

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW BOARD
May 27, 2008

Chairperson 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. Joline, Mr. Kilbride,
Mrs. Mordarski, Mrs. Morello, Mr. Powell, Mrs. Saavedra, Mr. Florek

ABSENT: none

On a motion by Mr. Hesslein, seconded by Mrs. Morello, the minutes of the April 29, 2008 meeting were accepted, with Mrs. Burry abstaining.

OLD BUSINESS

Mrs. Burry expressed dismay at the results of the decision regarding the application of the Colts Neck Reformed Church for a new garage structure to replace the old barn structure that is part of the parsonage, and therefore residential use. Because they were short one vote, they must reapply. However, they could have withdrawn the application prior to the vote had they been so advised, a courtesy that has been extended to other applicants.

NEW BUSINESS

Karl & Karen McIntosh, 104 Boundary Road, Block 6, Lot 8.01, suffered a fire in their residence. The old house will be demolished, and they propose to replace exactly what was burned by the fire. The house will be 1,200 sq. ft. with a two-car garage below two bedrooms and two and one-half baths. The exterior will be of blue-grey cedar shingles, over three feet of stone, with vinyl-clad Anderson windows. The roof will be of grey composite slate shingles. The terrace will be concrete. The second story will feature a black wrought iron railing. The McIntoshes are in temporary housing. Mr. Hesslein will write a rush report.

Jim Meicke, 264 Heyers Mill Road, ZB #793, Block 14, Lot 2, proposes extensive renovations to an existing garage. The formerly flat roof, which may have allowed some damage to the structure, will be replaced with a roof with an interesting pitch that gives the impression of a two-story barn, enhanced by a hay loft detail. The roof material will probably be metal, and might be of a color to contrast with the neutral, grayish-toned siding of this structure, and the red of an additional barn on the property.

Mrs. Burry noted that the home is on the Township's historic inventory. She read a letter to the Zoning Board from the Historical Preservation Committee, explaining that "Mr. Meicke has been working to restore the buildings on the property in a somewhat random fashion, dealing with more than one structure at a time. He has removed siding from the garage in order to alleviate a potentially hazardous situation. Due only to the necessary extent of that demolition, the current application has been deemed new construction. Further, because of existing nonconformance, the application now requires approval of the Zoning Board of Adjustment." Mr. Kilbride will write a report.

Joseph Visci, 92 Cedar Drive, Block 16, Lot 58, proposes additions to his home in a somewhat Tudor style, possibly vertical Aztec cement board with wood planks between. Only the front elevation will have a water table. The rear elevation will be done in beige cedar impressions. The entrance will be extended outward, and be clad in brick. The window on the second story over the door will be shuttered to emphasize the vertical lines. Mrs. Joline will write a report.

Nancy & Gary Johnson, 20 Hillmont Terrace, Block 6, Lot 24, propose to demolish the current three-bedroom home with a half basement, and replace it with a four-bedroom house of 4,200 sq. ft., with a garage bringing the square footage to 5,000. The siding will be all brick, on all four sides. The rear elevation features arched windows. The cupola will have copper detailing. The application is fully conforming. Mrs. Saavedra will write a report.

Sergio Benitez, 21 Eagle Nest Road, Block 5, Lot 1.04, proposes four 5-foot tall entrance piers of stucco and block, joined on each side of the entrance with a curved wall. Mrs. Morello suggested that the submitted drawing somewhat resembles a barrier. Mrs. Morello will investigate further and write a report.

Carlos Martinez, 21 Fox Hedge Road, Block 7.26, Lot 10, proposes a second-story addition over the existing two-car garage, which will be extended to a three-car garage. The plans show dormers added to existing roof to complement dormers on the new addition. However, other elements appear incongruous. For example, the enormous picture windows appear out of balance with the rest of the windows. The picture windows might appear more attractive and in better balance if covered with grillwork. Mrs. Johnson will write a report.

Auto Excellence, Route 34 at Conover Road, Block 15, Lot 1, proposes to remove existing sign and replace it with a 3-foot by 4-foot sign featuring a "muscle car" graphic which overpowers the business name. The application is conforming, but doesn't fit the character of the town. Mr. Powell will write a report.

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Vicky DeRosa, 10 Victorian Way, off Montrose, proposes a 20' x 40' heated swimming pool. The Board has no purview over pools, but suggests that the fence should be esthetically pleasing, in keeping with the character of the neighborhood.

Retro Fitness Enterprises, LLC, 43 County Route 537 West, Block 46, Lot 11, proposes to install their corporate offices at the former Honey Shop. The siding will be changed to taupe cedar impressions. The free-standing sign, on an attractive post, will have a pleasing shape. Mr. Florek will write a report.

Rada, Bluebell Road and Freemont Lane, off Bucks Mill Road, PB#665, Block 29, Lot 9, was turned down due to impervious lot coverage in excess of the allowable amount. The previous report will be re-submitted.

Colts Neck Fire Co. No. 2, Conover Road, PB #666, Block 8, Lot 10, was returned without comment. The previous report will be re-submitted.

Notaro, 10 Mockingbird Lane, PB 661, Block 11, Lot 3.05. was returned without comment. The previous report will be re-submitted.

On a motion by Mrs. Johnson and seconded by Mrs. Saavedra, the meeting was adjourned at 9:14 PM. The next meeting will be on Tuesday, June 24, 2008, at 7:30 PM at Township Hall.

Respectfully submitted,

Ellen Terry
Secretary