

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW BOARD

July 27, 2010

Mr. Hesslein called the Board to order at 7:30 p.m. with a salute to the flag. Mr. Hesslein 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: Mr. Engel, Mr. Hesslein, Mrs. Johnson, Mr. Kilbride, Mrs. Morello, Mr. Oberer and Mrs. Saavedra

ABSENT: Mrs. Burry, Mrs. Joline and Mrs. McInerny (all excused)

On a motion by Mr. Engel, seconded by Mr. Kilbride, the minutes of the June 22, 2010 meeting were accepted, Mrs. Morello and Mrs. Saavedra abstaining.

OLD BUSINESS

Mr. Engel reported that all Planning Board applications were continued.

Mr. Hesslein reported that the Zoning Board disapproved the application of East Coast Pool Concepts for a pool that was already installed within a setback, because the applicant was unable to prove that a hardship existed. The applicant will return in September for final voting on the application.

Mr. Hesslein reported that he had learned from the Zoning Officer that the applications of Joseph Terranova, Block 21.1, Lot 2, 1 Saratoga Drive, and Anthony Frassetto, Block 12, Lot 3.10, 12 Downing Hill Lane, presented by architect David Feldman at the June meeting, were incomplete, due to failure to complete the applications' paperwork prior to submission for hearing. Therefore, the hearing of these applications is deemed null and void.

NEW BUSINESS

Robert & Diane Pastor, Block 9, Lot 30, 51 Blackbriar Road, with Lothar Erich, CLA, appeared on behalf of their application for additions and upgrades to an existing mock-Tudor residence. A dormer will be added above the garage. The roof will be replaced with certainteed slate-look material. A cedar trellis pergola will be added over the garage. Siding will be thin-stone veneer on the front elevation, and cream-colored hardiboard to the other elevations. Garage doors will be carriage-style. All will be in natural wood tones. A unique feature will be the extensive addition of carved teak molding. Mrs. Saavedra will write a report.

Mike McGuinness, Block 7.30, Lot 3.08, 27 Paddock Lane, has submitted an application for the addition of three dormers in Dutch Colonial style with copper roofs. The rest of the roof will be of natural cedar shakes. The front siding will be stone. The elevations show Classical style oval windows in the Dutch style dormers, giving a very busy appearance. A large picture window in the middle of the house is shown without mullions, and is stylistically out of character with the rest of the house. Mr. Oberer will write a report, inviting the applicant to attend the next meeting to discuss these concerns.

Due Process, PB684, Block 51, Lot 2, has submitted an application to convert a barn into a storage building for chemicals to be used in recycling grey water. This is not within the Board's purview, but is an environmentally positive undertaking. Mrs. Morello will write a report.

Trump National Golf Course, PB686, Block 48, Lot 1.52, has submitted a variance site plan that proposes the addition of large fluted urns on stanchions set upon a cement pad at the existing club house; reconfiguration of the parking lot that will yield an additional two stalls; and improvements to the swimming pool in a herringbone design. This application is not within the Board's purview. Mr. Kilbride will write a report.

On a motion by Mr. Hesslein and seconded by Mr. Engel, the meeting was adjourned at 8:23 PM. The next meeting will be on Tuesday, August 24, 2010, at 7:30 PM at Township Hall.

Respectfully submitted,

Ellen Terry

Secretary