

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW COMMITTEE
April 29, 2008

Mr. Hesslein called the Committee to order at 7:30 p.m. with a salute to the flag. Mr. Hesslein 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: Mr. Hesslein, Mrs. Johnson, Mrs. Joline, Mrs. Mordarski, Mrs. Morello,
Mr. Powell, Mrs. Saavedra, Mr. Florek

ABSENT: Mrs. Burry (excused), Mr. Kilbride (excused)

On a motion by Mr. Powell, seconded by Mr. Hesslein, the minutes of the March 18, 2008, were accepted, with abstentions by Mrs. Joline and Mrs. Saavedra, who were absent, and Mrs. Johnson, Mrs. Mordarski, Mrs. Morello and Mr. Florek, who did not receive the minutes.

OLD BUSINESS

Mrs. Saavedra reported on applications that have been reviewed by the Zoning Board of Adjustment. Capello, ZB733A, received approval. Also Moldaver, ZB785, which had not been heard here, was approved.

NEW BUSINESS

Diane Andreyko, 29 White Oak Drive, off Heulitt, ZB789, Block 12.03, Lot 2, appeared in support of a proposed addition on an undersized lot of record of a master suite above what had previously been a garage, a new garage and a mud room. The shutters are being removed and a covered porch with French doors added. All siding will be dark grey cedar impressions. The trim and pillars will be white and the roof grey. A spider web window will add charm. Mrs. Mordarski will write a report.

Jeff Sauter, 41 Ann Street, ZB 786, Block 13, Lot 10, appeared in support of a proposed second-story addition to an existing ranch house. The lower level is of cobblestone. The upper level will be greyish or earth tone cedar impressions. The Timberline roof will be grey or black. Wider than usual trim will be used around windows to give more substance. Dormer as seen on current elevations is awkward, so applicant plans to have it moved. Mrs. Joline will write a report.

Filomena Cianci, 16 Sherwood Lane, Block 7.23, Lot 11, appeared in support of a proposed addition of a master suite over the garage, and a family room in the back of the house. Applicant is in compliance with zoning requirements. The entire house will be re-sided in cedar impressions. Stonework will be a little darker than the siding. Shutters will be removed and columns added. Mrs. Saavedra will write a report.

Bryce Wiedeman, 15 Hillmont Terrace, off Hillsdale Avenue, Block 6, Lot 21, appeared in support of demolition of existing 2,800 sq. ft. house, and construction of a new 4,800 sq. ft. house. His rationale is that repairs and renovations needed for the existing house would be very costly and provide very little of what the family actually wants in return for such a great expense. The new house will be closer to the pool, and angled so that there are six different elevations. It will feature a double spiral staircase. Mrs. Johnson will write a report.

Allen Weiss, builder, and Anthony LoPresti, applicant, 3 Tanglewood Court, off Route 520, Block 1, Lot 10.01, appeared in support of demolition of existing house and construction of 7,000+ sq. ft. house, on a hill and facing the same direction, on 2.5 acres. The siding will be stucco system in earth tone with El Dorado cultured stone base. The Timberline roof will be a brownish color. The front elevation features extensive glass, including a four-column entryway with three doors, the outer two of which are non-functional. There will be a large open-entry foyer, with windows above the three doors. Mr. Hesslein will write a report.

Carnesale, 2 Air Dancer, ZB787, Block 51, Lot 2.34, proposes a pool and spa with waterfall, surrounded by a four-foot chainlink fence. Mrs. Joline will write a report, stressing that the Board would prefer a more attractive fence.

Moldaver, 1 Messenger Drive, ZB785, Block 41.01, Lot 5.06, proposes a pool cabana resembling an open-air gazebo. Mr. Florek will write a report.

Hill, 710 Lovett Road, off Phalanx Road, ZB791, Block 21.09, Lot 16, proposes the addition of a porch in order to add curb appeal. The siding will match the house, and the roof will be brown or black. Mrs. Morello will write a report.

Hank Becker, 24 Willow Lake Drive, ZB790, Block 22.08, Lot 7, proposes a six-foot chainlink fence in the front yard, with black vinyl slats, where 4 foot is the maximum height allowed. The Board was opposed by acclamation. Mrs. Joline will write a report.

Colts Neck Reformed Church, 76 Route 537 West, Block 29.01, Lot 13, proposes reconstruction of an existing accessory structure that conforms. They propose 1,145 sq. ft. where 900 sq. ft. is the maximum allowed. The architecture blends in with existing structures, but it should conform. Mr. Powell will write a report deferring to the Zoning Board.

Bean, 44 Heyers Mill Road, Block 31, Lot 9.1, proposes a portico of material consistent with the existing structure. Applicant is in conformance. Mr. Hesslein will write a report.

On a motion by Mrs. Saavedra and seconded by Mrs. Mordarski, the meeting was adjourned at 8:50 PM. The next meeting will be on Tuesday, May 27, 2008, at 7:30 PM at Township Hall.

Respectfully submitted,

Ellen Terry
Secretary