

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW COMMITTEE
January 27, 2004

Chairperson, Lillian Burry, called the Colts Neck Architectural Review Committee to order at 5:30 p.m. She read the following statement: "In accordance with the provisions of the Open Meeting Law – Chapter 21, P.L. 1975 public meeting was provided in accordance with the Annual Notice procedures (C10: 4-28 of said Act)."

ROLL CALL INDICATED:

PRESENT: Mesdames Burry, Johnson, Hager, and Joline and Messrs., Stuart, Rodetsky, and Kilbride
ABSENT: Mesdames McCarthy and Secretary, Suzy Buck
ALSO PRESENT: Mesdames Morello and Mordarski. They will be sworn in on 1/28/2004.

The minutes were approved as presented by the committee members.

An election of Officers was held. Mrs. Joline made a motion that Mrs. Lillian Burry again heads the committee and this was seconded by Mrs. Ann Hager. The committee members were in agreement with this decision. Mrs. Peggy Joline made a motion that Mr. Harold Kilbride be Vice Chairman and this was seconded by Mr. Jim Stuart. Mrs. Ann Hager made a motion that Ms. Suzy Buck remain as Secretary to the board. Mrs. Peggy Joline seconded the motion and all agreed that she remain.

PLANNING BOARD UPDATE

Mrs. Lillian Burry advised the Planning Board Chairman is Mr. Sal Barbagallo and the Vice-Chairman is Mr. Richard Malinowski. The Planning Board approved the fencing all around the American Water Company on Swimming River Road.

ZONING BOARD

Mrs. Lillian advised Mr. Bruce Bennett was re-elected Chairman of the Zoning Board and the Vice-Chairperson is Mrs. Christina McGarry.

OLD BUSINESS

The plans for 20 Saddle Ridge Road, Block 3 Lot 13, were discussed amongst the committee. Mr. James Stuart recommended that the set of plans showing the renovations lacked sufficient details for this committee to render an opinion. He suggested the applicant submit plans that showed details more clearly, including the materials to be used. This was eventually accomplished and the plans were approved.

The plans for 76 Hominy Hill Road, Block 8 Lot 45, were review by Mr. Rodetsky and he strongly suggested the owners change the orange trim on their home to a neutral buff color. The plans for the garage were approved but the plans for the remainder of the house were incomplete.

Plans for 620 High Bridge Road, Block 21 Lot 38, were reviewed for an expansion to an existing dwelling, primarily the second floor, which are acceptable to the committee.

The applicant for Chukker Cover at Rancho Polo, Block 48 Lot 23.16, revised the architectural design for the front elevation and the committee endorses the altered facade.

NEW BUSINESS

Mrs. Lillian Burry showed plans for The Faupel property on 34 Acorn Place, ZB634- Block 12.2 Lot 5. A ranch is supposed to be converted into a two-story house. There will be all brick siding with the new brick on the addition matching the existing brick. The hip roof will be Timberline. The Committee found the design to be most agreeable.

Mrs. Lillian Burry showed plans for The Hall's property on 11 Brandywine, ZB635 – Block 35 Lot 1.09. The applicant proposed a new 3-car garage that will be a two-story addition. The proposed total lot coverage of 21.6% far exceeds the maximum of 20%. We strongly suggested that the owners not use this addition as a dwelling. Mr. Rodetsky was not in favor of the flu showing on the outside of the building, and recommended it be put inside. He also suggested they could possibly make it smaller than the 31' x 28' proposed.

Mrs. Lillian Burry showed plans for Mark Wasco's property on 12 Crine Road – ZB633 Block 13.01 Lot 3. This is an old structure on an undersized lot that is grand fathered. The owners wish to have their home blend in with the surrounding homes. We suggested they reduce the planned square footage to look better on the lot.

Mrs. Lillian Burry showed plans for Mr. Frank Madden's property on 55 Laird Road, PB610 – Block 10 Lots 3 & 3.01 & Block 19 Lot 10. The applicant wants to set up a temporary 500 space parking field for a specific Equestrian meet. All residents of Colts Neck may go to their meet, with a fee.

Mrs. Lillian Burry showed plans for Brock Farms, PB611 – Block 32 Lot 14.05. The applicant proposes a new area for parking on the premises of approximately forty spaces, which formerly housed storage for stones, mulch, etc. This is a much-needed addition for parking.

Mrs. Lillian Burry showed plans for the Dellano property on Shady Tree Lane, PB612 – Block 29 Lot 14.05. The applicant wishes to add a sports court and planting of shrubs to their property.

Mrs. Lillian Burry showed plans for Orchard Lane, PB613- Block 34 Lot 16.20 & 16.21. The applicant wishes to reinstate the property line which previously divided one property from the other. These 2 lots were merged years ago because they were held by a common owner.

Mrs. Lillian Burry showed plans for the Monda property on 18 Fireside Drive, Block 21 Lot 3.05. The applicants wish to enlarge their existing home thus changing the elevation. The Committee feels that we need more information on this house.

Mrs. Lillian Burry showed plans for 21 Hominy Hill Road. The new home designed by Feldman & Feldman of Colts Neck was very well received by the board. The facade will be stucco with a stone base and there will be a slate roof with snow stops. Some of the roofs will be made of copper. The committee wholeheartedly endorses this design.

The meeting was adjourned at 6:45. Mrs. Peggy Joline made a motion and it was seconded by Mr. Rodetsky.

The next meeting will be held on Tuesday, February 24, 2004 at 5:30 PM at Town Hall.

Sincerely,

Brenda Johnson
Committee Member