

**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 August 4, 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. Ms. Scott performed as recording secretary.

MEMBERS IN ATTENDANCE

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

MINUTES

The minutes of the July 7, 2015 meeting were reviewed with minor changes and approved with a motion by Mr. Banks, seconded by Mr. Ziegler, all in favor. Record will reflect that Mr. Szabo was recused.

APPLICATIONS

29 Maplewood Avenue (B31,L3) In Historic District, Classified C; Owners Mr. & Mrs. Hawes were present for discussion to change the existing front door on the structure with a more appropriate door style. A supplied picture shows lower panels, and Mrs. Hawes stated that beveled glass will be installed on the top half. She stated that the existing storm door will be removed. The hardware, door knob and lock will be bronze color, made by Weslock. Since submission of application, measurements of the proposed replacement door (Door A) were taken and approximately 5" must be removed from the height of the door to fit the opening. It was discussed that should the door's integrity or safety be compromised or the look altered, another door (Door B) that was selected could be used as a backup plan. HPC offered suggestions for possible fits so the construction, integrity, look or proportion for Door A is not compromised. HPC is fine with Door B but expressed preference for Door A. Owners will inform HPC should Door B be used.

Hearing no other questions or concerns, roll call to approve the preferred Door A and if need be, Door B as the backup plan. AYES: Mr. Banks, Ms. Marlowe, Mr. Szabo, Mr. Walsh and Mr. Ziegler.

47 South Main Street (B18,L5), In Historic District, Classified C/C-; Homeowner, Mr. Mavoides was present for discussion of the amended application. Mr. Mavoides gave an update on the project stating that everything that has been proposed and approved is within the zoning setbacks on the property. The permitting process is moving along. The barns are scheduled for demolition soon. Plans will be finalized to reflect all proposed changes and updates. HPC reviewed the previously approved plan with the recently submitted updates.

Tonight there are four modifications to the previously approved addition plans by HPC:

- The new porch addition (south and west elevation) will be screened. The existing portico will not be altered.
- The side door entrance (north elevation) with overhang and steps will be replaced with a window.
- Eliminate box gutter from second floor new addition, replace with half round gutters. Box gutters on the first floor around screened porch and portico will be maintained (south elevation).
- Revised second floor window (east elevation) to a bow window.

Public comments were positive regarding the plan revisions.

Hearing no other questions or concerns, roll call to approve the amendments for the previously approved application as submitted: AYES: Mr. Banks, Ms. Marlowe, Mr. Szabo, Mr. Walsh and Mr. Ziegler.

After the applicant left, Ms. Ruth. Jost expressed disappointment regarding lack of preservation for the existing barns. The scale of the proposed barn on the south elevation was questioned. HPC replied that it is not unusual to have buildings of different scale within close proximity of each other. There are many buildings within the Historic District next to each other of different scale. All zoning and building regulations must be met, per Township code, prior to construction. Ms. Marlowe stated that the applicant followed the procedures according to Town code. In the past, the existing barns were evaluated for structural soundness and deemed not worthy of rehabilitation or restoration. HPC evaluates each application on the individual property and site location.

OTHER APPLICATIONS

17 North Main Street, (B23, L 109) in Historic District, application received to install a fire escape per building codes. It will be installed on the south elevation and constructed using pressure treated wood.

ZBA272-15, 8 Scottsdale Court, (B20.02,L10) received from Zoning Office as a FIY only. This property is outside the Historic District, and HPC review not required.

ZBA273-15, 126 Plainsboro Road, (B25,L58) received from Zoning Office as a FIY only. This property is outside the Historic District, and HPC review not required.

NEW BUSINESS

6 Park Place East, (B32,L23) in Historic District, it appears that maintenance work was performed on the front porch flooring which prompted a letter to the owner. This informational letter informs the owner that any changes on the exterior of the home must have an application submitted and reviewed. Mr. Dinardo stopped in the HPC office to discuss the letter. Railings have been installed on the front steps. Secretary will reach out to owner regarding the work and request he submit an application and come to HPC for discussion of work.

Township E-mail addresses will be assigned to all volunteer boards, commissions, committees per decision by the Township Committee. Volunteers will receive e-mail addresses by October. All Township business pertaining to the boards, commissions, or committees must be performed using the accounts.

Attendance of volunteer boards was on the July 27th Township Committee agenda which was briefly discussed by HPC. HPC has not had to cancel or reschedule a meeting due to lack of quorum. Further information can be read in TC meeting minutes.

It has been noticed that the PSE&G lamp at 74 North Main Street (B30,L1) was removed from the pole. In addition, the lights mounted on the structure are not on a timer. The lights are illuminated from the close of business on Saturdays to the opening of business on Mondays. This is an improvement.

HPC will continue to be looking for grants with no match.

ADJOURNMENT OF MEETING

There being no further business, a motion duly made by Mr. Szabo, second by Mr. Walsh 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 4, 2015 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 18 day of August 2015.

Linda M. Scott, Recording Secretary