

TOWNSHIP OF COLTS NECK  
ARCHITECTURAL REVIEW BOARD

November 30, 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, Mrs. Johnson, Mrs. McNerny, Mrs. Morello, Mr. Oberer

ABSENT: Mr. Hesslein, Mrs. Joline, Mr. Kilbride, and Mrs. Saavedra (all excused)

On a motion by Mrs. Johnson, seconded by Mrs. McNerny, the minutes of the October 26, 2010 meeting were accepted.

OLD BUSINESS

Mr. Engel reported that the Planning Board heard the submission of Huddy's Inn, and continued the application. The Zoning Board considered several applications, and carried the application for Camryn Holdings.

NEW BUSINESS

Jeff Cassell, Block 1, Lot 29, 44 Glenwood Road, has submitted an application for a 15' x 25' storage addition to an existing garage that is attached to a two-story Colonial-style house. Building materials will match the house. The garage doors face the side of the property, so the extension will widen the front of the house. No architectural renderings of the front of the house were submitted with the application. The application is fully compliant. Mrs. Morello will write a report.

Erin Buhler, Block 21.06, Lot 13, 18 Saratoga Drive, has submitted an application for the addition of two second-floor dormers, which will enlarge a bedroom and a sitting room. The identical dormers will be located symmetrically to each side of the entrance, with their double windows mirroring the double windows below them. The roof of asphalt shingles and cedar vinyl siding will match the existing house. Mrs. Burry remarked that the addition is very tasteful. The application is fully compliant. Mr. Engel will write a report.

TOWNSHIP OF COLTS NECK ARCHITECTURAL REVIEW BOARD

November 30, 2010

Page 2

Architect David Feldman appeared on behalf of the application of Anthony Frasetti, Block 12, Lot 3.10, 12 Downing Hill Lane, to demolish an existing house and construction of an approximately 8,500 sq. ft. Spanish-style ranch house, with ten garages, on 5.10 acres. The house will have double frontage and be angled to the corner. The siding will be stucco and tile. The roof will be red tile. White limestone will surround the windows. Mrs. McNerny will write a report.

A.J. Garito, PE, appeared on behalf of the application of John Kling, Block 41, Lot 4.04, 4 Kathleen Drive, to construct an approximately 3,500 sq. ft. house on an existing foundation. The foundation is cultured stone and the siding will be stucco, both in earth tones. The roof will be of black asphalt shingles. The house features turrets and a balcony. Mrs. Johnson will write a report.

A.J. Garito, PE, appeared on behalf of the application of Colts Neck Reformed Church, ZB858, Block 29.01, Lots 13 & 14, Block 29.13, Lots 6, 7, 8 & 17, County Route 537 West, for a two-phase project. Phase I will be renovation and additions to an existing house located east of the existing church, totaling approximately 3,000 sq. ft. of office space. Phase II will be construction of 11,430 sq. ft. of multi-purpose and classroom space that will link the renovated house and the existing church, at the rear of the sanctuary. A use variance is required. Architectural renderings have not been submitted. Mr. Garito advised that the project should be presented by the architect before a final decision is made. Mrs. Burry and others remarked upon the solemn grace and majesty of the existing church upon the hillside, and requested that the project not detract from this landmark. Mr. Oberer will write a preliminary report, suggesting the applicant appear again before the Board, with its architect.

Gina Tempera, ZB859, Block 22.5, Lot 1.1, 137 Montrose Road, has submitted an application to construct a 12' x 24' shed in a side yard of a house with frontage on both Montrose Road and Parkwood Lane. The application is non-compliant due to the dual frontage. The shed will be blue to match the house. The application claims that it will be hidden by a row of trees that are approximately 50 feet tall. Mrs. Morello will do a site inspection and write a report.

TOWNSHIP OF COLTS NECK ARCHITECTURAL REVIEW BOARD

November 30, 2010

Page 3

Stacy Maiello, ZB860, Block 50, Lot 5, 140 Hockhockson Road, has submitted an application for installation of an in-ground pool, patio, and four-foot fence on an undersized lot with extensive wetlands. Mrs. McNerny will write a report.

A.J. Garito, PE, appeared on behalf of the application of Feiler, PB 691, Block 23, Lot 17.01, Montrose Road, for a pond in the front of the property. Mrs. Morello will write a report.

A.J. Garito, PE, appeared on behalf of the application of Trump National Golf Course, PB692, Block 46, Lot 1.52, for three additional tees, revised landscaping and an outdoor bar. The original plans (PB686) were for a gazebo. A new application was submitted due to the addition of the new tees. The gazebo has been eliminated, a canopy added over the patio between the porch and the pond, and the stairs revised. Mrs. Johnson will write a report.

On a motion by Mr. Engel and seconded by Mr. Oberer, the meeting was adjourned at 9:17 PM. The next meeting will be on Tuesday, December 28, 2010, at 7:30 PM at Township Hall.

Respectfully submitted,

Ellen Terry  
Secretary