

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW COMMITTEE
September 28, 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, Hager, Morello, and Saavedra, and Messrs Stuart and Rodetsky
ABSENT: Mesdames Kilbride, excused
ALSO PRESENT: Mesdame Buck

Mrs. Peggy Joline made a motion to approve the minutes from the August 24, 2004 meeting and this was seconded by Mr. David Rodetsky.

PLANNING BOARD

The Planning Board heard the 3rd version plans for the Aether Commercial Building and the plans did pass. The focus for the parking is on the south side and the greenery is on the north side.

Plans for Manor Homes came before the Planning Board and the main focus was on the waste water system and the traffic coming in from Route 537. There will be a continuation of plans at the next meeting.

ZONING BOARD

The plans for Creamery Road were brought before the Zoning Board and they were turned down.

Plans for the Flood property on Raven Road were brought before the Zoning Board. The neighbors came out to the meeting to object to the plans because they feel it looks like a two family home. The Board suggested downsizing the plans and coming back before them with the revised plans.

NEW BUSINESS

Mr. Cliff Green came before the committee with plans for 537 West, PB609A – Block 46 Lot 10. The plans consist of enlarging the old clock shop to accommodate a women's clothing shop. He is building an addition but the look is going to stay the same. It will be the same front door and he is adding another door to the side of the building. He is going to keep the same siding. The Zoning Board wants him to connect the driveway to the honey shop for the purposes of parking spaces. He will be using cedar siding and double hung wood windows. The first floor will be the clothing shop and the second floor will be offices and storage. There will be no storage in the basement only mechanical usage. The committee members are in agreement with the plans.

Mr. Matt Kozemchak, with Kelly Design Group, came before the committee with plans for 8 Fulling Mill Lane, Block 8 Lot 6.09. The plans are for a new home measuring 5293 square feet not including the front porch. The materials consist of a brick front with either stucco or cedar impressions on the back and sides. The committee members suggest cedar impressions instead of stucco. He will have a timberline roof. There will be an open gazebo attached off the right corner of the house. The house will have a pre-fab gas fireplace. There will be a 3-car garage on the side of the house. The buyer has not signed off on the colors of the house. The committee members encourage the chimneys to be brick. Mr. Kozemchak will suggest the idea to the buyer because they haven't yet decided on the material.

Mr. Stuart Mower, with SM General Contractors, came before the committee with plans for the Keselman Property on 6 Brandywine Way. The plans consist of building an addition off of the right side of the house and putting a master suite over the existing garage. This is in the A-1 zoning. The addition measures 1300 square feet in total. The plans are conforming. He is going to remove the existing roof and replace it with a timberline roof. He will strip the current aluminum siding and replace it with gray cedar shake panels. The house will have black shutters with white trim. The owners are still unsure about taking down the current fireplace and chimney and putting in a gas fireplace.

Mrs. Lillian Burry showed plans for an addition on 67 Carriage Hill Drive, Whelan Custom Homes, Block 22.7 Lot 24. The plans are conforming. The plans consist of enlarging the garage, adding a room over the garage, and creating a great room. The garage is attached to the house. The committee members agree with the plans.

Mrs. Lillian Burry showed plans for 45 Heyers Mill Road, Wagar Property, Block 29.12 Lot 7.01. The plans consist of putting on an addition to the existing home. The addition consists of additional dormers and a new covered wrap around porch. The

committee members feel the changes are a great improvement and are in favor of the plans.

Mrs. Lillian Burry showed plans for 2 Mockingbird Lane, Apple Builders, Block 11 Lot 3.03. The architect is Mike Monroe. The plans measure 8475 square feet. The material is stucco.

In addition, Mrs. Lillian Burry showed plans for Mockingbird Lane, Apple Builders, Block 11 Lot 3.06. The plans are for a single-family dwelling. The committee members question how these two houses can be so different when they are right across the street from each other. The committee members like the plans for lot 3.03 better than lot 3.06.

Mrs. Lillian Burry showed plans for Montrose Road – PB614A- Block 22 Lot 7. The committee members have previously reviewed these plans but this is the formal application. The applicant has submitted 2 proposals, ‘Sketch Plat #1’ and ‘Sketch Plat #2’ requesting the major subdivision of Block 22 Lots 6 & 7 into smaller lots. The first proposal subdivides the property into two new lots and the second proposal subdivides the lots into three new lots. The committee members prefer the 2-lot proposal instead of the 3-lot proposal.

Mrs. Lillian Burry showed plans for Matzel Residence – PB619–Block 51 Lot 1.05. The plans consist of creating a pond. The plans have not gone before the Planning or Zoning Board. The town does not require fencing around the pond but the committee members feel there should be a fence around the pond for safety reasons. This plan is not within the committee’s purview.

Mrs. Lillian Burry showed plans for Palazzolo property – PB620- Block 8 Lot 6.08. When the plans got their approval, he was not supposed to remove the 9 trees but he did remove them. This is not within the committee’s purview but they feel the applicant should incur a fine and replant the trees.

Mrs. Lillian Burry showed plans for 15 E. Larchmont Drive – Block 7.4 Lot 1. The plans are conforming. The plans consist of putting a 2nd floor addition over the family room. The applicant is going to remodel and extend the kitchen and remodel the existing family room.

The meeting was adjourned at 7:10. Mrs. Peggy Joline made a motion and it was seconded by Mrs. Theresa Mordarski.

The next meeting will be held on Tuesday, October 26, 2004 at 5:30 PM at Town Hall.

Sincerely,

Suzy Buck

Secretary