

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW BOARD
February 23, 2010

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. Engel, Mr. Hesslein, Mrs. Johnson, Mr. Kilbride, Mrs. McInerny and Mr. Oberer

ABSENT: Mrs. Burry (excused), Mrs. Joline (excused), Mrs. Morello (excused) and Mrs. Saavedra (excused)

On a motion by Mr. Kilbride, seconded by Mrs. Johnson, the minutes of the January 19, 2010 meeting were accepted.

OLD BUSINESS

Mr. Engel reported that the Planning Board approved Birdsall's application and the mandated Master Plan Update. The Township Committee will hold an open forum on March 8 at the courtroom regarding Verizon's application for a cell tower at the High School, which is before the Zoning Board due to setbacks.

Mr. Hesslein reported that the Miller application was approved by the Zoning Board. Also approved were DiSalvo and Kolefas, which appear on this meeting's agenda. Apparently that is due to the January Architecture Review meeting being held one week early. Wigenton was also on the February Zoning Board agenda, but had not been noticed correctly.

NEW BUSINESS

Michael Savo, ZB819, Block 51, Lot 2.31, 1 Air Dancer Lane, appeared with David Feldman, Architect, on behalf of his application for a six-bedroom, 14,000 sq. ft. house with pool and cabana on 3.32 acres. The application requires variances for height and for setbacks, due both to the 90-foot rule and to the siting on the property, which creates a double frontage, but is more esthetically pleasing. The foundation and front siding will be of brick or fieldstone. The other three elevations will probably be fieldstone, or possibly stucco. The applicant is aware of potential problems with some stucco treatments. The roof will be of slate or faux slate, with varying roof lines, chimney pots, and multiple spires having copper roofs.

Mrs. Johnson will write a report.

Yellowbrook Property Company, Block 22, Lot 6, 87 Montrose Road, proposes construction of a 3,000 sq. ft. house on one acre. The foundation will be stone, and the siding dusk-colored vinyl, with white Anderson windows and black ornamental shutters. The roof will be of pewter-colored Timberline asphalt shingles, and the deck will be grey Trex. Elevations show a vinyl-clad chimney. The Board recommends that it be clad in the same stone as the foundation. Mr. Engel will write a report.

Joseph DiSalvo, ZB838, Block 35.02, Lot 3, 21 Brisbane Hill Drive, proposes to add a porch to the front entry of an existing house. The Board notes that the proposed addition is an attractive enhancement, and defers to the Zoning Board for their approval. Mr. Kilbride will write a report.

Chris Welch, Block 7.14, Lot 10, 13 Wedgewood Avenue, proposes enlargement of two dormers and creation of a loft in the attic of an existing house. The Board notes that the dormer additions add character to the house, and would recommend a sign-off from the Fire Marshal in regard to the loft as potential living space. Mrs. McNerny will write a report.

Susan Wigenton, Block 44.01, Lot 9.13, 124 Stone Hill Road, proposes installation of an in-ground swimming pool with spa, patio deck and fence. This application is not within the Board's purview. Mr. Kilbride will write a report.

TOWNSHIP OF COLTS NECK ARCHITECTURAL REVIEW BOARD
FEBRUARY 23, 2010
PAGE 2

Chris Kolefas, ZB859, Block 7.07, Lots 7 & 27, 22 Maple Drive, requests foundation location approval. Mr. Engel will write a report deferring to the Zoning Board for their approval.

Orchards Shopping Center, PB682, Block 4, Lots 13 & 14, 24 State Route 34, requests a variance for insufficient parking spaces, in order to convert retail space into a health club. This application is not within the Board's purview. Mr. Oberer will write a report.

Verizon, ZB835, Block 46, Lot 26, 59 Five Point Road, proposes a 130 foot monopole with multiple antennas and new radio equipment in an unmanned 11'6" x 30' shelter at the base of the monopole, behind Colts Neck High School sports fields. The shelter would be of tan masonry aggregate with doors painted to match, and roof of painted grey metal. This application is not within the Board's purview. The Board recommends that careful consideration should be given to the visual impact of this structure on this site and on the surrounding community.

Jill Birdsall, PB633A, Block 46, Lot 16, 48 State Highway 34, proposes change of use on second floor from general offices to medical offices. This is not within the Board's purview. Mr. Hesslein will write a report.

Drawings for the Sports Foundation were left for review shortly before the meeting, but could not be reviewed because no information accompanied them. Mr. Hesslein will request further information from Tim Anfuso.

On a motion by Mr. Kilbride and seconded by Mr. Oberer, the meeting was adjourned at 8:39 PM. The next meeting will be on Tuesday, March 23, 2010, at 7:30 PM at Township Hall.

Respectfully submitted,

Ellen Terry
Secretary