

**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 December 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, and Mr. Szabo, Mr. Walsh and Mr. Ziegler.

MINUTES

The minutes of the November 17, 2015 meeting were reviewed with comments, they will be amended and placed on the January 5th agenda. The December 1, 2015 minutes were reviewed with minor changes and approved with a motion by Mr. Ziegler, seconded by Ms. Marlowe, all in favor.

APPLICATIONS

101 North Main Street, (B25,L30.01) Historic District, Classified as C+; Informal Discussion: Mr. Marty Coffey and Mr. Russell Foreman were present for an informal discussion about re-roofing this structure. Mr. Coffey stated that the slate roof is in terrible condition and is seeking advice as to the best way to proceed with the existing slate roof. Mr. Russell has years of experience with replacing, repairing and installing slate roofs. Ms. Marlowe asked how and why the roof came to its present condition. Mr. Foreman stated that the roof is very old. The slates are flaking and the valleys deteriorated. Weather elements make their way through the roof into the attic. Mr. Coffey stated that merely fixing the slate is not feasible. The roof is not walkable. The slates are thin due to a weather worn condition and replacing one slate may lead to the breakage of others. Ms. Marlowe stated that it was unfortunate that proper maintenance was not performed on the roof. Mr. Walsh asked about the age of the roof. According to Heritage Studies 1989, this structure dates to 1897 with imbricated shingles. So the slate roof could be original which is approximately 120 years old. It was asked if there was evidence of another roof. Mr. Foreman responded that no evidence was found. Ms. Marlowe stated that the roof pitch is very steep, allowing the colors and pattern to be very visible. She stated that the variation in colors add to the appeal of this roof. In addition, HPC's challenge is that there are not many slate roofs remaining in Cranbury. Mr. Coffey stated that the front porch roof has asphalt shingles and since the line is a shallow angle, it is not visible. The gutters are not true yankee gutters, so he would like to install ½ round gutters, if this is acceptable. The valleys, ridges and the chimney would be re-flashed.

HPC suggested that Mr. Coffey return to the next HPC meeting with estimates for replacing like with like and Eco-Star product.

NEW BUSINESS

None.

DISCUSSION

Ms. Marlowe informed HPC members that Mr. Bob Wise emailed her regarding a talk that he had with Mr. Jonathon Kinney from the NJHPO. Mr. Wise, in his email, states that NJHPO uses 2 forms for surveys, a short form for the majority of resources and a long form for resources that are thought to individually eligible for the National Register of Historic Places (NRHP). This helps with the amount of research time needed to devote to each resource. Regarding the scope of the project, the present scope, with some changes, will work best. RGA will do mapping/inventory and then complete half the number of forms. It is based on the number of older building and more complex building which require more time.

Ms. Marlowe suggested that she meet him at the History Center so he can view files about the structures be researched. Secretary counted that there are a total of ten Key structures within the Historic District (HD). She also copied a packet of the Nation Register of Historic Places Inventory Nomination Form, the US Dept. of the Interior National Park Service Old Cranbury School photograph form, and Middlesex County. Inventory of Historic, Cultural, and Architectural Resources prepared for the MC Cultural and Heritage Commission 1977-1979 by Heritage Studies. It was suggested that the original firehouse, freestanding barn located between 6 and 8 Maplewood Avenue, receive attention. The cement stucco firehouse, 4 South Main Street, was built in 1921. Secretary presented excel spread sheet with properties in the inventory by Heritage Studies 1989 with the street address, block/lot, and classification. Ms. Marlow will supply a copy to Mr. Wise.

Mr. Szabo volunteered to photograph the structures, which helps to stretch the budget.

Checklist: Mr. Ziegler stressed that the first sentence of the draft checklist document under Approval Granted be reviewed for clarity and that there be no ambiguity that may mislead an applicant.

Resignation: Mr. Ziegler will be stepping away from HPC. He has served on the HPAC (Historic Preservation Advisory Committee) and on HPC (Historic Preservation Commission from January 2010 to December 2015 (6 years). He will be missed for his insight and expertise. He asked that HPC keep him in mind should a volunteer be needed during the grant process. HPC wishes him the best!

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 December 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 5th day of January 2016.

Linda M. Scott, Recording Secretary