

**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 September 15, 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, and Mr. Walsh. Mr. Ziegler requested to be excused from meeting. He was not feeling well. Motion made to excuse Mr. Ziegler by Ms. Marlowe, seconded by Mr. Banks, all in favor.

MINUTES

The minutes of the August 18, 2015 meeting were reviewed and approved with a motion by Mr. Szabo, seconded by Mr. Walsh, all in favor. Record will reflect that Mr. Banks and Ms. Marlowe were recused.

APPLICATIONS

29 Maplewood Avenue (B31,L3) In Historic District, Classified C; Owners Mr. & Mrs. Hawes were present for discussion to change the recently approved front door and requested that the existing beveled glass be removed and replaced with a lighter weight glass. Upon re-sizing the door for installation, it was determined that the weight of the beveled glass would cause integrity issues. The owners had a metal rod installed on the header as a precautionary measure. Photos of the installed door show good proportions. Mr. Hawes stated that the door handle is an oval shape and not round.

Hearing no other questions or concerns, roll was called to approve the application as submitted: AYES: Mr. Banks, Ms. Marlowe, Mr. Szabo, and Mr. Walsh.

DISCUSSION

18 South Main Street (B23,L78) In Historic District, Classified C+; Owner Ms. Loida Wilson and friend, Mr. Ben Mugridge attended the meeting for an open discussion of possible solutions to a leaky integrated box gutter system. The home was built around 1790-1815 and is sagging in the front mid-section overhang, causing the overflow to flood the basement. The roof was replaced approximately 20 years ago. She had several roofing contractors out to assess the situation and say that it is in great condition. Ms. Wilson explained that one contractor shored up the sagging area with extra support. She was pleased to see and report that there hasn't been any water issues since then.

Ms. Wilson feels that there were brackets on the front of house under the soffits. There are existing decorative brackets on the sides and on the front corners near the downspouts on the house. She stated that it would be costly to reproduce the brackets and is not interested in replicating this detail.

After much discussion of possible solutions, HPC agreed the best approach and perhaps the least expensive was to continue with repairs to brace the sagging area and then line the gutter to prevent water from leaking through. It was suggested that the fascia and or soffit be replaced with a synthetic or composite material to prevent any future water deterioration. Another suggestion was to run a hose up on the roof to check how the runoff water flows. HPC appreciates all the research Ms. Wilson had done to correct this issue.

Homeowner accepted a blank application for future work and submission.

OTHER APPLICATIONS

PB274-15, (B26, L 3) Cranbury Housing Assoc. Rt. 130 South Application received on August 31st. Memo stating that property is outside the Historic District (HD). HPC submitted a response memo to the Planning Board stating that location is outside the HD, HPC review is not required.

NEW BUSINESS

Township E-mail Accounts: HPC volunteers were sent sealed envelopes containing passwords and instructions how to set up their email account, which should be in place by October. All Township business pertaining to the boards, commissions, or committees must be communicated via the email accounts. Mr. Szabo inquired if there was an email account list of all the volunteers that he might be able to access so there is no need to create one for every individual. This will be investigated.

2016 Meeting Dates: were reviewed and approved with notes that HPC should be aware not to meet before the Township Committee Re-organization meeting. HPC will not hold a meeting on July 5, 2016.

2016 Budget: was reviewed with discussion of the line items. All other line items will remain status quo. Membership for the National Trust and Preservation NJ will be submitted for 2016.

ADJOURNMENT OF MEETING

There being no further business, a motion duly made by Mr. Banks, seconded 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 15, 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 6th day of October 2015.

Linda M. Scott, Recording Secretary