

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW COMMITTEE
March 23, 2004

Vice-Chairperson, Harold Kilbride, called the Colts Neck Architectural Review Committee to order at 5:30 p.m. He 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 Joline, Hager, Morello, and Mordarski and Messrs.,
Stuart and Kilbride, and Rodetsky
ABSENT: Mesdames Burry, excused and Johnson, excused
ALSO PRESENT: Mesdame Buck

Mr. Harold Kilbride was acting Chairperson because Mrs. Lillian Burry was on vacation.

Mrs. Peggy Joline made a motion to approve the minutes as corrected from the February 24, 2004 meeting and this was seconded by Mrs. Theresa Mordarski.

The committee members accepted the recommendations from the subcommittees. Mr. Harold Kilbride made a suggestion of Dr. Vaccaro's residence on Cross Roads and under commercial the Morello Building; the Barbagallo Building and De Gennaro's Clubhouse (restored barn). The chair has ordered 4 brass oval plaques.

PLANNING BOARD UPDATE

There is a conditional approval for the Brock Gardens Center. Their sign must be approved by the Architectural Review Committee.

NEW BUSINESS

Mr. Harold Kilbride showed plans for a new front portacove on 10 Beaver Dam Road ZB638- Block 35 Lot 35. The portacove is too close to the property line. The applicant is looking for a 6 feet variance on 80-foot front. It will measure 6 x 12 over the front door. They will have a fiberglass deck. The committee members agreed with the plans.

Mr. Kilbride showed plans for Joseph Verga's property on 8 Birch Lane, ZB640-Block 6.01 Lot 6. The plans consist of building an addition with a pool cabana, which requires a variance. The set back from the pool is too close. This was a black and white rendition with no list of materials or colors. Mr. Stuart felt the style is in harmony with the rest of the house but the committee would need to review the measurements, materials, and colors.

Mr. Michael LaJana came before the committee with plans for 252 County Road 537, Block 22.08 Lot 3. This is an existing house that he will be adding dormers, shingles, and 2 gables. He is ripping off the old roof and replacing it with a gray dimensional roof. The sides of the dormers will have a cedar shake look. He will leave the existing porch the way it is. The committee members are in favor of the plans.

Mr. and Mrs. Tore Pederson came before the committee with plans for 703 Quail Hill Road, Block 17 Lot 29. They have a small porch in the front of the house and they want to push the wall back to get rid of the porch to make the kitchen bigger. They want to extend the floor out from the inside foundation. They want to put in 2 new double hung windows. The committee members agree with the plans.

Mr. Harold Kilbride showed plans for an addition for the Zarantonello property on 27 Downing Lane, Block 12 Lot 3.04. They are putting on an addition over the garage and breezeway. The plans are compliant. The committee would like to see the side elevation, the first floor plans, and more structural detail.

Mr. Vincent Guealdi, an employee for the builder of the Aspen Building at Somerset Estates, came before the committee with plans for 4 Scobeyville Road, Block 51 Lot 1.11. The house measures 8,000 square feet and it is on 3 1/2 acres. All four sides of the house will be brick. The buyer is looking for a lighter color brick such as earth tones. They will use timberline dimensional roofing with a brick chimney. They will use white wood railing. Mrs. Toni Morello feels each house should have individual elevations and not look like each other. The color of the brick was not to the committee's liking. Its change was recommended.

Mr. and Mrs. Ron Werner came before the committee with plans for their new home on Obre Road, Block 50.01 Lot 3. They want a wraparound porch but cannot have it because of the side yard setback. They will use a light tannish vinyl shake siding. The

trim is all in white. They will have a dimensional shingle roof. The house measures 4758 square feet with a 4-car garage and full basement. Underneath the porch they want to do decorative brick or stone. They will have wide casing around windows. The committee members strongly suggest not using vinyl siding.

Mr. Anthony Scalise, project manager for SOME Architects, came before the committee with plans for the Aether Commercial Building, PB615 – Block 46 Lot 16, located on Route 34 and Leland Road. The roof is a green timberline dimensional shingle. The siding will be a hearty white plank board. They will use casement windows but they will look like double hung windows. There will be parking on both sides. There will be a cultured tan stone on the base of the structure. Mr. Scalise stated they are looking for a waiver of the landscaping requirements to show the stone base. Mr. David Rodetsky favors the real stone because of the way it is put in and how the water stays out. The committee feels the architect should not gauge the design of the building to an older farmhouse next to it. Mr. Jim Stuart feels the structure should have a more “Williamsburg” look to it. The committee members would like to see more landscaping but the architects wants to enhance the building. The committee suggests using hardy plank instead of vinyl siding. The committee suggested Mr. Scalise go back and restudy the East and West facade elevations and give some sort of relief to break up the monotony of the building.

The meeting was adjourned at 6:45.

The next meeting will be held on Tuesday, April 27, 2004 at 5:30 PM at Town Hall.

Sincerely,

Suzy Buck
Secretary
