

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW COMMITTEE
April 26, 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, Hager, Mordarski, and Morello,
and Messrs Stuart, Rodetsky, and Kilbride.
ABSENT: Mesdames Saavedra, excused.
ALSO PRESENT: Mesdames Buck

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

ZONING BOARD

Mrs. Lillian Burry advised the committee members the plans for the Grillo property, Carriage Hill Drive, had to be scaled down quite a bit and they came back before the Zoning Board with the revised plans and they were approved.

The plans for Stanley Harmon's property on 57 Bucks Mill Road, ZB671 – Block 25 Lot 6 were approved.

Mrs. Lillian advised Mrs. Laura Sheehy went before the Zoning Board with plans for 60 Conover Road – ZB679 Block 8 Lot 9. The applicant changed the plans that were approved by the Zoning Board. Mr. Tim Anfuso issued a stop work order because the approved plans were supposed to be 900 square feet/ 1,200 square feet and the structure was brought up to almost 1,704 square feet. The Zoning Board suggested Mrs. Sheehy confer with her architect because she is going to have to take off around 400 square feet. Her new plans will have to be reviewed again by the Zoning Board.

PLAQUES

Mrs. Lillian Burry advised the committee she ordered the plaques and the subcommittee will meet to see who is going to receive the plaques to make a decision by the next Architectural Review Committee meeting.

NEW BUSINESS

Mr. Ryan Fause, owner, came before the committee members with plans for 1 Barbary Lane, Block 40.04 Lot 1. His existing front porch on the left side of the house ends in the middle of the house but the new porch will continue from the middle and wrap around the other side of the house. He is fully conforming and he doesn't require any variances. He is not residing, he is decking and adding columns. The committee members agree with the plans.

Mr. Sal Barbagallo came before the committee members with plans for Bucks Mill Park. The plans are for a proposed building, which will replace the fair office. The building will measure 50 x 100 with a 10-foot overhang on each side. The building will be heated and air-conditioned. The bathrooms will be accessible from the inside and outside of the building. This is going to be an open empty building until they are financially capable to do more. He stated it will be a metal roof with a grey or taupe siding. Mr. Barbagallo stated they wouldn't start building until after the fair ends. He also stated the building will have a wall of honor and they are going to sell little brass plaques to go on the wall of honor. The committee members suggested making the roof maroon with taupe siding. They also suggested he make the doors look barn-like.

Mr. A.J. Garito and Mr. Douglas Plean, co-owner of plans on 137 Montrose Road, came before the committee with plans for a 3 lot subdivision – PB623- Block 22.05 Lot 1 & 2. The proposed subdivision will consist of the Plean Property and The Peterson Property. They want to take 2 lots and subdivide it into 3 lots. There are no variances needed and the plans are fully conforming. Mrs. Lillian Burry stated the Plean house has ingress and egress on Parkwood. The minimum lot requirement is 88,000 square feet and all 3 lots exceed this requirement. Mr. Garito stated they are not cutting through the landscaping easement. Mrs. Lillian Burry stated the plans appear reasonable but the site plan approval is not within the committee's purview.

Mrs. Lillian Burry showed plans for the Ientile property on 84 Crine Road, Block 11 Lot 14. The plans consist of putting on an addition to the existing house. The addition measures 13 x 4 x 24 feet. The applicant is changing the front entrance and adding a front entryway. Mrs. Lillian Burry feels it is enhancing the look of the house and the committee members agree.

The Architectural Review Committee feels a lot of the plans that come before the committee have deviated after the plans are approved. A letter from the ARC has gone to all the Boards and Committees recommending the building department should inspect the site after plans are completed.

The meeting was adjourned at 6:35. Mrs. Peggy Joline made a motion to adjourn and it was seconded by Mrs. Theresa Mordarski.

The next meeting will be held on Tuesday, May 24, 2005 at 5:30 PM at Town Hall.

Sincerely,

Suzy Buck
Secretary