

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW BOARD
September 22, 2009

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

ABSENT: Mrs. Burry, excused, Mrs. Morello, excused

On a motion by Mrs. Joline, seconded by Mrs. Johnson, the minutes of the July 28, 2009 meeting were accepted.

OLD BUSINESS

The Zoning Board postponed the Meicke application again. Application for overnight accommodations at Trump National Golf Course was withdrawn. A heliport for the golf course will soon be on the agenda. Romano had applied for a glass-enclosed porch and was approved. Crispi was ultimately approved, after several meetings at which a neighbor complained about a 2.5 foot height variance that was sought in order to provide appropriate visual balance to this home on 10 acres. Maurice & Rita Weiss, with a 30 x 60 foot pool already in progress have applied for approval of the pool, a full outdoor kitchen, and a walkway around the pool. This coverage in addition to the existing coverage would bring total impervious coverage to 18% on 2 acres. The Board suggested that driveway and turn-around be reduced in order to accommodate the additional rear coverage.

NEW BUSINESS

Clayton & Eva Perlman, Block 44.01, Lot 2, 157 Five Point Road, appeared on behalf of their application for renovations and a 28 x 28 foot addition to the rear of an existing single family residence on 1.5 acre. A front porch and shutters will be added, the house will be re-sided with cedar impressions, and the garage door replaced. The roof will be 50-year architectural shingle in black. The application is fully compliant. Mrs. Saavedra will write a report.

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Tore Kesicki, ZB826, Block 13, Lot 5.01, 143 Heulitt Road, appeared on behalf of his application for first and second story additions to existing single family residence on 2.42 acres. The home was built in 1920, with an addition in 1969. The original section has termite and water damage and requires repair. A variance is needed for side-yard setback. The house is Tudor style, of stucco and stone. It has a stone chimney with chimney pots and a covered porch. It will complement the house behind it, on a flag lot reached by a shared driveway, in such a manner as it might be mistaken for a gate house for a manor. The Board recommends a dimensional or slate roof if possible, and recommends vitrine stucco, as it resists black mould. The Board is impressed with the attention to detail in these plans. Mrs. Mordarski will write a report.

Russell & Sarah Carroll, ZB824, Block 13, Lot 81, 9 Westminster Drive, submitted an application for a variance in order to retain existing shed and in-ground pool that are not in compliance. This is not within the Board's purview. Mrs. Joline will write a report.

Kaye L. Furman, PB637B, Block 33, Lot 7.01, Muhlenbrink Road, submitted an application for final major subdivision. This is not within the Board's purview. Mrs. Joline will write a report.

Leanne Lucarelli, ZB825, Block 5, Lot 1.02, 18 Eaglenest Drive, submitted an application to retain an existing bocce ball court and barbeque structure in an A-1 district on 2.4 acre, and add a pergola over the barbeque. This is not within the Board's purview. Mrs. Johnson will write a report.

Maurice & Rita Weiss, ZB823, Block 48, Lot 23.05, 19 Rancho Polo, submitted an application for a variance for a 30 x 60 foot pool that is under construction, a patio, arbor, 12-foot long bench, barbeque structure bar area and pool fence. Proposed coverage is 18.09% where 15% is allowed. The Board approves the appearance of the structures, but the Zoning Board will have the final decision. Mrs. McNerny will write a report.

Trump National Golf Course, PB830, Block 46, Lot 1.56, Leland Road, submitted an application for a variance for modifications to maintenance area for sand storage, relocation of existing trash area, addition of two new tennis courts, 3 new tee boxes, and a new golf cart bridge and water feature at the tenth hole. This is not within the Board's purview. Mrs. Joline will write a report.

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Andrew Scibor, Block 16, Lot 33.09, Homestead Drive, has submitted an application for construction of a new single family residence on 2 acres. The application is in compliance. The house will be brick, with a dimensional appearance. Mr. Hesslein will write a report.

Jack Petillo, Middlesex Development Group, ZB829, Block 16, Lot 33.10, Homestead Drive, has submitted an application for construction of a new single family residence. The front elevation will be of brick veneer, and the rear and sides of wood or vinyl siding with stucco details. Roof will be of self-sealing asphalt shingles. The design is appropriate to the neighborhood and to the Township. Applicant should be encouraged to use neutral colors coordinating with others on the same street. Mr. Engel will write a report.

On a motion by Mrs. Joline and seconded by Mrs. McNerny, the meeting was adjourned at 8:30 PM. The next meeting will be on Tuesday, October 27, 2009, at 7:30 PM at Township Hall.

Respectfully submitted,

Ellen Terry
Secretary