

TOWNSHIP OF COLTS NECK  
ARCHITECTURAL REVIEW COMMITTEE  
October 23, 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 Burry, Johnson, Joline, Morello, Mordarski, and Saavedra and  
and Messrs. Kilbride, Hesslein, Florek, and Powell

ALSO PRESENT: Mesdames Buck

Mrs. Peggy Joline made a motion to approve the corrected minutes from the September 25, 2007 meeting and this was seconded by Mrs. Theresa Mordarski.

ZONING BOARD

Ms. Christine Saavedra advised applicant Pagliano on 240C Swimming River Road, ZB756, came before the committee for the third time with changes to the application. They built a structure before going to the Zoning Board that is more than 15% over allowable square feet and a total floor area of 1386 square feet where 1200 is the maximum permitted. This application will be carried over to the December 20<sup>th</sup> meeting.

Ms. Christine Saavedra advised that applicant Imbesi on 15 Saddle Ridge Road, ZB764, came before the committee with plans to construct an addition to the rear of the home and front porch. A variance is required to permit a building coverage of 6.36% where 6% is the maximum permitted. The committee members approved the plans.

Ms. Christine Saavedra advised the committee members that the applicant Fiero on 132 Heulitt Road, ZB764, came before the Zoning Board with plans to construct a pool cabana. A variance is required to permit a total lot coverage of 20.5% where 20% is the maximum permitted. The Zoning Board approved the plans.

Ms. Christine Saavedra advised the committee members that the applicant Pellicone on 307 Lakeside Avenue, ZB769, came before the Zoning Board with plans to retain a gravel driveway. A variance is required to permit a total lot coverage of 28% where 20% is maximum permitted. The Zoning Board approved the plans.

Ms. Christine Saavedra advised the committee members the applicant Fause on 1 Barbary Lane, ZB771 came before the Zoning Board with plans to construct a 3 car garage in the A-1 zone. Variances are required to permit a front setback of 69.97' from Barbary Lane and 56.6' from Lakeside Avenue where 75' is required, a sides setback of 3' where 48' is required and a building coverage of 7% where 6.65% is the maximum permitted. The applicant was approved.

#### NEW BUSINESS

Mr. Brad Thompson came before the Committee Members again with alterations to plans for the Brock property, PB658 - Block 31.01 Lot 7. He advised there a few extra details on the fieldstone on the bottom of the house, the copulas are new, the sign age is new. He advised there now will be landscaping on the south side. Mrs. Lillian Burry advised the north side should mirror the south side. Mr. Rob Hesslein advised to add some detail to the building with windows or shutters on the north side. The committee members would like the applicant to come before the committee members to hear the opinions of the committee. The Committee is in agreement with the signs.

Mr. Fause came before the committee members with plans for 1 Barbary Lane, ZB771 - Block 40.04 Lot 1. The plans consist of a constructing a 3 car garage. The existing roof will continue into the new roof and the existing garage will now be living space. The siding is a James Hardy Board. The garage doors will be a carriage style. The variances were already approved. The Committee members are in agreement with the plans.

Mr. Ted Dolmas came before the committee members with plans for 229 Heyers Mill Road, Block 13 Lot 36. The plans consist of tearing down the existing house and these plans are for the new house. He advised he is going to use Maybeck cedar shingles throughout with either stone or brick on the bottom. The plans measure about 4500-4600 square feet over 2 acres. Mr. Rob Hesslein suggested using raise panel shutter to add some color to the house. The color scheme will either be a pale yellow or grey. There will be french doors to a porch in the front and a porch in the back. The Committee members are in agreement with the plans.

Mrs. Lillian Burry showed the committee members plans for Robert DeFalco Realty, PB660- Block 46 Lot 11. She advised the plans require variances for proposed improvements. The plans are to make the old Honey Shop into a Realty office. The site plans were submitted but nothing submitted for the architectural review. The Committee members would like the applicant to come before the Committee to explain the plans.

Mrs. Lillian Burry showed plans for 75 Willow Brook Road, Block 9 Lot 2.01. The applicant needs a minor site plan approval by the Planning Board. The owners will own and maintain an indoor riding stable used as a training facility, which will have on average 2 trainers and 2 trainees at the stable at one time. There will also be an observation room and a paved parking lot. There were no architectural plans submitted. The committee members would like to see the architectural design of the facility.

Mrs. Lillian Burry showed plans for the property the Township of Colts Neck has acquired, ZB770 Block 9 Lot 7 & 44. The Township carved out a 2 acre building site out of the 12 acres for the sale of the property. The committee stated it appears to be going into too much of estates and not looking like farmland. The Township has to reduce the 2 acres to 1 acre.

Mrs. Lillian Burry showed plans for the Spinella Property on 28 Creamery Road, Block 33 Lot 34. The plans are to put up a detached garage which measures 25 x 36 square feet. The plans are fully conforming. It will have cedar siding with barn style doors. The committee members agree with the plans.

Mrs. Lillian Burry showed plans for the subdivision on Shawnee Court, PB656- Block 16 Lot 12. The plans were already reviewed by the committee members and they still suggest the parcel of land stay as 1 lot and not 2 lots.

The meeting was adjourned at 9:30PM. Mrs. Brenda Johnson made a motion to adjourn and this was seconded by Mrs. Theresa Mordarski.

The next meeting will be held on Tuesday, November 27, 2007 at 7:30 PM at Town Hall.

Sincerely,

Suzy Buck  
Secretary