

TOWNSHIP OF COLTS NECK  
ARCHITECTURAL REVIEW BOARD

FEBRUARY 24, 2015

Mrs. Burry called the Board to order at 7:00 PM 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: Freeholder Burry, Mrs. Feury, Mr. Gassert, Mrs. Johnson, Mr. Kerris, Mr. Oberer, Mr. Taeschler and Mr. Tappen

ABSENT: Committeeman Engel and Mr. Kilbride (both excused)

On a motion by Mrs. Johnson, seconded by Mr. Oberer, the minutes of the February 3, 2015 meeting were accepted as submitted.

OLD BUSINESS

Mrs. Burry reported that the budget for 2015 remains flat, and no accommodations have been made to reinstate the Excellence in Architecture awards. Mr. Gassert suggested the use of free social media for these awards, and posting the awards on the Township web site. Mrs. Burry appointed Mrs. Feury and Mr. Gassert to draft a proposal.

NEW BUSINESS

John Cifelli appeared on behalf of the application of Glorianna Muscio, Block 7.23, Lot 4, 83 Tulip Lane, for a master suite addition over an existing 2-car attached garage. Existing siding is yellowish vinyl clapboard with stone trim, and the addition will match as much as possible. The application is fully compliant. The two windows, one up and one down, appear rather small and sparse in contrast with the rest of the house, and it was suggested that the applicant consider altering the plans to match the other end of the house. Mrs. Feury will write a report

Steve Amplo appeared on behalf of the application of Kim Raymond, Block 34, Lot 16.9, 26 Orchard Lane, for the addition of a bedroom suite over the living room. The façade and architectural elements will match the existing house. Mr. Kerris will write a report.

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A.J. Garito, P.E., appeared on behalf of the application of Holland Flowers, ZB 903, Block 47, Lot 9, 250 State Route 34, for a use variance to permit a florist business in a residential zone. The applicant wants to demolish the existing garage and construct a 3,100 sq. ft. greenhouse. The structure would be 20 ft. high, but screened from the highway by the Village Inn. If the variance is approved, the applicant will then submit a site plan. Mr. Oberer will write a report.

Manor Homes @ Colts Neck, PB 716, Block 22, Lots 11, 12, 13 & 14, County Route 537, has submitted an application for amended preliminary and final site plan approval for a multiple-unit development. The application is not within the Board's purview, and there are no architectural features to consider. Mr. Taeschler wrote and submitted a report.

On a motion by Mrs. Feury, seconded by Mr. Taeschler, the meeting was adjourned at 8:15 PM. The next meeting will be on Tuesday, March 24, at 7:00 PM, at Township Hall.

Respectfully submitted,

Ellen Terry

Secretary