

TOWNSHIP OF COLTS NECK  
ARCHITECTURAL REVIEW BOARD  
October 27, 2009

Mrs. Burry called the Board to order at 5:30 p.m. with a salute to the flag. Mrs. Burry 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: Mrs. Burry, Mr. Engel, Mr. Hesslein, Mrs. Johnson, Mrs. Joline, Mr. Kilbride, Mrs. McInerny, Mrs. Mordarski and Mrs. Morello

ABSENT: Mrs. Saavedra (excused)

On a motion by Mr. Hesslein, seconded by Mrs. Joline, the minutes of the September 22, 2009 meeting were accepted.

OLD BUSINESS

The Zoning Board approved both the Meicke and the Kesicki applications. The application for overnight accommodations at Trump National Golf Course has been withdrawn. Lucarelli's application for a bocce court was approved. Maurice & Rita Weiss's application for a 30 x 60 foot pool, a full outdoor kitchen, and a walkway around the pool originally proposed total impervious coverage of 18% on 2 acres, where 15 % is allowed. New plans reducing coverage to 16.49% were approved.

The Planning Board has held discussions regarding golf course ordinances. The Township Committee has passed an ordinance that permits golf courses to host up to 12 non-golf events annually, in order to increase profitability and remain in business during the economic downturn. This approval falls within the guidelines of the Master Plan.

NEW BUSINESS

Laura Sheehy appeared on behalf of the Colts Neck Sports Foundation, Block 44.01, Lot 2. The foundation has received permission to erect advertising signs on the ball field fencing at Laird Road Park. The signs will raise funds to improve the ball fields. Mrs. Sheehy presented sample signage materials. Mrs. Morello will write a report recommending blue or green tarp cover for the fencing; white aluminum background for all signs; green double border on all signs, as reviewed; uniform signage height; uniform font styles; review and approval of the Sports Foundation prior to construction.

TOWNSHIP OF COLTS NECK ARCHITECTURAL REVIEW BOARD  
OCTOBER 27, 2009  
PAGE 2

Bob DePalma, Block 48, Lot 23.8, 31 Rancho Polo Boulevard, appeared with Gah Omynan on behalf of Mr. DePalma's application for a two-story addition adding 25 feet to the left side and extending to the back of an existing dwelling, and addition of a garage in the rear. The side addition will add a second family room on the first floor and a separate in-law suite on the second floor. The suite will include a bedroom, full bath, and sitting room with a wet bar and small under-counter refrigerator. The existing siding is stucco, which is retaining moisture and that has caused mold. All stucco will be removed and the entire house, with the addition, re-sided with stucco. Applicant was advised to use the type of stucco that does not encourage moisture retention and mold. Foundation of addition will be uniform with rest of house. Colors will be earth tones or greys, with a black roof and white window trim. Window styles are in keeping with existing windows. Mrs. Mordarski will write a report.

Evaristo Cruz, Jr., ZB 830, Block 5, Lot 11, 6 Eaglenest Road, appeared with David Cruz on behalf of his application to demolish an existing 30-year-old house on 3.6 acres that back up to Willow Brook. It had been abandoned for several years, and vandalized. Applicant proposes to construct a new, five bedroom, 6,156 sq. ft. house on the existing foundation. The foundation will be cultured stone with a fieldstone appearance, and the siding will be stucco. Applicant was advised to use the type of stucco that does not encourage moisture retention and mold. Foundation and siding will be earth tones. Casement-style windows will have wood frames. The entrance has a covered porch with seven columns. The house features multiple dormers and irregular roof lines. Mr. Hesslein suggested that a copper roof could add architectural interest. A three-bay garage will face the side of the house. Zoning rules have changed since original house was built. Front yard setback is 81 feet where 98 feet are required. Side yard setback is 58 feet where 73 feet are now required. Impervious coverage is 3.15 % where 6.6% is allowed. Mrs. McNerny will write a report.

Eric Oberer, Block 34, Lot 16.01, 2 Orchard Lane, appeared on behalf of his application for the addition of three dormers to the roof of an existing house that is one story in the front and two stories in the rear. The dormer over the front door will be an open, functional dormer. It is being added in order to increase illumination in the foyer, where the only current illumination is from the sidelight windows. The lot is heavily wooded and the foyer is presently very dark. The other two dormers will be open to the attic. The siding and trim will match the existing house. Mrs. Johnson will write a report.

TOWNSHIP OF COLTS NECK ARCHITECTURAL REVIEW BOARD  
OCTOBER 27, 2009  
PAGE 3

George Watts, Block 7.14, Lot 5, 20 Spring Garden Avenue, proposes to build a 16' x 20' detached garage replacing an existing 10' x 10' shed that is located behind the house, at the end of the driveway. The garage will have a shingled roof, horizontal vinyl siding, and an off-set single-bay paneled overhead garage door. Mr. Kilbride will write a report.

John Ferolito, ZB 828, Block 51, Lot 2.01, 264 County Route 537, proposes to relocate existing 9' piers and 9.5' gate closer to the road, at a location where 7 foot maximum is allowed. The Board finds the existing piers and gate attractive, but defers to the decision of the Zoning Board regarding the proposed relocation. Mr. Engel will write a report.

Randall Lazzaro, ZB 833, Block 12, Lot 20, 5 White Oak Drive, proposes an in-ground pool and a patio on one acre. This is not within the Board's purview. Mrs. Mordarski will write a report.

Mrs. Burry, Mr. Engel, Mr. Hesslein and Mrs. McNerny nominated a total of nine buildings for the 2010 Excellence in Architecture awards.

On a motion by Mr. Kilbride and seconded by Mrs. Johnson, the meeting was adjourned at 6:40 PM. The next meeting will be on Tuesday, November 24, 2009, at 7:30 PM at Township Hall.

Respectfully submitted,

Ellen Terry  
Secretary