

**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 April 7, 2015 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 2, 2014 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, HPC Chair, Ms. Marlowe called the meeting to order.

MEMBERS IN ATTENDANCE

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

MINUTES

The minutes of the December 16, 2014 meeting was reviewed and approved with a motion by Mr. Ziegler, second by Mr. Szabo, all in favor with the exception of Mr. Banks and Mr. Williams who were recused.

The minutes of the January 6, 2015 meeting was reviewed and approved by Mr. Ziegler, second by Ms. Marlowe, all in favor with the exception of Mr. Williams who was recused.

APPLICATIONS

9 Park Place, (B33,L8), In Historic District, Classified C+; Homeowner Anna Drago and Architect Mr. Steven F. DeRochi were present for discussion of the submitted application with plans. Mr. DeRochi explained and outlined the proposed addition that will expand a single story out onto the rear yard. The proposed addition will be 80 sf, enclosing most of the existing 100 sf porch. The exterior entrance to the basement will be enclosed. The basement door will be five panel, painted white. The addition new roof will be flat with an EPDM membrane. A new trash enclosure will be constructed with an asphalt shingle roof. Anderson double hung 3'x5' 6/6 white windows will be installed. One bathroom window will be frosted. The back door will have clear lights and a screen door will be installed. The intent of design is to match the construction of the existing house. Siding will be painted clapboard, trim will be painted wood to match existing. A new wooden deck similar to the existing will be replaced with wood with a white railing system. Gutters/downspouts will match existing.

Hearing no other questions or concerns regarding this application, roll call to approve this application as submitted: AYES: Mr. Banks, Ms. Marlowe, Mr. Szabo, Mr. Walsh and Mr. Ziegler. Record will reflect that Mr. Williams did not participate in roll call approval.

5 South Main (B35,L1.01), In Historic District, Classified C; Homeowner Mr. Ernest Cornell was present for discussion of his submitted fence application with photos of existing wooden fence and proposed fence. He explained that the existing fence around his back yard/ in-ground pool enclosure will be removed. The replacement iron fence will be a 4'Hx8'W and gates will be capped with finials. The spacing measures 3.87" and the rods measure 1/2"x 1/2" x 18 gauge. The enclosed area will be expanded to include more yard.

Hearing no other questions or concerns regarding this application, roll call to approve this application as submitted: AYES: Mr. Banks, Ms. Marlowe, Mr. Szabo, Mr. Walsh and Mr. Ziegler. Record will reflect that Mr. Williams did not participate in roll call approval.

47 South Main (B18 ,L5), In Historic District, Classified C; Homeowners Mr. Pete & Mrs. Susan Mavoides were present for discussion of the submitted application. In December 2014, HPC approved an addition to the existing house and demolition of one of the two free standing barns on this property. The owners are present for removal or demolition of the second deteriorated two story barn structure located on the southern boundary. In July 2014, the owners invited Mr. Greg Farrington, Construction Official, and Ms. Bobbie Marlowe, HPC Chair, to come and visually survey the site. Mr. Farrington found peg joinery upstairs, evidence that the barn may be over 100 years old. Modifications to the structure work against preserving the historic integrity of the barn. French doors and four modern windows, brick foundation, mismatched siding with new bead board, and two skylights have been added which alter the original appearance. Ms. Marlowe noted low interior structural beams, limiting usage. Ms. Mavoides stated that relocating the deteriorated barn is difficult and would not be cost effective.

Homeowners would like to repurpose any wood (interior/exterior), including large hand hewn beams, and any hardware into the new barn/accessory buildings.

Hearing no other questions or concerns regarding this application, roll call to approve this application as submitted was taken: AYES: Mr. Banks, Ms. Marlowe, Mr. Szabo, Mr. Walsh and Mr. Ziegler. Record will reflect that Mr. Williams did not participate in roll call approval.

47 South Main (B18 ,L5), In Historic District, Classified C; Homeowners Mr. Pete & Mrs. Susan Mavoides were present for discussion of their submitted application and drawings for new construction of two barns/accessory buildings. Architectural drawings were reviewed, discussed.

Mr. Williams questioned the design guidelines and if the new structures should be built with same fenestration for the adaptive use? Mr. Ziegler agreed but reasoned that the purpose and use of the proposed structures are different from the original barns. Ms. Mavoides would like the design to be consistent since they are within the Historic District. It has been noted that either standing metal seam roof or asphalt shingles will be used. The locations of both structures have been relocated for optimal land use. Harvest doors will be installed. Utilities are planned. Landscaping plan is proposed and has been submitted. Existing shrubs, tree, and plants will be relocated. A circular driveway will be installed, paved with permeable pavers and planted with tufts of grass. The drive entrance from South Main Street is steeply pitched which makes backing out impossible. This area of the drive will be paved with treads for traction. Homeowners are seeking relief for the drive entrance and have been in contact with Middlesex County, Township Engineer and the Public Works Dept. Hardscaping in the front of house will be another phase.

Members of the public, Ms. Ruth Jost and Ms. Kathy Wise, raised no objections for the proposed freestanding structures. They were interested in the proposed drawings, plot plan and landscaping plans.

Hearing no other questions or concerns regarding this application, roll call to approve this application as submitted was taken: AYES: Mr. Banks, Ms. Marlowe, Mr. Szabo, Mr. Walsh, and Mr. Ziegler. Record will reflect that Mr. Williams did not participate in roll call approval.

17 North Main (B23,L109), In Historic District, Classified C; Owners Mr. Peter Adamo & Ms. Valerie Martinez were present for discussion of the submitted signage application. Mr. Adamo informed HPC that according to Zoning Officer, due to prior use of the site, the specifications included with the application has been reduced in size to reflect code requirements. A new front façade photo with Molto Bene painted, centered over the entrance, on the fascia board was produced, copy in HPC file. Ms. Martinez stated that Helvetica font will be used. The four recessed lights will be installed, centered in soffit. The specs for the round 20' sign did not change. It will use the existing bracket. All lights will be on a timer.

Hearing no other questions or concerns regarding this application, roll call to approve this application as submitted was taken: AYES: Mr. Banks, Ms. Marlowe, Mr. Szabo, Mr. Walsh and Mr. Ziegler. Record will reflect that Mr. Williams did not participate in roll call approval.

57 North Main (B23,L51.01), In Historic District, Classified C-; Application received from owner who is unable to attend. A painted plexi-glass sign with the restaurant information will be insert into the existing mounted light box. HPC reviewed the application, specs, and pictures of the store front. Continued on page 3 of 3.

Continued from page 2 of 3

Hearing no other questions or concerns regarding this application, roll call to approve this application as submitted was taken: AYES: Mr. Banks, Ms. Marlowe, Mr. Szabo, Mr. Walsh and Mr. Ziegler. Record will reflect that Mr. Williams did not participate in roll call approval.

OTHER APPLICATIONS

109 North Main Street, Block 25, Lot 29.02; In Historic Buffer Area, review by HPC is not required. Application received March 31, 2015.

OLD BUSINESS

2015 Grant: Mr. Banks informed HPC that there were nine CLG (Certified Local Government) grant applications received for the most recent grant. The NJ CLG municipality list is growing.

Mr. Banks stated that back in November, voters passed a referendum for open space. This means that funds have been diverted from the preservation budget into the open space budget. He continued to say the New Jersey Historic Trust posted their grant information. He is not aware if it is a matching grant but will investigate. Should HPC be interested, a letter of intent to apply must be sent by a deadline date. Mr. Banks said that if agreeable with HPC, he will attend a grant meeting in Bordentown sometime in May.

NEW BUSINESS

Mr. Szabo informed HPC that Cranbury has been approved for the next round regarding the Beautification Grant.

The 2014 Year End Report was reviewed. Ms. Marlowe will attend a Township Committee meeting discuss the report.

Financial Disclaimer Forms were mailed to HPC volunteers. It must be completed on-line, no hand written or typed forms will be accepted.

Mr. Dave Szabo attended a seminar on refurbishing existing older windows at the home show held in Valley Forge, PA earlier this year. He said that exterior storm windows help protect windows which will extend their life with proper maintenance.

ADJOURNMENT OF MEETING

There being no further business, a motion duly made by Ms. Marlowe, second by Mr. Banks 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 April 7, 2015 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 ____ day of April 2015.

Linda M. Scott, Recording Secretary