

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

Ms. Christine Saavedra made a motion to approve the minutes with correction from the March 27, 2007 meeting and this was seconded by Mr. Rob Hesslein.

ZONING BOARD

Ms. Christine Saavedra advised the plans for the Sheehy applicant was withdrawn for now due to the second floor being removed.

Ms. Saavedra advised the Constantinou property on 31 Orchard Lane to construct a rear addition and reconstruct a pool patio was approved. She also advised the McGuinness property on 8 Christopher Drive to construct and addition and renovation to the existing dwelling was approved.

Ms. Saavedra advised the plans for the Banco property on 57 Woodhollow Road to install an in ground pool will come back before the Zoning Board.

NEW BUSINESS

Mrs. Lillian Burry showed plans for Forefront Homes on 61 Clover Hill Road, Block 1.01 Lot 40. The plans are fully conforming. The plans are for a detached 2-car

garage. The garage will match the existing home. The materials will consist of a stone foundation with cedar shake siding. The committee members feel the plans are attractive.

Mrs. Liz and Andrew Lenza came before the Committee with plans for 83 Carriage Hill Drive, Block 22.7 Lot 28. The plans are fully conforming and do not require any variances. This is an existing ranch house with plans for an extension. The foundation will be cultured stone. They advised they are putting in a second staircase and there will be a brick fireplace. The committee is in total agreement with the plans.

Mrs. Mary Beth and Bob Tomaro came before the Committee with plans for 28 Carriage Hill Drive, ZB757 – Block 22.7 Lot 30. This is currently a 3-bedroom ranch. They are extending the smaller A frame in the front of the house. They are raising the ridge on the left side of the house with dormers. The non-conformance was pre-existing before they purchased the house. The front setback should be 85% required but they have 76%. Mr. Rob Hesslein stated they should put in dormers for the garage to make it a more complete look. The entire roof is being removed and replaced with a 30 Year Timberline. Ms. Christine Saavedra advised the applicants to shop around for culture stone.

Mrs. Lillian Burry showed plans for the Bottini Property on 8 Longview Drive, Block 7 Lot 2.14. The plans are fully conforming. The addition is for a sunroom. They will remove the present deck and construct a one-story addition. This will match the existing house. The committee members agree with the plans.

Mr. Phil Rizzutti, the builder representing the Rizzo applicant, came before the Committee with plans for 1 Northwood Place, Block 20 Lot 13. He advised they will be doing renovations to the exterior of the house and also renovating the kitchen. He advised they are adding 3 gables in the front and adding a porch over the front door. The plans showed the kitchen will be bumped out 2 feet by the garage. The siding will be beige hardy cement clapboard with cedar impressions. Mrs. Lillian Burry states this is a remarkable conversion and the committee members are in agreement with her statement.

Mr. Vince Pollito came before the Committee with plans for 11 Fairway East, ZB753- Block 11 Lot 24. He advised the plans require variances for the principle side and principle rear setbacks. The plans are for a modest addition to the existing home. The applicant is having problems with the 90-foot rule due to the addition of the family room, dining room, and master bedroom. He advised he is adding a 3rd car garage to the existing 2-car garage. The materials will consist of grey cedar shake impressions with a grey asphalt shingle roof. The exposed chimney will be brick. He advised the entire existing roof will be changed due to the age of the current roof. Mr. Ken Florek suggested making the front door a focal point of the house and to spruce up the front with sidelights. Mrs. Lillian Burry suggested putting up columns between the front door. The committee members agreed with the suggestions.

Mrs. Lillian Burry showed plans for 46 Rivers Edge Drive, Block 35 Lot 22.05. The plans are fully conforming. She advised they are adding columns with a fence in between. The materials will consist of limestone and brick.

Mrs. Lillian Burry showed plans for the Narcis property on 27 Raven Road, Block 34 Lot 3.15. The plans are for a 24-foot round above ground pool. The wall height measures 52 inches. She advised they are putting up a one-foot fence on the top of the pool. These plans are not within our purview to comment.

Mrs. Lillian Burry showed plans for the Anania property on 45 Leland Road, block 46 Lot 17.10. The plans are for an in ground pool with a spa and a chain link fence. The plans are not within the committee's purview.

Mrs. Lillian Burry showed plans for the Polito property on 33 Glenwood Road, ZB755- Block 1 Lot 50. The plans are for a pool but the only place the pool will fit on the property requires a variance. These plans are not within the Committee's purview.

Mrs. Lillian Burry showed plans for the Pagliano property on 240 Swimming River Road, ZB756- Block 38 Lot 13. They need to go before the Zoning Board due to the accessory front. The plans consist of putting on an addition to the existing garage. The siding will be updated. The windows are currently boarded up. The garage needs major refurbishing. The committee members feel the plans for the renovations are a major improvement to the current garage.

The meeting was adjourned at 9:15 PM. Mrs. Peggy Joline made a motion to adjourn and this was seconded by Mrs. Brenda Johnson.

The next meeting will be held on Tuesday, May 22, 2007 at 7:30 PM at Town Hall.

Sincerely,

Suzy Buck
Secretary