

TOWNSHIP OF COLTS NECK  
ARCHITECTURAL REVIEW BOARD  
December 9, 2008

Mrs. Burry called the Board to order at 7:30 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. Hesslein, Mr. Kilbride, Mrs. Morello, Mrs. Saavedra, Mr. Florek

**ABSENT:** Mrs. Johnson, Mrs. Joline, Mrs. Mordarski, Mr. Powell

On a motion by Mr. Kilbride, seconded by Mrs. Saavedra, the minutes of the October 28, 2008 meeting were accepted.

**CHAIRPERSON'S REPORT**

Mr. Florek and Mrs. Morello agreed to accept reappointment to the Board. Mrs. Burry will offer reappointment to Mrs. Joline, and believes that Mr. Powell will accept reappointment. Mr. Florek will submit these to the Township Committee. Mrs. Burry reported that awards plaques have been ordered from Erie Landmark and will be awarded at the January 14 Township Committee meeting. Discussion of possible awards candidates ensued.

**OLD BUSINESS**

Mrs. Saavedra reported that the Zoning Board approved applications for Cappello at 92 Obre Road, and Weiss at 150 Montrose Road. Meicke did not appear for a hearing to determine whether his garage is an abandoned structure, and his application was dismissed without prejudice. Bridges on River Edge Drive and applicant at 2 Twin Ponds Trail will return with revisions.

**NEW BUSINESS**

Frank Pagano, Block 21 Lot 23, 561 Marl Road, appeared on behalf of his application for construction of a residence with detached garage in country colonial style. The siding will be textured grey, with white trim. The high-pitched Timberline roof will be dark grey. The plan is symmetrical, with a porch running across the front between gazebos at each end. The garage materials and style will match the house, and feature a cupola roof. The application is fully compliant. Mrs. Saavedra will write a report.

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Allen Weiss appeared on behalf of Pedro & Heana Larrauri, Block 21.06, Lot 24, 3 Hialeah Drive, who propose demolition of existing residence and construction of 4,200 sq. ft., 5-bedroom, 4-bath house on one acre. The foundation and chimney will be of natural stone. The siding will be tan, with double-hung Anderson windows and no shutters. The plans state the coverage is 6.5%, but the Township Planner has calculated 7.28% coverage. Mrs. Burry suggested that the report wait until Mr. Anfuso reviews and approves for coverage. Mr. Hesslein will write the report.

A.J. Garito of Two River Engineering appeared on behalf of Thomas Pacheco, Block 38, Lot 15.08, 327 Lakeside Drive, who proposes demolition of existing residence and construction of new 5,000 sq. ft. 5-bedroom residence on approximately 2.5 acres. The foundation will be of earth-tone cultivated stone. The siding will be beige Cedar Impressions shakes, with white trim. The roof will be black asphalt. The two-door detached garage will have one pass-through leading to the pool cabana. Mrs. Morello will write a report.

Mr. Garito appeared on behalf of the application of Trump National Golf Course, PB #672, Block 46, Lot 1.52, which proposes renovations and additions to existing golf course. A new guardhouse located approximately 100 feet from the entrance will be traditional in style, of natural stone with white trim. The 12,000 sq. ft. red brick club house will remain in place, with a new pro shop next to existing locker rooms adding less than 1,000 sq. ft., in the same materials. Mr. Hesslein will write a report.

Mr. Garito appeared on behalf of the application of Rich Abrams, Block 10, Lot 1.04, 5 Wyndcrest Court, who proposes a residence with 6,400 sq. ft. footprint on a 10 acre lot, a third of which is under conservation easement. The entire structure will be of reddish brick in the English manor style, with a black asphalt roof and large numbers of Palladian windows. Mr. Florek will write a report.

Edward Gaines, Block 9, Lot 27, 39 Blackbriar Drive, proposes construction of a pre-fabricated detached garage with vinyl clapboard siding, black shutters, high-pitched roof and carriage doors. Application is conforming. Mr. Kilbride will write a report.

Richard Ribellino, Block 22, Lot 10.08, 30 Driftwood Lane, proposes installation of two entrance piers and two gates, with a chain-link fence. Mr. Hesslein will request architectural drawings and write a report.

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Spatial Design, Block 46, Lot 1.1, 40 Bretwood Drive South, proposes construction of a 5,613 sq. ft. residence. The windows are very small and there are no shutters. Mrs. Saavedra will write a report recommending some changes to the design.

Spatial Design, Block 46, Lot 17.11, 47 Leland Road, proposes construction of a residence with red brick foundation and chimney, black asphalt roof, Anderson windows with white trim, and red brick front with remaining elevations in grey Cedar Impressions vinyl siding. A raised concrete patio is proposed. Mrs. Saavedra will write a report and suggest additional architectural interest.

Blasucci/Mascaro, ZB#807, Block 16, Lot 33.07, 14 Shadowbrook Drive, proposes expansion of existing residence and alterations of the terrace with a large pool house. Excessive lot coverage is proposed. Mr. Florek will write a report.

Robert Curcio, ZB#808, Block 45, Lot 6, 145 Mercer Road, seeks a permit to retain an indoor riding arena that will require additional paving for turning maneuvers of trailers, resulting in 11.37% coverage where 10% is permitted. Mr. Kilbride will write a report noting that the application is not within the purview of this Board.

Colts Neck Fire Co. No. 2, PB #666A, Block 8, Lot 10, Conover Road, does not require review. Mr. Kilbride will write a report noting that the application is not within the purview of this Board.

Coppola, PB #671, Block 1, Lot 80.01 + 85. Mr. Kilbride will write a report noting that the application is not within the purview of this Board.

On a motion by Mr. Hesslein and seconded by Mr. Kilbride, the meeting was adjourned at 9:43 PM. The next meeting will be on Tuesday, January 27, 2009, at 7:30 PM at Township Hall.

Respectfully submitted,

Ellen Terry  
Secretary