

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW BOARD
June 22, 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. McInerny and Mr. Oberer

ABSENT: Mrs. Morello and Mrs. Saavedra

On a motion by Mr. Hesslein, seconded by Mrs. Johnson, the minutes of the April 27, 2010 meeting were accepted.

OLD BUSINESS

Mr. Hesslein reported that the Zoning Board three times disapproved the New Jersey Solar application for ground level solar panels within a 50 foot setback, although installation of piers had commenced without a permit. The Feiler application was approved. The Savo application was approved with the unusual placement of the home, and the impervious coverage decreased from 18% to 15%.

NEW BUSINESS

John & Jill Holovach, Block 7.23, Lot 7, 3 Mulberry Lane, with Kostas Natsis of Atlantic Builders, appeared on behalf of their application for an addition to an existing residence. The addition will include a new family room in the rear, extension of the master bedroom over the garage, and a dining area extension to the kitchen. Materials will be identical to existing structure, in Monterey grey, including a 50-year Timberline roof and natural stone veneer. The application is fully compliant. Mrs. Joline will write a report.

David Feldman appeared on behalf of Joseph Terranova, Block 21.1, Lot 2, 1 Saratoga Drive, for an application to maintain existing footprint and raise the roof on an existing residence to create the appearance of a French chateau, featuring multiple steep roof lines and two chimneys. The roof will be dimensional shingle. Mr. Hesslein suggested the addition of a band across the side of the house, over the garage doors, to give a more finished appearance. No report will be written at this time, due to the fact that this

application was deemed incomplete, and the applicant was advised to follow proper procedures and file relevant paperwork prior to formal review.

TOWNSHIP OF COLTS NECK ARCHITECTURAL REVIEW BOARD

June 22, 2010

Page 2

David Feldman appeared on behalf of Anthony Frassetto, Block 12, Lot 3.10, 12 Downing Hill Lane, at the corner of Dutch Lane Road, for an application to raze an existing white ranch house, purported to possibly be a Sears catalog house, and construct a new residence of Spanish style. No report will be written at this time, due to the fact that this application was deemed incomplete, and the applicant was advised to follow proper procedures and file relevant paperwork prior to formal review.

John & Jill Rocco, Block 33, Lot 31.04, 23 Hidden Pine Drive, appeared on behalf of their application for an addition to an existing 23-year-old residence. The addition will include enlargement of the family room in the rear, enlargement of the master bedroom over the sunroom, a new deck, and a basement home theater room under the family room. Materials will be a stone foundation and cedar impressions with black shutters. The roof will match the existing, or possibly the entire roof may be replaced. The application is fully compliant. Mr. Oberer will write a report.

Mark McCabe of ForeFront Homes, LLC, Block 35, Lot 1.24, 15 Utopia Drive, has submitted an application for construction of a new 4,830 sq. ft. residence with a 3-car garage. The metal roof will be dimensional Grand Manor. Foundation will be stone, siding of stucco, both in tan to beige colors, and have Anderson windows. The dormers will feature copper roofs and oval windows. The application is fully compliant. Mr. Kilbride will write a report.

Peter Lalima, ZB845, Block 29, Lot 1, 152 Bucks Mill Road, has submitted an application for a vine-covered arbor. The application is non-compliant. Mrs. Joline will write a report stating that this application is not within the Board's purview, but is strikingly attractive.

Dan Buzzetta, Block 12, Lot 23.02, 3 Ponderosa Drive, has submitted an application for a 5,600 sq. ft., 4-bedroom residence on 2.94 acres. It will sit on a rise about 100 feet from the road. The roof will be black 30 to 40-year Timberline. The siding will be natural stone in brown tones, and stucco in beige. The chimneys will be brick with chimney pots. The entrance and family room will be 2-story. The 3-car garage will have stylish doors and be topped with three dormers. The architect is Michael Monroe. Mrs. Johnson will write a report.

Colts Neck Sports Foundation proposes to raze existing snack shed, and use the foundation for a new snack shed with restrooms. A report has already been submitted.

TOWNSHIP OF COLTS NECK ARCHITECTURAL REVIEW BOARD

June 22, 2010

Page 3

Karino Silvato appeared on behalf of Abbey Feiler, ZB849, Block 23, Lot 17.01, 86 Montrose Road, who has submitted an application for a 17,000 sq. ft. Tudor-style residence on 20+ acres. The roof will be slate, with multiple peaks, and several chimneys. The siding will be natural stone on a limestone-like poured foundation. Six garages and a 1,800 sq. ft. gatehouse are proposed, where a gatehouse of 1,200 sq. ft. is allowed. The architect is Joseph Constantin. Mrs. McInerny will write a report.

Due Process, PB684, Block 51, Lot 2, has submitted an application for site plan approval for a chemical storage area. This is a planning issue and not within the Board's purview. Mrs. Burry will write a report.

Garber, PB681, Block 29, Lot 10.05, 2 Bluebell Road, has submitted plans proposing reduction of certain areas of impervious coverage. However, application is still over maximum allowable impervious. Mr. Engel noted that the Planning Board has concerns with lighting as well as with impervious coverage, and stated that applicant must return to compliance. This application is not within the Board's purview. Mrs. McInerny will write a report.

McGee, PB623C, Block 22.05, Lots 1.02 & 2.01, has submitted an application for a driveway that deviates. This is not within the Board's purview. Mr. Kilbride will write a report.

On a motion by Mrs. Joline and seconded by Mrs. Johnson, the meeting was adjourned at 9:15 PM. The next meeting will be on Tuesday, July 27, 2010, at 7:30 PM at Township Hall.

Respectfully submitted,

Ellen Terry
Secretary