

**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 July 19, 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 June 21, 2016 meeting were reviewed, amended and approved by roll call, all in favor.

APPLICATIONS

91 North Main Street (B28,L7), In Historic District, Classified C; Construction Manager, Mr. Sal Golisano, was present to discuss the proposed exterior changes which include installation of a pergola over an existing patio over the southern elevation entrance. In addition, a proposed 3'H cedar wood fenced enclosure will conceal the recycling/trash receptacles. It was designed to be similar in style with the existing fence. Both structures will be painted white. Mr. Golisano addressed all questions HPC had. Specs of the pergola and fence enclosure design were supplied at the meeting.

Hearing no other comments or questions for this application, 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-; Owner, Ms. Eileen Marckioni was present for the submitted application that was tabled from the June 21st HPC meeting. Discussion of the balustrades and railing ensued. Ms. Marckioni would like to match the approved railing/balustrade that was installed on the west elevation of her home. Currently, there are four existing column bases with squared columns on top on her front porch. HPC asked about the rail height and expressed that the mass or height of the rail/balustrade should meet the existing bases with a simple rail installed above it that will meet code (30"). This rail would have a minimal visual impact to this bungalow style home. HPC's goal is for a rail/balustrade that is architecturally appropriate. HPC is aware of a home on Cranbury Neck Road with this installed additional rail above the rail/balustrades. The location was conveyed to Ms. Marckioni so she may view.

It was decided to extend the application length of time to investigate rail options. Ms. Marckioni extend the application 45 day review deadline and indicated so on the application. She will contact Construction Official, Mr. Farrington, for his professional input and installation options.

29 South Main Street (B35, L10) In Historic District, Classified C/C-: Architect, of the bulk variance, Ms. Kristen Thoft, explained she did not design the proposed garage structure but did supply the visibility plans from the street for the Zoning Board which received a variance approval approximately 2 weeks ago. Builder, Mr. Michael Hathaway was present for discussion of the replacement structure. Ms. Thoft explained that the

existing shed will be removed and replaced with a freestanding 24'Wx28'D garage. The existing paver driveway will be extended in the rear, matching pavers.

Ms. Thoft explained that the garage will be a modular structure made by a firm out of state. Mr. Hathaway confirmed that the structure will be manufactured, which will help save time with the precision of the small cuts. The structure will have cedar ship-lap siding, cedar shakes on the roof, painted wood windows, copper roof on cupola, 2 cross buck 8 lite overhead garage doors, no gutters, and a rear single entry door will be painted. HPC questioned the plan drawing showing the 9 lite cupola on all four sides but one drawing indicates a 4 lite on an elevation. HPC asked about the cupola. Mr. Lee requested that a cupola be installed on this structure. Electric will be supplied to the structure. HPC questioned if there are exterior lights, Ms. Thoft and Mr. Hathaway were not certain on this detail. HPC feels that this structure is consistent with the materials and design within the Historic District.

Hearing no other questions or comments, roll call to approve this application with 9 lite notation: Mr. Banks, Ms. Marlowe, Ms. Ryan, Mr. Szabo, and Mr. Walsh.

33 Maplewood Avenue (B31, Lot 1), In Historic District, Classified C-; application received on July 6th for installation design of a hot-tub. The hot-tub is already 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.

52 Maplewood Avenue (B33,L8), In Historic District, Classified C/C-: Tabled from June 21st HPC meeting; homeowner, Ms. Mary Macallister was not present at this meeting. Secretary relayed to HPC that an agenda was e-mailed to her. Secretary spoke with Ms. Macallister on July 13th.

Secretary states that 4 fence vendors within Central Jersey were found doing an internet search. Of the four names, Ms. Macallister, was aware of two of them. Mr. Banks presented info he found on the internet from an area box store selling a 3'H x 6'W pressure-treated cedar-tone moulded fence kit. During the June 21st meeting, a fence article from *This Old House* magazine found by Mr. Szabo, addressing fences, was copied and given to Ms. Macallister.

HPC asked for confirmation that additional information was not received that would help make a determination on this application. Secretary confirmed. Mr. Banks stated that additional energy was spent relaying additional information to the applicant. He will keep looking for solutions, not just for this application, but other fence applications within HD as well.

Subsequently information to make a determination on this application has not been received and the 45 day review deadline, according to Chapter 93, is quickly approaching, a roll call to deny this application as submitted: Mr. Banks, Ms. Marlowe, Ms. Ryan, Mr. Szabo, and Mr. Walsh.

OTHER APPLICATIONS

11 South Main Street, (B35,L4) within Historic District, Classified C; application received on July 5th, to replace garage doors with like materials and style. Deemed as ordinary maintenance.

5 South Main Street, (B35,L1.01) within Historic District, Classified C; application received on July 6th to replace the entire main house roof, replace free standing garage and shed with Owens Corning shingles for a cohesive look. Deemed as ordinary maintenance.

22 Station Road, (B18.L36.01) within Historic Buffer Area; review by HPC is not required.

60-64 North Main Street, (B30,L7) within Historic District, application received July 18, to replace the shingled overhang (pent roof) on North Main and around the corner on Park Place. Replacing like with like, deemed as ordinary maintenance.

DISCUSSION:

Certified Local Government (CLG): Mr. Jonathan Kinney and Mr. Nicolas Cuozzo of NJ State Historic Preservation Office were present this evening. Mr. Kinney thanked Mr. Szabo for the wonderful walking tour earlier this evening. He is the new NJ CLG Coordinator and currently undertaking the task of visiting and monitoring CLG communities and ensure they are meeting the State of NJ guidelines and certification agreement. Also, to offer his support at the State level to help Cranbury carry out their task. Mr. Kinney

stated that he was able to review the required submitted documentation received in the NJSHP office back in March. He says that Cranbury HPC is doing a great job, very thorough, and has fully staffed commission. All these facts were evident when he did the walking tour earlier this evening.

Mr. Kinney had a couple comments. He read that some HPC members received training in 2015 and noted all volunteers must receive some form of training every year according to CLG guidelines. He emphasized that it can be a subject matter of discussion with an expert professional such as an architect or historian for a period of time, it can be a webinar during a scheduled meeting, attend an organized conference.

Another comment regards the CLG grant. Mr. Kinney congratulated HPC on securing the CLG grant. Mr. Kinney stated that HPC must keep in mind that the grant will need to be open to the competitive bidding process. HPC stated that when preparing the grant submission, they reached out to architectural firms for their help and experience with the application process. But one firm responded and was very helpful at that time. Mr. Kinney explained that once the funds has been received from the Federal Government, he will return to explain the process and address any concerns that HPC may have.

Lastly is membership. Mr. Kinney stated that Alternate #2 must be a resident or citizen of the municipality who shall hold no other office. Currently, this may not be the case.

In closing, Mr. Kinney asked if HPC had any questions that he might be able to address. Mr. Szabo stated that occasionally a Certificate of Approval application may come in after the project has been completed or not at all. HPC is trying to encourage residents to come and discuss their project ad hoc. Ms. Marlowe stated that HPC is not an enforcement agency. Having a great relationship and support of the Township Committee is beneficial. Another question asked is the Historic District (HD) vs. the Historic Properties. Ms. Marlowe explained that there are currently 3 or 4 houses outside the large HD with a 200' Buffer Area (BA), designated individually. The HD as a whole does not have a BA. Originally, there was a 2,400' BA but it was decreased to 200' when the ordinance was amended. HPC tries to send 'new owner' letters to residents as they move into the HD. Mr. Kinney commended HPC for the information posted on the website; the Design Guidelines, the FAQs, Ordinances, etc.

Mr. Banks asked if there is a towns that HPC can look to as an example or anything else that HPC can do to improve that will help residents. Mr. Kinney gave examples of Beach Haven and Paterson, both CLG communities

HPC appreciates that Mr. Kinney and Mr. Cuzzo took the time to tour Cranbury and attend this meeting.

OLD BUSINESS

None.

ADJOURNMENT OF MEETING

There being no further business, a motion duly made by Ms. Marlowe, seconded by Ms. Ryan 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 July 19, 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 2nd day of August 2016.

Linda M. Scott, Recording Secretary