

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW COMMITTEE
March 27, 2007

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

Ms. Christine Saavedra made a motion to approve the minutes from the February 27, 2007 meeting and this was seconded by Mr. Rob Hesslein. Mrs. Theresa Mordarski made a motion to approve the minutes from the special meeting in March 7, 2007 and this was seconded by Mr. Rob Hesslein.

The Architectural Review Committee would like to welcome the newest committee member, Joe Powell, to the committee.

ZONING BOARD

Ms. Christine Saavedra advised the Committee members the applicant Grillo was approved for a one-year extension. She also advised the plans for the Colts Neck Reformed Church was approved for a one year extension of time. The Sheehy applicant was also approved for a 6 month extension of time.

Ms. Christine Saavedra advised the Committee members the Vukovich applicant came before the ZB for an application to retain an accessory structure that requires a variance to permit a building height of 31'8" where 25' is the maximum. The plans were approved.

Ms. Christine Saavedra advised the Committee members the Ivanciki application to construct a front and rear addition which requires a variance was approved. She also advised the Scanelli applicant came before the ZB to add a second story to existing single-family dwelling and construct a two-story addition was approved.

Ms. Saavedra advised the Committee members the Constantinou application came before the Zoning Board with plans for a rear addition and reconstruction of a pool patio. A variance is required due to building separation of 17.5' where 20' is required. The applicant will appear at the next meeting.

NEW BUSINESS

Mr. AJ Garito came before the Committee members, on behalf of the Notaro's, with plans for Mockingbird Drive, Block 11 Lot 3.05. The plans are fully conforming. The plans measure 9300 square feet. There will be a one-side entry garage on the first floor and a 3-car garage on the basement level. The materials will be brick on all 4 sides, a real slate roof, and cast stone accented through the house. The chimney will also be brick. The committee members agree with the plans.

Mr. John Whelan came before the committee members with plans for 9 Hambeltonian Drive, Block 41.01 Lot 5.04. The plans measure 8700 square feet on 3.2 acres. The house will be beige in color and the slate like roof will be a wine color. The chimney and the rear patio will be a sand stone. The materials will be cedar clapboard and cedar shakes with Anderson windows. There will also be shutters on the one side of the house. The Committee members feel the house is attractive.

Mr. Pat McGuinness came before the committee members with plans for 8 Christopher Drive, ZB750 – Block 1 Lot 62. The plans are for an addition to the existing house, which does require a variance. He is adding a front bay to the 2-car garage and converting the Back Bay into a mudroom. The front portico was a porch but they took the porch off. Mr. Rob Hesslein feels the portico is very attractive and suggested not to put half stone on it and to leave it as shown. The fireplace will be changed from the brick to stone. He advised he will bump out the kitchen 3 feet in the back of the house. Mr. Ken Florek feels there should be a French door going into the living room instead of a door and windows. Mr. McGuinness advised he is moving the bathroom to the mudroom instead of having it in the center of the living room. The committee members agree with the plans, with the suggested changes.

Mrs. Eileen Constantinou came before the Committee members with plans for 31 Orchard Lane, ZB749 – Block 34 Lot 16.23. She advised the plans are non-conforming. She is putting in a family room to the back of the house. The addition measures 2000 square feet and it is too close to the pool. There is currently aluminum siding on the house, she advised they might brick the entire house depending on the cost. The roof is a brown asphalt shingle with a tan shingle siding. She advised the chimney is brick and adding a masonry fireplace. Mr. Rob Hesslein suggested if she is not going to use brick she should look into cedar impressions.

Mr. Anthony DeJohn came before the committee members with plans for 10 Yellow brook Drive, Block 29.12 Lot 5.02. There is no variance needed for the plans. He is replacing the cedar board on the outside of the home with a vinyl cedar impositions. He is also adding 2 columns to the front of the house. He is replacing the existing roof and will be using a Timberline Roof. Mr. Ken Florek advised using a brown shingle instead of black. The front door will change from white to a dark brown. The committee members did not agree with how the windows were set up. They feel he should change the windows to full windows and not half windows. Mr. DeJohn accepted the suggestion.

Mrs. Lillian Burry showed plans for the Scott Property on 20 Mine Brook Road, Block 45 Lot 1.10. The plans are for a shed and barn. The color is taupe with cedar paneling. The front has 2 windows with shutters and it matches the existing house. The committee members agree with the plans.

Mrs. Lillian Burry showed plans for the Renner Property on 64 Bucks Mill Road, Block 29 Lot 12. The plans are fully conforming. There were no materials submitted for the plans and the applicant will be asked to come back to the next meeting.

Mrs. Lillian Burry showed plans for the Terranova Property on 1 Saratoga Drive, Block 21.01 Lot 2. The plans are for a pre-fab shed. There is no building permit required and it is conforming. The plans are not within the Committee member's purview.

Mrs. Lillian Burry showed plans for the King Property on 28 Cedar Drive, Block 12 Lot 2.05. The plans are for an open-air pavilion for the pool. The roof is black asphalt shingle and there will be columns holding up the roof. The committee members advised it should match the existing house.

Mrs. Lillian Burry showed plans for the Illmensee Property on 61 Route 34. The sign is for the Illmensee Family. The post and top part of the sign is wood. The sign will not be lit from the inside, it might use ground lighting. The committee members agree with the plan for the sign.

Mrs. Lillian Burry showed plans for the Wilk Property on 64 Laurelwood Drive, Block 7.20 Lot 2. The plans are for a heated pool. The plans are not within the member's purview but Mr. Ken Florek suggested landscaping around the pump to disguise it.

The meeting was adjourned at 9:00PM. Mrs. Theresa Mordarski made a motion to adjourn and this was seconded by Mrs. Brenda Johnson.

The next meeting will be held on Tuesday, April 24, 2007 at 7:30 PM at Town Hall.

Sincerely,

Suzy Buck
Secretary