

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW BOARD
August 23, 2011

Mrs. Burry called the Board to order at 7:30 p.m. 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: Mrs. Burry, Mr. Hesslein, Committeeman Fitzgerald, Mrs. Feury, Mrs. Johnson, Mr. Kilbride, Mr. Oberer and Mr. Taeschler

ABSENT: Mrs. McInerny (excused) and Mrs. Mordarski (excused)

Mrs. Burry welcomed new members Cindy Feury and Michael Taeschler.

On a motion by Mr. Hesslein, seconded by Mr. Fitzgerald, the minutes of the July 26, 2011 meeting were accepted.

OLD BUSINESS

Mr. Hesslein reported that application for Lisa Loshiavo of 3 Air Dancer Lane, for pool, hot tub, fire pit, etc., had been 20% over on impervious coverage. The applicant was granted a variance by the Zoning Board, when she returned with revisions that brought the coverage to between 0.4% and 0.5%. The sign for Monmouth Medical Center at A Woman's Place was approved by the Zoning Board. An application for Ravelle at 4 Fulling Mill Lane for a 5 foot fence, where 4 foot is allowed, was granted approval due to its location on the house side of the berm. However, only the Township Committee can grant approval for placement in an easement, as shown on current application. It was determined that the Pereira application is permissible because the second floor is not residential.

Mrs. Burry said that the DeSaye application has been settled.

NEW BUSINESS

Tom Toronto of Bergen County United Way, and Janet Giunco, appeared on behalf of the application of Overbrook Estates & Red Fox Investment Partnership, PB688, Block 50, Lots 4, 17 & 23, Hockhockson Road. The applicant has submitted a proposal to donate land for a group home rather than build affordable housing. The group home would fill the requirement for eight affordable single family residences. Mr. Toronto explained that the Madeline Corporation and Bergen County United Way will develop an 8,500 sq. ft. home on the 12 acre lot that is mostly wetlands.

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The property title would then be transferred to "Someone Special Needs You." New Horizons in Autism, of Neptune, will provide services to the residents. The facility would be staffed 24 hours per day. Mr. Toronto stressed that affordable housing does not allow local preference, but the group home is allowed, and would provide, for local preference. The renderings and elevations depict a farm-like structure, complete with a silo. The intention is to have a foundation of fieldstone, and barn-like siding of hardiboard, with a copper seamed roof. Permission must first be obtained from the State. Mr. Fitzgerald voiced concern that an ordinance to permit group housing in lieu of traditional affordable single family residences could be valid Township-wide and thus set a dangerous precedent. He stressed that this application could be better handled with a developer agreement. Mr. Oberer will write a report.

Richard & Michele Murray, Block 23, Lot 13.01, 30 Deer Path Lane, appeared on behalf of their application for a second-story addition in the center of the residence. The materials for the addition will match the existing house, with cedar siding, and a new Timberline asphalt roof for the entire house. Mr. Hesslein noted that the addition fills in a gap, creating a more pleasant balance with enhanced symmetry. Mr. Oberer will write a report.

Exxon Corporation, Block 32, Lot 13, 361 State Route 34, has submitted an application for demolition and removal of tanks at the northeast corner of County Route 537. Mrs. Burry will write a report.

Mr. Fitzgerald reported that legislation is pending that would more closely regulate installation of wind turbines in New Jersey. Deemed an inherent beneficial use, it would deny jurisdiction on parcels of less than 20 acres, in effect taking regulatory rights away from municipalities. Mrs. Burry noted that farms are permitted the use of wind turbines for their own use, plus 10% extra.

On a motion by Mrs. Johnson and seconded by Mr. Kilbride, the meeting was adjourned at 8:56 PM. The next meeting will be on Tuesday, September 27, 2011, at 7:30 PM at Township Hall.

Respectfully submitted,
Ellen Terry

Secretary