

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW COMMITTEE
February 24, 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, Joline, Morello, and Mordarski and Messrs., Stuart and Kilbride
ABSENT: Mesdame Hager, excused and Messrs. Rodetsky, excused
ALSO PRESENT: Mesdame Buck

ZONING BOARD

Mrs. Lillian Burry advised the committee members that plans for 11 Brandywine, ZB635- Block 35 Lot 1.09 was not approved.

Mrs. Lillian Burry advised the plans for 12 Crine Road, ZB633 – Block 13.01 Lot 3, was not approved for the lot average and because the size of the structure does not fit in with the surrounding neighborhood.

MISSION STATEMENT

Mr. Jim Stuart, Mr. David Rodetsky, and Mr. Harold Kilbride make up a subcommittee for recognizing applicants that show extra effort in architectural appeal. The committee members reviewed the Mission Statement and feel that it emphasizes the pertinent criteria.

SYNTHETIC STUCCO

Mr. David Rodetsky wrote a letter in regards to synthetic stucco. There are many plans that come before the committee using this type of material. Mr. Rodetsky feels the Building Inspector should be aware of the difficulties that home owners are having and should require detailed drawings and specifications of the submitted plans. This letter and article from Consumer Report will be submitted to the Building Inspector.

CONSULTATION

Mr. Monda came before the committee again with changes to his original plans on 18 Fireside Drive. Originally he was going to use stucco and cedar and the committee members were not in favor of the stucco. He is now going with Canadian white cedar instead of stucco. Mrs. Toni Morello recommends he use an outdoor stain called Sikkens. The committee members feel he made the appropriate changes.

Mr. Mark Wasco came before the committee with changes to his plans on 12 Crine Road. He is currently living on 49 Lake Boulevard in Aberdeen. The committee members felt the scale of the house was too large for the surrounding neighborhood. They reduced the height of the house by 2 feet. They also reduced the covered front porch from 68'-4" to 34'-8" and the width of the porch from 8' to 6'. The committee felt the building coverage was too great. They reduced the building footprint coverage from 8.14% to 7.07%. They will maintain and enhance the rear lot line landscape buffer. Mr. Wasco stated he doesn't want a 2-story colonial look; he wants to keep a country look. They will brick the whole front of the house. Mrs. Lillian Burry suggested using a brick chimney. Mrs. Peggy Joline feels the new plans blend in with the neighborhood and the committee members agree.

Mr. and Mrs. Patel came before the committee with their builder, Mr. Kishor Joshi, with revisions to the plans on 39 Rancho Polo. It is on 3.73 acres and the lot measures 9600 square feet. The committee members originally questioned the color of the brick. The owners were not aware of this because they chose a white brick and the committee is more in favor of reddish or brown brick. They changed all the windows on the house. There was no change in the grade. The committee questioned the lot size and pitch from the foundation. The Zoning Board approved the changes.

NEW BUSINESS

Mr. and Mrs. Somma came before the committee with plans for 44 Laurelwood Drive – Block 7.20 Lot 7. The house is now a ranch but they are adding a 2nd level. The building coverage is 6.6%. They are adding a living, the dining room will be an eating area, and they are making the back part of the house a family room. The plans are all conforming. The front of the house and side of the garage will be cedar impressions and the rest of the house is neutral siding. The committee members do not recommend aluminum or vinyl siding. They will be using timberline roofing. The committee members recommend dark green shutters. The committee agrees with the plans.

Mrs. Lillian Burry showed plans for the Herman property on 4 Georgetown Road, ZB637 – Block 7.07 Lot 8. They are adding a 1-story dining room addition. It measures 19x16 feet to the side of the house. The plans are non-compliant and therefore have to go before the Zoning Board. They will increase the size of the kitchen in order to make the dining room larger. It measures 64 feet where 75 feet is required. The committee members feel the plans are architecturally appealing.

Mrs. Lillian Burry showed plans for the Brusco property on Montrose Road, PB614 – Block 22 Lots 6 & 7. It is over 3 acres of property. There were plans for a 2-lot

subdivision as well as plans for a 3-lot subdivision. The committee members felt they were given contradictory information and it wasn't in the purview of the committee to comment.

Mr. Jim Stuart feels The Architectural Review Committee should make a provision to the committee where applicants should show the color or know the building material they will be using before presenting the plans. We now get plans without this important information so he feels we should formulate a criteria of what the committee likes to see so the applicants will know beforehand. The committee members agree with the suggestion.

The meeting was adjourned at 7:00; Mrs. Peggy Joline moved the motion and this was seconded by Mr. Jim Stuart.

The next meeting will be held on Tuesday, March 23, 2004 at 5:30 PM at Town Hall.

Respectfully submitted,

Suzy Buck
Secretary