

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW COMMITTEE
February 22, 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, Hager, Johnson, Morello, and Saavedra,
and Messrs Stuart, Kilbride, and Rodetsky
ABSENT: Mesdames Mordarski, excused
ALSO PRESENT: Mesdames Buck

Mrs. Peggy Jolinei made a motion to approve the minutes from the January 25, 2005 meeting and this was seconded by Ms. Christine Saavedra.

ZONING BOARD

Ms. Christine Saavedra advised the committee members that Mrs. Pereira came before the Zoning Board because she was moving the addition and the septic back. Mrs. Pereira needed variances and she was approved.

Ms. Saavedra also advised that the plans for 23 Partridge Way for the Mazzola property requires a variance.

PLANNING BOARD

Mrs. Lillian Burry advised the committee members the plans for Dutch Lane were finalized. Mrs. Burry advised the plans for Due Process were approved. She also advised the plans for the Ron Rose building asked for an extension until January 14, 2006.

NEW BUSINESS

Mr. A.J. Garito and the Grillo's came before the committee with plans for 79 Carriage Hill Drive, Block 22.07 Lot 27. The plans require a variance for the 90-foot rule and also require a variance for building coverage where 6% is maximum and they are proposing 8% building coverage, 1.3% is the porch. The existing dwelling measures 2500 square feet and the new plans measure 3900 square feet. The addition consists of an extra bedroom over the garage as well as a mudroom and an office on the first floor. The committee members agree with the plans.

Mr. Louis Bertone, owner, came before the committee with plans for 240 Heyers Mill Road, Block 14 Lot 14 & 15. The plans are fully compliant and do not require any variances. The dwelling is a 2-bedroom ranch and he wants to eliminate 2 bedrooms to convert into a living room. The addition consists of 3 bedrooms upstairs, a laundry room, and a bathroom. The garage will come out about 8 feet. He is using cultured stone, which the committee members do not agree with, they encourage the use of real stone. The siding will be cedar impressions. He will have a real chimney. Mrs. Lillian Burry feels the house is pleasing and the committee members agree with her.

Mr. Joe Pantaleo came before the committee members with plans for 6 Country Meadow Drive, Block 33 Lot 2.3. He is looking to renovate his current dwelling, which does not require any variances. He is adding a porch on the front, adding a 3-car garage, and converting the existing garage into livable space. The kitchen and the sunroom in the back of the house will be moved out. The applicant will use stone on the bottom portion of the house, the committee recommends using real stone. The plans consist of putting on a new roof with cedar siding. The committee members agree with the plans.

Mr. Creno Salvetti, contractor, and Mr. David Feldman, owner of Feldman and Feldman Architects, came before the committee members with plans for 100 Conover Road, Block 8 Lot 12. The plans consist of building a new home and demolishing the old building. The setbacks are conforming and no variances are needed. The building measures 8200 square feet. The building sits in the center of the property, 197 feet back from the curb. They are keeping the existing trees and tennis courts. The materials will consist of real stone and cedar. The basement is the size of the whole house. The committee members feel there are 3 or 4 different styles in this one house. The Committee, disturbed by the removal of Holly Bush Farm, felt siting the new house in the center of the property was a good decision. This would eliminate future sub-division.

Mrs. Lillian Burry showed plans for The Kalbrosky property on 26 Fireside Drive, Block 21 Lot 3.07. There are no variances needed and the plans are fully compliant. The addition includes a living room and a garage with room above the garage. The committee members don't feel the plans are architecturally pleasing however; the present design limits their options.

Mrs. Lillian Burry showed plans for 1 Secretariat Drive, ZB670 – Block 51 Lot 2.39. The Zoning Board approved the plans. There was a problem with the setback because he had all frontages. These plans are not within the committee purview.

The meeting was adjourned at 6:45. Mrs. Ann Hager made a motion and this was seconded by Mrs. Brenda Johnson.

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

Sincerely,

Suzy Buck
Secretary