

**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 November 17, 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. Ziegler.

**MINUTES**

The minutes of the October 6, 2015 meeting were reviewed and approved with a motion by Mr. Banks, seconded by Ms. Marlowe, all in favor.

**APPLICATIONS**

77 North Main Street (B23,L42.01) In Historic District, Classified C; Owners Mr. & Mrs. Johnson were present for discussion to change the existing one step front porch material. Mr. Johnson supplied photos of front step style and materials of local homes that he liked. Samples of limestone and bluestone material was brought in for HPC to see. He explained that attention to the current painted steps' wear and tear was given over the years without lasting results. Looking for a better solution and product, he walked around the town and found a couple different materials that interested him. He received quotes for a limestone and, his preference, a bluestone step. It would measure 54'W x 12'D x 6"H, very close to the existing size. HPC reviewed the photos and agreed that the bluestone would be more appropriate as a replacement step. HPC advised that bluestone is a dense material but could spall. In addition, the foundation could settle over time.

Hearing no other questions or concerns, roll call to approve the application using the bluestone. AYES: Mr. Banks, Ms. Marlowe, Mr. Szabo, and Mr. Ziegler.

68 North Main Street (B30 ,L3.01), In Historic District, Classified C; Application has been received to install a shed on the south side of property near driveway and behind house line. The shed will measure 12' X 16' with an overhead garage door on the front, a single-man entry door (single door with arch trim) on the side and no windows. The roof is gambrel style.

HPC stated that this property is highly visible in the center of town. The shed is large and will look like a free standing garage. Design Guidelines were reference. HPC reviewed the application with the attached construction detail and spec sheets. A more appropriate door for this location, facing the streetscape, was spied by HPC. Deluxe door with transoms was the owners' first selection. The roof style should be a gable and siding material T111.

A member supplied photographs of the front of property taken from the street. They were emailed to secretary to be included in with the file. In addition, a brochure with an ad of the described shed, to serve as a sample picture of the discussed changes will be given to the applicant. A copy will be inserted into the file.

Hearing no other questions or concerns, roll call to approve this application with the discussed amendments: AYES: Mr. Banks, Ms. Marlowe, Mr. Szabo, and Mr. Ziegler.

### **OTHER APPLICATIONS**

132 Plainsboro Road, (B25, L39) outside the Historic District; application received to install a deck. Review by HPC is not required.

9 Bunker Hill, (B23,L38) in Historic District; application received on October 13, 2015 as a re-roofing project, replacing 3 tab shingles with 3 tab shingles. Application deemed as ordinary maintenance.

25 South Main, (B35,L18) in Historic District; application received on October 13, 2015 to replace front porch steps with like materials and design, railing will be re-used. Application deemed as ordinary maintenance.

19 Prospect Street, (B23,L30)in Historic District; application received on October 15, 2015 to re-roof rear of structure and annex addition with similar shingles. Deemed as ordinary maintenance.

17 North Main, (B25,L58) in Historic District. Amendment to fire escape application received on October 19, 2015. Fire escape has been relocated to the rear of building.

### **NEW BUSINESS**

None.

### **DISCUSSION**

Mr. Banks did investigative work on the CLG Grant. The New Jersey State Historic Preservation Office (NJSHPO) focuses on scope of work and a good assessment plan together. Mr. Banks offered to write a draft over the Thanksgiving weekend. He had an idea if the vendor was willing to return and clarify if they are willing to work on the project for the allowable maximum grant amount. They could work on Key properties and or technical background research and as a volunteer group could help complete the survey, perhaps with taking photos. It may have an added benefit with the approval process.

Ms. Marlowe stated that last year's regret letter stated that the NJSHPO emphasized that a time line and justification. Mr. Banks offered to write a scope of work draft. He felt it would be a good idea to invite Richard Grubb & Associates to the next meeting to get a dialog going and verify that the survey can be performed within the maximum dollars allowed as stated in the grant application. Mr. Banks mentioned community service groups could help with some areas that may be able to help keep costs down and complete the survey task.

Secretary will contact Richard Grubb & Associates to invite them to the December 1<sup>st</sup> meeting.

Checklist Mr. Banks typed a draft checklist to follow when there is an issue of demolition of property. The purpose of this draft checklist is to help serve HPC whenever a demolition application be submitted for review and consideration. Ms. Marlowe asked who is responsible for issuing a demolition notice. Would this be the responsibility of the construction department? Secretary will inquire about the demo permit details.

The list was discussed and reviewed with minor typing changes. Mr. Ziegler questioned the sentence in the Approval Granted. In summary, it states, no structure will be removed if it cannot be put to reasonable use and its preservation will impose an undue hardship. Clearly this does not make sense. It is believed the intent is 'approval to remove a structure may be granted if it cannot be put to reasonable use and its preservation will impose an undue hardship'. Mr. Banks stated that this was taken from the ordinance. It was stated that most residents follow the ordinance as approved by the Township Committee.

**ADJOURNMENT OF MEETING**

There being no further business, a motion duly made by Mr. Szabo, 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 November 17, 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 5<sup>th</sup> day of January 2016.

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Linda M. Scott, Recording Secretary