

TOWNSHIP OF COLTS NECK  
ARCHITECTURAL REVIEW COMMITTEE

March 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, Mr. Gassert, Mr. Taeschler

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

On a motion by Mrs. Feury, seconded by Mr. Oberer, the minutes of the February 28, 2017 meeting were accepted as modified.

CHAIRPERSON'S REPORT

Freeholder Burry introduced our new Liaison to the Architectural Review Committee (ARC) Frank Rizzuto. Freeholder Burry said no updates on budget till 3/29 and then handed out Colts Neck Volunteer Handbook to have last page signed by committee members present.

Freeholder Burry swore in Mr. Gassert.

PLANNING BOARD

Holland Flowers withdrew application as climate not friendly.

ZONING BOARD

No update

OLD 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.

#### NEW BUSINESS

- ZB??? Block 39, Lot 11.06, DiMarco, Noble Ct– new construction. Lionel Lucas, Builder for DiMarco. This is a 7-lot subdivision located at Rt 537 & Lakeside and is fully compliant. The house is constructed like a French manor with a grand manor shingle black roof which looks like slate; Anderson A series composite windows (windows are large in size); French appliqués on top of windows; white stucco house; trim pieces at front entrance; 10 ft. basement; 5,800 sq. ft. on 1.6 acres. The garage is only visible from the side. There will be foam insulation so the attic will not be hot. The house sits high so no issue with the high-water table. It was noted that the outside sprinklers will stain the house if water not treated. Mr. Taeschler will write the report.
- PB723 Block 46, Lot 13 & 14 Verizon Wireless, 340 Route 34 – add 2 small network node antennas on Orchards Shopping Center. Michael Stanzione, Attorney VZW & Frank Pazden, VZW representative. They are adding 2 antennas of fiberglass panels and 1 chimney at ridge of gable by Perkins and another chimney 50 ft. away. The building will have a 7-ft. high fence that is 5 ft. wide and 21 ft. long with privacy slats. This is near the back with the trash dumpster, transformer, electric and gas meters in back. The chimney is 3 ft. by 3 ft. with trim cap on top. Mr. Gassert stated that his brother designed the building that didn’t call for chimneys, so why now. Mrs. Feury will write the report.

On a motion by Mr. Oberer, seconded by Mr. Taeschler, the meeting was adjourned at 8:23 PM.

The next meeting will be on Tuesday, April 25, 2017, at 7:00 PM, at Town Hall

Respectfully submitted,

Michele Battista

Secretary