

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW COMMITTEE
March 28, 2006

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, Mordarski, Morello, and Saavedra, and Messrs. Kilbride and Hesslein
ABSENT: Mesdames Joline, excused, Hager, excused, Johnson, excused, and Messrs. Stuart and Rodetsky, excused
ALSO PRESENT: Mesdames Buck

Mrs. Theresa Mordarski made a motion to approve the minutes from the February 28, 2006 meeting and this was seconded by Mr. Rob Hesslein.

ZONING BOARD

Ms. Christine Saavedra advised the committee members that the McNelis Property on 18 Rivers Edge Drive, ZB712 Block 35, came before the Zoning Board. The applicant is constructing a front entry porch on a single-family home. A variance is required for the building coverage. The plans were approved by the Zoning Board.

NEW BUSINESS

Mr. Michael Merlo came before the committee with plans for 119 Montrose Road, ZB714 – Block 22.06 Lot 8. There is currently an existing ranch and he wants to expand this structure. He is going to rip off the roof and build a second floor. The addition will consist of 4 bedrooms, 2 full baths, a second story foyer, and a chimney. He also advised he is adding an attached garage with an attic on top of the garage. The materials will consist of cedar impressions, vinyl siding, and a grayish taupe timberline

roof. He is also building a wrap around porch with columns. The house colors will be beige taupe with a white trim. The committee members recommend a brick chimney. There will be French doors on each side of the front door. The committee members agree with the plans.

Mr. Vincent Scanelli came before the committee with plans for 14 Freemont Lane, ZB716- Block 29 Lot 9.03. The property is in the 10-acre zone and requires a variance. Mr. Scanelli advised he is taking most of the house down except for the basement. The materials will consist of cedar impressions, and a cultured field stone, either taupe or beige in color. There will be a couple of terraces in the front of the house on the second floor. He will have a 3 car attached garage and it will be angled to the right of the house. He will have a chimney made from stone. There will also be a barn in the back. The committee members agree with the plans.

Mrs. Lillian Burry showed plans for the McMahon property on 35 Primrose Lane, ZB710- Block 44.01 Lot 5.09. The plans require a variance for the building coverage. The plans consist of a 2nd story addition to a single-family dwelling. The addition is needed for a larger bedroom and an extra bathroom. The materials will match the existing materials.

Mrs. Lillian Burry showed the committee members plans for the Plean property on 131/133 Montrose Road, PB623 – Block 22.05 Lot 1.02. The plans are fully compliant. The materials will consist of stucco and cultured stone on the front elevation with a timberline roof. The total living space measures 7,000 square feet with the garage area of 1,100 square feet. The faux chimney will be stucco. The committee members state the application states different than what is drawn, which they feel is extremely busy.

Mrs. Lillian Burry showed plans for the Bird property on 45 North Point Drive, ZB715- Block 34 Lot 34. The plans require a variance. She advised they are proposing a 12-foot sunroom. The plans are compatible to the existing home. There is a problem with the building separation and how far the residence is to the accessory structure. The problem is caused by an irregular lot configuration. The committee members feel the home is beautifully done.

Mrs. Lillian Burry showed plans for the Miller property on 25 Spring Garden Road, Block 7.13 Lot 6. The plans consist of a 2nd story addition to a single-family dwelling. There will also be a 1-story pool cabana; which is not compliant. The committee members feel the original structure is more architecturally pleasing than the addition. Mr. Rob Hesslein stated the plans are out of scale. Mrs. Theresa Mordarksi suggests the applicant come before the committee for design recommendations.

Mrs. Lillian Burry showed plans for Spatial Design on 41 Leland Road, Block 46 Lot 17.8. This is a new home on a 2-acre lot. There is no variances needed. This is a typical new design.

Mrs. Lillian Burry showed plans for Spatial Design on 5 Cypress Way, Block 46 Lot 1.07. There are no variances needed. The plans are for a new home and the design is the same as the plans for 41 Leland Road.

The meeting was adjourned at 6:45 PM. Ms. Christine Saavedra made a motion to adjourn and this was seconded by Mrs. Theresa Mordarski.

The next meeting will be held on Tuesday, April 25, 2006 at 5:30 PM at Town Hall.

Sincerely,

Suzy Buck