

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW COMMITTEE
September 25, 2007

Acting Chairperson, Mrs. Theresa Mordarski, called the Colts Neck Architectural Review Committee to order at 7:30 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 Johnson, Joline, Morello, Mordarski and and Messrs. Kilbride, Hesslein, and Florek

ABSENT: Mesdames Burry, excused, Saavedra excused, and Messrs. Powell, excused

Mr. Rob Hesslein made a motion to approve the corrected minutes from the August 28, 2007 meeting and this was seconded by Mrs. Brenda Johnson.

Mrs. Theresa Mordarski is acting Chairperson in Mrs. Lillian Burry’s absence.

ZONING BOARD

Mr. Rob Hesslein advised the Committee members the plans for the Sunoco Gas Station has requested another extension for another year. This request was granted.

Mr. Hesslein advised the plans for the Furlito Property were presented to the Zoning Board. The plans required a variance for lot coverage and the plans were approved.

ARCHITECTURAL AWARDS

The Architectural Review Committee will present the awards on October 10, 2007 at 7:15PM at Town Hall.

NEW BUSINESS

Mr. Brian Kenny, with Brian Kenny builders, came before the Committee with plans for the Scott Property on 20 Mine Brook Road, Block 45 Lot 1.10. He advised he has to go before the Zoning Board. The plans consist of putting on a porch addition on the back of the house. There is currently a deck there now but he is going to remove that and put up a new porch. The materials will be brick piers with columns and the porch will be all brick. He will use a 30 Year Timberline shingling. The committee members feel the porch is a very attractive addition to the house.

Mr. Brad Thompson came before the Committee with plans for Giuffre Property on 17 Squan Song Lane, PB 659 - Block 51 Lot 2.30. He advised there is a lot coverage issue with plans. He advised the driveway is extremely wide so they will make the driveway smaller to help the lot coverage issue. The plans consist of a pool cabana, adding walkways and a fountain. The materials will match the existing house. The existing house is limestone. The garage area has the same details as the pool cabana. Mr. Ken Florek advised, "Keep the lot coverage down to the minimum within the Ordinance."

Mr. Brad Thompson came before the Committee with plans for the Kling Property on 63 Crine Road, Block 7 Lot 4.01. This is an undersized lot in the A-3 zone. The plans are for a new house, which measure 8300 square feet. He advised the materials will be veneer stone and stucco. There will be a gazebo like porch in the back. The chimneys will be stone with asphalt shingles. There was no color scheme submitted. There will be a 3-car garage underneath the house with a detached garage as well. Mr. Ken Florek suggested earth tones for the color scheme. Mrs. Theresa Mordarski advised the committee does not approve of the use of synthetic stucco and suggested using a different material. Mrs. Mordarski suggested getting a copy of the site to review this. Then the Architectural Review Committee can re-review the plans to make a final determination due to the fact that the plans were incomplete without color scheme, size relativity to the lot size, and no site plan submitted.

Mr. Brad Thompson presented plans for the Notaro Property on 10 Mockingbird Lane. The plans are for an accessory building, and a pool cabana. There will be a walk - out basement and 2nd story attic for storage in the accessory building. The plans measure 768 square feet. The materials will be brick veneer to match the existing house. The existing house is a red brick. Mr. Thompson advised they will be taking out parts of the driveway so the plans are not over on lot coverage. The Committee members agree with the plans.

Mr. Thomas Brown, builder, came before the Committee with plans for the Slade Property

on 35 Orchard Lane, Block 34 Lot 16.22. He advised the project is in 2 phases. There will be a 22 x 23 addition in the back of the house and slightly bump out the front. He advised he will be using clapboard with fieldstone and might put some cedar shakes in some areas in the front of the house. Mr. Rob Hesslein suggested matching the entire house with the same materials throughout. It will have a slate line roof and Anderson windows. The committee members suggested putting real stone on the bottom of the house.

Mrs. Cindy Fuery and Chris Stone, architect, came before the Committee with plans for 27 Hidden Pond Drive - ZB765 - Block 33 Lot 31.5. The plans are for renovations to an existing home. Mrs. Fuery advised they will replace the stucco in the back and will always replace all the brick around the house. They are putting up a deck in the back of the house with an open trellis to define and open outdoor dining area. There will be bench seating around the deck perimeter. There will also be an outdoor wood-burning fireplace. The committee members are in agreement with the plans.

Mrs. Theresa Mordarski presented plans to the Committee for the Citro Property on 12 Old Stable Way, Block 16 Lot 53.25. There are existing brick piers that will be demolished and replaced with new brick. There were also plans for a single entry driveway. The Committee members are in agreement with the plans.

Mrs. Theresa Mordarski presented plans to the Committee for the Schatzmann Property on 94 White Pine Drive, ZB766- Block 40.03 Lot 3. The plans consist of putting a wrap around porch on the existing home. They have to go before the Zoning Board due to the front set back, which 75% is required and existing is 75.6% but they want to bump it back to 67.6%. Mr. Rob Hesslein stated the way the porch is set up makes the house seem unbalanced. He recommended going completely across the front of the house extending it to the garage to balance it out. The committee members agreed.

Mrs. Theresa Mordarski presented plans to the Committee for the Lind Property on 4 Williamsburg South, ZB768 - Block 29.07 Lot 3. The plans are for a pool with a concrete deck. The deck is 46 inches high. The plans were approved by the Zoning Board. These plans are not within the Committee's purview but they suggested putting up some landscaping.

Mrs. Theresa Mordarski presented plans to the Committee for the Gerhard Property on 2 Deputy Minister Drive, PB647A - Block 51 Lot 2.21. The plans are to put up an 8-foot fence instead of a 10-foot fence around the tennis court. The plans are not within the Committee's purview.

Mrs. Theresa Mordarski presented plans to the Committee for the Galeros Property on Shawnee Court, PB656 - Block 16 Lot 12. These plans were already reviewed and written up. The Committee members would still like to see one lot instead of 2.

The meeting was adjourned at 9:00PM. Mr. Ken Florek made a motion to adjourn and this was seconded by Mrs. Peggy Joline.

The next meeting will be held on Tuesday, October 23, 2007 at 7:30 PM at Town Hall.

Sincerely,

Suzy Buck
Secretary