

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW BOARD

OCTOBER 27, 2015

Mrs. Burry called the Board to order at 7:00 PM 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, Mrs. Feury, Mrs. Johnson, Mr. Kerris, Mr. Oberer and Mr. Taeschler

ABSENT: Committeeman Engel, Mr. Gassert (excused) and Mr. Tappen (excused)

On a motion by Mr. Oberer, seconded by Mrs. Johnson, the minutes of the September 22, 2015 meeting were accepted as submitted.

OLD BUSINESS

Mrs. Burry reported that the Zoning Board has taken no action on Holland Flowers and Deputy Ventures, as both applicants continue to postpone hearings.

NEW BUSINESS

Joseph & Sandra Folgore, Block 7, Lot 7.01 & 7.11, 49/55 Crine Road have submitted an application to construct a new 21.5 sq. ft. house with a 4-car garage and an in-ground pool with a 4 ft. pool fence on 20 acres. The roof will be grey slate-style asphalt. The foundation, water table and chimney will be earth-tone stone. The siding will be grey or tan wood shakes. The columns will be white Plexiglas. The application is fully conforming. Mr. Oberer will write a report.

Joyce Quadrel & Gene Bolstad, Block 10, Lot 34, 16 Partridge Way, appeared on behalf of their application for a master bedroom addition and 12'x23' 2-story bump-out for a family room. The result will be 2,620 sq. ft. on 1.34 acre. The applicants displayed a photograph of the existing house and an architectural rendering of the house with the additions. The main section of the house is early classical revival style, and the applicants demonstrated use of architectural details of that period in the addition. The entire roof will be all new grey Timberline. The siding will be white engineered wood. New, operable shutters will be added. Columns will be 16 ft. tall, 12" at the base, tapering to 10". Mrs. Feury will write a report.

Robert T. Durski, Block 48, Lot 20.05, 10 Twin Lakes Drive, has submitted an application for a detached 2-car garage. The application is fully conforming. Mr. Kerris will write a report.

TOWNSHIP OF COLTS NECK ARCHITECTURAL REVIEW BOARD

OCTOBER 27, 2015

Page 2

ZB946, Deputy Ventures, Block 14, Lot 6, 260 Heyers Mill Road, has 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. New plans are for a 1,600 sq. ft. house, but no elevations were submitted with the new plans. Mr. Kerris will write a report endorsing the size of the current plans, but requesting elevations before a determination can be made.

ZB903, Holland Flowers, ZB 903, Block 47, Lot 9, 250 State Route 34, has submitted an application for a use variance to permit a florist business in a residential zone. The applicant wants to demolish the existing garage and construct a 3,100 sq. ft. greenhouse. The structure would be 20 ft. high, but screened from the highway by the Village Inn and dense greenery. Mr. Oberer will write a report, reconfirming the original position of the Board.

PB716, Frank Esposito, Block 33, Lot 21, 69 County Route 537, has submitted an application for a three-lot subdivision on approximately 13 or 14 acres across from Pebble Creek Golf Course, and backing up to a Category I stream, requiring a 300-foot buffer. Mr. Taeschler will write a report.

On a motion by Mrs. Feury, seconded by Mr. Kerris, the meeting was adjourned at 8:35 PM. The next meeting will be on Tuesday, November 24, at 7:00 PM, at Township Hall.

Respectfully submitted,

Ellen Terry

Secretary