

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW BOARD

April 27, 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, Mrs. Joline, Mr. Kilbride, Mrs. McNerny, Mrs. Morello, Mr. Oberer and Mrs. Saavedra

ABSENT: none

On a motion by Mr. Hesslein, seconded by Mr. Kilbride, the minutes of the March 23, 2010 meeting were accepted. Mr. Engel, Mrs. Joline and Mr. Kilbride abstained.

OLD BUSINESS

Mr. Hesslein reported that the Zoning Board turned down the Verizon cell tower application, as the applicant was unable to prove necessity for the structure. The Savo application was heard again, and will be heard at the next meeting also. The house is large for the site. If it is placed on an angle, there would be a back yard. If placed directly facing the street, there would be only a side yard.

NEW BUSINESS

Laura Sheehy appeared on behalf of the Sports Foundation. Applicant proposes to raze existing snack shed, and use the foundation for a new snack shed with restrooms. It would be sand-colored with green trim in a shade to match the borders of the signs, and look like a barn with a gambrel roof. She was advised to get an application from Tim Anfuso.

Brendan Cassidy and Adele Sessa, ZB844, Block 43, Lots 4 & 5, 121 Five Point Road, appeared on behalf of their application for 7' x 120' perpendicular addition to an existing 200' x 40' horse breeding facility on 33 acres in a 10-acre zone. It will be white with green trim and brown-shingled roof to match other buildings. A set-back variance is needed. Mrs. Joline will write a report.

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Michael Savo, ZB819, Block 51, Lot 2.31, 1 Air Dancer Lane, has resubmitted his application for a six-bedroom, 14,000 sq. ft. house with pool and cabana on 3.32 acres. The application requires variances for height and for setbacks, due both to the 90-foot rule and to the placement on the property, which creates a double frontage. This application is not within the Board's purview. Mrs. Johnson will write a report.

Lisa Wiedeman, ZB845, Block 6, Lot 21, 15 Hillmont Terrace, proposes a reconstruction. This application is not within the Board's purview. Mrs. McInerny will write a report.

My NJ Solar, ZB846, Block 41.01, Lot 5.04, 9 Hambletonian Drive, has submitted an application for a solar installation with an 11' side setback where 50' are required, and a 44' rear setback where 50' are required. This would increase impervious coverage from 13% to 15%. Mrs. Morello stated that the intrusiveness would interfere with the appearance of the neighborhood. Mr. Oberer will write a report stating that any installation should be accomplished in a manner that is not aesthetically offensive.

Illmensee Family Square, PB683, Block 84, Lots 7.01, 7.02 & 7.03, Route 34, has submitted an application for change of use to medical offices. This application is not within the Board's purview.

On a motion by Mrs. Johnson and seconded by Mrs. Joline, the meeting was adjourned at 8:40 PM. The next meeting will be on Tuesday, May 25, 2010, at 7:30 PM at Township Hall.

Respectfully submitted,

Ellen Terry
Secretary