

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW BOARD

January 26, 2016

Mr. Gassert called the Board to order at 7:00 PM with a salute to the flag. Mr. Gassert 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. Gassert, Mr. Kerris, Mr. Oberer and Mr. Taeschler

ABSENT: Freeholder Burry , Mrs. Feury, Mrs. Gentile Mrs. Johnson and Mr. Tappen (all excused)

On a motion by Mr. Taeschler, seconded by Mr. Kerris, the minutes of the December 9, 2015 meeting were accepted as submitted.

OLD BUSINESS

Ms. Terry reported that Freeholder Burry is going to ask the Township Committee for funds to reinstate the Excellence in Architecture awards.

NEW BUSINESS

Michael Taylor, Block 29.01, Lot 2, 8 Millbrook Lane, appeared on behalf of his application for the addition of a dormer and moving the front door of an existing 45-year old approximately 3,000 sq. ft. expanded cape with an existing non-conforming setback on 0.75 acre. The materials of the dormer will match the existing house, whose roof was replaced in October, 2015. The alterations will produce a symmetry that enhances the esthetic appeal. Mr. Taeschler will write a report.

ZB946, Deputy Ventures, Block 14, Lot 6, 260 Heyers Mill Road, had submitted an application to construct a new house on an undersized lot of 0.5 acre. Original plans were for a 3,440 sq. ft. 5-bedroom house. In October, alternate plans indicated a 1,600 sq. ft. house, but no elevations were submitted at that time. The plans now indicate a 2,900 sq. ft. house, with impervious coverage of 6.59% for the house alone, where 6.6% total impervious coverage is allowed. It was noted that the house might have an overly large appearance for the lot, and features several different window styles and other distracting architectural elements. Mr. Kerris will write a report.

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Heather & Michael Tormey, ZB946, Block 7.25, Lot 1, 4 Mulberry Lane, have submitted an application for the addition of a master suite over the garage of an existing house with a black shingle roof, blue-grey cedar siding, a stone foundation and chimney, and white vinyl windows. It is believed that this addition will enhance the appearance of the house. Mr. Taeschler will write a report.

New York SMSA, ZB950, Block 31, Lot 25.02, 410 State Route 34 has submitted an application for the addition of a small, architecturally unobtrusive antenna at the back of Dunkin Donuts. Mr. Kerris will write a report.

On a motion by Mr. Oberer, seconded by Mr. Kerris, the meeting was adjourned at 8:27 PM. The next meeting will be on Tuesday, February 23, 2016, at 7:00 PM, at Township Hall.

Respectfully submitted,

Ellen Terry

Secretary