

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW COMMITTEE

August 23, 2016

Mrs. Burry called the Committee to order at 7:08 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, Mr. Oberer, Mr. Taeschler, Mrs. Johnson, and Committeeman Fitzgerald

ABSENT: Mr. Tappen, Mrs. Gentile, Mr. Kerris, and Mr. Gassert (excused)

On a motion by Committeeman Fitzgerald, seconded by Mrs. Johnson, the minutes of the July 26, 2016 meeting were accepted as submitted.

CHAIRPERSON'S REPORT

Freeholder Burry discussed the candidates for 2014-2016 Architecture in Excellence Award. Brenda is the Chair of the subcommittee.

1. Residential – 1 Pegasus Lane. Baker - Mr. Taeschler will email Brenda. Spoke to owner who seemed interested. 1 Pegasus Baker Family Real Estate Holding LLC. 2 Pegasus Michael n Lois LaSalle

2. Residential - 152 Bucks Mill Rd. Peter & Theresa La Lima House

3. Commercial - Huddy's

Others considered were the house in Scobeyville off Hockhockson. Mr. Oberer likes the house on Pegasus.

We will plan for the presentation of awards at the Township Committee meeting on October 26th at 7:30pm and will be first on the agenda. We will need to work Media coverage. Committeeman Fitzgerald will get this on agenda. Freeholder Burry will get a letter out to the recipients. We need to let the builders know. We believe Phil Rezzuti on Cloverhill Rd is one. Freeholder Burry will get number for La Lima.

County Planning Award – This committee should submit for the Roundabout. Mrs. Battista will call Joanne Denton, the County Planning Board secretary to see if there is a form to send if not able to access online per "Click here online" on printout. Mrs. Battista will start award

application under one of the categories: Transportation Services/Projects, Plan/ordinance/design standards set by federal dept of transportation, Planning innovation (consider traffic lights) as a scenic road.

Best will be taking care of the roundabout for free.

Christmas dinner will be at Huddy's at 7pm for 11 people on December 20. The meeting will be moved to 6pm.

PLANNING BOARD

Deputy Mayor Fitzgerald met for 15 minutes about the property on Lakeside drive. They have to wait for a clearance letter from the DEP for Arsenic issue which can take several years. They wish that we would take the requirement for DEP clearance out of the Planning Board requirements for the 19 parts per million standard of arsenic in the ground. The Planning Board would not agree to do. A suggestion to consider strong wording in the buyer's deed of the house about the Arsenic in the land. There should be wording up front in the offering documents before the buyer gets too far in the process. The DEP may say no, which is a risk to the builder if start construction.

ZONING BOARD

Freeholder Burry stated anticipate appeal of car wash but it did not occur. The rumor is that the owner of the property from Staten Island is declaring a hardship. The building at corner of 537/New St was approved to go back to residential and believes everything else went through that was on the agenda.

OLD 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 is 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.

NEW BUSINESS

- ?????, Block 10, Lot 2.03 Mauro (Michael James Munroe Architect), 18 Princeton Lane – new construction. Michael James Munroe of 12 Broad St, Red Bank. The house turned as you approach the house from driveway with towers. There is a somewhat detached 4 car garage, all sides are red brick with stone base, pool with small brick cabana, and walk out basement where there is a guest room. The first floor is open with a total of 5 bedrooms with an extra bedroom over the port de share. This is a 5,500 sq ft house. Joe

Mauro is the developer. This does not have a buyer but expected to sell for 2.5-3 million. Mr. Taeschler will write the report.

- ?????, Block 29.6, Lot 6 Cleary (Whelan Custom Homes), 18 Williamsburg South – There are interior renovations and a second story addition. John Whelan 182 Stoney Brook Rd of Colts Neck. A picture was provided of the front of house, as well as, a picture of similar house on Applegate which is Walter Earl's daughters. There are similar in style. The dormer can not be done now as in setback. The porch will remain the same. The front will be dressed up. The whole inside will be changed as all original so new bathrooms, railings, all hardwood inside. This was a Zimmer built house. They want to keep the outside the same just change the columns on front porch from skinny to a little larger. The roof is a 5 yr old timberline. Mr. Oberer will write report.
- ZB965, Block 17, Lot 9, Toman, 160 Heyers Mill Rd – Demolish existing barn and replace with new 12' x 16' barn. Freeholder Burry said nice plans. Mr. Taeschler will write the report.
- ZB966, Block 33, Lot 39, Powell, 17 Holling Rd – add roof over existing front landing. Freeholder sold them the house. If go for building permit, they have to come to Architecture. Freeholder Burry said nice addition. Zoning Board said needed an adjustment for setback of 68' where 75' is required. Mr. Oberer will write the report.
- LGB Vacation 9/26 – 10/4 Mr. Taeschler will chair September meeting.

On a motion by Mr. Taeschler, seconded by Mr. Oberer, the meeting was adjourned at 8:29 PM. The next meeting will be on Tuesday, September 27, 2016, at 7:00 PM, at Township Hall.

Respectfully submitted,

Michele Battista

Secretary