



Colts Neck Township Municipal Building

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TOWNSHIP OF COLTS NECK  
ARCHITECTURAL REVIEW COMMITTEE

~~November 27, 2007~~

JANUARY 29, 2008

Acting Chairperson, Lillian Burry, called the Colts Neck Architectural Review Committee to order at 7:30 pm with a salute to the Flag. Mrs. Burry 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, Morello, Mordarski and Saavedra and Messrs. Kilbride, Hesslein and Florek

ABSENT: Mr. Powell

Mr. Rob Hesslein made a motion to approve the minutes from the November 27, 2007 meeting and this was seconded by Ms. Teresa Mordarski.

Nominations were opened for Chair for 2008. Ms. Brenda Johnson nominated Mrs. Lillian Burry, seconded by Mr. Rob Hesslein. No other nominations were made and nominations were closed. Mrs. Burry was unanimously elected Chairperson.

Nominations were opened for Vice-Chair for 2008. Ms. Teresa Mordarski nominated Mr. Rob Hesslein, seconded by Ms. Brenda Johnson. No other nominations were made and nominations were closed. Mr. Hesslein was unanimously elected Vice-Chairperson.

The Committee unanimously agreed to table the nominations for Secretary.

The Committee next took up the issue of the Meeting Dates for 2008. The proposed meeting dates, being the fourth Tuesday of each of the following months, were approved with the exceptions of February 19, 2008 instead of February 26, 2008 and March 18, 2008 instead of March 25, 2008. Motion made by Mr. Harold Kilbride, seconded by Mr. Hesslein and unanimously carried.

Chairperson Burry next appointed a subcommittee for the 2008 Architectural Excellence Awards, naming Mr. Hesslein Chair of the subcommittee and members Ms. Johnson, Ms. Mordarski, Ms. Morello and Mrs. Burry.

A proposed Budget for 2008 was presented in the amount of \$1,725.00, an increase of \$125.00 over 2007 due to increases in the costs. All approved submission of the Budget request to the Township Committee.

Mrs. Burry provided a Zoning Board of Adjustment report on the Palliano application. The Board conditionally approved the accessory building upon the removal of 401 square feet, leaving the structure at 986 square feet.

### NEW BUSINESS

Mr. Ed O'Neil, architect, came before the Committee with plans for 48 Route 34 South, Block 46 Lot 16. The existing red ranch house will be demolished in favor of a new two story building, with Doctor's offices on the first floor. The building is being built as an environmentally friendly building, of high efficiency materials. There will be an Eldorado stone foundation, accents around the entrance corner and chimney. There will be a metal roof and clocks on each of the four sides of the chimney. The colors are to be earth tones, which all were in favor of. The Committee requested an architectural element on the elevation facing Route 34, to break up the elevation, and the architect agreed to an overhang over the middle first floor windows.

Mr. Tom Brown, builder, came before the Committee with plans for the addition of a three car garage and room above to the house located at 256 Heyers Mill Road, Block 14 Lot 3. Plans were to use stone along the foundation, extending to the existing portion of the house, and as the base for entrance posts. The Committee had some concerns with the design, including the use of a hip roof on the addition which is not in keeping with the roof of the existing structure, arches on the balcony created on the second floor of the addition and differences in the styles of the existing house and the addition. Mr. Brown agreed to take these items back to the owner and will present a revised plan shortly.

Mr. Rowland Pascoe, builder, represented the applicant with plans for the construction of a free standing conservatory at 56 Minebrook Road, Block 45 Lots 1.01 and 1.01Q. The proposed conservatory will be a Victorian design, made of green vinyl supports and triple pane tempered glass on an interlocking block base. The structure is light weight, but is rated to withstand 120 mph winds. The Committee is in agreement with the plans.

Mr. Brad Thomas, of Two Rivers Engineering, and Mr. Rob Adler, architect, came before the Committee with plans for 23 Deputy Minster Drive, Block 51 Lot 2.08. This will be a new construction using natural cedar siding in a green/gray shade with off white trim, asphalt dimensional roof having some copper elements and stone accents at

the foundation. The design was very well received by the Committee, with compliments to the architect on the quality of the design favoring style and craftsmanship over size.

The applicant residing at 139 Hockhockson Road, Block 51 Lot 14 built a new home on the property upon the condition that the original home be demolished prior to a Certificate of Occupancy being issued. They now have asked to keep the original house, on the grounds that it is of "historic" value. The Committee determined that there is no historic value to the original house as it stands, since it has been altered many times over the years, and supports the removal of the original house as required under the plan.

The applicant seeks to have limited parking or a cross easement with adjacent property owners approved for the commercial building located at Route 537 West, Block 46 Lot 11. The Committee is not in favor due to the environmentally sensitive area of Mine Brook immediately behind the proposed lot and the need for significant parking for the intended use of the building as a real estate office.

Mrs. Burry submitted plans to bump out a portion of the front of the house located at 24 Beacon Drive, Block 44.01 Lot 23. The addition is in conformity with the existing house. Although it does not add to the architectural presence of the house, it does not detract from it either. Therefore, the Committee members agree with the plans.

Mrs. Burry presented plans to the Committee for Block 45 Lot 3.02. The plans are not within the Committee's purview.

Mrs. Burry presented plans to the Committee for Shawnee Court, Block 16 Lot 12. The plans are not within the Committee's purview, but the Committee was not in favor of the requested subdivision, which has already been approved.

Mrs. Burry presented plans to the Committee for 10 Mockingbird Lane, Block 11 Lot 3.05. The Committee has already addressed these plans, and maintains its previously presented position on this application.

Mrs. Burry presented plans to the Committee for 60 Creamery Road, Block 33 Lot 29. The Committee has already addressed these plans, and maintains its previously presented position on this application.

Mrs. Burry presented plans to the Committee for 17 Squan Song Lane, Block 51 Lot 2.30. The Committee has already addressed these plans, and maintains its previously presented position on this application.

The Committee then discussed raising its profile within the Community and making residents aware of the work of the Committee and the approval process. Asking Tony Senk of the Colts Neck Journal to attend a meeting and report on the workings of the Committee was discussed.

The Committee next discussed the fact that not all applications going through the Building Department make it to the Committee. In this regard, all applications affecting the exterior of the building(s) should be presented to the Committee, not just those that affect the front of the house. Ken Florek will speak to Bob Bowden to direct the Building Department accordingly.

The meeting was adjourned at 9:10PM. Mr. Rob Hesslein made a motion to adjourn, which was seconded by Mr. Harold Kilbride, and approved by all.

The next meeting will be on Tuesday, February 19, 2008 at 7:30 PM, Town Hall.

Meeting minutes taken by Ken Florek, Acting Secretary.