

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW COMMITTEE
October 28, 2003

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, Hager, and Messrs., Stuart, Rodetsky, and Kilbride
ABSENT: Mesdames Hager and McCarthy
ALSO PRESENT: Mesdames Buck

PLANNING BOARD

Saint Mary's application went before the Planning Board with changes to the parking and how it lays out. There is an entrance and exit into the church coming off of Route 34 but you can also get in from Phalanx Road. The plans were approved.

NEW BUSINESS

Mr. Ray Lombardi came before the committee members with plans for Pebble Creek, PB605 Block 48 Lot 2. He wants to take the tent down because of inclement weather and build an enclosed patio area. It will have the same architectural form as the existing building. It will measure 2778 square feet. It is white with a green roof. It will be lower than the existing tent. The enclosed patio will have air conditioning or fans in the summer. The committee members are in agreement with the plans.

Mr. Jesse Thompson showed plans for his house on 22 Orchard Lane, ZB 627-Block 34 Lot 16.08. He wants to move the existing cabana out and make it larger. He also wants to push the kitchen out 30 inches. He wants to move the pool, it is a liner pool and wants to make it concrete. They want to keep the same look in the kitchen but they have to move it in order to put in the island. The cabana will measure 850-900 square feet. He will add a bathroom. It will consist of a snack bar, sitting area, kitchen and storage room. Mrs. Lillian Burry advised with all of these amenities it could be considered a living space not a cabana and that is not allowed. The committee members suggested Mr. Thompson look into this before making the existing cabana larger.

Mrs. Lillian Burry showed plans for Derek Pardee property on ZB626 Block 6 Lot 9.26. The cabana measures 40 x 20 feet. It is required 40 feet off the rear line; he is 22 feet off rear line. The trellises will provide sun cover to 10 feet from the pool. Mr. Jim

Stuart feels "There is a do not suffice, they need to have the applicants come before the committee.

Mrs. Lillian Burry showed plans for an in ground pool on 64 Beaver Dam Road, ZB628 Block 35.02 Lot 16. It measures 20x40 feet. The width of the lot is 245 feet. The pool is 10 feet from the rear where 30 feet is required. The application is not within the province of the Architectural Review Committee.

Mrs. Lillian Burry showed plans for a horse stable on 45 Laird Road, Block 9 Lot 14. The application needs building permits. The plans are fully compliant. The committee members are in agreement with the plans.

Mrs. Lillian Burry showed plans for Robert Burke's property on 40 Yellowbrook Drive, Block 29.10 Lot 1. They are renovating the existing kitchen, master bedroom and front porch. The plans are fully compliant. They are adding a master bedroom above the garage. They will use horizontal siding but there ware no specifics for type of materials to be used.

Mrs. Lillian Burry showed plans for Stellar Performance property on 225 Heyers Mill Road, Block 13 Lot 27. It is a proposed 2-story dwelling. The plans are fully conforming. The applicants need a building permit. The lot measures 200 feet frontage x 300 feet depth. Mrs. Peggy Joline stated, "The building is too big for the lot and it doesn't fit in with the surrounding community." The committee members agreed with her statement.

Mrs. Lillian Burry showed plans for Nachiket Patel's property on 39 Rancho Polo, Block 48 Lot 23.10. The plans are for a single familydwelling. The lot is in the 10-acre zone, which has been lot averaged. The front elevation is 35' while the rear elevation is 40'. There will be an elevator and inside pool. The committee members feel the windows are too narrow. Mr. Jim Stuart feels it is an overwhelming use of one material.

The meeting was adjourned at 7:00; Mrs. Peggy Joline moved the motion and this was seconded by Mr. Harold Kilbride.

The next meeting will be held on Monday, November 24, 2003 at 5:30 PM at Town Hall.

Respectfully submitted,

Suzy Buck
Secretary