

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW COMMITTEE
FEBRUARY 19, 2008

Chairperson Burry called the Committee to order at 7:30 p.m. with a salute to the flag. Mrs. Burry read the following statement: "In accordance with the provisions of the Open Public Meetings Law – Chapter 21, P.L. 1975 public notice was provided in accordance with the Annual Notice procedures (C10:4-28) of said Act."

ROLL CALL:

PRESENT: Mrs. Burry, Mr. Hesslein, Mrs. Johnson, Mr. Kilbride,
Mrs. Mordarski, Mr. Powell, Mr. Florek

ABSENT: Mrs. Joline, Mrs. Morello, Mrs. Saavedra (all excused)

Mrs. Burry announced the appointment of Ellen Terry as committee secretary. She thanked the members for writing and distributing the reports from the January meeting and remarked that copies need be sent only to committee chairs, not to each member of each committee. Mrs. Burry announced that Tony Senk of the Colts Neck Journal would attend the next meeting in order to write a story about the mission and accomplishments of the committee.

On a motion by Mr. Hesslein, seconded by Mrs. Mordarski, the minutes of the January 29, 2008, were accepted with the revision of the date.

NEW BUSINESS

John Giunco, attorney, and Jack Wright, designer, appeared on behalf of PB application #665, Block 29, Lot 9, located at Bluebell Road and Freemont Lane, off Bucks Mill Road, owned by Mr. & Mrs. Rada. The property is in 10-acre zoning. It has three frontages and will require variances for coverage and for setback requirements. The entrance will face Bluebell Road. The barns and stable, totaling 4,000 sq. ft., will be retained for an equestrian atmosphere. The 23,000 sq. ft. house will have the appearance of a European manor home, with siding of genuine stucco, in an earth-tone, and simulated slate roof. Stone trim will be of quarried stone. In the rear yard, facing Bucks Mill Road, will be located a patio, pool and tennis court, with an arbor or pergola between the pool and tennis court. The topography will be subtly altered so that the buildings complement the site. The design was well received by the Committee. Mr. Hesslein will write a report.

Costas Natsis of Atlantic Builders appeared with applicants Joseph & Natalie Callaci of Block 1, Lot 80.03, located at 10 Moonlight Drive, off Clover Hill Road on 2.19 acres. They propose to create an addition to this center front colonial house that would increase the size to 4,500 sq. ft. No variances are required. The house will feature a wrap-around porch. The siding will be genuine cedar shake. The chimneys will be reddish-brown brick. The windows will be double-hung, with transoms over those on the porch, and a copper roof over the bow window. Rich detailing is proposed, including an eyebrow window. The Committee commented favorably on the proposal. Mrs. Mordarski will write a report.

Tom & Carolyn Welsh, applicants, ZB application #784, Block 45.01, Lot 3, located at 96 Hominy Hill Road, propose a two-story addition and require a variance for a 72 foot setback where 75 feet is required, on an existing undersized lot of record. They would bump out the center of the house and create a more formal entrance. Existing water table is of cultured stone. The applicants don't want to continue it across entire frontage due to cost, and suggest cement for uniformity. The entire house will be re-sided in vinyl, in a light neutral color. Mr. Florek suggested use of a light color for the roof as more environmentally conscious. The Committee seeks cohesiveness of design elements on elevations. Mr. Powell will write a report.

Lee Doyle, applicant, ZB application #782, Block 51, Lot 2.14, located at 30 Deputy Minister Drive, proposes addition of a great room and covered porch to the rear of the house, located on 2.57 acres in the AG zone. The application is before the Zoning Board due to the front setback. The addition is planned to evoke the Adirondacks and is oriented to outdoor living. The owner wants to see the pool from inside the house, in order to watch her family. The siding and stonework will match the existing, as will the roofing material. The Committee is in favor of the plans. Mrs. Johnson will write a report.

Kling, PB application #664, Block 11, Lot 3.10, has been reviewed previously. The house has been for sale for ten years. Mr. Hesslein will review this with Tim Anfuso and then write a report.

Kasler-Pihl, ZB application #783, Block 16, Lot 9, located at 85 Heyers Mill Road, in the A-1 zone, was not able to appear. This is expansion of a non-conforming use. Two principal structures exist: a primary dwelling, a guest cottage, and a three-car detached garage. A second-floor master suite is proposed. Insufficient data has been submitted. Mr. Kilbride will write a report.

Sakoutis, Block 5, Lot 10, located at 2 Eagles Nest Road, proposes expansion over the garage and laundry to form a master suite. No variances are required. There will be no change to the footprint. The house is stucco with a black roof and features an eyebrow window and balcony with a Mediterranean feel. Mr. Hesslein will write a report.

On a motion by Mr. Hesslein and seconded by Mrs. Johnson, the meeting was adjourned at 9:25 PM. The next meeting will be on Tuesday, March 18, 2008, at 7:30 PM at Township Hall.

Respectfully submitted,

Ellen Terry
Secretary

