

**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 October 3, 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. Banks, Mr. Coffey, Ms. Marlowe, Ms. Ryan, Mr. Szabo, and Mr. Walsh. Mr. Coffey, 1<sup>st</sup> Alt., requested to be excused.

**MINUTES**

The minutes of the September 19, 2017 meeting were reviewed, amended and approved with a motion by Mr. Szabo, seconded by Ms. Ryan, all in favor. Mr. Banks was not eligible to participate.

**APPLICATIONS**

47 South Main St.: (B18,L5) within HD; Classified C; owner Ms. Susan Mavoides was present for discussion of the submitted application to remove and replace existing sidewalk, relocate driveway pitch and entrance, refurbish apron and walls. The width of the sidewalk was discussed. Should the proposed bluestone not be wide enough to meet standards, a brick border can be added. Since the existing walk is concrete, HPC is fine with using this material, but the width must meet code standards. The redesign of sidewalk will be lower to meet the new driveway. Currently, the driveway entrance pitch is steeply angled so that vehicles typically scrape bottom when entering. The street frontage has enough room to allow for the relocation on the drive entrance and proposed walls. The driveway apron will not spill into the street. The new steps to the street will be brick or bluestone and the existing iron railing will be cleaned and reused. Permission has been sought and granted from Middlesex County Road Department for this location and landscape change.

Hearing no other questions or concerns, roll call to approve this application as discussed was taken: AYES; Mr. Banks, Ms. Marlowe, Ms. Ryan, Mr. Szabo, Mr. Walsh.

31 Maplewood Ave.: (B31,L2) within HD; Classified C; Concept/Preliminary discussion: Mr. John Macready was present to discuss replacing 2 windows on the south elevation on the rear addition. Currently, the interior room (kitchen) is being renovated and the new counter height comes above the bottom edge of the windows. Mr. Macready is proposing to remove the existing double wide vinyl windows and install a double 1/1 Marvin window. The window sills and aprons will be raised 2" to accommodate the interior counter. The header will remain the same. The aluminum siding will be adjusted and matched. Mr. Macready stated that eventually all the windows will be replaced with Marvin Ultrex windows

Mr. Macready will submit an application with the required information for review at the next HPC meeting.

### **OTHER APPLICATIONS**

14 Prospect St.: (B28,L15) within the Buffer Area, borders property within Historic District; application received to remove two layers of asphalt fiberglass shingles and replace with GAF Timberline Lifetime shingles, color is pewter gray. Application considered ordinary maintenance.

19 North Main St.: (B23,L65) within HD; application received to repair leaking roof damage. It extends to exterior and interior of rear 2<sup>nd</sup> floor addition. Siding will be replaced with hardiplank and not (current) vinyl.

### **OLD BUSINESS**

Inventory Files-HPC would like the updated Intensive Inventory Phase 1 Files posted on the Township website. Secretary will work on this.

New Owner Letters have been mailed to six new homeowners within the Historic District and Buffer Area on September 21, 2017. One letter was returned due to vacancy. Certificate of Appropriateness applications were included.

Mr. Banks submitted his comments on the new owner letter. He explained that the letter should be a simple notice that will point new owners to the website unless they do not have a computer. The comments will be typed for review (draft 4) at next meeting.

Mr. Szabo stated that the letter should direct homeowners to the HPC webpage on the updated Secretary of Interior Standards, which now allows for newer composite materials available that provide the look and feel of the older material being replaced.

### **NEW BUSINESS**

Certified Local Government Grant information letter has been received for the next round of available grants. Ms. Marlowe stated that the 2018 no-match grant information has been forwarded to the Historical and Preservation Society. HPC feels that the barn park would be a good candidate for this grant.

HPC was invited by Ms. Goetz to appear before the Township Committee to present the Intensive Level Survey. Secretary spoke with Township Clerk and Administrator of a meeting date of December 18<sup>th</sup>. This date is not convenient for Mr. Szabo. Mr. Banks stated that the new owner letter should be presented to the TC as well. Mr. Szabo stated that the purpose of attending is to provide the TC an update of the Intensive Level Survey. The next grant will address the south end of town and other properties that were not addressed during the 2017 grant. Work will be needed to work on properties within the Buffer Area that should be included in the Historic District. This was discovered when the Phase 1 inventory work was being performed.

### **DISCUSSION**

Mr. Szabo noticed that lamp post at 20 North Main Street has been reinforced and stabilized. The bare bulb is still visible but a simple fix to re-install a proper size hurricane globe to cover the bulb would return the appearance as documented in an old photograph.

### **ADJOURNMENT OF MEETING**

There being no further business, a motion duly made by Mr. Szabo, seconded 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 October 3, 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 \_\_\_\_ day of October 2017.

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Linda M. Scott, Recording Secretary