

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW BOARD
March 27, 2012

Mrs. Burry called the Board to order at 7:00 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: Freeholder Burry, Committeeman Fitzgerald, Mrs. Feury, Mr. Gassert, Mr. Kilbride, Mrs. McInerny, Mrs. Mordarski and Mr. Taeschler

ABSENT: Mrs. Johnson and Mr. Oberer (both excused)

On a motion by Mrs. Feury, seconded by Mr. Mordarski, the minutes of the February 28, 2012 meeting were accepted.

OLD BUSINESS

Mrs. Burry remarked upon the high quality of reports submitted by Board members, and expressed hope that they are appreciated by the recipients. Mrs. Burry reported that she had appeared before the Township Committee at the budget hearings, and requested reinstatement of funds for the Excellence in Architecture awards, but was denied this. The suggestion was made to award framed certificates, and Mrs. Burry requested that this possibility be investigated. Mrs. Feury, Mr. Gassert, and Mr. Taeschler will consider how this might be achieved.

The Planning Board has approved the applications of the Colts Neck Golf Course, Abby Feiler, and the bridge into the Overbrook subdivision. The Sebolt application has been postponed to May. The Zoning Board approved the application of Aldi Tafani, in which the lion statues have been removed, per the recommendation of this Board. Dr. Samuel Raval's application was also approved.

NEW BUSINESS

Maurice Flancbaum, developer, and Mark Zuppichini, prospective homeowner, appeared on behalf of the application of National Land Banc, LLC, PB 701, Block 33, Lot 20.03, 8 Camelot, to construct an approximately 7,500 sq. ft. house with a 2,700 sq. ft. walkout basement on 2.76 sloping acres. The house will be built entirely of stone or stucco in earth-tones, with a dark Timberline roof. It features two conservatories, of two stories, in a silo shape, one off the back and one off one side of the house. The garages will face the rear of the property. Mrs. Feury suggested that a chimney cap be added in deference to the English manor architecture. Mr. Taeschler will write a report. Mr. Flancbaum said he appreciated the recommendations made on his previous application.

Roger Mumford appeared on behalf of the application of Forefront Homes, Block 1.27, Lot 35, 10 Utopia Drive, to construct an approximately 6,200 sq. ft. home on 2.3 acres. All four sides will have 7-inch Cedar Discovery by Mastic shakes colored soft taupe. The dimensional roof will be of a darker, possibly pewter-toned, color. A limited amount of

stone will be used at the front entry and on the chimney. Anderson windows will be trimmed with cellular PVC. Mr. Gassert will write a report.

TOWNSHIP OF COLTS NECK ARCHITECTURAL REVIEW BOARD

March 27, 2012

Page 2

A.J. Garito, P.E. of Twin River Engineering, appeared on behalf of the application of Anthony Frasiti, Block 12, Lot 3.10, 12 Downing Hill Lane, for demolition of the existing house, and construction of a one-story, four-bedroom, ranch house with a footprint of approximately 11,000 sq. ft., on 5 acres. The house will have three attached garages, totalling ten bays, three lanais, and a partial basement. The exposed foundation will be of beige brick, the siding of beige stucco, and the cement roof of a terra cotta color. The application is fully conforming, but the Spanish hacienda style is highly inconsistent with the rest of the community. The report is pending further review. It was recommended that Mr. Frasiti appear at the next meeting.

Frank Borao, Block 41.01, Lot 5.11, 6 Hambletonian Drive, has submitted an application for construction of a detached, 24 ft. x 37 ft., 3-car garage. The garage will match the existing house, with its attached 3-car garage, and siding of brick and stucco and GAF roof of black slate. The detached garage will be positioned at a 45° angle to the house. Mrs. Mordarski will write a report.

Gana, PB702, Block 5, Lot 13, 14 Eagle Nest Road, has submitted an application for installation of a tennis court on a 6-acre lot with existing pool. The application is fully conforming, but not within the Board's purview. Mrs. McInerny will write a report.

Orchards Shopping Center, PB703, Block 46, Lots 13 & 14, State Route 34, has submitted an application for revision of its parking lot. The application is not within the Board's purview. Mr. Kilbride will write a report.

Pastor, ZB888, Block 9, Lot 30, 51 Blackbriar Drive, has submitted an application for an addition of a deck with living space beneath. No report will be written, as this has already been approved by the Zoning Board.

Shurawordi, ZB889, Block 45, Lot 7.01, 155 Mercer Road, has submitted an application for erection of a 5-foot aluminum fence in the front yard. No report will be written, as this has already been disapproved by the Zoning Board, as only a 4-foot fence is allowed.

On a motion by Mrs. Mordarski and seconded by Mr. Kilbride, the meeting was adjourned at 8:50 PM. The next meeting will be on Tuesday, April 24, 2012, at **7:00 PM** at Township Hall.

Respectfully submitted,

Ellen Terry
Secretary

