

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW BOARD

April 28, 2009

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. Joline, Mr. Kilbride, Mrs. McNerny, Mrs. Mordarski, Mrs. Morello and Mrs. Saavedra

ABSENT: Mrs. Johnson and Mr. Engel, both excused

Mrs. Burry welcomed Ms. Terry back from a prolonged absence. On a motion by Mrs. Saavedra, seconded by Mr. Hesslein, the minutes of the March 24, 2009 meeting were accepted.

OLD BUSINESS

Mr. Hesslein noted that three applications on the Board's current agenda were already heard by the Zoning Board. DeBlase applied for a variance for a pool cabana behind a large berm, in the front side yard. Applicant was requested to increase berm vegetation. Cantalupo applied for variance for addition and reconstruction to front of house. Walsh applied for a variance for a patio on an undersized lot. All three were approved. Mrs. Saavedra has written a letter to the Township Committee regarding regulatory compliance and code enforcement.

NEW BUSINESS

Lynda Stark, Block 35.4, Lot 2, 65 Woodhollow Road, appeared on behalf of her application for a second story addition over the middle of an existing ranch-style house. It will consist of a TV room and an office. Also, the back porch will be enclosed and heated. The siding of both the existing structure and the addition will be cedar impressions. The roof will be earth tone throughout. Windows are Anderson with white trim. The addition will match the existing house in every way. The application is fully conforming. Mrs. Joline will write a report.

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Margaret Greco, Block 29.11, Lot 10, 17 Yellowbrook Road, appeared on behalf of her application for a two-story (ground level and upper level) eight-foot-wide addition to the side of her house, enlarging a bedroom. Roof will match existing grayish roof. Vinyl grayish-blue clapboard-style siding will match existing siding. There will be no shutters added to the Anderson windows, imitating the existing windows. Mrs. Mordarski will write a report.

Rick Autovino and Jason Adamshick, Block 8, Lot 32, 7 Tory Court, appeared on behalf of their application for an addition which would bring the existing house to approximately 4,800 to 5,000 sq. ft. Timberline roof and cedar impressions siding will be in earth tones. The roof line features multiple peaks and valleys. The front door and the window above it will be of mahogany. The chimney will be of stacked stone. The garage doors face the front of the house because side-facing doors would require a variance. Mrs. Burry recommended side entry garage doors, if possible. Mr. Hesslein suggested applicant consider carriage-style doors to soften the effect. Mrs. Morello will write a report.

Trump National Golf Course, Block 46, Lot 1.52, proposes new signage, which is in conformity with the overall appearance of the Township. However, the signs have already been installed, in disregard of proper procedure. Mrs. Saavedra will follow up with Mr. Engel in regard to her letter to the Township Committee, and Mrs. Burry will also write a letter about regulatory compliance. Mrs. Saavedra will write a report.

Trump National Golf Course, ZB815, Block 46, Lot 1.52, proposes conversion of existing office storage to nine hotel-type overnight lodging suites. The application states that a variance is being sought for building height, whereas the variance should be for usage. Overnight accommodations are not a permitted use at golf courses. Mrs. Mordarski will write a report.

James Gorman, ZB816, Block 46, Lot 1.33, 19 Bretwood Drive, proposes an in-ground pool, 600 sq. ft. patio, and fence. Lot coverage is excessive. Mrs. McNerny will write a report, noting that the application is not within the purview of this Board, and that ordinance forbids lights on private sports courts.

Klatsky, PB#676, Block 40.05, Lot 11, Jockey Terrace off Lakeside, returns with an amended application for a sports court. Mrs. McNerny will write a report, noting that the ordinance forbids lights on private sports courts.

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DeBlase, ZB812, Block 35, Lot 1.22, 2 Utopia Drive, Cantalupo, ZB813, Block 7.31, Lot 1.15, 27 Applethorn Court, and Steven Walsh, ZB 814, Block 29.13, Lot 13, 17 New Street, as noted under Old Business on Page 1, were already heard and approved by the Zoning Board. Mr. Kilbride will write a report. At Mrs. Burry's suggestion, the report will state that the Architectural Review Board has no comments *because of* approval prior to this Board's review.

On a motion by Mrs. McNerny and seconded by Mrs. Mordarski, the meeting was adjourned at 8:44 PM. The next meeting will be on Tuesday, May 26, 2009, at 7:30 PM at Township Hall.

Respectfully submitted,

Ellen Terry
Secretary