

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW COMMITTEE
June 22, 2004

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, Mordarski, Johnson, and Saavedra, and Messrs Stuart and Kilbride, and Rodetsky
ABSENT: Mesdames Hager, excused and Morello, excused
ALSO PRESENT: Mesdame Buck

Mrs. Joline made a motion to approve the minutes from May 25, 2004 meeting and this was unanimously agreed.

PLANNING BOARD

The Architectural Review Committee reported its displeasure with the proposed building that fronts on Route 34 and Leland Road. The revised plans presented before the Planning Board were also turned down because there was too much square footage but the plans did improve architecturally.

ZONING BOARD

The plans for the Guadagnino Property, on Manor Road, were presented before the Zoning Board. The surrounding neighbors came to support the plans. The Zoning Board is willing to work with the applicant if they make some changes that will reduce the square footage.

NEW BUSINESS

Mrs. Ellen Greenberg, with the Colts Neck PTO, came before the committee with plans for signs for Conover Road Primary and Conover Road Elementary Schools. Mrs. Greenberg stated the signs would encourage Public awareness of school events, town

events, boost moral, and assist in finding which school is which. The sign is not conforming because it is too wide. The sign is 10 x 8 feet in total. The committee members are in favor of the blue sign rather than the white. The signs will be lit only when it is needed. They will use interior florescent lighting. The sign will be aluminum/steel frame with 4" steel pipes in cement footings. Mrs. Greenberg will check the set back of the sign. The committee members support the architectural appearance of the sign but feel there should be a limit on how long the lights will be on in light of their location abutting a residential zone.

Mr. Vito Merola came before the committee with plans for 139 Hockhockson Road, Block 51 Lot 14. He is building a new home and hopes to maintain the historical home. The building measures 8000 square feet with a basement. The materials will consist of beige stucco and an orange/brown field stone. He will have a timberline roof. Mr. Merola stated "90% of the front will be in real stone." The committee members agree with the plans. However, Mr. Merola was advised, as presently zoned only one primary residence can be on the site.

Mr. Ronald Longstreet, representing the Walkowski's, came before the committee with plans for 3 Vista Drive, ZB649 – Block 3 Lot 23. The plans are non-conforming. There is an existing 2-story home and they want to put an addition off of the rear of the house. There is a 50 foot set back requirement and there is only 37 feet proposed. The lot coverage is also a problem. There will be no tree removal. The addition comes out 8 feet but it is not coming out any further than the rest of the house. The house currently has vinyl siding but they will use certainteed cedar impressions to reside the entire house. The committee members feel the materials are an improvement to the house. The Zoning Board of Adjustment will be the final word on this proposal.

Mr. Ed O'Neal, architect and planner for SOME Architects of Spatial Design, came before the committee with plans for the barn on Winding Brook Farm. The barn acts as a buffer to the yard and the farmers use the barn for the crops and machinery. They are going to plant Dogwoods to bring color in the spring. They will replace the roof with a timberline roof. They will replace windows in the existing openings and put on a new door. They are going to repaint the building. The committee members agree with this proposal and plans.

Mr. Cliff Green, builder, came before the committee with plans for Deerpath Lane, Block 23 Lot 13.07. He is proposing to build a French Country house with a 2-car detached garage in the front. There will also be a 1-car garage attached to the house. It will be a full brick house with neutral colors. The house will consist of arched windows, copper gutters, and a slate style roof. The committee members agree with the plans.

Mr. Phil Rezotti, with American Building Corp, came before the committee with plans for 39 Mountainside Drive, Block 1.04 Lot 24. The plans consist of making renovations to the existing ranch house. The materials being used are stone and real cedar clapboard. There are no variances needed. The committee members agree with the plans.

Mr. Scott came before the committee with plans for 103 Obre Road, Block 53.01 Lot 4. There is currently a single-family ranch and they want to build an addition to make it a 2-story house. The plans are conforming. The materials will consist of cultured stone in the front, vinyl cedar impressions, and a timberline roof. The Committee members agree with the plans.

Mr. Stephen Amplo, the builder, came before the committee with plans for a proposed house on Woods End, Block 1.02 Lot 15. This is a single family home on 2.2 acres. The materials consist of cedar impressions on the sides and back and brick or stone in the front with a timberline roof. The Committee members agree with the plans.

Mrs. Lillian Burry showed plans for 19 Colts Gait Lane, PB616- Block 7 Lot 4.14. The plans consist of creating a Polynesian Village ambiance. The plans are for a proposed Tiki bar/hut with boardwalk. He is going to put in a wave beach. Mr. Stuart feels these plans will fit in with the rest of the house. The site is located on 20 acres, well removed from the road.

Mrs. Lillian Burry showed plans for 39 Bretwood Drive, Block 46 Lot 101. The plans consist of putting a portico in the front of the house. There are no variances needed. It will match the existing home. The Committee members feel this will make the house look better because many of the homes in the area look alike and this will make the house stand apart.

Mrs. Lillian Burry showed plans for 68 Bucks Mill Road, Block 29 Lot 11. The plans consist of building an addition, deck, and new siding. The applicant must remove over 1000 square feet of driveway before the construction begins. There are no variances needed. The plans state they are putting stucco over the existing siding and the committee members feel it is better to rip the old siding off. There was not enough information provided to make a decision.

Mrs. Lillian Burry showed plans for the Cobelli property on Lexington Court, Block 12 Lot 29. The applicant wants to retain the existing house and subdivide the property on Lot 29 into 2 building lots. At the present time, this application is not within the Committee's purview.

The meeting was adjourned at 7:15. Mrs. Peggy Joline made a motion and it was seconded by Mrs. Brenda Johnson.

The next meeting will be held on Tuesday, July 27, 2004 at 5:30 PM at Town Hall.

Sincerely,

Suzy Buck
Secretary