

TOWNSHIP OF COLTS NECK  
ARCHITECTURAL REVIEW COMMITTEE

February 28, 2017

Freeholder Burry called the Committee to order at 7:36 PM with a salute to the flag. Freeholder 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, Mr. Oberer, Mr. Tappen, Mrs. Feury, Mrs. Gentile

ABSENT: Mr. Taeschler, Mr. Kerris, Mr. Gassert and Mrs. Johnson (all excused)

On a motion by Mr. Oberer, seconded by Mr. Tappen, the minutes of the January 24, 2017 meeting were accepted as modified.

CHAIRPERSON'S REPORT

Freeholder Burry mentioned Mrs. Johnson is in the hospital. The new Township Committee Liaison to the Architectural Review Committee (ARC) is Frank Rizzuto. Freeholder Burry introduced Mr. Rizzuto when he arrived after his budget meeting. Mr. Rizzuto mentioned how he supported the committee during the budget sessions. Mr. Rizzuto asked how long the committee has existed, and has anything changed. Freeholder Burry stated the committee has existed for 15 years and nothing has changed. Freeholder Burry could obtain testimony from builders who are appreciative of the Architectural Review Committee, such as Morris. Freeholder Burry knows of very few people who have not appreciated us. Examples are Mrs. Morello who was helped with her building and the Dunkin Donuts sign.

Freeholder Burry swore in Mr. Tappen.

Freeholder Burry mentioned the ARC Ordinance was modified to add in a 35 day limitation for ARC to provide a report. If an ARC report is not provided in that time, the requirement is waived. There was confusion as to when the 35 day timer starts. Mr. Tappen asked what if there is a second application.

Freeholder Burry mentioned that budget was asked for continuing the Excellence in Architectural Design plaques as a well-received program. Additionally, stationary with ARC letterhead was requested.

PLANNING BOARD

There is nothing to report.

## ZONING BOARD

Freeholder Burry mentioned there are the usual zoning board applications.

## OLD BUSINESS

- ZB????, Block 29, Lot 10.2, Serrapica, 7 Bluebell Rd. – 1<sup>st</sup> floor addition and front porch. Architect Robert Adler. Lynn & Michael Serrapica of 102 Carlsbad Ct, Holmdel 07733. They are doing an addition and renovation as a pipe burst in house before closing. Kosta Natsis, the builder from Atlantic Builders arrived late. They are adding dormers, adding on to the side, and including the back porch into kitchen. Mr. Gassert is concerned that the top looks a little chunky and has a contemporary vibe which can be softened with dormers. Mr. Gassert mentioned Rysers Landscape in Little Silver has great stone. Crystal Creek Stone. All the committee thought the plans were beautiful. Mr. Taeschler suggested PVC roof that looks like slate. Mr. Taeschler will write the report. Mrs. Battista will email Lynn
- ZB973 Block 10, Lot 45 Gabriel, 7 Partridge Way. Addition to rear of home. Owners were not able to attend. This is a pretty simple addition going out 10 ft. and adding a gable roof using same materials to match. Mr. Oberer will write the report.

## NEW BUSINESS

- ZB??? Block 15, Lot 1.01 Orrico, 684 Route 34 – replace existing freestanding sign. Benedetto Orrico of 4 Comstock Lane, Colts Neck whose business is at 684 RT 34. Mr. Orrico is opening his own office at the old Showcase Realty near Laird Rd. The colors are mat black on off white with reflective. Mr. Orrico had the logo designed, and the sign is double sided. The committee said the sign is simple, clear, clean and unfettered looking. Mrs. Feury will write the report.
- ZB??? Block 12.01, Lot 8, Riddle – John Riddle 17 Beacon Dr, Colts Neck. Reconstruct existing foundation with additions with roof gable dormers, and stone face, and all is in compliance with no concrete or foundation work. Mr. Riddle is adding a master suite in the back of the house. The downstairs bath will go out 1.5 ft. The house will have gray stone work and light green siding. He hired Mario Cianchetta of Cianchetta Builders in Middletown. The house will remain a split level with 10 ft. ceiling on ground floor and a 9 ft. ceiling upstairs. The master suite is 27ft by 12ft. The stone will not be in the back of the house. The design is compatible with the neighborhood. The committee endorses the design. Mr. Tappen will write the report.
- ZB969, Block 47, Lot 9, Holland Flowers, Leland/250 RT 34. Karen Worles, 250 RT 34, Colts Neck PO Box 238. Mrs. Worles is applying for a use variance to build a 2,400 sq. footage building for storing box truck and coolers for cut flower wholesale. Mrs. Worles hired AJ Garito, Jr. of Two River Engineering and Edward O’Neill Jr. of S.O.M.E. Architect.

The garage will remain and the shed will be removed. The public will use the RT 34 entrance. This is contiguous to commercial property. Mrs. Gentile will write the report.

- ZB974 Block 23, Lot 23.04 Galano, 36 Lake Dr. Adding an in ground pool. Freeholder Burry said the only place to add a pool is on the side of the house. This is not in our purview. Mr. Oberer will write the report.

On a motion by Mrs. Feury, seconded by Mr. Tappan, the meeting was adjourned at 8:58 PM.

The next meeting will be on Tuesday, March 28, 2017, at 7:30 PM, at Town Hall

Respectfully submitted,

Michele Battista

Secretary