

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW BOARD
September 30, 2010

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. Engel, Mr. Hesslein, Mrs. Johnson, Mr. Kilbride, Mrs. Morello and Mr. Oberer

ABSENT: Mrs. Joline (excused), Mrs. McNerny (excused) and Mrs. Saavedra (excused)

On a motion by Mr. Hesslein, seconded by Mrs. Burry, the minutes of the August 24, 2010 meeting were accepted with the correction that Mrs. Saavedra was present. Mr. Engel abstained.

OLD BUSINESS

Mr. Engel reported that Longobardi gave a preliminary presentation of plans to move Huddy's Inn to the Atlantic School property. Mr. Hesslein reported that the Zoning Board postponed decision on East Coast Pool, which had installed a pool within a setback at 16 Debra Drive, to the October meeting. The Board granted a setback variance to Hoeker at 151 Heulitt Road for improvements to an existing home.

NEW BUSINESS

Christopher Spagnoli, Block 53, Lot 20.04, 6 Pennyroyal Court, appeared on behalf of his application for an approximately 5,000 sq. ft. five-bedroom home. The four-foot stone foundation follows around the entire house. Siding will be earth-tone cedar shakes. The roof will be slate-grey Timberline. The front porch will have four columns, with bays either side of the entrance. Application is conforming. Mr. Engel will write a report.

Robert Downey, Block 1, Lot 78.1, 101 Clover Hill Road, appeared on behalf of his application for a new house and his application for renovation of an out-building, on 2.5 acres. The siding will be a combination of brick and stone. The roof will be of a slate-type material, with copper gutters. The existing garage will have the same siding and roof. The second floor front will be used as a garage, and the first floor rear as a garden shed. The

second floor rear may become a pool gallery. The application is fully compliant. Mrs. Morello will write a report.

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John Cifelli appeared on behalf of the application of Lauren Vento, Block 7.23, Lot 12, 12 Sherwood Lane, for a 350 sq. ft. addition over an existing garage. The house is of grey stucco, and the addition will be the same. A new roof was installed a few years ago. It was suggested that the next roof be of a darker grey tone. Mr. Kilbride will write a report.

Stephen Amplo appeared on behalf of the application of Jim & Barbara Raymond, Block 34, Lot 16.09, 26 Orchard Lane, for renovations and additions to an existing house, built in the early 1980's, within 300 feet of the reservoir. The application is compliant, and has N.J.D.E.P. approval. Currently, siding and roof are in poor repair, the windows leak, and the gutters are rusting and falling off. New siding will be hard-coat stucco and stone. The house will get a slate-look roof with ice breaks, Anderson windows, and carriage-house garage doors. Everything will be in earth tones, and the landscaping naturalistic, with large numbers of trees. Mrs. Johnson will write a report.

Ralph Somma, ZB853, Block 30, Lot 13, 48 County Road West, appeared on behalf of his application for alterations to an existing house for use as his offices as an electrical contractor. The front will remain as it is. The house will have Colonial-style aluminum siding of the existing yellow color, with a black roof. Dark green or black shutters are being added. About 900-950 s.f. of the rear of the house will be removed and replaced by a two-car, two-story garage with 10' x 10' carriage-style doors, using the same footprint. A wrap-porch will be added to the east side for access to the basement, and security. A new septic system is needed. A new well will be dug, farther from the septic system. The existing five trees will remain. Mr. Hesslein suggested that the application should be reviewed by the Historical Preservation Committee. Mrs. Burry remarked that the property is part of Colts Neck Village, which dates to the 1700's, and should honor that historic heritage. Mr. Oberer will write a report.

Huntley, ZB855, Block 35.03, Lot 6, 41 Beaver Dam Road, has applied for a variance for a second-floor addition over an existing one-story house. The architectural renderings are visually pleasing, but the materials list is incomplete. Mrs. Johnson will write a report.

Maria Zito, ZB856, Block 16, Lot 53.19, 11 Old Stable Way, has applied for a variance to add a white aluminum roof to an existing rear patio. Mrs.

Morello will write a report advising that a more natural material be utilized.

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Darek Pardee, ZB852, Block 6, Lot 9.26, 1 Gateway, has applied for a variance on an oddly-shaped lot with limited rear area that backs up to a greenway. This application is not within the Board's purview. Mr. Kilbride will write a report.

Hoeker, ZB854, Block 13, Lot 35, 151 Heulitt Road, has already been approved by the Zoning Board.

Garber, PB681, Block 29, Lot 10.05, 2 Bluebell Road, has submitted plans proposing reduction of certain areas of impervious coverage. Applicant has purchased neighboring property in order to conform to the average, but the current plans do not show the additional acreage. This application is not within the Board's purview. Mr. Hesslein will write a report.

Huddy's Inn, Block 48, Lot 19, has submitted an informal site plan for a one-story restaurant and a one-story bank, with a mixed-use building for Phase 2. Mr. Hesslein will write a report.

Haishen Wang, Block 11, Lot 3.08, 9 Mockingbird Drive, has submitted an application for entrance piers, ranging from four feet at roadside to 5.5 feet at the rear. Mr. Kilbride will write a report.

Joseph Pajewski, Block 21.02, Lot 6, 13 Saratoga Drive, has submitted an application for an addition to the top of an existing house. Mr. Engel will write a report, noting that the addition as proposed lacks esthetic appeal, and suggesting that additional architectural details would be more attractive.

Mrs. Burry reported that a very large number of mature trees were cut down on the property at Clover Hill Road and Glenwood. She will contact the Shade Tree Commission in regard to possible ordinance violations.

On a motion by Mr. Engel and seconded by Mrs. Morello, the meeting was adjourned at 9:25 PM. The next meeting will be on Tuesday, October 26, 2010, at 7:30 PM at Township Hall.

Respectfully submitted,

Ellen Terry
Secretary