

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW COMMITTEE
March 22, 2005

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, Joline, Johnson, Mordarski, and Saavedra, and Messrs Stuart.

ABSENT: Mesdames Hager, excused, and Morello, excused and Messrs. Rodetsky, excused and Kilbride, excused

ALSO PRESENT: Mesdames Buck

Mrs. Peggy Joline made a motion to approve the minutes as corrected from the February 22, 2005 meeting and this was seconded by Mrs. Theresa Mordarski.

ZONING BOARD

Ms. Christine Saavedra advised the committee members that Mr. Vincent Grillo, 79 Carriage Drive, came before the Zoning Board but the Board was not in favor of the building coverage being over by 2%.

Ms. Saavedra also advised the plans for 2 Secretariat Drive were approved.

NEW BUSINESS

Mr. Dennis Kapsaskis came before the committee with plans for 5 Maplecrest Lane, Block 29.02 Lot 1. He is reconstructing a home because his house was burned to the ground. The front elevation will be a stucco finish but he might do brick in the front and sides and stucco in the back only. The committee members recommend using a brick in the reddish/brown family. He will use a 40year shingle roof. There is an existing L-

shaped pool in the back of the house so he is leaving the existing fence for around the pool. There is an existing well in the front and an existing septic in the back of the house. Mr. Kapsaskis advised he will have to regrade the existing driveway. He had a 3-car garage which was a double and a single door but his new plans consist of 3 individual doors for the garage. The committee members agree with the plans.

Mr. Daniel Kenavan came before the committee with plans for 9 Penny Royal Court, Block 53 Lot 20.03. He will use cedar impressions siding with a timberline roof. He will have a masonry porch with blue stone. He is unsure if he is going to use natural or cultured stone, the committee members recommend natural stone. He will use Anderson windows with Aztec Board window trim. The plans consist of a 3-car garage. The front of the house has a 2/12 – 3 foot high retaining wall. There is a buffer around the property because the property backs up to wetlands. Mr. Jim Stuart feels the plans are “aesthetically pleasing” and the committee members agree with him.

Mr. William Megerle came before the committee with plans for 23 Westgate Court, Block 22.06 Lot 6. He is building a second story addition onto the existing house. There are no variances needed. There are currently two bedrooms upstairs; he is bumping the upstairs out to make 3 bedrooms. Mr. Megerle wanted suggestions for the siding because he currently has aluminum siding and he is going to have to reside the house. The committee members either suggested cedar impressions or wood siding. He is replacing the windows and he will have a timberline roof. The committee members agree with the plans.

Mrs. Lillian Burry showed plans for 24 Provincial Place, Block 7.21 Lot 26. The plans consist of a 2nd story addition over the existing living room and dining room. The addition will measure 28 x 20. The committee members agree with the plans.

Mrs. Lillian Burry showed plans for 146 Cedar Drive, Block 16 Lot 3. The plans consist of putting on a porch in the front of the house. Mrs. Burry is concerned because this is a flat roof, the porch will catch water and this will become a home for carpenter ants. The committee members feel the porch is aesthetically pleasing but will warn the applicant about the potential problem.

Mr. John Whelan, with Whelan Homes, came before the committee with plans for 10 Hambletonian Drive, Block 41.01 Lot 5.06. The plans measure 7,000 square feet. The house will be brick on all four sides. There are 2 chimneys in the front which are architectural and 2 chimneys in the back for real fireplaces. The chimneys will be brick to match the house. He will be using a light reddish color brick. The house will have a full basement and a 3-car garage. The committee members complimented Mr. Whelan in a set of well-conceived plans.

Mrs. Lillian Burry showed plans for 84 Tulip Lane, ZB677- Block 7.24 Lot 1. The applicant has to go before the Zoning Board. The plans consist of converting an 1 1/2 story to a 2-story house and build a new front porch. The current building coverage is 7.5% and the proposed building coverage is 8.17% where 6.6% is allowed. The

committee members feel the lot coverage percentage should be re-evaluated. The committee recommends that the Township Committee should consider increasing the lot coverage.

Mrs. Lillian Burry showed plans for 57 Bucks Mill Road, ZB671- Block 25 Lot 6. The plans are for an in ground swimming pool and the plans have to go before the Zoning Board. This is in the A-3 zone. The plans are not within the committee's purview.

Mrs. Lillian Burry showed plans for Greg Matzel Property, ZB675 – Block 39 Lot 6. There are 75 acres in total and the front 50 acres are in the Farmland Preservation. The application requires 7 or 8 variances. The proposed lot line is taking 4 acres off of Farmland Preserved Property. The committee members recommend the applicant appear before the Farmland Preservation Committee. Mrs. Burry did not favor tampering with Farmland Preserved Property.

Mr. Bill Hines came before the committee with plans for 240 Phalanx Road, Block 35 Lot 1.02. The plans consist of adding a room to the existing house. The addition is in keeping with the rest of the house. He will use clapboard siding. The committee members agree with the plans.

Mrs. Lillian Burry showed plans for Winding Brook Farm, PB462C- Block 48 Lot 21. The application is for a deviation to a major subdivision and requires a variance. The existing structures and residence will remain. The committee members feel more information is needed in order to review the plans.

The meeting was adjourned at 6:55. Mrs. Peggy Joline made a motion to adjourn and it was seconded by Mrs. Brenda Johnson.

The next meeting will be held on Tuesday, April 26, 2005 at 5:30 PM at Town Hall.

Sincerely,

Suzy Buck
Secretary