

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

TIME AND PLACE OF MEETING

A scheduled meeting of the Cranbury Township Historic Preservation Commission was held in Town Hall, Cranbury, New Jersey, on September 19, 2017 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 5, 2016, 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, Mr. Szabo, HPC Chair, called the meeting to order. Ms. Scott, performed as recording secretary.

MEMBERS IN ATTENDANCE

Mr. Coffey, Ms. Marlowe, Ms. Ryan, Mr. Szabo, and Mr. Walsh. Mr. Banks requested to be excused, motion by Mr. Szabo, seconded by Ms. Ryan, all in favor.

MINUTES

The minutes of the September 5, 2017 meeting were reviewed and approved by Ms. Marlowe, Ms. Ryan, and Mr. Szabo. Mr. Coffey and Mr. Walsh were not eligible to participate.

APPLICATIONS

54 Maplewood Ave.: (B33L7) within HD; Classified; owners James & Fiona Romaine were present for discussion of the submitted application for a proposed addition off the back of this one story brick bungalow style house. It includes a den, master bedroom with bath, and a mud room.

Ms. Romaine explained that the existing house is approx. 850 sq.ft. Proposed is to add approx. 625 sq.ft. of additional living area onto the back of the structure. The addition will be the same width as the existing house. A side entrance (south elev.) using PVC Trex product for the side porch and steps entrance is proposed. An overhang on the side entrance will be installed to match the slope line of the hip roof. A Jeld-wen (steel) door with a 6 lite on the top third will be installed on the side entrance. The siding will be a vinyl material, the application states a different material but was amended to reflect vinyl. Windows will be Anderson 400 series 6/1 to match existing. The hip roof will be extended, matching the hipped lines. Roofing material will match existing since the existing was re-roofed (2007). A concrete sidewalk, about 4' long, will lead from the driveway to the side porch. Railings will be installed using same type of material as decking. Gutters will match existing.

HPC discussed the visual delineation between the existing brick and the new addition. It was stated the siding material will offer a good visual break. The application was amended by Ms. Romaine to say vinyl siding, not Hardiplank, as written.

Roll call to approve the application as amended: AYES; Ms. Marlowe, Ms. Ryan, Mr. Szabo, Mr. Walsh.

31 Maplewood Ave.: (B18L15) within HD, Classified CONCEPT

14 Prospect St.: (B28,L15) within BA; application to re-roof the entire structure with the like, 3-tab and color green, was received and deemed as ordinary maintenance.

8 Maplewood Ave.: (B33,L28) within HD; application to re-roof the entire structure (porch excluded) and the free standing garage with GAF Timberline 5 tab dimensional shingles was received. This application was deemed as ordinary maintenance.

47 South Main St.: (B18L5) within HD; application received to replace the 4'H wood picket fence on the north elevation. The fence will be replaced, like with like. Application was deemed as ordinary maintenance.

NEW BUSINESS

2018 Budget: the 2018 budget worksheet was reviewed. Advertising 01-22-205-100 will remain at \$750.00, Books, Subscriptions 01-22-205-100 will remain. In 2016 a subscription that is good till July 2020 for *This Old House* magazine was secured at a cost of \$54.00. Membership 01-22-205-160 will increase by \$50. Training 01-22-205-190 will decrease to \$500.00.

New Homeowner Letter was reviewed. The discussed changes will be incorporated into a new draft (3) for another review. The need for further review due to recent criteria changes to the Secretary of Interior Standards recommendations and Township Code. Until a final version is approved by the HPC members, the HPC secretary will be sending the current version of the letter to the new owners within the historic district based upon the Fire Official report of new homeowners. This will inform new owners of designated historic properties of the need to submit an HPC application prior to commencing any proposed work to the exterior of their home.

DISCUSSION

Training: briefly discussed was an upcoming training seminar for restoration of historic wood windows this weekend. It is known that older windows last a long time, longer than newer replacement windows since replacement wood windows are made of new growth lumber which is grown quickly. No one from HPC will be able to attend this seminar. Mr. Coffey agrees that older window(s) wood is a stronger product. He added that new replacement windows are easy to pop in when windows are being replaced on the job site. This topic might be worthy for the HPC and Library to work on together for a possible future event.

Upcoming Architecture in Color: Historic Paints and Finishes, Their Investigation and Reproduction hosted by MARCH at Rutgers-Camden on November 11, 2017 9am-3pm. Two HPC volunteers may be interested in attending.

147 Plainsboro Road (B23,L12.01) it appears that the farmhouse now has support brackets to stabilize the front porch. Ms. Marlowe stated that there are individuals within the Cranbury community who are interested in purchasing the house. The property with house has an historic preservation easement. HPC does not know all the details but is supportive with keeping this house maintained and not letting it go into disrepair.

Intensive Level Historic Survey, final bill was received which zero balances the CLG grant amount. The final copy of the completed inventory was delivered on September 13th ahead of the scheduled September 15th deadline. Mr. Szabo stated that the Phased 1 inventory should be downloaded on the Historic Preservation webpage if possible so HPC members and the public can reference as needed.

Ms. Ryan asked if any feedback from the NJSHPO was received. Secretary will send an email to Mr. Kinney asking if there is anything outstanding before submitting the final invoice for payment.

HPC would like to present the Survey to the Township Committee on the invite of Ms. Goetz, HPC liaison. The best way to make this presentation, touching on the classifications, will need some thought. The time frame discussed for this presentation is possibly early December. Secretary will inquire about their agenda.

55 North Main St. (B23.L50.01) within HD, Classified C: a letter from Brennan Law Firm was received on September 18th, requesting a "no interest" or letter of approval for this property. Responding to this letter and reiterating the HPC memo dated June 21, to the PB, since the submitted documentation (plans from the PB) offers options for use but no exterior changes proposed, HPC review was not required at this time. Should

exterior repairs or alterations to the exterior changes are proposed, whether by current or future owner, HPC application for Certificate of Approval application must be submitted for review.

46 Maplewood Ave. (B33.L11) within HD, Classified C-: this property is currently on the market. An inquiry phone call from a realtor questioning the procedure for demolition of this structure was received on September 13th. Administrative Officer had email the link for Chapter 93 to the realtor same day.

Ms. Ryan stated her Mt. Holly Historic Commission experience requested an engineering report to fulfill their requirements for demolition. Mr. Szabo requested past files for similar sites that have had similar history.

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 September 19, 2017 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 3rd day of October 2017.

Linda M. Scott, Recording Secretary