

**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 June 21, 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**

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

**MINUTES**

The minutes of the May 3, 2016 meeting was reviewed, corrected, and approved with a motion by Ms. Ryan, seconded by Mr. Szabo, all in favor with the exception of Mr. Banks, who was recused.

**APPLICATIONS**

52 Maplewood Avenue (B33,L8), In Historic District, Classified C/C-: Homeowner, Mary Macallister was present for her submitted fence application. Ms. Macallister explained that 27' 10" of an existing chain link fence facing Maplewood Avenue (west elevation), and 31' 3" link fence (north elevation) behind rear corner of house, will be removed. A Proposed replacement is a white vinyl square picket fence. The west elevation will use same plot line. This fence will be 4 1/2' H with a 4' gate. The north elevation does not follow the same existing fence but will now cross over the driveway extending from the back corner of the house and with an 11'5" gate planned over the driveway. The 31'3" of fence will now be installed on the north elevation of the paved driveway. The south elevation neighbor's fence (50 Maplewood Ave.) is a wood picket wood. The fence delineating the two properties is chain link.

Mr. Banks stated that HPC follows local ordinance and the proposed vinyl material is not historic in nature. Other applicants within the Historic District (HD) have found products that met the criteria for materials. Ms. Marlowe added that the materials should reflect the era of the house. Mr. Banks asked about any referencing applications. Secretary stated that a fence application within the HD, on Park Place East, was reviewed by HPC. For this application, the fence design was appropriate however the proposed material was vinyl. HPC denied the application due to the proposed material and recommended that a more appropriate material be used. Ultimately a squared wood picket fence was installed. Coincidentally, this applicant is here tonight for another project on the same parcel,

Ms. Marlowe asked Ms. Macallister if consideration was given to other materials other than a wood looking fence such as a metal fence. Ms. Macallister was prepared with two other products but expressed concern about the cost. These two products have squared edges and the look of wood. She expressed that the proposed vinyl fence would improve the property and cited the vinyl fence recently installed at 11 Maplewood Avenue. She stated how both structures are similar in style. Ms. Marlowe stated that this home was a recent build and the materials used reflect the era of the structure. Mr. Szabo asked about other styles such as a flat picket. Ms. Macallister wants a 4 1/2' H and has been looking for over a year at other fences around the neighborhood. Ms. Marlowe stated that Azek is an acceptable material and was recently installed on a

property within the Historic District. Mr. Walsh inquired what the cost would be if a pressure treated wood product was used. Ms. Macallister was not certain, and said that another contractor is scheduled for a price quote.

Mr. Banks suggested that HPC look the separate applications to get a determination of what material was used for fence applications. Ms. Marlowe understands that Ms. Macallister would like to install a vinyl fence but stated that HPC must be consistent with appropriate materials within the Historic District. HPC agreed that they must remain consistent and do right by applicant. Mr. Szabo brought in an issue of This Old House which has an 8 page article that addresses fences. A copy of the publication pages were made and given to Ms. Macallister.

It was determined that this application be tabled until July 19<sup>th</sup> so more information could be gathered. HPC has empathy for the applicant but cannot control what or how a contractor reacts to a potential customer.

5 Bunker Hill (B23, L40) In Historic District, Classified C: Owner, Ms. Linda Bowker, was present to discuss the exterior changes to this property. She explained that she will be replacing the sidewalk, curb, front porch, and steps with like, removing the existing asphalt drive, replace it with concrete and line the perimeter with bricks. The steps will be brick edge with bluestone on front steps. HPC felt the materials and design are appropriate.

Hearing no other questions or comments, roll call to approve this application as submitted: Mr. Banks, Ms. Marlowe, Ms. Ryan, Mr. Szabo, and Mr. Walsh.

5 Park Place East (B30,L9), In Historic District, Classified C; Property Manager, Mr. Bill Dzieminski, was present to discuss the exterior changes. He plans to install a suitcase sized central AC unit. There is currently a window AC unit and the central unit will be installed between two windows on the ground. He plans on installing a gate to help hide and or distract the eye away from the unit. The gate will match the existing wood squared picket fence that was recently installed.

Hearing no other questions or comments, roll call to approve this application as submitted: Mr. Banks, Ms. Marlowe, Ms. Ryan, Mr. Szabo, and Mr. Walsh.

6 Symmes Court (B23,L88), In Historic District, Classified C-; no one present to discuss or answer questions for HPC. Ms. Marlowe would like to discuss the posts and rail height. Application tabled until next meeting for the applicant to be present for discussion. All in favor to table application.

22 South Main Street (B35, Lot 8, In Historic District, Classified C-; application received on June 20<sup>th</sup> for a fence that has been installed without HPC review. The wood fence has a 3' wide gate on the north east elevation of the structure and a double wide gate on the south east elevation. HPC stated the style is appropriate and recommends the fence be painted white. This minor application was approved by Ms. Marlowe.

#### **DISCUSSION:**

Mr. Dzieminski was asked about the recent fence install at 5-7 Park Place East. As stated earlier, the original fence install material was vinyl and denied as inappropriate. Another application was made to use 1 ½" x 1 ½" cedar pickets spaced the same and use pressure treated posts. Mr. Dzieminski stated that contractors were not returning calls or communicating with him. He felt the quickest way to get the fence installed was to build it himself. He said it was not hard, just a lot of cutting. Since he was the laborer and the cost for the materials (wood and paint) was minimal, the fence was installed.

CLG: Ms. Marlowe and Mr. Szabo both received emails from the NJSHPO (New Jersey State Historic Preservation Office). Ms. Marlowe read aloud from the email that CLG guidelines required that the HPO conduct a review of each CLG municipality every 3 years to monitor that minimal requirements of the program and perform the responsibilities as defined in the certification agreement. The email includes that Mr. Kinney would like to take a tour of Cranbury and attend the July 19<sup>th</sup> HPC meeting. Ms. Szabo looked through the

attached document Appendix D for review, which includes queries of professional qualifications, Board interests, knowledge of historic preservation, vacancies filled, training, etc.

HPC is very interested that Mr. Kinney will tour Cranbury and attend the meeting. Mr. Szabo also received an email for HPC discussion list established by the SHPO to create a forum for open discussion about preservation issues for CLGs. This email will be sent to secretary then forwarded onto the volunteers.

Building a Place for History Preservation Conference on June 9<sup>th</sup>: Ms. Marlowe, Ms. Ryan, and Mr. Szabo attended the conference. Mr. Szabo stated that most interesting is the new use of drones for historic preservation. These devices can be maneuvered to fly about a building to view the rooftop which replaces the need to install scaffolding or ladders to have an inspector climb to perform a visual inspection. The drones are capable of 3D imaging and less expensive.

Mr. Szabo attended the very timely photography session since he will perform this task for the intensive-level architectural survey. Ms. Marlowe the first session was about advocacy. Discussion of this interesting day ensued. Ms. Ryan attended a session on Handicap Accessibility for public assembly spaces. She thought it would address structural solutions for installation of ramps and such in existing building but it discussed audio technology and sensory, hearing loss, ways for signage that was not disruptive.

Township Newsletter: Mr. Szabo volunteered to write an article for the upcoming newsletter. A suggestion to inform the residents that HPC has received a grant. Should residents see a group of workers doing a survey in town, not to worry, they are performing this task for the intensive-level grant. Mr. Szabo suggested that residents attend the HPC meeting prior to submitting an application for an informal discussion to address any possible questions. Another suggestion is when removing an architectural detail from the exterior of the home, don't throw the items in the trash, save it for perhaps a future owner who could be interested in it.

#### **OLD BUSINESS**

None.

#### **ADJOURNMENT OF MEETING**

There being no further business, a motion duly made by Ms. Ryan, second by Ms. Marlowe 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 June 21, 2016 consisting of 3 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 19<sup>th</sup> day of July 2016.

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Linda M. Scott, Recording Secretary