

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW BOARD
June 23, 2009

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

ABSENT: Mrs. Burry, Mr. Engel, and Mrs. Saavedra, all excused

On a motion by Mrs. Joline, seconded by Mrs. Mordarski, the minutes of the May 26, 2009 meeting were accepted.

OLD BUSINESS

The Meicke application was postponed again because of differing assessments of the percentage of the garage that has been demolished. Notaro was approved with 17.5% lot coverage where 15% is permitted, due to hardship of three different builders with three different opinions. Sullivan, at the corner of Laird and Longbridge Roads, received approval for a shed.

NEW BUSINESS

Jim Spinella, Block 34, Lot 16.27, 15 Orchard Lane, appeared on behalf of his application for expansion of an existing home, above the existing garage, and alteration of front entrance. The architect is Dan Lynch. The existing clapboard will be changed to beige shingles (probably cedar impressions) with brown-toned cultured stone or thin stone veneer foundation, and white trim. Mr. Hesslein noted that natural stone is preferable, because it retains its color, whereas cultured stone has a tendency to fade. Existing chimney is brick, but it was suggested that applicant alter it to match new stone foundation. The new front entrance will feature a portico with copper flashing. The application is fully compliant. Mrs. Mordarski will write a report.

Geraldine Romano, ZB822, Block 11.01, Lot 6, 23 Fairway West, appeared on behalf of her application for the addition of an unheated sunroom with sliding doors at the rear of an existing home. The room will sit on pilings, skirted with white lattice. Siding will be white vinyl to match the house. Mrs. Morello suggested a skylight to provide better lighting for the room that sits interior to the sunroom. Mrs. Morello will write a report.

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Joseph Cammarata, ZB 820, Block 23, Lot 13.04, 18 Deerpath Lane, has submitted an application for a three-bay, Tudor style detached garage with a car lift. Mr. Hesslein noted that the plans include attractive detailing. Setbacks are not compliant with zoning, and there is wetlands encroachment. Mrs. McInerny will determine whether principal residence is also Tudor style, and write a report.

Spencer, PB#673A, Block 31, Lot 19, Route 34, has submitted a minor subdivision. This is not within the Board's purview.

Leventer, PB 679, Block 31, Lot 19, has submitted a sketch plat proposing a 4,550 sq. ft. retail building. This application also is not within the Board's purview. Mrs. Joline will write reports for both Spencer and Leventer.

On a motion by Mrs. Johnson and seconded by Mrs. Mordarski, the meeting was adjourned at 8:24 PM. The next meeting will be on Tuesday, July 28, 2009, at 7:30 PM at Township Hall.

Respectfully submitted,

Ellen Terry
Secretary