

TOWNSHIP OF COLTS NECK  
ARCHITECTURAL REVIEW COMMITTEE

July 26, 2016

Mrs. Burry called the Committee to order at 7:06 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. Gentile, Mr. Kerris, Mr. Oberer, Mr. Taeschler, Mrs. Johnson, Mr. Gassert, and Committeeman Fitzgerald

ABSENT: Mr. Tappen and Mrs. Feury (excused)

On a motion by Mr. Kerris, seconded by Mr. Oberer, the minutes of the June 28, 2016 meeting were accepted as submitted.

CHAIRPERSON'S REPORT

Freeholder Burry mentioned that she received the 3 Excellence in Architecture Awards. Mrs. Johnson has taken pictures of residential houses and reviewed by the subcommittee with Michael Kerris. The awards to go to Huddy's for Commercial and possibility of Foxhedge for 1 Residential.

PLANNING BOARD

Deputy Mayor Fitzgerald said the Planning Board did not meet as nothing on agenda.

ZONING BOARD

Freeholder Burry stated that the Car Wash was denied. The sign for Investors Bank was approved with some alterations.

OLD BUSINESS

ZB???, Block 33, Lot 31.9 Countryside Developers, 14 Hidden Pine Dr. Mr. Sherman and his son, Jason attended the meeting. Mr. Sherman has designed a traditional house that fits in Colts Neck. This is a 1.28 acre lot behind the Maltese house. The front porch goes the full length of the house and with stone and cedar impression siding in front and plain vinyl siding on the side and rear of the house. Mr. Sherman said no one sees the sides and back of the house, so

utilizing plain vinyl siding. Freeholder Burry prefers that cedar impression siding be utilized on the entire house vs. just the front of the house. Mr. Sherman said the house is being built on speculation. There is no variance needed for the 3,750 sq ft, 2 story home complete with the following features: 2 story foyer, full basement, Palladium windows, bay window in back of house, 2 car garage, 12 inch white columns in front with stained mahogany railings on front porch and stairs, white corner posts, and vinyl-wrapped chimney. Add 2 page attachment of existing house built in Holmdel which this house replicates to file that Mr. Sherman handed to Committee at the meeting. Mr. Kerris will write the report.

ZB954, Block 46, Lot 17, GK Distilling, 300 State Route 34. No changes noted, so will reattach the previous report by Mr. Tappen.

ZB956, Block 48, Lot 6, Nicoletta, State Route 34 reattach previous report by Mr. Kerris. No changes from our last review. Committee has question on where the recycled waste water will get processed. In addition, at the May meeting of the Committee, we requested that windows be added and a change of doors. Deputy Mayor Fitzgerald said the Zoning Board of Adjustment has yet to make a decision on the application. Mrs. Burry commented on the traffic flow as of major concern to the committee. Recalling that a "car wash" is not a permitted use in the zone.

ZB961, Block 7.16, Lot 2, Jack Skilla, 8 Meadowview Dr. Jack Skilla attended the meeting as applying for a variance as the front portico sticks out an extra 2 feet than is zoned for distance to the street. The interior work on the bump up over the garage is halted at this time. The report will be written by Mr. Taeschler.

ZB962, Block 31.01, Lot 9, Investors Bank, 360 State Route 34. Investors Bank across from Brocks is requesting a variance for the total sign square footage, backlighting and the 17 ft height. The Committee states that it is really the same sign but mounted differently. Mr. Oberer will write the report.

?????, Block 13, Lot 5.01, Roger Mumford Homes, 143 Heulitt Rd. Glenn Ward attended the meeting stating that the subdivision of the 2 properties has separate access to Heulitt Rd. The existing house on Lot 5.01 will be taken down and propose a 2 story, 5 bedroom, 4,384 sq footage architecturally attractive house. This is the same house that they are building in Colts Neck on Utopia and the Illmensee lot with Cedar Discovery siding on all sides and an Architectural Timberline roof. There is a second entrance in front for a mudroom, and 3 car garage. Mrs. Gentile will write the report.

?????, Block 13, Lot 5.02, Roger Mumford Homes, 145 Heulitt Rd Mr. Ward stated this is the flag lot with a 4,298 sq. ft. home. The flat roof in back is a covered porch, which could be rolled roofing. Freeholder Burry noted that the architectural rendering of the white PVC railing in the front is not pleasing. Mrs. Feury will write the report.

## NEW BUSINESS

?????, Block 10, Lot 2.07 Biondolillo (John Kling Custom Homes), 15 Princeton Lane. John Kling of 30 Paddock Lane, Colts Neck spoke about the house off Cross Road that will be on the third lot into the development. It will be a brown brick house with some stone, a brown roof, a light beige trim, stone railings in front, brown Pella windows with a French chateau look. Will be six thousand sq. ft. on a 2 acre lot with  $\frac{3}{4}$  acre as a conservation easement. The couple buying the house are from Staten Island. Mrs. Johnson will write the report.

?????, Block 7.31, Lot 2.04, Cipriano, 52 Hartshorn Dr. Robert Cipriano of 52 Hartshorn Dr, Colts Neck spoke that he is keeping the building aesthetics the same with adding a second story over the garage and a porch off the back. The house is a white brick with a tinge of gray which will be used on the first floor of garage with white vinyl for second story. It was noted by the committee to possibly place the stone to below the window sill with vinyl for the rest. Mr. Taeschler will write the report.

?????, Block 53.01, Lot 6, Archer, 91 Obre Rd Morris. Mr. Asher of 758 Roselle Ave, Ocean Township, 07712 and Jeff Kline of 26 Stonehedge Dr, Ocean Township, 07712 were present. The house will be a 2,500 sq. ft. home with some stone & hardy board in front all in earth tones with a Timberline roof and insulated glass windows by Anderson. The house is being built on spec. The house is 150 feet from the road so no one will it. Mr. Gassert suggested a low wall of brick on side for the exposed foundation or the same height as the front of the house. Mr. Kline did not think that it would look good. The chimney will be stone vs. vinyl. Freeholder Burry wants the architecture list to be corrected as materials not in line with presentation. They had a meeting with Feldman Architecture. Mrs. Gentile suggested windows on the third side of house as not designed because this side faces State Route 18. Mr. Gassert suggested the chimney flair out at the bottom if brick. The driveway will go only to the side entry garage at this time. Mrs. Gentile will write the report.

PB719A, Block 39, Lot 11.10, Amboy Road Associates, 267 County Route 537 East. Freeholder Burry said this is next to Vince Cerillo's. This is not in our purview. Mr. Oberer will write the report.

PBB720A, Block 7.30, Lot 3.16, John Kling Custom Homes, Paddock Lane – This is not in our purview. Mr. Oberer will write the report.

ZB963, Block 29.10, Lot 17, Markov, 149 Cedar Dr. This is the small ranch next to the large white house renovation on Cedar Dr near Heyers Mill Rd intersection. This application is incomplete so returned to Planning.

ZB964, Block 30, Lot 13, Somma, ??? Corner of County Rt 537 W and New St. The owner has to go before the Zoning Board. Freeholder Burry stated this is Eddy Thompson's Mother's former house. Mr. Taeschler says this looks like a complete renovation. Mr. Kerris will write the report after he calls Mr. Anfuso to ask for more detail.

The Joseph Mauro application was left on the table in Town Hall so the committee will review at the next meeting.

On a motion by Mr. Oberer, seconded by Mr. Kerris, the meeting was adjourned at 8:29 PM. The next meeting will be on Tuesday, August 23, 2016, at 7:00 PM, at Township Hall.

Respectfully submitted,

Michele Battista

Secretary