

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW BOARD
March 23, 2010

Mrs. Burry called the Board to order at 7:30 p.m. with a salute to the flag. Mrs. Burry 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: Mrs. Burry, Mr. Hesslein, Mrs. Johnson, Mrs. McInerny, Mrs. Morello, Mr. Oberer and Mrs. Saavedra

ABSENT: Mr. Engel (excused), Mrs. Joline (excused), Mr. Kilbride, (excused)

On a motion by Mr. Hesslein, seconded by Mrs. McInerny, the minutes of the February 23, 2010 meeting were accepted.

OLD BUSINESS

Mr. Hesslein reported that the Zoning Board held the Savo application to the next meeting. There are concerns regarding impervious coverage, as the siting of the house lengthens the driveway, and the patio surrounding the pool is designed at a very narrow six feet, which might not ultimately be acceptable to the homeowner. If the house were directly facing one street, instead of at an angle, then the back yard would face a street, and the windows would face into another home. In addition, the house would sit on a knoll, with a resultant height of 40 feet, more than a bit beyond the maximum allowed. While in character with the neighborhood, the proposed 14,000 sq. ft. house is rather large in proportion to this three-acre lot.

The open meeting regarding Verizon's application for a cell tower at the High School lasted to 11 p.m., with a considerable amount of very technical detail. The hearing will continue on April 20. Mrs. Burry remarked that the Township had given the land to the *Regional* School Board, but the rental for the monopole would remit to the Board, and *not* to the Township.

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NEW BUSINESS

Deborah Paddock, ZB 841, Block 7.21, Lot 18, 57 Laurelwood Road, appeared on behalf of her & Mr. Paddock's application for the addition of a porch extending across the front of their house, and a master bedroom suite on the second floor. The porch and garage roofs would be of metal. Mrs. Saavedra suggested that retaining the existing garage roof and using metal roofing only on the porch would better balance the appearance, and cost less. Mrs. Saavedra will write a report.

Sign-a-Rama, Block 32, Lot 22, 425 State Route 34, proposes a 5' x 8' façade sign on the second story of Manor House, a furniture and design store, and a free-standing sign along the roadway. The building is beige with dark brown trim, and the proposed sign is black with gold trim. Mrs. Johnson suggested that, while the design of the sign is attractive, the black color would be in harsh contrast to the building colors, and suggested that a brown sign would be better coordinated with the building. Mrs. Johnson will write a report.

Matzel, Block 39, Lot 6.02, Galloping Hill Road, proposes a three-lot subdivision containing two new lots of 3.3 acres and 4.06 acres, and retaining the home on the remaining 17.8 acres. The application is compliant with zoning regulations. This application is not within the Board's purview. Mr. Oberer will write a report emphasizing positive aspects of the application.

Garber, Block 29, Lot 10.05, 2 Bluebell, has submitted plans proposing reduction of certain areas of impervious coverage. However, application is still over maximum allowable impervious. This application is not within the Board's purview. Mrs. McNerny will write a report.

On a motion by Mrs. Johnson and seconded by Mrs. Saavedra, the meeting was adjourned at 8:37 PM. The next meeting will be on Tuesday, April 27, 2010, at 7:30 PM at Township Hall.

Respectfully submitted,

Ellen Terry
Secretary