

TOWNSHIP OF COLTS NECK  
ARCHITECTURAL REVIEW BOARD

July 28, 2009

Mrs. Burry called the Board to order at 7:30 p.m. with a salute to the flag. Mrs. Burry 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: Mrs. Burry, Mr. Engel, Mr. Hesslein, Mrs. Johnson, Mrs. Joline, Mrs. McInerny, Mrs. Mordarski, Mrs. Morello and Mrs. Saavedra

ABSENT: Mr. Kilbride, excused

On a motion by Mr. Hesslein, seconded by Mrs. Joline, the minutes of the June 23, 2009 meeting were accepted, Mrs. Saavedra abstaining.

OLD BUSINESS

The Planning Board rejected the option recommended by the County for State Route 34/County Route 537 improvements. Mrs. Burry noted that the County had chosen this option because it is the least invasive and because the projected longevity is 30 years, vis a vis the option chosen by the Planning Board, which has a projected longevity of two to three years. The Planning Board vote was extended as a courtesy and carries no weight. The Township Committee later voted for the County-recommended option. This option also removes the Exxon station on the northeast corner. The State will pay two-thirds of the cost, and the County will pay one-third. The Township has no fiscal liability for the improvements.

The Zoning Board postponed the Meicke application for the third time because of differing assessments of the percentage of the garage that has been demolished. Application for overnight accommodations at Trump National Golf Course was again carried over. Notice for Romano was done incorrectly in the newspaper, and thus had to be postponed. Cammarata was approved for a six-car garage, although the driveway was over permitted lot coverage.

The Sports Foundation has been given approval to utilize the fences around the sports field for advertising. The signs must be approved by this Board.

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NEW BUSINESS

Chris Goione, Block 51, Lot 1.03, 1 Michaels Way, appeared on behalf of the application of Aspen Building at Somerset Estates for construction of an 8,000 sq. ft. residence with a four-bay garage. All four sides will be of dark red brick with quoins at all corners, the roof will be black Timberline, and the window trim will be white. The front entrance will feature a 16 or 18 foot-deep drive-through portico with four columns, a metal roof and a custom mahogany door. Mrs. Saavevdra will write a report.

Michele Vocaturo, Block 7.21, Lot 5, 11 Linden Place, appeared on behalf of her application for a kitchen addition, a screened porch on the rear of the house, a new two-bay detached garage behind the house, and various alterations. The entire house will be re-sided, with either hardi-board or clapboard-style vinyl, possibly cedar impressions, in earth tones. The garage materials will match the house. Mr. Hesslein suggested the use of vinyl carriage doors. The roof line will be altered, adding balance. The application is compliant with local zoning ordinances, but needs Flood Hazard Review from D.E.P. Mr. Hesslein will write a report.

Spencer, PB673A, Block 31, Lot 19, Route 34, has re-submitted a minor subdivision. The owner of the existing building on the property wants to buy the land. Parking spaces are shared throughout the entire retail area. This is not within the Board's purview. Mrs. McNerny's report will be re-sent.

On a motion by Mrs. Johnson and seconded by Mrs. Mordarski, the meeting was adjourned at 8:37 PM. The next meeting will be on Tuesday, September - 22, 2009, at 7:30 PM at Township Hall.

Respectfully submitted,

Ellen Terry  
Secretary