

**MINUTES  
OF THE  
CRANBURY TOWNSHIP  
HISTORIC PRESERVATION COMMISSION  
CRANBURY, NEW JERSEY  
MIDDLESEX COUNTY**

**TIME AND PLACE OF MEETING**

A re-organizational meeting of the Cranbury Township Historic Preservation Commission was held in Town Hall, Cranbury, New Jersey, on January 5, 2016 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 1, 2015, 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**

During interregnum and with a quorum present, Ms. Scott, recording secretary called the meeting to order.

**MEMBERS IN ATTENDANCE**

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

**INTRODUCTION OF 2016 MEMBERS**

Mayoral appointments were made on January 4, 2016. Ms. Susan Ryan was appointed to fill Mr. Ziegler's Class A recently vacant position.

**REORGANIZATION**

According to Township Code Chapter 21-3 F, a nomination to elect Ms. Marlowe as HPC Chair was made by Mr. Szabo, second by Mr. Banks, all in favor. Record will reflect that Ms. Marlowe was recused.

According to Township Code Chapter 21-3 F, a nomination to elect Mr. Szabo as HPC Vice-Chair was made by Ms. Marlowe, second by Mr. Banks, all in favor. Record will reflect that Mr. Szabo was recused.

According to Township code Chapter 21-3 F, a nomination to select Ms. Scott as recording secretary was made by Ms. Marlowe, second by Mr. Banks, all in favor.

**MINUTES**

The minutes of the November 17, 2015 meeting was reviewed and approved by Mr. Banks, Ms. Marlowe, and Mr. Szabo. Ms. Ryan and Mr. Walsh were recused.

The minutes of the December 15, 2015 meeting was reviewed, amended and approved by Mr. Banks, Ms. Marlowe, Mr. Szabo and Mr. Walsh. Ms. Ryan remained recused.

**APPLICATIONS**

101 North Main (B25,L30.01), In Historic District, Classified C+; Contractor Mr. Marty Coffey was present for discussion of his findings for re-roofing the existing slate roof from the December 15, 2015 meeting. He explained that the beaver tail (rounded end) sample of the slate was not available for HPC to view. Ms. Marlowe asked if HPC members had the opportunity to view this roof, which is sharply pitched. HPC responded they did. Mr. Coffey produced samples of EcoStar product, an informational brochure from Vermont Slate Company, and price quote/guestimate for each product. He explained that to avoid a uniform colored roof, three colors can be used to add depth and character. HPC prefers that this be done since the existing slate roof has different colored slates. HPC reviewed the color samples. The dominate color, Freeport Federal (75%), Saranac Smoke (15%), and Drifting Dunes (10%) colors come close to existing colors and are preferred. This product has shadow lines and depth. Mr. Banks asked about installation of the EcoStar product. Mr. Coffey explained installation of this product is labor intensive but the synthetic slates are nailed

down, overlapping the slates to cover any nail heads. The 50 year warranty for the EcoStar product is limited and transferrable. Ms. Ryan asked about flashings, valleys, ridges, and gutters. Mr. Coffey stated the existing material is deteriorated but looks like galvanized metal. The replacement materials will be copper in the open valleys. Half round gutters will be installed by using brackets under the roof. The current gutter condition offers no channeling of rainwater or snow melt into the downspouts.

Mr. Jay Taylor, of the public, stated that the only problem, according to an inspector who looked at his house, is that these slates have not been around for the 50 year warranty.

Hearing no other questions or concerns regarding this application, roll call to approve this application with three colors and copper valley flashing and gutters : AYES: Mr. Banks, Ms. Marlowe, Ms. Ryan, Mr. Szabo and Mr. Walsh.

### **DISCUSSION:**

53 South Main Street (B18,L3) within HD, Classified Key: Mr. James Taylor was present to discuss the fencing of this home that he is proposing to purchase. He explained the existing fence styles on this property. On the west elevation is a wrought iron fence, south elevation has a wooden picket fence, and there's a paddock fence on another side. He stated that he would like to enclose a small patio in the back of house that would help contain the family dogs and allow the children to play. The existing landscaping will be left as is, if not planted with new plantings. Mr. Taylor stated that he contact Newman's Iron Works, within NJ, since the west elevation iron fence is in need of repairs. He relayed to install an iron fence, where desired, would be costly. Newman's Iron Works suggested he investigate a fence by Specrail, for a close match or match design of the existing iron fence can be found. He stated the fence height would be approximately 3' to 3 ½ ft. depending on the slope. Another alternative would be to install a 1"x1" pyramid picket fence painted white. Wood fence is not dog proof. Repairs are ordinary maintenance. Height is a zoning issue, not HPCs. The process is to submit an application. It will be noticed as legal notice.

Mr. Taylor raised the fact that the front entrance storm door is hazy which he would like to remove. He offered two suggestions, install a new storm door or not install a storm door, which would depend on how drafty the entrance door is. Ms. Marlowe suggested to investigate interlocking weather stripping. This product offers a solid seal against the elements. She is personally aware of this product since her front door is exposed (no storm door). HPC is fine without a storm door on the front entrance.

He also asked about replacing the existing 25 year 3 tab asphalt shingles in a lighter gray so it is not a focal point. HPC stated that replacing shingles with like shingles does not need HPC approval but an application should be submitted. He has on his wish list, installation of lights in the soffit like other homes on Main Street to accent the architectural details.

He asked if removing the wood picket fence would be ok with HPC. He does not plan on replacing it. HPC is fine with removing the fence.

2016 HPC membership is at full capacity.

Mr. Banks suggested that Mr. Ziegler should be honored for his dedicating his time and service to Cranbury, he should be recognized with a resolution. HPC agreed that he should be recognized.

### **OLD BUSINESS**

Ms. Marlowe submitted a copy of an email sent to her from Mr. Robert Wise. In it he informs that he spoke with Jonathon Kinney from NJHPO. NJ now uses two forms for surveys; a short form for the majority of resources, and a longer form for resources that are thought to be individually eligible for the National Register of Historic Places. This helps with the amount of research time that may need to be devoted to each resource. Also, he thinks the present scope, with some changes, will work best. RGA will map/inventory and then complete half the number of forms. This is reasonable based on the number of older buildings and more complex buildings which require more time. A phased project may be in order. Photography-this will stretch the budget if a HPC member can be trained. Mr. Szabo volunteered to help with this task.

Mr. Banks asked, based on the comments, will the scope of the grant project change? Ms. Marlowe stated that the 10 Key properties will be performed. Mr. Szabo asked if the 109 properties was north or south

of the lake. He was curious since he volunteered to take photographs. This activity could raise some suspicions by some residents. Resolution to apply and submit the grant was approved. Deadline is quickly approaching and will be submitted shortly.

Mr. Walsh asked about the water fountain. He stated that the work performed looks good, but the posts are not painted and he wonders if this will be completed. There are community service groups that could possibly finish the project.

**ADJOURNMENT OF MEETING**

There being no further business, a motion duly made by Mr. Banks, second 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 January 5, 2016 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 1<sup>st</sup> day of March 2016.

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Linda M. Scott, Recording Secretary