

TOWNSHIP OF COLTS NECK  
ARCHITECTURAL REVIEW BOARD

January 27, 2009

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, Mrs. McInerny, Mrs. Mordarski, Mrs. Morello, Mrs. Saavedra, Mr. Engel

ABSENT: Mrs. Joline

On a motion by Mr. Hesslein, seconded by Mr. Kilbride, the minutes of the December 9, 2008 meeting were accepted.

Mrs. Burry introduced new Township Committee Liaison Jarrett Engel, and new member Lisa McInerny.

REORGANIZATION

Mrs. Saavedra nominated Mrs. Burry for Chair, seconded by Mrs. Mordarski. Mrs. Burry demurred that she is too busy to carry the entire responsibility. Mr. Hesslein agreed to co-chair the Board. Mrs. Saavedra changed her motion, and Mrs. Mordarski again seconded. All voted aye. Mrs. Morello nominated Mrs. Mordarski as Vice-Chair, seconded by Mrs. Johnson. All voted aye. Mr. Kilbride nominated Ms. Terry as secretary, seconded by Mrs. Morello. All voted aye.

OLD BUSINESS

Mrs. Burry announced that presentation of the 2008 Architectural Excellence awards will be on Wednesday, January 28. Awards are being given to Chase Bank; Mr. Casaburi, owner of the former Honey Shop; the Geisslers on Clover Hill Lane; and Mrs. McGlone for her Victorian seashore-type residence. The members of the 2009 awards committee will be Mrs. Burry, Mr. Hesslein, Mr. Engel, Mrs. Mordarski and Mrs. Saavedra.

Mrs. Saavedra is no longer a member of the Zoning Board. Mr. Hesslein is now a member, and reported that there were no applications at the January meeting. Mr. Hesslein reported that the turnarounds for the Board reports is down to one week. Mrs. Burry rewarded kudos!

NEW BUSINESS

Charles Weschler, ZB#809, Block 21.09, Lot 3, 161 Richdale Road, at the corner of Bucklin, appeared on behalf of his application for replacement of existing garage using the same footprint. Variance is necessary due to setback requirements for corner properties. A change to the roofline will bring same onto one plane. The garage will be built of wood with faux board-and-batten vinyl siding, green trim matching house trim, and charcoal-colored roof matching house roof. The house, called "The Cottage," was originally part of the North American Phalanx, and was moved to its present site. Mrs. Burry remarked that the house had been shown on an Annual House Tour sponsored by the Colts Neck Historical Preservation Committee. Mrs. Mordarski will write a report.

Brian Schubert, Block 41, Lot 24, 33 Kathleen Drive, appeared on behalf of his application for a five-foot addition to an existing residence, at the garage end. Cedar Impressions vinyl siding will be added to front and sides of the house, and ordinary vinyl in the rear. Columns and a peak will be added to the front entrance, giving it more interest and importance. Roof shingles will be black 30-year fiberglass. Composite stone veneer in earth tones will be added. Mr. Hesslein suggested use of El Dorado cultured stone, as it has a more natural appearance and better than average fade-factor and overall quality. Garage door will have a barn-door look. Mrs. Saavedra will write a report.

John Whalen appeared on behalf of John & Gail DiFazio, Block 12, Lot 23.04, 7 Ponderosa Drive, who propose construction of a new residence of approximately 6,000 sq. ft. at the end of a cul-de-sac. The front elevation is curved rather than flat, and most of the house will not be noticeable from the street. The slate-colored roof will have lines with substantial variations, with copper accents over entrance and around dormers. Siding will be tan hard-coat stucco. Stone veneer accents will be real stone. Turrets and wrought iron railing accents abound. Mrs. Johnson will write a report.

Spencer, PB#673, Block 31, Lot 9, Route 34, submits a sketch plat that proposes subdivision of a tract of land within the existing commercial property on Route 34 north of Merchants Way. Mrs. Morello, who owns adjacent property, reported that she was not noticed. The application is therefore incomplete, and unacceptable as submitted. Mrs. Saavedra will write a report.

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McMahon, PB#674, Block 7.02, Lot 34.01+34.13, Clover Hill Road, proposes a nine-lot subdivision with two cul-de-sacs on 18 acres. Mrs. Burry will write a report, noting that the application is not within the purview of this Board.

On a motion by Mr. Hesslein and seconded by Mrs. Johnson, the meeting was adjourned at 8:45 PM. The next meeting will be on Tuesday, February 24, 2009, at 7:30 PM at Township Hall.

Respectfully submitted,

Ellen Terry  
Secretary