

TOWNSHIP OF COLTS NECK  
ARCHITECTURAL REVIEW BOARD  
June 24, 2008

Mr. Hesslein called the Board to order at 7:30 p.m. with a salute to the flag. Mr. Hesslein 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: Mr. Hesslein, Mrs. Joline, Mrs. Mordarski, Mrs. Morello, Mr. Powell, Mrs. Saavedra, Mr. Florek

ABSENT: Mrs. Burry, Mrs. Johnson, Mr. Kilbride

On a motion by Mrs. Joline, seconded by Mrs. Saavedra, the minutes of the May 27, 2008 meeting were accepted.

OLD BUSINESS

Mrs. Saavedra reported on decisions of the Zoning Board. Application by Aiello on Hockhocks Road was denied. Application for addition to single family residence at 85 Heyers Mill Road was approved. The addition consists of the existing residence being converted to a pool cabana, with construction of a new residence. Application by Crockett for yellow house on County Route 537 next to Colts Neck General Store was denied on the basis of excessive variance requirements. Application for rebuilding of an accessory structure for the parsonage of the Colts Neck Reformed Church was approved. Application by Hill for a front porch was approved.

NEW BUSINESS

Robert Cavallo of Cavallo Construction appeared on behalf of Chris Kolefas, 22 Maple Drive, Block 7.07, Lot 7.27. The architect is David Feldman. Applicant proposes to raze existing home and construct 6,200 sq. ft. residence with a natural stone front in random shades of grey, and a front porch with wood columns. All trim will be painted white. The stone chimney will have a chimney pot. The house will have Anderson windows and a 3-car garage. Mr. Hesslein suggested upgrading the garage doors shown on the elevations. Both front and rear patios will be made of bluestone, with stone risers, treads, and trim. Mr. Hesslein will write a report.

Architect Robert W. Adler appeared on behalf of James & Lynda Russo, 23 Pilgrim Way, Block 9, Lot 50. Applicant proposes to raze existing single family residence and construct a 5,700 sq. ft. residence with 758 sq. ft. detached garage on approximately 1.25 acre. Application is fully compliant. Siding will be of Maybeck Atlantic white cedar in a medium tan shade. Foundation will be a mix of limestone and granite in shades of gray and tan. The chimney will be of the same stone, in combination with occasional dark old bricks. All trim will be in a cream tone. The roof will be of a grey tone, probably Timberline. Juliet balconies will be featured on both front and rear, of bronze-coated metal to complement the earth tones of the exterior. A belt board will help to unify the architectural detailing. The garage exterior will mirror the house, with cedar and stone exterior, and include a stair turret. The upper level will be for storage only. Mr. Hesslein will write a report. After this presentation, Mrs. Saavedra excused herself to attend a special meeting of the Zoning Board.

Nicole Trabalka of Two River Engineering appeared on behalf of Heck, 51 West Larchmont Drive, ZB795, Block 7.02, Lot 27. Applicant proposes an addition to existing residence on a lot with steep slopes that necessitate set-back variances. Additions will be made to both front and rear of house, including master suite and sunroom with cathedral ceiling. A wooden balcony will continue all the way around the rear. Siding, trim, new chimney and roof will match existing. Mr. Hesslein noted that the entrance now stands out and appears welcoming, and suggested that an additional dormer or faux dormer on the right side of the house would create an aesthetically pleasing balance that is lacking in the current plans for the flat roof there. Mrs. Joline will write a report.

John Conti, 52 Laird Road, ZB796, Block 19, Lot 9, appeared with his attorney, Mark Aikins, Esq. Applicant proposes a 375 sq. ft. addition to a one-story ranch house on an existing undersized lot of approximately 19,000 sq. ft. This addition will increase coverage from 23% to 25%. Mrs. Joline will write a report.

Onito Luisi, 16 Westgate Court, Block 11.07, Lot 3, submitted an application to "close in porch." Application was approved in May, 2008 by the Zoning Board, prior to receipt by Architectural Review Board. Mrs. Morello and Mrs. Mordarski report that the work has been done, the siding on the closed-in breezeway does not match the siding on the home, and the solar panels on the very long pergola are observable from the street. Mrs. Morello will speak with Al Yodakis and write a report.

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Andrew & Camille Greco, 7 Colts Gait Lane, Block 7, Lot 4.3, propose erection of a pre-fab Lancaster Country horse barn of white pine board batten siding with green roof shingles and two doors, and a paddock area with a board fence. Mrs. Mordarski will write a report.

Vesel Ramovic, 10 Warrenton Lane, ZB798, Block 7.02, Lot 34.08, proposes a raised terrace with built-in barbeque that is not in compliance with rear setbacks. Mrs. Morello will write a report noting that the application is not within the purview of this Board, but that the Board recommends that the materials should match the existing house.

Dorothy Smith, 12 Laird Road, ZB800, Block 19, Lot 2, proposes a 16' x 24' farm stand with associated parking on a 13 acre farm. It will replicate the existing farm stand with asphalt shingles. Mr. Florek will write a report.

Colts Neck Board of Education, Block 8, Lot 2.02, proposes a new playground at the Conover Road Primary School. The ground cover will be rubber playground mulch. Board members expressed concern that the mulch not be of primary colors, but instead of natural colors to blend into the environment. Mrs. Modarski will write a report.

Steven Grundweg, 33 East Larchmont Drive, Block 7.04, Lot 6, proposes both front and rear additions to an existing single family residence. The entire exterior will be changed to shingle. Colors are to be determined. An added front porch creates a more welcoming appearance to this farm-like house. The foundation is of stone in buff, grey & rust colors, and the exposed chimney is of brick. Mr. Hesslein will write a report.

Ron Keush, 12 Squan Song Road, Block 51, Lot 2.28, proposes to install a pool, spa and gazebo with walkways and several patios, on an oversized lot. The entire back yard will be fenced with Jerith fencing. Mr. Hesslein suggested a more decorative fence facing the front, and Mr. Keush responded that he is contemplating decorative fencing for the entire back yard. The home is of brick, and the gazebo may be brick or pre-fab. All structures should be in the same finishes. Mr. Powell will write a report.

Richard Bonanno, 9 Evergreen Lane, off Willowbrook, PB668, Block 9, Lot 2.09, proposes a tennis court. The application is not within the purview of this Board, but should follow the submitted landscape plan. Mr. Powell will write a report.

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Papetti, PB662, Block 45, Lot 3.02, proposes a subdivision off Hominy Hill Road that was denied by the Planning Board. A report has already been written and submitted.

Parmar, 19 Colts Gait Lane, ZB799, Block 7, Lot 4.14, proposes an addition to the master suite with a stained glass ceiling, in a 32,000 sq. ft. home. Mr. Hesslein will write a report.

On a motion by Mrs. Joline and seconded by Mrs. Mordarski, the meeting was adjourned at 9:03 PM. The next meeting will be on Tuesday, July 22, 2008, at 7:30 PM at Township Hall.

Respectfully submitted,

Ellen Terry  
Secretary