

**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 18, 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 Vice Chair, Mr. Szabo called the meeting to order. Ms. Scott performed as recording secretary.

MEMBERS IN ATTENDANCE

Mr. Szabo, Mr. Walsh, and Mr. Ziegler. Mr. Banks and Ms. Marlowe requested to be excused. Motion to approve was made by Mr. Ziegler, seconded by Mr. Szabo, all in favor

MINUTES

The minutes of the August 4, 2015 meeting were reviewed and approved with a motion by Mr. Szabo, seconded by Mr. Walsh, all in favor.

APPLICATIONS

29 South Main Street (B35,L10), In Historic District, Classified C/C-; Homeowners Mr. Michael Lee and Ms. Mala Mastroberte, along with Mr. Michael Hathaway of Revival Construction were present for discussion of the submitted application for a screen porch addition onto the rear of existing house. Supplied photos were taken from public areas to show that this area cannot be seen from public view. Details and proposed materials include Phantom Screens that will electronically roll down, fir decking, columns matching existing interior columns, clapboard and trim will be painted wood, gutters will match existing K style, and the roof will be low slope with a flat seam metal roof, currently a painted tin roof. Owners plan to relocate existing half glass wood door, install a Marvin sliding door on east elevation. An update to the application is to add a Marvin 2'H x 4'W divided 4 lite transom window on the north elevation.

The homeowners are excited for this project to proceed since the house is scheduled to be on the upcoming House Tour. HPC is fine with all selected materials and elements of this application.

Hearing no other questions or concerns, roll call to approve this application with the additional north elevation transom window: AYES: Mr. Szabo, Mr. Walsh, and Mr. Ziegler.

6 Park Place East (B32,L23) In Historic District, Classified C/C-; Owners Mr. Ronald & Mrs. Karen Dinardo were present for discussion of the repairs performed to the existing front porch. The floor decking, four support columns, stairs with railings, and lattice were installed prior to application submission. Supplied photos show that floor boards/decking was framed out. The columns have been replaced with same style and painted. The concrete stairs were removed and replaced with 3 wood treads and now include hand rails on both sides. All four details have been recently painted. The lattice was replaced with plastic lattice (small holes) under the porch deck.

Mr. Szabo stated that HPCs position is to see that details of the house, visible by the public, be maintained so the look and style remain. HPC reviewed the application and the supplied file photos, past (1989-90) and current (2015). Several photos show the newly installed and unpainted porch floor board material is decking board. Mr. Szabo stated that the original flooring was most likely tongue & groove. He stated the installed framing along the perimeter of the porch hides the deck boards' raw edges and gaps. The recent paint

helps to mask the deck material used. The wood railing, as installed on the replaced stairs, is more suitable for use on a back deck and not the front porch for the house of this age. The steps are open which typically would have a riser or horizontal back board installed. The newly-installed lattice gives the appearance of higher porch. To help remedy this, it was suggested that the lattice be framed under the porch nosing with a molding board wide enough to hide the joists. A penciled outline was drawn on a copy of the photo for Mr. Dinardo to show how and where the frame should be installed. A vertical frame board should continue down below the porch, in line with the support columns.

HPC suggested another more appropriate option for the railings. Mr. Dinardo was not in favor of this option since it was already built and there was no railing before. He stated that the sturdy rails were installed as a necessity to assist him while navigating the steps. HPC understands this need. Photos were returned to Mr. Dinardo.

Hearing no other questions or concerns, roll call to approve this application with installation of risers on the steps and trim frame the lattice. AYES: Mr. Szabo, Mr. Walsh and Mr. Ziegler.

Mr. Dinardo asked HPC about necessary repairs on the back porch trellis and support posts. HPC suggested that the base board area that is rotten can be cut out and replaced with Azek, a material that is synthetic, water resistant and will not rot.

OTHER APPLICATIONS

83 North Main Street, (B23, L41) in Historic District, Classification C/C+: application received on August 12th to repair/replace existing rubber roof membrane with like. The porch roof is leaking and deteriorating the wood porch structure below. Application deemed as ordinary maintenance.

13 North Main Street, (B23,L67) in Historic District, Classification C/C+: Application received on August 17th to perform repairs to the front entrance overhang and columns. The porch roof flashing and shingles will be replaced with kind. The columns will be repaired. Application deemed as ordinary maintenance.

NEW BUSINESS

There is no interest in attending an upcoming NJ training seminar.

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 18, 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 15th day of September 2015.

Linda M. Scott, Recording Secretary