

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW COMMITTEE
January 25, 2005

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, Joline, Johnson, Saavedra, and Mordarki, and Messrs Kilbride, and Rodetsky
ABSENT: Mesdames Hager, excused, Morello, excused, and Messrs. Stuart, excused
ALSO PRESENT: Mesdames Buck

Reappointment of members: Mrs. Brenda Johnson, Mr. David Rodetsky, and Ms. Christine Saavedra.

Mrs. Theresa Mordarski made a motion to approve the minutes from the December 28, 2004 meeting and this was seconded by Mrs. Brenda Johnson.

ZONING BOARD

Ms. Christine Saavedra is now on the Zoning Board. She advised the committee members that Mrs. Aida Pereira came before the Zoning Board with plans for expanding her residence on Crine Road. The Zoning Board wants her to move the family room to the other side of the house. She would not need a variance but she would have to remove the Dogwood tree and the porch. The Zoning Board members asked her to come back to the next meeting.

Ms. Christine Saavedra also advised the committee members that Mr. Pasternack came before the committee with plans for a pool on 7 Old Stable Way. He brought 3 different plans and the Zoning Board approved Plan B.

PLANNING BOARD

Mrs. Lillian Burry advised the committee members the plans for the Colts Neck Reformed Church were approved. The plans for Due Process were also approved.

RE-APPOINTMENTS

Mrs. Brenda Johnson nominated Mrs. Lillian Burry as Chairperson of the Architectural Review Committee and this was seconded by Mrs. Peggy Joline; the committee members unanimously agreed.

Mrs. Peggy Joline nominated Mr. Harold Kilbride as Vice-Chairperson of the Architectural Review Committee and this was seconded by Mrs. Brenda Johnson; the committee members unanimously agreed.

Mrs. Peggy Joline nominated Mrs. Suzy Buck as Secretary to the Architectural Review Committee and this was seconded by Mrs. Theresa Mordarski; the committee members unanimously agreed.

The Committee appointed Mrs. Lillian Burry, Mrs. Peggy Joline, and Mr. David Rodetsky on the Sub-Committee for Architectural Recognition Awards. The awards will be presented in the late spring at the Township Committee Meeting.

NEW BUSINESS

Mr. Allen Montefusco came before the committee with plans for 39 Orchard Land, Block 34 Lot 16.21. The plans are conforming and the 90-foot rule has been met. The materials will consist of a stone base, brick, and stucco. There will be brick molded wood around the windows and also stucco trim around the windows. The stone will be in the brown family with a bit of grey. He is unsure if the stone will be artificial or real. Mr. David Rodetsky stated he should be careful with the type of stone. He suggested he use a more defined shaped stone because this is a stately house and the current stone is not formal enough. Mrs. Lillian Burry suggested Mr. Montefusco bring in a couple of different types of stone. The committee members agree with the plans.

Mr. Matt Kozenchak, with Kelly Design, came before the committee with plans for 187 Heyers Mill Road, Block 16 Lot 3.05. The plans are for a Mediterranean style house. There will be a big courtyard in the back with a pool. The materials will be cultured stone up to the 1st floor windows and stucco. It will be a Grand Manor Roof. Mr. David Rodetsky stated the roof does not compliment the house and suggested using a red clay tile roof. Ms. Christine Saavedra stated they should define the style of the home because there is a clash of 2 distinct styles. The committee members feel the house doesn't blend in well with the neighborhood.

Mrs. Tina Visingardi came before the committee with plans for 33 Muhlenbrink Road, ZB668- Block 33 Lot 9. She wants to convert the existing garage into living space and build a 12 x 21 additional garage to the side of the house. She needs a variance for total lot coverage. The lot coverage permitted is 6.6% and she is going for 7.5% lot coverage because of the garage. The garage will have yellow siding with a green roof. The committee feels the plans are conforming to the Architectural Review Committee's standards.

Mrs. Harrington came before the committee with plans for 36 Woodhollow Road, Block 35.5 Lot 14. She is building an addition to the current dwelling which requires a building permit but not a variance. The addition consists of putting a 2nd floor on the right hand side of the house and adding out on the garage to make the family room bigger. She is residing the entire house with cedar impressions. She will have beige siding with a dark brown roof. She is also replacing all of the windows. She advised the front door would come out a couple of feet. Mr. David Rodetsky suggested she put a nice piece of trim over the front door to accent the door. The committee members agree with his suggestion.

Mr. Jerry Karash, builder, came before the committee with plans for a spec house on Mockingbird Lane, Block 11 Lot 3.08. The lot measures 6541 square feet. The house will be a full soft red brick with a slate appearance roof but not actual slate. The house will have white columns, white trim, and copper accents on the roof. The chimney will be clapboard siding; it will not be brick because the garage cannot support a brick chimney. The committee members agree with the plans except for the chimney. Mrs. Lillian Burry strongly recommended using a red brick for the chimney.

Mrs. Lillian Burry showed plans for 4 Comstock Lane, Block 46 Lot 1.28. The house will use cedar impression siding. The committee feels the plans are more architecturally pleasing in the back than the front of the house.

Mrs. Lillian Burry showed plans for the Cronk property on 10 Barbary Lane, ZB667-Block 40.03 Lot 6. The plans already went to the Zoning Board for building coverage because it was exceeding coverage by .7% and this was approved by the Zoning Board. The plans consist of new rear and front elevation and expansion of the current ranch. Mrs. Christine Saavedra advised the applicant is making the kitchen and the family room bigger and a lot of the addition is in the back of the house. The committee members agree with the plans.

Mrs. Lillian Burry showed plans for 23 Partridge Way, ZB669 – Block 10 Lot 41. The plans consist of building a 14 x 20 addition to the side of the existing dwelling. The principle front is not compliant.

Mrs. Lillian Burry showed plans for 31 Clover Hill Road, Block 1.01 Lot 14. The applicant is building an addition to the existing single-family dwelling. There is no

variance needed but they do need a building permit. The plans are compliant. The addition measures 11 x 24. They are expanding the garage from a 2 car to a 3 car. The materials will be brick to match the existing house. The committee members agree with the plans.

The meeting was adjourned at 7:10 PM. Mr. David Rodetsky made a motion and it was seconded by Mrs. Theresa Mordarski.

The next meeting will be held on Tuesday, February 22, 2005 at 5:30 PM at Town Hall.

Sincerely,

Suzy Buck
Secretary