

TOWNSHIP OF COLTS NECK  
ARCHITECTURAL REVIEW COMMITTEE  
October 4, 2006

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, Johnson, Morello, Moradarski and Saavedra and  
Messrs. Kilbride  
ABSENT: Mesdames Joline excused, Hager excused and Messrs. Stuart, excused,  
Rodetsky, excused, and Hesslein, excused  
ALSO PRESENT: Mesdames Buck

Ms. Christine Saavedra made a motion to approve the minutes from the August 29, 2006 meeting and this was seconded by Mrs. Theresa Mordarski.

ZONING BOARD

Ms. Christine Saavedra advised the Merendino/Naddeo Property on 26 Orchard Lane requested a second one year extension without a reason for the extension. Mr. Tim Anfuso will inquire the reason and will have the information for the October meeting.

Ms. Saavedra advised the Scannelli Property on 14 Freemont Lane will demolish the old house and construct a new single family dwelling in the AG zone. These plans were unanimously agreed upon stating the new construction is more conforming than the existing.

New Business:

Ms. Saavedra advised the Condon Property on 1 Blossom Hill, an application for a 5' fence where 4' is the maximum is permitted was approved due to the hardship of the yard.

Ms. Saavedra advised the applicants Garber and Sheehy will return with revisions to the October meeting.

#### NEW BUSINESS

Mr. Alan Gabriel, with A&G Construction representing Mr. and Mrs. Madden, came before the committee with plans on 33 Muhlenbrink Road, Block 33 Lot 8. The plans are fully conforming. This is an existing house with plans for an addition. He advised they are taking off the roof and doubling the size of the house in the rear. The materials will consist of cedar impressions and cultured stone in the front of the house. He advised the colors have not been decided yet but will probably be a neutral in color with a charcoal timberline roof. Ms. Christine Saavedra advised the plans are nicely done and the committee members agreed with her.

Mrs. Lillian Burry showed plans for Forefront Homes on 321 Lakeside Avenue, ZB727- Block 38 Lot 15.01. She advised the lot doesn't have the proper frontage so they created a non-conforming lot. The applicant went for a letter of interpretation for DEP and they did receive the letter. Mrs. Burry advised there is a grading problem and the Bald Eagle resides in this area. The committee members stated the plans were premature for their review in light of all the irregularities.

Mrs. Lillian Burry showed plans for the Mumford Property on Heulitt and Cedar. The plans are fully compliant. The plans consist of putting up a new home on a vacant lot. The house measures 4500 square feet. The materials will consist of natural stone and cedar shakes. There will be a brick chimney with real wood shutters and Anderson windows. The committee members agreed with the plans.

Mrs. Lillian Burry showed plans for the Sheehy Property on 60 Conover Road, ZB728- Block 8 Lot 9. The plans do require a variance due to a change in the plans. She was originally going to put in a balcony in but decided to take floor boards out and make an open 2<sup>nd</sup> story loft above the 3 car garage. The committee members do not agree with putting in a loft above the garage.

Mrs. Lillian Burry showed plans for the Garber Property on 2 Bluebell Road, ZB729 - Block 29 Lot 10.05. The original plans was to have the 20,000 square feet reduced so the plans indicate the addition will now measure 10,000 square feet. The changes are not substantial enough for the Committee's consideration.

Mrs. Lillian Burry showed plans for LoBraico Property on 25 Salem Drive, ZB730 - Block 45.02 Lot 2. The building coverage is not conforming. The required lot coverage is 6.6% but the applicant has 7.16% due to the addition. She advised the applicant built a cover over the side porch not realizing a variance was needed so the building coverage is now over what is permitted. The committee members feel the plans are not architecturally pleasing.

Mrs. Lillian Burry showed plans for the Buckalew Property on 28 Woodhollow Road, ZB731- Block 35.05 Lot 12. The plans are for an in ground pool and this is not within the committee's purview.

Mrs. Lillian Burry showed plans for Manor Homes at Colts Neck PB617- Block 22 Lots 11, 12, 13, & 14. She advised the plans are going to go before the Planning Board and are not within the committee's purview.

The meeting was adjourned at 6:45 PM. Mrs. Theresa Mordarski made a motion to adjourn and this was seconded by Ms. Christine Saavedra.

The next meeting will be held on Tuesday, October 24, 2006 at 5:30 PM at Town Library.

Sincerely,

Suzy Buck