

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW COMMITTEE
June 28, 2005

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

Mr. Harold Kilbride made a motion to approve the minutes from the May 24, 2005 meeting and this was seconded by Mrs. Theresa Mordarski.

Mr. David Rodetsky developed an application form for applicants to submit to the Architectural Review Committee. The Committee reviewed the form and it was approved.

PLAQUES

Mrs. Lillian Burry personally nominated the Mumford Property on Montrose Road to receive a plaque, the committee members agree with this nomination. Several other applicants were discussed but no decision has been made.

ZONING BOARD

Ms. Christine Saavedra advised the Committee members the Sheehy property at 60 Conover Road came before the Zoning Board. The permit for the detached garage to stand as is and the 90-foot rule set back was denied.

Ms.Saavedra advised the Penza property on 16 Millbrook Lane was approved. She also advised the Solomen property and the Murray property both required a variance for a set back and both applications were approved.

PLANNING BOARD

Mrs. Lillian Burry advised Mr. Greg Matzel came before the committee with his plans to enter the property from Galloping Hill Road. He wants to put a home and a farm building on the property. There was no decision made on the plans.

Mrs. Lillian Burry also advised the Brusco property on Montrose Road was presented. She advised there was an oil leak found on the property and these plans were put on hold.

NEW BUSINESS

Mrs. Faith O'Horo came before the Committee with plans for 28 Tulip Lane, Block 7.02 Lot 8. The plans consist of putting a 2nd story over the existing garage. The addition will measure 8 feet. She advised the addition is for a mudroom, a bathroom, and the laundry room will now be moved upstairs. There is a white vinyl siding on the house but the siding on the addition won't match exactly. She also stated they are enclosing the current deck. The plans are conforming. The committee members agree with the plans.

Mr. Darrell Sager came before the Committee with plans for 181 Five Point Road, ZB682 – Block 44.01 Lot 4.01. The plans do not comply because he is in violation of the 90-foot rule by 4 feet. He is adding onto his existing home. The proposed addition on the left hand side of the house will consist of a bathroom, living room, and a bedroom. He will have to increase the capacity to his septic because it was originally for a 4 bedroom and now it will be a 5 bedroom. There is brick in the front of the house and vinyl siding on the rear and sides. He will also provide a front porch on the addition. He advised he is going over the 90-foot rule because his property has a sharp angle on the right side and he wants to maintain a large enough space for the great room for family gatherings. The second floor on the addition will be a loft. The Committee members agree with the plans.

Mr. Francis Journick came before the Committee with plans for 6 Saratoga Drive, ZB688 – Block 21.06 Lot 3. He is going before the Zoning Board because he requires a variance. He comes out 2 feet for the porch and the additional step is 1.4 feet so he will come out an extra 3.4 feet. His property is 90.6 feet wide so he would have to adhere to the 76 foot setback rule. He advised he needs a new roof, the cedar shakes need to be replaced, he has gutter problems, and the windows are old. He is going to replace the roof, the windows, and reside the entire house. He is going to remove the old gable and put a new gable with a new roof over the porch. He is going to use a vinyl siding with a

shake appearance on the front of the house; commonly called “cedar impressions.” The Committee members feel the plans are a significant improvement.

Mrs. Linda de Groot came before the Committee with plans for 920 Lovett Road, Block 21.09 Lot 12. The plans exist of expanding the first floor to make renovations to the kitchen and the family room and also to expand the office over the garage. The laundry room is going to be moved upstairs with the office. She advised they would match the roof and not replace it. She is going to use cedar clapboard siding. The Committee members agree with the plans.

Mr. Frank Niedzielski came before the Committee with plans for 40 Clover Road, Block 7.02 Lot 32. There is an existing ranch on the lot but he wants to demolish this and put up a new house. He needs a demolition permit and the Committee members agree the current house has no Architectural value so the Committee agrees to the permit. No variances are needed. He is going to have a timberline roof with beige stucco. He advised the materials will either be red brick or fieldstone. The committee members do not recommend stucco or cultured stone; they recommend using brick. The committee members agree with the plans.

Mrs. Lillian Burry presented site plans for the Matzel Property, PB524 – Block 39 Lot 6. This property is on 25 acres and measures 12,243 square feet. Mr. Matzel wants the entrance into the property from Galloping Hill Road. This is in the 10-acre Agricultural Zone. The plans include putting up a house, a farm building, a pool, and a garage.

Mrs. Lillian Burry showed plans for Mr. Josh Ferolito’s property on 264 Route 537 East, Block 51 Lot 2.01. This is a single-family dwelling and the plans were prepared by 2 River Engineering. The plans are fully compliant. This is a 4-bedroom house with a home theatre, laundry room, master bathroom, great room, powder room, and a kitchen. The Committee members agree with the plans.

The meeting was adjourned at 7:00PM. Mrs. Peggy Joline made a motion to adjourn and it was seconded by Mrs. Theresa Mordarski.

The next meeting will be held on Tuesday, July 26, 2005 at 5:30 PM at Town Hall.

Sincerely,

Suzy Buck
Secretary