

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW COMMITTEE
October 24, 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, Joline, Johnson, Morello, and Messrs. Kilbride, Stuart, and Hesslein
ABSENT: Mesdames Saavedra excused, Hager excused, Mordarski, excused and Messrs., Rodetsky, excused,
ALSO PRESENT: Mesdames Buck

Mrs. Brenda Johnson made a motion to approve the minutes from the October 4, 2006 meeting and this was seconded by Mr. Harold Kilbride.

ZONING BOARD

Mrs. Lillian Burry advised the committee members the applicant Merendino/Naddeo on 26 Orchard Lane was approved for a second one-year extension.

Mrs. Burry advised the applicant Genke on 9 Millbrook Lane was approved for new construction with decreased setbacks and Buckalew applicant on 28 Woodhollow Road was approved for a variance for decreased setback for an in ground pool. The Garber applicant was approved for variances needed for additions and renovations with decreased setbacks and total lot coverage.

Mrs. Burry advised the Innucci applicant on 5 Wide Horizons Drive was approved to construct a detached garage, which required a variance for total lot coverage. The approval is

conditional on the approval of the Fire Marshall regarding decreased building separation.

Mrs. Lillian Burry advised the Sheehy applicant was approved for a variance to permit a 995 square foot accessory structure. The applicant agreed to remove all of the 2nd floor and supportive structures.

Mrs. Burry advised the applicant for Forefront Homes on 321 Lakeside Ave came before the Zoning Board and the Board had various concerns so the applicant agreed to return next month, predominantly to discuss the implementation of an access road, however this was not the only concern.

PLANNING BOARD

Mr. Jim Stuart advised the committee members the Planning Board accepted the site plan modification where Heyers Mill Road will not be widened but 6 inches on each side.

NEW BUSINESS

Mr. A.J. Garito came before the committee on behalf of John Kling's Property on Mockingbird Lane, Block 11 Lot 3.06. The property measures 8600 square feet on 3.3 acres. The materials will consist of brick and cultured stone with an asphalt roof. He advised the trim on windows will be green on a red brick. Mr. Rob Hesslein doesn't agree with these colors and the committee members agreed with him.

Mr. A.J. Garito came before the committee members on behalf of the Eyers Property, PB556C, Blocks 43, 44, and 45. He advised the lot line is changing to make one less building lot. He advised there will be 12 new houses behind the Eyers Property on Mercer Road and 6 new houses on Mathews Road. The open space track was reduced from 90 acres to a 70-acre track. The Eyers Property will remain the same; it is just a reduction in lots.

Mr. George Karakoglou came before the committee with plans for 28 lakeside Terrace, Block 40 Lot 8. He advised his plans require a variance because he is not compliant. The plans are for an addition on an existing house, which will consist of a great room, office, half bath and laundry room. The addition measures 1000 square feet. The front door will be moved over because he is adding dormers. The addition will be cedar shingle like the existing house. The committee members suggest putting up shutters. Mrs. Lillian Burry suggested he ask Tim Anfuso what is required for Zoning Board because his sheet was not filled out by the Planning Board.

Mrs. Allison Antenucci came before the committee members with plans for 3 Pilgrim Way, Block 9 Lot 45. The plans are fully compliant. She is adding onto the existing house. She is putting up a gable with a portico and 2 columns in the front. She advised she will put on a new roof, new siding with cedar impressions, new windows in the back. She will have to bump out the kitchen 9 feet and bump out the family room 8 feet to permit an 8 foot covered porch behind the family room as well as adding a covered porch from the laundry room. The committee members agree with the plans.

Mrs. Lillian Burry presented plans to the committee members for 29 Lake Drive, ZB734-Block 23 Lot 23.01. The plans are going before the Zoning Board because they require a variance. The plans are for an in ground pool, patio, and landscaping. The plans are not within the committee's purview.

Mrs. Burry showed the committee members plans for the Mumford Property on 209 Heyers Mill Road, Block 13 Lot 25. The plans are for a spec house and measure 3500 square feet. The request was put in to demolish the existing house. This will be a timber frame home with natural stone and brick with Anderson windows and real wood shutters. Mrs. Burry feels the windows are not appealing. Mr. Rob Hesslein suggesting French doors in the front instead of the windows.

Mrs. Burry showed plans for the Iacuno Property on 2 Fernwood Court, AB735, Block 7.07 Lot 24. The principle front and rear are not in compliance. There is currently an existing ranch there now. The property requires many variances. The roof is asphalt and the siding is hardy clapboard. The exposed foundation and exposed chimney will be brick red. The committee feels the siding doesn't look like hardy clapboard, it looks like a brick material according to the plans. There was not enough information submitted to make a determination about the plans.

The meeting was adjourned at 6:45 PM. Mrs. Peggy Joline made a motion to adjourn and this was seconded by Mrs. Brenda Johnson.

The next meeting will be held on Tuesday, November 28, 2006 at 5:30 PM at Town Library.

Sincerely,

Suzy Buck