recording Secretary