

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW BOARD

February 24, 2009

Mr. Hesslein called the Board to order at 7:30 p.m. with a salute to the flag. Mr. Hesslein 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: Mr. Hesslein, Mrs. Johnson, Mr. Kilbride, Mrs. McInerny, Mrs. Mordarski, Mrs. Saavedra, Mr. Engel

ABSENT: Mrs. Burry, Mrs. Joline and Mrs. Morello, all excused

The minutes of the January 24, 2009 meeting have not been submitted and were therefore tabled.

OLD BUSINESS

Mr. Hesslein reported that the Weschler barn application was approved by the Zoning Board.

NEW BUSINESS

A.J. Garito of Two River Engineering appeared on behalf of Al Papetti, Block 11, Lot 3.10, 1 Mockingbird Lane, who proposes construction of a 900 sq. ft. one-story detached garage. It will have two doors, and the three dormers will give the appearance of a second story. Building materials will match those of the house. Mrs. Saavedra will write a report.

Vaccaro I, PB#625C, Block 48, Lot 6, Route 34 (site of former Jane's Garden Center) has been reviewed previously. Applicant has submitted an amended site plan for a larger building. The Board approves the design, and defers to the Planning Board in regard to the size of the building.

Trump National Golf Course, PB#672, Block 46, Lot 1.52, on Professional Circle, proposes addition of a gatehouse with flagpole, a clock with flagpole elsewhere on the course, additions to ballroom and clubhouse, a new maintenance building, an irrigation pond, and enlargement of several T-boxes.

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Mr. Engel noted that the Environmental Commission has reviewed the application, and met with representatives of the applicant. The commissioners convinced the representatives that the landscape plan should be altered to include native vegetation only. He noted that the applicant intends to enhance the streetscape. Mrs. Johnson will write a report noting that the application is not within the purview of this Board, and deferring to the decision of the Planning Board.

McMahon, PB#674, Block 7.02, Lots 34.01 & 34.13, property known as Brooklyn Barns, on Clover Hill Road, proposes a seven-lot subdivision. Mr. Kilbride will write a report noting that the application is not within the purview of this Board, and suggesting that the Board prefers that trees be saved wherever possible, and the streetscape preserved.

Kesicki, PB#675, Block 13, Lot 5.01 + 5.02, off Heulitt Road, proposes a minor subdivision of a flag lot, with a proposed five-bedroom residence accessed by a 20-foot wide easement.

Klatsky, PB#676, Block 40.05, Lot 11, Jockey Terrace off Lakeside, proposes a sports court. Mrs. McInerny will write a report, noting that the application is not within the purview of this Board, and that ordinance forbids lights on private sports courts.

Casaburi, PB#677, Block 51, Lot 1.05, 4 Michael's Way, applies for approval for "proposed pond" and "proposed gazebo." The pond is not within the purview of this Board. The gazebo has already been installed, over a water course. Also a wall with 7-foot piers has already been installed, and the property owner has never applied to the Zoning Board in regard to the wall. Mrs. Saavedra will write a report.

Spencer, PB#673, Block 31, Lot 9, Route 34, submits a sketch plat that proposes subdivision of a tract of land within the existing commercial property on Route 34 north of Merchants Way. The response written last month will be resubmitted.

Red Fox Investors, Block 50, Lot14+17, aka Overbrook Farms, off Hockhocks Road, submits a pre-application for subdivision of 234 acres, including low or moderate income housing. Presently applicant's only access to the property is a narrow one-lane bridge where turtles nest. Mr. Hesslein will write a report.

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Lawrence & Frances Duva, Block 22.06, Lot 7, 33-35 Westgate Court, propose a pole barn for horses with a 1,200 sq. ft. floor area, grey roof and siding, with white trim. The design is very attractive and appropriate to the surroundings. Mr. Kilbride will write a report noting that the application is not within the purview of this Board.

Ed Thomas, Block 22.05, Lot 7, 9 Parkwood Lane, proposes a wooden pool pavilion with a metal Timberline roof and copper gutters and downpipes. Mrs. Johnson will write a report suggesting that building materials should match those of the house.

On a motion by Mrs. Johnson and seconded by Mrs. McInerny, the meeting was adjourned at 8:30 PM. The next meeting will be on Tuesday, March 24, 2009, at 7:30 PM at Township Hall.

Respectfully submitted,

Ellen Terry
Secretary