

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW COMMITTEE
February 28, 2006

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, and Mordarski, and Messrs. Stuart, Rodetsky, and Hesslein
ABSENT: Mesdames Joline, excused, Hager, excused, Saavedra, excused, and Messrs. Kilbride
ALSO PRESENT: Mesdames Buck

Mr. Rob Hesslein made a motion to approve the minutes from the February 28, 2006 meeting and this was seconded by Mr. David Rodetsky.

NEW BUSINESS

Mr. A.J.Garito came before the committee with site plans for the commercial property on Route 34, PB625A - Block 48 Lot 6. He stated that on the original plans the intent was to retain the green house but it needed a variance. He stated they are going to tear down the existing front building and propose to put a bank in front. The plans do not require a variance. The first phase of the plans is for the front and back building which will measure 16,000 square feet in total. The second phase of the plans is for the center building. He stated there is only one entrance/exit into the complex because the state won't allow another entrance. The bank will be a one-story building. The materials will be brick but no materials stated for the roof. The back building will be two stories and will measure 6,000 square feet. The back building will also be all brick. The committee members agree with the plans. They should compliment the Illmensee Complex.

Mr. Igor Fleyschmakher, owner and builder, came before the committee with plans for 7 Wyndcrest Court, Block 10 Lot 1.03. The plans are conforming and he is looking for a building permit. The plans were approved two years ago so he only has to go for a building permit now. The house measures 20,000 square feet not including the basement. There is a 3 car detached garage along with a 3 car attached garage. There will be a stable for the horses and a pool is included in the plans. The materials will consist of all brick with some beige/French grey stucco on the front of the house where they cannot put brick. The windows will be a mahogany wood frame. There will be exterior columns, which will be marble on the bottom and made of fiberglass. There will be 3 French doors in the front but only one will open. The committee members agree with the plans. The house will be sited on a 10-acre lot.

Mr. Stephen Amplo came before the committee with two different sets of plans. The first set of plans was for a spec house on 36 Laird Road. The original house was demolished. The plans are conforming but need a building permit. The house measures 5,800 square feet. The materials consist of stone and cedar impressions. He might use a hard coat stucco and cultured stone. Mr. David Rodetsky suggested he use real stone and not cultured stone. Mr. Amplo advised he would use a Centurion stone, which is a cultured stone and Mr. David Rodetsky would like him to bring in a sample of this stone. The committee members will wait for him to bring in the sample to make comments on the plans.

Mr. Stephen Amplo also showed plans for 53 Laurelwood Avenue, the Moran Property. There is currently an existing 2-story colonial home that the owners want to make changes to. The plans are conforming. The existing house measures 3,100 square feet and with the additions it will measure 5,300 square feet. The house is all brick, which will be taken off and replaced with new brick. They are adding a 3rd car garage to the existing 2-car garage. The materials consist of red brick and clapboard with a colonial style roof. They are going to add a screen porch in the back with a new walkout basement. The committee members agree with the plans.

Mrs. Lillian Burry showed plans for the McNelis Property on 18 Rivers Edge, ZB712-Block 35 Lot 22.21. The plans are compliant except for the building coverage. They are proposing 7.2% building coverage where 6% is the maximum and 6% currently exists. The existing house has a brick base with green stucco and they are keeping the same materials. They will be adding 2 fiberglass columns. The committee members agree with the plans.

Mrs. Lillian Burry showed plans for the Fewer Property on 100 Conover Road, ZB713 - Block 8 Lot 12. The plans consist of a proposed accessory structure. The building measures 1600 square feet where 1200 square feet is the maximum permitted. The proposed building measures 435 square feet addition to the existing structure and will be used as a home library, game room and workout room. The addition is already built. The committee does not approve of this application because this structure is already built and it was not submitted for approval. The committee feels the rendering is architecturally pleasing but it is not within their purview to comment on the excessive square footage. The committee recommends minimizing the size of the building so that it conforms.

Mrs. Lillian Burry showed plans for the Belon Property on 209 Heyers Mill Road, Block 13 Lot 25. The plans consist of making it into a flag lot. They will be taking the front house down and creating 2 lots. This is not within the committee's purview to comment.

Mrs. Lillian Burry showed plans for the Sheehy property on 60 Conover Road, ZB711 - Block 8 Lot 9. She advised the code enforcer went out to measure the property and the measurements were not what was approved. The plans that were shown were for an underground tunnel from the garage to the basement of the house. These plans are not within the committee's purview to comment on but feel the plans should be approved before the structure is built.

Mrs. Lillian Burry showed plans for the Sebolt Property, PB638 - Block 7.03 Lot 6. This is a minor subdivision. The property is being subdivided in half. One of the lots is 14 acres and the other is 21 acres. This is in the A-1 zone. These plans are not within the committee's purview to make a comment.

Mrs. Lillian Burry showed plans for the Furman Property on Muhlenbrink Road, PB637-Block 33 Lot 7.01. The plans are for a minor subdivision, which is in the A-1 zone. These plans are not within the committee's purview to comment.

Mrs. Lillian Burry showed plans for the Madden Property on Laird and Cross Roads, PB635- Block 10 Lots 3 and 3.01. She advised the committee that the plans are for a horse show and has to bring the plans before the committees every 2 years. The committee feels the show is done exceptionally well.

Mrs. Lillian Burry showed plans for the Miller Property on 55 Mine Brook Road, PB639-Block 45.03 Lot 1. She advised the plans consist of putting up a tennis court. The committee does not want the plans to consist of putting up night lights on the courts, which is not permitted.

The meeting was adjourned at 7:15 PM. Mr. David Rodetsky made a motion to adjourn and this was seconded by Mrs. Brenda Johnson.

The next meeting will be held on Tuesday, March 28, 2006 at 5:30 PM at Town Hall.

Sincerely,

Suzy Buck

The meeting was adjourned at 6:45 PM. Mr. David Rodetsky made a motion to adjourn and this was seconded by Mrs. Brenda Johnson.

The next meeting will be held on Tuesday, January 24, 2006 at 5:30 PM at Town Hall.

Sincerely,

Suzy Buck
Secretary

