

TOWNSHIP OF COLTS NECK  
ARCHITECTURAL REVIEW BOARD  
October 26, 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. Hesslein, Mrs. Johnson, Mr. Kilbride and Mrs. McInerny

ABSENT: Mr. Engel, Mrs. Joline, Mrs. Morello, Mr. Oberer and Mrs. Saavedra (all excused)

On a motion by Mr. Hesslein, seconded by Mr. Kilbride, the minutes of the September 30, 2010 meeting were accepted.

OLD BUSINESS

Mr. Hesslein reported that the Zoning Board denied the variance requested by East Coast Pool, which had installed a pool within a setback at 16 Deborah Drive. The original application showed the pool in a different location from where it was ultimately built. The Board ruled that the pool must comply. The Board heard a second request for a variance by Pardee at 1 Gateway. Applicant has reduced lot coverage, and the variance was granted.

NEW BUSINESS

Karen Driscoll, Block 29, Lot 8.04, 6 Goose Point Drive, appeared with architect Dan Lynch on behalf of her application for an addition over a three-car garage attached to an existing house. The style will blend in with the Colonial architecture. The hip roof will change to a standard style roof, and the step-back breaks up the profile so that the house appears to have less bulk. The entire roof will be new. The tan brick front will be maintained on the addition, and the color palette will remain in the brown and beige family. Application is fully compliant. Mrs. Johnson will write a report.

TOWNSHIP OF COLTS NECK ARCHITECTURAL REVIEW BOARD

October 26, 2010

Page 2

Ray Longobardi, PB690, Block 48, Lot 19, County Route 537, appeared on behalf of his application for a new Huddy's Inn, plus two additional buildings, on 8 acres at the site of the old Atlantic School. The school will be removed, and the project done in two phases. Phase 1 will be a one-story, 11,524 sq. ft., 175-seat restaurant, with an octagonal porch and a wide wrap-around porch, for outdoor dining, and a one-story, 3,850 sq. ft. bank. Nineteen parking spaces will be provided for the bank, and 88 spaces for the restaurant. Phase 2 will be a two-story, mixed-use, 14,400 sq. ft. building, with office and retail on the first floor, and 72 parking spaces provided for that use. Depending on the direction taken by COAH regulations, the second floor may have ten COAH units, and 20 parking spaces provided for them. There will be a new well, and N.J.D.E.P. approval is awaited for a treatment plant. The building facades will be of stone and cedar impressions in earth tones, with white panels. The Huddy's sign features a broken crest. Mr. Hesslein and Mrs. Burry suggested a green sign with sunken gold lettering. Applicant was requested to return with the finalized sign plan. Mrs. McNerny will write a report.

Camryn Holdings, Inc., ZB857 Block 54, Lot 5, 24 Squankum Road, is seeking approval for a farm laborers' residence that was constructed without municipal approval in front of an existing home, on ten-plus acres. Although it cannot be seen from the street, it was noted that the architectural renderings for the structure lack esthetic appeal. Mr. Kilbride will write a report.

Domestic Church Media Foundation, PB687, Block 48.01, Lot 2, address unknown, is seeking a waiver to sublease on a cell tower, from Crown Castle. This application is not within the Board's purview. Mrs. McNerny will write a report.

Mrs. Burry led a discussion regarding the demolition and construction that is on-going at the historic Colts Neck Inn, which dates to the 1700s, and the manner in which permits were issued. It was agreed that the Board would request to be on the agenda of the Township Committee.

On a motion by Mrs. Johnson and seconded by Mrs. McNerny, the meeting was adjourned at 9:16 PM. The next meeting will be on Tuesday, November 23, 2010, at 7:30 PM at Township Hall.

Respectfully submitted,

Ellen Terry  
Secretary