

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW COMMITTEE
July 27, 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, Morello, Johnson, Mordarski, and Saavedra, and Messrs Stuart, Kilbride, and Rodetsky
ABSENT: Mesdames Joline, excused and Hager, excused
ALSO PRESENT: Mesdames Buck

Mrs. Brenda Johnson made a motion to approve the minutes as corrected from the June 22, 2004 meeting and this was seconded by Mr. Harold Kilbride.

PLANNING BOARD

Plans for Winding Brook Farm, Spatial Design, were brought before the Planning Board and they were approved. The plans for the Guadagno property were brought before the committee with revisions to make it more conforming by reducing the size and these plans were approved. The Planning Board accepted the plans for the PTO signs.

NEW BUSINESS

Mr. Pete and Joanne Colvanico came before the committee with plans for 12 West minister Drive, Block 13 Lot 69. The plans consist of expanding the current ranch. They are extending the living room, adding a vestibule, and they want to make the existing garage into livable space. They are putting on all new siding, which consists of vertical and horizontal siding. Mr. Rodetsky feels the house will look better with all the same type of siding. The materials will consist of cedar clapboard, cedar shake, and brick. The plans also consist of a detached garage. The committee members suggest carrying through with similar siding.

Mr. Gregory and Karen Matzel came before the committee with plans for a new home on 4 Michaels Way, Block 51 Lot 1.05. The plans measure 12,00 square feet. The plans are conforming. The house will have a country manor facade. The exterior walls will be made with a Charleston Square Rectangular stone with complimentary brick. The brick will be a light beige and the stucco a light cream. They will have an asphalt slate roof. They will have a 4 car attached garage as well as a 4 car detached garage. The materials of the garage will be the same stucco, stone, and brick as the house. The committee members agree with the plans.

Mr. Ed O'Neal came before the committee with revisions to Aether Commercial on Route 34 and Leland Road. There is only one staircase instead of two. The dormers are now 11/2 feet larger than the original plans. He is using hardyplank siding with a stone base and a timberline roof. The original plans measured 8,800 square feet and now the current plans measure 6,600 square feet. The committee members feel the revisions are a big improvement.

The builder, representing the Devino's, came before the committee with plans for 1 Kathleen Drive, Block 41 Lot 4.01. The materials being used is hardy plank siding with a cultured stone face on the lower part of the building. The plans consist of a double chimney and a covered porch. The committee discourages the use of cultured stone.

Mr. David Parello came before the committee with plans for 8 Old Farm Road, Block 16 Lot 40. The plans are conforming. This is a ranch style home with wood shingle siding and real stone around the door. They are changing the existing windows in the front and putting in a slider door. They are extending the glass window on the side of the house. The roofline will remain the same. There will be a 6-foot extension to the master bedroom in the back of the house. The Committee approved of the proposed changes and addition.

Mr. and Mrs. Bryce came before the committee with plans for 588 Lovett Road, Block 21 Lot 2. This is an existing 3 bedroom Dutch colonial. They have to go before the Zoning Board because they need a variance. They are going to redo the siding. They will add a great room to the left side of the house and they want to expand their 2-car garage to a 3-car garage. They are going to build an 8 or 9 foot porch to the front of the house. They will redo the exterior in an earth tone with cedar impressions around the house. The committee members feel this is a big improvement to the existing house. The site is part of the original Phalanx.

Mrs. Lillian Burry showed plans for 7 Cypress Way, Block 46 Lot 1.05. The plans consist of brick veneer, an asphalt roof, and vinyl siding. The committee suggested they change the material of the chimney to brick.

Mrs. Lillian Burry showed plans for 17 Bretwood Drive North, Spatial Design Inc., Block 46 Lot 1.34. The committee members feel the house is too bland and should add shutters to give the house character.

Mrs. Lillian Burry showed plans for 24 Creamery Road, the Litwin property, ZB654- Block 33 Lot 1.01. The plans consist of enlarging the roof on the riding rink. These plans are not within the committee's purview.

Mrs. Lillian Burry showed plans for 43 Mulberry Lane, Sangiorgio Property, Block 7.20 Lot 10. The plans are conforming and compliant. The addition measures 1200 square feet. The plans consist of adding a great room, master bedroom, 3 bathrooms, and a laundry room to an existing house. They will use hardy plank siding, brick veneer chimneys, and an asphalt shingle roof. They will have stone veneer at the entrance of the house. The committee members are in agreement with the plans.

Mrs. Lillian Burry showed plans for 19 Mountainside Drive, Block 1 Lot 19. The plans have to go before the Zoning Board because they are not compliant. The committee members feel the applicant should come before the committee to do a presentation of materials.

The meeting was adjourned at 7:20. Mrs. Theresa Mordarski moved the motion and the committee members unanimously agreed.

The next meeting will be held on Tuesday, August 24, 2004 at 5:30 PM at Town Hall.

Sincerely,

Suzy Buck
Secretary