

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW COMMITTEE
February 27, 2001

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 notice of this meeting was provided in accordance with the Annual Notice procedures (C10: 4-28 of said Act)."

ROLL CALL INDICATED:

PRESENT: Mesdames Burry, Johnson, Erhardt, Joline, Hager, and Messrs.
Kilbride, Rodetsky, and Stuart

ALSO PRESENT: Mesdames Buck

Mrs. Peggy Joline made a motion to approve the minutes from the January 23, 2001 meeting and this was seconded by Mr. Harold Kilbride.

Planning Board Report:

Mr. Straub appeared before the Planning Board, on behalf of Woods Furniture, which is the site of the former Apache Tomatoes. He adhered to all of the Architectural Review Committee's suggestions.

Mr. Ed Brock, of Brock Farms and Garden Center, appeared before the Planning Board. The Planning Board requested Mr. Brock submit a site plan because they feel the parking will be affected later on by the possible widening of Route 34. The Architectural Review Committee members feel that the building was an improvement and agreed to send a letter to the Planning Board stating their concern. The Committee felt the Brocks should be encouraged rather than frustrated.

New Business:

Mr. John Vincenti and Mr. Steven Kaye came before the committee with architectural plans for a major subdivision referenced as Galloping Hills. The subdivision will be located at the intersection of Route 537 and Lakeside Avenue. There is going to be a total of four lots; three homes will be on a cul-de-sac and the fourth lot is going to be 3 acres in size with a driveway off of Lakeside Avenue. The square footage for a base home is 4,200 feet. They are not taking advantage of the cluster option so their lots can be larger. Mr. John Vincenti feels that these homes will be in keeping with the character of the general neighborhood. The committee members unanimously agreed with the plans and feel the houses aren't overwhelming and they are compatible with the other homes in the area.

Mr. Phil Rizzuti, principal of American Building Enterprises, came before the committee for approval for Block 5, Lot 1.01. There is already an existing home on one lot, which is 2.5 acres, and the remaining lot will be 12.5 acres. The total square footage of the house to be built will be 10,000 sq. feet. It will mirror a Pennsylvania farmhouse with mahogany decks. Mr. Rodetsky feels that the house should have a grander entrance. Mr. Rizzuti stated, "The owner does not want a grander entrance because it is a farm house." The committee members agreed with the architectural plans. It does blend with the farm environment.

Mr. Anthony Nakosia, with Nakosia Construction, came before the committee for approval for Block 34, Lot 8. This is a 2-lot subdivision on Muhlenbrink Road, one that has already been approved. The square footage will be between 2,800 and 3,000 sq. feet. The applicant intends to use timberline roofing with vinyl siding. They will use "church new used brick" for the facade of the house. They want the house 4 courses (32 inches) above the ground for the basement. The committee members made a few suggestions such as have the basement 1 1/2 courses above the ground to constrict the elevation of the house as much as possible. They would also like to see cedar impression instead of the vinyl. The committee members agreed the house should have a wrap around 16-inch return on the side of the house so the veneer is not sticking out.

The meeting was adjourned at 6:45 PM; Mrs. Brenda Johnson moved the motion to adjourn and this was seconded by Mrs. Ann Hager.

The next meeting will be held on Tuesday, March 27, 2001 at 5:30 PM at Town Hall.

Respectfully submitted,

Suzy Buck
Secretary