

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW COMMITTEE
August 24, 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, Joline, Mordarski, Johnson, Morello, and Saavedra, and Messrs Stuart and Kilbride, and Rodetsky
ABSENT: Mesdames Hager, excused
ALSO PRESENT: Mesdame Buck

The minutes were approved as presented by the committee members.

PLANNING BOARD

The third version of the plans for Aether Commercial was shown to the Planning Board. The Planning Board lacked the number of people for the proper vote so the applicant withdrew the plans and will resubmit at the next meeting. .

ZONING BOARD

The plans for 24 Creamery Road were brought before the Zoning Board and were turned down because of the floor area ratio.

NEW BUSINESS

Mr. Joseph Femia, project manager, Mr. Don Chapman, architect, and Mr. Sam Girshwin, president, of Colts Neck Building Associates, came before the committee representing Manor Homes, PB617 – Block 22 Lots 11, 12, 13, and 14. The houses are in groupings of 4 clusters and each cluster has a grouping of 4 units totaling 48 homes. Each unit forms a U shape and has a private paved courtyard. Each home has a 2-car garage. The first floor will have a master bedroom with an enclosed screen porch, a formal living room, den, study, dining room, kitchen, and family room. The second floor

can have up to 3 bedrooms; this option is up to the developer. The homes will have a cobblestone appearance with brick pavers. The base running around the parameter of the house is stone. The first floor materials will either be brick or stone. The upper floor will be stucco. The chimneys, fireplaces, and entrances on the end units will be brick. They will use a high quality roof shingle. The homes will be done as condominiums. This is not a gated community. There will be no pools or tennis courts because the community does not warrant these facilities. Mr. Jim Stuart feels it is a great concept for the site. The committee members are in favor of the plans and whole-heartedly endorse them.

Mrs. Mildred Wexler Kobrinski came before the committee with plans for 70 Cedar Drive, Block 12 Lot 7. There are no variances needed. She is expanding the kitchen and coming out 10 feet in the back of the house. This is currently a 5-bedroom house but they are going to get rid of one of the bedrooms. She is going to add 3 dormers to the house. She is changing the front door to match the dormers. The committee members agree with the plans.

Mr. J. Rupp came before the committee with plans for 19 Mountainside Drive, Block 1 Lot 19. This is an existing 2-story home with an exposed basement. There are no variances needed. He is adding a wedge to the side of the house and moving the garage forward due to the 90-foot rule. The addition consists of a master bedroom, powder room, and living room. The porch will continue around the house. He will reside in the house and reroof with vinyl cedar shakes. He is also putting in a new septic. He is putting a motor court in the front of the house which will shorten the driveway. The committee members encourage building the addition instead of just making renovations.

Mr. Thomas Sangioro came before the committee with plans for 43 Mulberry Lane, Block 7.20 Lot 10. He is demolishing the 2nd floor above the garage and adding a master suite. The kitchen is in the back of the house and this will be bumped out 10 feet as well as the dining room and laundry room bumped out 4 feet in the back of the house. He is adding a great room to the side of the house. He is adding a brick fireplace. He will use hardy plank siding with a black or brown roof with white trim.

Mrs. Lillian Burry showed plans for the Colts Neck Firehouse II, Block 8 Lot 10. The plans consist of adding 5 bays. On the second floor there will be a new bunkroom, new conference room, new chief and deputy chief office, new trustee office, new admin office, new kitchen, new operations room, and new bathrooms. The committee feels the firehouse does not warrant such extreme changes.

Mrs. Lillian Burry showed plans for a new subdivision, PB618 – Block 7.03 Lot 3.06. The applicant took the Planning Board to court because the plans were turned down. The judge ruled in favor of the town but if the applicant extends the cul-de-sac he can possibly create a 2-lot subdivision. These plans are not within the committee's purview.

The meeting was adjourned at 7:00. Mrs. Theresa Mordarski made a motion and it was seconded by Mrs. Christine Saavedra.

The next meeting will be held on Tuesday, September 28, 2004 at 5:30 PM at Town Hall.

Sincerely,

Suzy Buck
Secretary