

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW COMMITTEE
April 24, 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, Joline, Morello, and Saavedra, and Messrs.
Stuart, Kilbride, Rodetsky, and Hesslein
ABSENT: Mesdames Hager, excused, Mordarski, excused
ALSO PRESENT: Mesdames Buck

Mr. Harold Kilbride made a motion to approve the minutes from the March 28, 2006 meeting and this was seconded by Mr. Rob Hesslein.

ZONING BOARD

Mr. Rob Hesslein advised the Committee members that most of the meeting involved the Fuer Property on 100 Conover Road. He did advise that the applicant did not comment on if anyone was living in the house or if anyone has been in the house. The applicant is considering the structure a home office but it does not fall within the parameters of a home office due to the amenities in the structure. The structure needs to get a use variance so no decision was made and will be postponed to the June 2 meeting.

Mr. Hesslein advised the Committee members the McMahon applicant on 35 Primrose Lane was approved.

Mr. Hesslein advised the Committee members that the Merlo and Scanelli Property would come back for the May meeting.

NEW BUSINESS

Mr. George Illmensee came before the committee members as the builder on behalf of the applicant Van Pelt for plans for PB641 – Block 48 Lot 7.02. The plans are for the middle building for the nursery school. Mr. Illmensee advised the plans require a variance. This is a one-story structure with a steep attic with dormers. He advised the State gets involved with the particular use of this building due to it being a nursery school. The committee members feel the building is very attractive.

Mr. Nunzio Innucci came before the committee with plans for 5 Wide Horizon Drive, ZB717- Block 35 Lot 7.04. He advised he is adding a cabana off the back of the existing garage to house a bathroom and a kitchenette for the pool area. He also advised he is adding a 2-car garage attached to the second floor with a breezeway. He advised the materials will consist of brick and stucco to match the existing house. The committee members discourage the use of stucco and advised he should use all brick. Mr. Innucci doesn't have a problem with using all brick. He advised he needs several variances for issues such as setbacks and lot coverage. Mr. Hesslein advised he agrees with the idea of the garage being attached with the breeze way because it balances out the structure. The committee members agree with the presentation.

Mr. Joe Panico came before the committee members with plans for 12 Colonial Terrace, Block 10 Lot 16. He advised they are demolishing the entire house and they do have the demolition permit. He is proposing a 4500 square foot home. The plans are fully compliant. The materials will consist of either vinyl cedar shake or clapboard, and cultured stone. The porch in the front will be made out of slate and have composite columns. There will be a 3-car garage on one side. The committee members don't recommend using cultured stone, they advised to the use of real stone. Mrs. Lillian Burry states that the house is extremely attractive. Mr. David Rodesky suggested he use some kind of decking in the back of the house. Mr. Panico agreed that he could possibly put a raised patio in the back. Mr. Hesslein and Ms. Mordarski suggested he use some copper accents to the windows and other parts of the exterior.

Mr. Stephen Waltz, the architect, came before the committee with plans for the Mulfetta Property on 3 Shawnee Court, Block 16 Lot 12.08. He advised he might need a variance for building separation. The plans are for an existing house with proposed upgrades. He advised he is going to remove the brick from the front and replace it with cedar clapboard. He advised they are removing all the shutters, pulling out the gables to create an overhang, and adding half round copper gutters. He advised that they will be putting new casings around the windows and be using a real cedar roof. He advised they will be leaving the existing brick in the back. The committee members feel many fine architectural details to the plans.

Mr. A.J. Garito came before the committee members with plans for 14 Mockingbird Lane, Block 11 Lot 3.06. He advised this is an empty lot currently. The plans are on a 3.3 acre lot. There are no variances needed and the plans measure around 10,000 square feet. The materials will be brick and Mr. Rodetsky suggested he show a

brick sample to the committee. There will be a 5-car garage. There were no specifics submitted on colors or any other materials. The committee members would like to see specific colors and materials for this property.

Mr. A.J. Garito also showed the committee members plans for 10 Mockingbird Lane, Block 11 Lot 3.05. This is for a proposed 5-bedroom dwelling. There will be a combination of brick and stucco. This property will have a 6-car garage. The committee members would like to see specific materials and colors for this property.

Mrs. Lillian Burry showed plans for Shadow Isle Golf Club, PB634- Block 46 Lot 1/1. The plans are for a proposed 5 bedroom dwelling, which is the largest model. There were no specifics submitted for this plan. However, the Committee is very familiar with the O'Neil building style.

Mrs. Lillian Burry showed plans for the Desalvatore property on 46 The Enclosure, Block 101 Lot 29. The plans consist of remodeling the existing 1 story house. The materials will consist of cultured stone in a fieldstone gray in color. They will have beige cedar impressions with a timberline roof. There will be a 2-story addition to the rear of the existing home. They will replace all the siding and the roof. The committee members are in agreement with the plans.

Mrs. Lillian Burry showed plans for the Blackburn property on 243 Phalanx Road, Block 21 Lot 5. The plans are for a farm dwelling, an agricultural labor house. The plans measure 1200 square feet. The Blackburns are going to hire a farm manager and have them live in the house. The committee members agree with the plans.

The meeting was adjourned at 7:00 PM and the committee members unanimously agreed.

The next meeting will be held on Tuesday, May 23, 2006 at 5:30 PM at Town Hall.

Sincerely,

Suzy Buck
Secretary