

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW COMMITTEE
July 26, 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, Stuart, and Rodetsky.

ALSO PRESENT: Mesdames Buck

Mrs. Ann Hager made a motion to approve the minutes from the June 28, 2005 meeting and this was seconded by Mr. David Rodetsky.

PLAQUES

The Committee members discussed nominees for receiving plaques for the "Excellence in Architectural Design, 2005." The Committee members agreed on the following applicants; the Mumford Property on Montrose Road, the Zito Professional Building on 36 Leland Road, the Folio Retail/Office Building on Route 34 N. The Committee would also like to nominate Brock Garden Center with the recommendation of moving the statues from the front and replacing them with trees.

ZONING BOARD

Ms. Christine Saavedra advised the Committee members the plans for the Sager Property on 181 Five Points Road were approved. The plans for the O'Leary Property on 17 Brookview Drive were also approved. The plans for the Osborne Property on 13 Provincial Place were approved. The plans for the Schildge Property on 61 Beaver Dam

Road were approved. The plans for the Journick Property on 6 Saratoga Drive were also approved.

Ms. Saavedra advised the Caputo Property on 24 Laurelwood Drive would be revisited at the next meeting. She advised a variance is required to permit a side yard setback of 7' where 25' is required.

PLANNING BOARD

Mrs. Lillian Burry advised the plans for the Matzel Property on 243 Route 537 East were approved. The plans consisted of subdividing the property into two lots and to construct a riding/training stable, Type 2 and pond.

Mrs. Lillian Burry advised the plans for the Plean Property on 137 Montrose Road were approved.

Mrs. Lillian Burry advised plans for Vacarro Property were presented to the Planning Board. The plans consisted of constructing a 28,210 square foot shopping center.

CHAIRMAN REPORT

Mrs. Lillian Burry advised the Dittmar Property is being considered for recognition for National and State Historic Site Registry. She will be testifying in Trenton on September 7th 2005, encouraging acceptance.

NEW BUSINESS

Mr. A.J. Garito came before the committee with plans for 2 River Office Buildings, PB626 – Block 48 Lot 10. He is proposing a 2,900 square foot office building in the rear of his property. He wants to add 16 additional parking spaces to the existing parking lot. No variances are required. The building will be one story with a loft for a conference area. The building will have a stone base with hardy plank siding and a timberline roof. He advised there will be a circular window in the back of the building where the loft is. He advised the chimney will be the same siding as the building to hide the metal pipes. Mrs. Lillian Burry compliments the builder, Mr. Ed O'Neal. The committee members agree with the plans.

Mr. Ed O'Neal presented plans for the Vacarro Property on Route 34, PB625 – Lock 48 Lot 6. The proposal is to renovate and add to the front building, build a new building on the side and demolish the barn in the back and create a new building in the back. The plans measure 25,000 square feet with 3,000 feet for porches. Mr. O'Neal advised Mr. Vacarro wants to have a restaurant in this shopping center but there are no specific plans for the type of restaurant. If the plans are developed without the restaurant, the plans are compliant but there will be parking issues if a restaurant is put in. The front building will be expanded away from the road toward the parking lot. There will be a clock tower in the front of the building. The materials consist of brick veneer with hardy plank siding. The middle building will be 2 stories with an exposed staircase. It will have a timberline roof with cedar impression siding. The dormers will be in the attic space. The

back building will be 1-½ stories. The committee members feel the plans are architecturally pleasing.

Mr. Hodgins came before the committee members with plans for 68 Glenwood Road, ZB692 – Block 1 Lot 35. The plans consist of adding a 13 x 13 addition to the left side of the house. The addition will consist of a laundry room and a mudroom. Mr. Hodgins has to go before the Zoning Board due to lot coverage. The addition will have cedar siding and the roof will match the existing roof. The committee members agree with the plans.

Mr. and Mrs. Kryzanekas came before the committee with plans for 126 Montrose Road, Block 23 Lot 31. The plans are fully conforming and do not require any variances. They are taking down the existing laundry room and the existing garage. They are adding a 1-story side porch, a new laundry room, a music room, and a new 3-car garage. The plans measure 6762 square feet. The front of the house will have the same brick because they saved about 10,000 – 12,000 bricks from the old garage. The side and back of the house will have new brick. They will have fieldstone in the front of the house where the porch will be. Mr. David Rodetsky advised they should try to get the brick and stone to match the existing. The committee members agree with the plans.

Mr. Fred Gulotta came before the committee with plans for 97 Cedar Drive. He is putting a 2nd floor onto his existing house but the existing pool is too close to the house so he has to fill it in. The plans are fully conforming. The roof will be taken off to accommodate the 4-bedroom addition. The materials consist of brick and stucco. He will also have 2 brick chimneys. The committee members recommend using natural materials such as real stone instead of stucco.

Mrs. Lillian Burry presented plans for Colts Neck Inn – PB628 – Block 31.01 Lot 5. The Colts Neck Inn requires a variance to retain the use of the patio. The neighbors have no objection to the plans. The committee members suggest up keeping the landscape in that area.

Mrs. Lillian Burry presented to the committee plans for Flanebaum Property on 537 West Creamery Road, PB629- Block 33 Lot 20. There will be 5 lots on 12.73 acres. The plans will have to get county approvals. The committee members are concerned with the retention basin. There were no architecturals submitted.

The meeting was adjourned at 7:00PM. Mrs. Peggy Joline made a motion to adjourn and this was unanimously agreed upon.

The next meeting will be held on Tuesday, August 23, 2005 at 5:30 PM at Town Hall.

Sincerely,

Suzy Buck
Secretary

