

TOWNSHIP OF COLTS NECK  
ARCHITECTURAL REVIEW COMMITTEE  
August 29, 2006

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, Morello, Mordarski and Saavedra and Messrs. Rodetsky, and Hesslein

ABSENT: Mesdames Hager excused and Messrs. Kilbride, excused and Stuart, excused

ALSO PRESENT: Mesdames Buck

Ms. Theresa Mordarski made a motion to approve the minutes from the July 25, 2006 meeting and this was seconded by Mr. David Rodetsky.

ZONING BOARD

Ms. Christine Saavedra advised the Innucci Property on 5 Wide Horizons Drive was not heard, the applicant requested a carry over to the October meeting for revisions. Ms. Saavedra advised the Scannelli Property on 14 Freemont Lane, was not heard. They requested the application to be carried over to the September meeting.

Ms. Saavedra advised the Almeida Property on 14 Shady Tree Lane required a variance and the variance was granted to permit an addition resulting in a 6.36% building coverage where 6% is the maximum and 6.2% currently exists.

New Business: Ms. Saavedra advised the Genke Property on 9 Millbrook Lane, an application for new construction, plans call for decreased setbacks and a building coverage of 10.21% where 10% is the maximum permitted. The applicant was present and agreed to return with revisions to present to the board in October.

## NEW BUSINESS

Mrs. Carrie Saltzbart came before the committee with plans for 57 Beaver Dam Road, Block 35.03 Lot 2. The plans consist of a one-story addition on the left side and back of house coming into the garage. The plans are fully conforming. The front of the house will remain the same but the roofline will change for drainage reasons. She advised they are making the addition into a bedroom with bathroom. The current material is cedar and she advised they will continue with the cedar impressions on the addition. The committee members agree with the plans.

Mrs. Alison Antenucci, contractor with Burns Brothers, came before the committee on behalf of the Baghdassarian Property on 120 Clover Hill Road, Block 6 Lot 3. She advised they are going to build a port cove with 2 columns and redoing the existing stoop. The plans are fully compliant. The materials will be asphalt shingle and they are reevaluating the stoop. The committee members are in agreement with the plans.

Mr. John Whelan came before the committee members with plans for 2 Messenger Drive, Block 41.01 Lot 5.10. The materials being used are real cedar siding, cultured stone on the accent around the house, and a stone chimney. The siding will be a tan/beige with white trim and white windows. The shutters will also be white with a mahogany front door. Mrs. Theresa Mordarski suggested an alternate color for the shutters, possibly a darker shade. The committee members feel the house is attractive and agree with the plans.

Mrs. Lillian Burry showed plans for the Forefront Homes on 78 Cedar Drive, Block 12 Lot 11. The materials consist of clapboard siding with a stone chimney. The molding over the windows is very detailed. The committee members agree with the plans.

Mrs. Lillian Burry showed plans for the Musillo Property on Shadow Isle Golf Course on 43 Leland Road, Block 46 Lot 17.09. This is a single family dwelling that backs up to Shadow Isle Golf Course. The house measures a little over 7000 square feet. The materials consist of stucco and brick. The committee members stated that this house doesn't fit in with the existing neighborhood because most of the houses are colonial.

Mr. Brad Thompson, representing 2 River Engineering, came before the committee with plans for JP Morgan Chase Bank PB643- Block 47 Lot 16.01. He advised that they are now putting in a drive through and this wasn't originally submitted when first approved. The plans measure 4000 square feet without the 2-lane drive through. The exterior is a dark red brick veneer with a concrete foundation but it looks like a limestone per the plans. There is a non-illuminated Chase sign but there will be lights for the ATM. He advised there is only one Chase logo on the building. The roof will be imitation slate with white trim around the windows. The committee members feel the building is attractive and are in agreement with the plans.

Mrs. Lillian Burry showed plans for 4 Green Hill Estates, PB486A - Block 31 Lot 1 and Block 17 Lot 10. The plans did not have much of a description. The committee members suggest the applicant provide more of a description of plans.

Mrs. Lillian Burry showed plans for the Colts Neck Golf Clubhouse, PB644- Block 17 Lot 10.16. The plans were brought before the Committee because there are changes being made to the inside of the building. This is not within the committee's purview.

Mrs. Lillian Burry showed plans for 19 Rivers Edge, Block 35.08 Lot 10. The plans consist of a proposed 2<sup>nd</sup> story addition over the existing garage. The addition measures 22 x 36 with a total living area measuring 5309 feet. The addition has a barn roof but the rest of the house is a flat roof. The committee members want the applicant to come back before the committee with a better description of the materials.

Mrs. Lillian Burry showed plans for the Madden Property on 37 Muhlenbrink Road, Lot 8 Block 33. The plans are for renovations on an existing house. There will be a 2 car attached garage. Mr. David Rodetsky states the back of the house has no architectural appeal. The plans are incomplete and would need more of a description of the type of materials.

The meeting was adjourned at 7:15 PM. Mrs. Peggy Joline made a motion to adjourn and this was seconded by Mrs. Brenda Johnson.

The next meeting will be held on Wednesday, October 4, 2006 at 5:00 PM at Town Library.

Sincerely,

Suzy Buck  
Secretary