

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW COMMITTEE

May 24, 2016

Mrs. Burry called the Committee to order at 7:06 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. Gentile, Mrs. Johnson, Mr. Kerris, Mr. Oberer, Mr. Taeschler, Mr. Tappen Committeeman Fitzgerald, and Mr. Gassert

ABSENT: Mrs. Feury (excused)

On a motion by Mr. Oberer, seconded by Mr. Tappen, the minutes of the April 26, 2016 meeting were accepted as submitted.

CHAIRPERSON'S REPORT

Deputy Mayor Fitzgerald stated the Township Administrator pulled the ordinance from last Township Committee meeting as thought this Committee wanted to review before submitted.

Basically, our requested changes to the ordinance are to

1. 2-5.C. - The following exhibits **shall** be required... vs. **may**. (A Township employee can waive if not needed.)
2. 2-5.C.(6) – Additional item to reference the Architectural Review Checklist to be now titled "Architectural Features including Color Schemes and Materials Finishes"

Freeholder Burry approved a memorandum from Building Department in regards to a deteriorating shed structure on 151 Dutch Lane.

Freeholder Burry received a quote (\$250 each) for the Architectural Excellence Award plaques that are oval in shape to be affixed to a building (see picture in Agenda packet). Freeholder Burry spoke to Glen Dalakian, Colts Neck Business Association (CNBA) Advisor who will put in a request for \$1,000 at the CNBA Executive Board meeting. Freeholder Burry would like 3 awards per year. The Architectural Excellence subcommittee will include 1 to 2 CNBA members and 3 Architecture Review Committee members (Brenda Johnson-lead, Michael Kerris, and Lillian Burry.) The Architectural Excellence subcommittee will review construction applications in the last 2 years for 2016 awards and have a list within 2 months to review at this meeting. Mrs.

Johnson will ask the Planning Board for new construction in the last 2 years. The award ceremony will be in October. Potential candidates discussed at the meeting: Huddy's.

PLANNING BOARD

Deputy Mayor Fitzgerald mentioned Mr. Stewart article in Rhode Island newspaper about what a great guy he is because he rescued a horse named Lilly from RI and coming to Colts Neck sanctuary. Mr. Stewart went to the County first to get Right to Farm approvals as using Mr. Laurino's vegetables and flowerstand. Mr. Stewart now thinks they can come to our Planning Board for a site plan approval. Laurino Farms is leasing 11 acres but there has been no written lease. They have 100 chickens, which they don't use the eggs, 2 sheep but can't shear the sheep because Vegans can't use the product. Mr. Stewart will build a structure of 8,400 sq ft for education and have approval for 100 visitors per day. Deputy Mayor Fitzgerald stated that Wall Township is having problems with a farm there that received approval from the County Agriculture Review Board.

Synergy and Century Stables are sold. A 45 acre Hockhockson Rd lot is a single lot farm and deed restricted from further subdivisions.

The estate of the woman who died from a falling tree accident on State Route 34 is suing the township for not maintaining trees in greenways.

ZONING BOARD

Freeholder Burry mentioned the car wash is delayed again. They are not a permitted use. The distillery passed with flying colors; but has arsenic issues in soil to remediate.

OLD BUSINESS

PB719A, Block 39, Lot 11.01, Amboy Road Assoc., County Road 537/Lakeside Ave. There are no architectural elements in application. This is not within our purview at this time. Mr. Taeschler updated March report.

ZB956, Block 48, Lot 6, Nicoletta, State Route 34. Mr. Dino Nicoletta of 24 Minebrook Rd presented a colored presentation of the architectural drawing. The 4.27 acres location is on State Route 34, just north of Trump's entrance, next to Jim Schatzle office built by George Illmensee. The 13,000 square foot building will have two wash tunnels, one would be a fully automated car wash and the other would be a hand wash, two oil/ lube bays and one detail bay. Mr. Nicoletta stated that there will be 0% pollution from the operation and will have 100% recycled water via a production reclamation system to treat the water. The leftover water and debris will be hauled away. The car wash uses six gallons of water per car vs. a home that uses

200 gallons of water. The water will be drawn from a well. It will be a block building with board and roof materials to make it look like a barn. Some acreage in the back will not be utilized.

Mrs. Gentile asked if the town requires a buffer. Mr. Oberer noted a 75 foot setback from State Route 34. Mr. Oberer asked about signage to which Mr. Nicoletta responded there would be a "Colts Neck Car Wash" sign in front and possibly on the building if allowed. Freeholder Burry suggested the "4 Side Elevation" view be enhanced to include two garage doors as seen in the "3 Rear Elevation" view and windows as seen in the "2 Side Elevation" view (possibly higher), so neighbors and the cars driving south on State Route 34 see a nicer view. Mr. Taeschler said it looked like the Applegate Farms Ice Cream store on County Route 537. This Committee was concerned with how an oil spill will be handled. Mrs. Battista will email the picture taken of Mr. Nicoletta's colored presentation board to Mr. Kerris who will write the report.

ZB954, Block 46, Lot 17, GK Distilling, 300 State Route 34. Mr. Oberer asked if anyone has visited a distillery, which no one on the Committee had. Freeholder Burry stated that the distillery would be buying items locally such as corn and would have limited hours of operation. Mr. Tappen will write a report.

NEW BUSINESS

ZB958, Block 29, Lot 10.5, Elina Garber, 2 Blue Bell Rd. Garber is removing buildings and a basketball court and fixing drainage, in anticipation of building new stable with living quarters above. This is not within our purview at this time. Mr. Kerris will write report.

ZB959, Block 16, Lot 9, Jennifer and Sean Kane, 85 Heyers Mill Rd is adding a one story addition. Mrs. Gentile will write report.

ZB960, Block 29, Lot 5, Marguerite Maggs, 2 Pond View Dr is adding a pool The committee has no objection to granting a variance for placement of a pool. Mr. Oberer will write report.

Mr. Tappen mentioned to Mrs. Battista about utilizing Dropbox for storing minutes, reports, etc. to easily share with this committee.

On a motion by Mrs. Johnson, seconded by Mr. Tappen, the meeting was adjourned at 8:35 PM. The next meeting will be on Tuesday, June 28, 2016, at 7:00 PM, at Township Hall.

Respectfully submitted,

Michele Battista

Secretary