

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW COMMITTEE
October 26, 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, Morello, and Saavedra, and Messrs Stuart, Kilbride, and Rodetsky
ABSENT: Mesdames Hager, excused
ALSO PRESENT: Mesdames Buck

Mr. David Rodetsky made a motion to approve the minutes from the September 28, 2004 meeting and this was seconded by Mrs. Christine Savvedra.

PLANNING BOARD

Westminster Realty came before the Planning Board and after extensive discussion they did receive approval for 48 homes to be built. There are certain conditions that have to be met before building the homes. The conditions run the gamut from County Planning Board approvals for ingress and egress on Rt. 537 to D.E.P. approvals for sanitary sewers. Mrs. Lillian Burry suggested that at least 1 year after the construction begins, Westminster becomes responsible for the upkeep of the wells of properties contiguous to said property.

ZONING BOARD

The plans for the McGuire property were heard again and they made adequate changes to the point where they did not need a variance. This application was approved.

NEW BUSINESS

Mrs. Aida Perira came before the committee with plans for 60 Crine Road, Block 12 Lot 2. The plans consist of putting in a family room which measures 18 x 18. The family room will come off the side of the house, affecting the front of the house. The addition will have clapboard siding and a crawl space underneath it. The committee members agree with the plans.

Mr. Sebastian Cina came before the committee with plans for 23 Rimwood Lane, Block 35.04 Lot 18. This is an existing 4-bedroom home. He is building an addition that comes out on the left side, the front, and the back of the house. He is going to build all around the existing home. The materials will consist of real stone with beige stucco with coins. He is adding another fireplace on the left side and extending the chimney on the fireplace in the back of the house. Mr. Cina stated he would try to use more stone than stucco. The committee members agree with the plans.

Mr. Joseph Abutell came before the committee to speak about his plans for 45 Ann Street, Block 13 Lot 9. He is building an additional room above the garage to become a master bedroom and he is extending the hallway. He will continue with cobblestone on the bottom of the left and right side of the house. It will be a slate roof and he is breaking it up with dormers. He is leaving cedar shingles on the back of the house. He needs a 22-inch variance because he wants to remove some of the driveway but that will put him at 23% lot coverage. Mrs. Lillian Burry suggests using cedar impressions and the committee members agreed.

Mrs. Lillian Burry showed plans for 3 Kathleen Drive, Robert Devino's property, Block 41 Lot 4.03. The plans are for new construction but there was not enough information given to comment. The committee members are requesting additional information be provided.

Mrs. Lillian Burry showed plans for 3 Penny Royal Court, John Kling's property, Block 53 Lot 20.04. The plans are for a single-family dwelling and they are conforming. The committee members feel the house should be more uniform architecturally.

Mrs. Lillian Burry showed plans for Utopia Drive for S.O.M.E. Architects, Block 35 Lot 1.22. The materials being used are brick and cedar impressions. The plans measure 6565 square feet. The committee members feel the house is too extended. Mrs. Burry will confer with the applicant and seek some adjustments.

Mrs. Lillian Burry showed plans for the Palazzolo property on the corner of Conover Road and Route 34, PB620 – Block 8 Lot 6.08. The plans were for the structure

of the house but there was no list of materials or colors. The committee members need more information to comment on the plans.

The meeting was adjourned at 6:45. Mrs. Theresa Mordarski made a motion and it was seconded by Mr. David Rodetsky.

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

Sincerely,

Suzy Buck
Secretary