

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW COMMITTEE

October 25, 2016

Freeholder Burry called the Committee to order at 7:03 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, Committeeman Fitzgerald, Mrs. Gentile, Mr. Oberer, Mr. Taeschler, and Mrs. Johnson

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

On a motion by Mr. Oberer, seconded by Mr. Taeschler, the minutes of the September 27, 2016 meeting were accepted as submitted.

CHAIRPERSON'S REPORT

Excellence in Architectural Design Awards. Recipients Mrs. Johnson, Chair of the subcommittee Mr. Taeschler and Freeholder Burry. Mrs. Johnson supplied photos of the buildings and will make a poster board with a house photo, address and name for each of the awardees with a photo of the plaque in center. The award ceremony will be at Town Hall at 7:30pm on Wed, Oct 28th.

1. Residential – 86 Montrose Rd. Abbey Feiler and Thomas Kober
2. Residential - 152 Bucks Mill Rd. Peter & Theresa La Lima House
3. Commercial – 20 County Rd 537, Huddy's Inn

Freeholder Burry mentioned that the Journal and Community will be present. Committeeman Fitzgerald stated that Patch is usually present at the meeting.

Freeholder Burry mentioned that the County Planning Award committee received 2 nominations for the equine roundabout with a total of 4 nominations. The decision will be made Nov 21st at 2pm. This committee submitted for the Colts Neck equine roundabout for Planning Innovation piggy backing on Joseph M. Ettore's submission for the Colts Neck equine roundabout. Mrs. Battista submitted our nomination attaching a photo and Mr. Taeschler reviewed before Mrs. Battista submitted for the September 30th deadline.

Freeholder Burry reminded the committee of our Christmas dinner at Huddy's on December 20. The meeting start time is moved to 6pm.

PLANNING BOARD

Committeeman Fitzgerald mentioned that Hockhockson has its 1st hearing on Nov 10th. There is also Earle and COAH that the township is fighting.

ZONING BOARD

Freeholder Burry mentioned that there were two applicants for Brentwood n Blackbriar that were likely approved.

OLD BUSINESS

- ?????, Block 50.01, Lot 5.06 Mulvihill, 5 Iroquois Court. Front porch n foyer addition. Jimmy Langschultz of Jay & Kay Construction, LLC. 90 Taranoff Ave., Jackson Twp. There will be a light gray English stone brick façade in front, and chimney, slate gray asphalt roof and residing the rest of the house with bluish gray cedar impression. They will balance the house by adding dormer in the non livable space, adding a portico to the front entrance with overhead terrace with columns. A 6 inch gutter will be added to minimize the ice buildup as seen in the photo. White trim on facade, and columns. Mr. Gassert suggested carrying the stone around to the other side of the garage in between the 2 doors for the 3 ft chair rail. Also, Mr. Gassert suggested using a light color stone. Mr. Oberer suggested the stone should be more uniform and not such a variation. Mrs. Gentile suggested a smaller dormer. Mr. Taeschler will write the report.
- ZB968, Block 46, Lot 1.31, Brown, 21 North Bretwood Drive – Covered porch addition. No one was able to attend last minute from John Kling Custom Homes. There is a small patio that adding a porch off the end, and making a door into the room. Mrs. Gentile will write the report.
- ?????, Block 1.01, Lot 43 Barr, 16 Mountainside Drive – Retaining walls, porches with steps, interior renovations and second story additions. The committee is not impressed with the design. Mrs. Gentile suggests redoing the front entrance to make it a little more contemporary and less French chateau. The dormer to the right of the entrance is out of place. Mrs. Gentile said too many different siding materials on outside. Mr. Oberer said it looks cluttered. Mr. Gassert will write the report.
- ZB967, Block 9, Lot 38, Allison, Dooley Architect, 83 Blackbriar Drive – Garage addition, front and rear covered porch and revised roof lines. They are adding a 2 car garage at an angle off 1st garage, adding a recessed porch in the back and a small porch in the back. The pitch is the same on all the roofs but suggest extending the roofline of garage over to meet the gabled end of the house. Mr. Oberer will write the report.

NEW BUSINESS

- ?????, Block 1, Lot 80.02 Staback, 6 Moonlight Drive – New construction. Stephen Amplo, the builder states this is a colonial style home, with a timberline roof in slate gray color, cedar impressions or hardy board, a cultured blue stone finish, all fascia in white, mahogany and glass front porch, 3 car garage from basement level with a partial walk out basement in back. Everything is compliant. The square footage is 5,100 for the 1st and 2nd floors with a partial basement and finished attic. Mr. Taeschler will write the report.
- PB721, Block 51, Lot 1.01, Hockhockson Farm, 372 Route 537 –Barn replacement, Visitor & Education Center addition, Green House, and New Farm Shed. John Anderson, Attorney and Mrs. Stephanie Bassler, Architect with a license in NJ and NY present. The client plans to add to the agriculture use of the property by having open houses, and barn tours. They propose the removal of 2 structures and adding 2 structures. A new building will replace the small shed. Mrs. Bassler and Peter Reynolds, her design partners are working with the client on the site plan development with Masser Engineering and the attorney. There will be a new 8400 sq. ft. total visitor center over 2 floors that will have classroom space, accessible bathrooms, cedar shingles, solar panels on roof, a teaching kitchen to promote healthy cooking and a large open hall on 2nd floor with offices for the non profit using the property. The main house remains as-is. The two caretaker cottages will be used for staffing 24*7.

Mr. Anderson is in consultation with Committeeman Fitzgerald, Mr. Anfuso and the Monmouth County AG board. Freeholder Burry is concerned about the traffic. They will self restrict the number of people who visit per day by having visitors previously schedule a tour. They plan for 4 to 6 events annually. There is a 60 space parking lot with an overflow parking allowing for an additional 69 spaces.

Freeholder Burry said that Hockhockson Farm has been in same family since 1700's and should preserve as much as possible. Freeholder Burry stated the property is farm assessed so the Zoning Board will have to handle any applications. The County had said no variance was required and at this time, no one is saying the client needs a use variance. The Monmouth County AG board allowed for it, but Colts Neck hired outside counsel who has an appeal pending at the County level. The Planning Board will review and appeal may be withdrawn. Committeeman Fitzgerald said the educational efforts may not be farmland protected. They are bootstrapping farm use on Laurino Farm selling produce from 11 acres. Education process is narrowly focused to be a preservation of farm animals. Laurino Farms leases the property.

Allan Gabriel, a resident at 227 Rt 537 East stated it is a great idea.

The client's mission is to have a farm sanctuary for the care and respect of animals. This is a large part of their advocacy. Committeeman Fitzgerald said that their applications have a habit of morphing into something they are not. The animals meet the definition of farm animals. Committeeman Fitzgerald also mentioned that cats were dropped off at Hockhockson farms after story released.

Mrs. Bassler said the key word is "Sustainability." The Planning board has site plan approval for gravel parking lot and landscaping. The County Development Committee was out on the county roadway yesterday and they may need to go before them for additional submissions.

This committee is only focused on the structure before us. It is not in our purview to comment on the usage.

A Princeton barn company said the barn is beyond repair and is structurally unsound with the wood turning to powder and shifting on its footing. They will try to replace it with in kind if possible with a metal roof, and wooden doors like large panel doors of a barn. Current barns have asphalt shingles. The hay barn storage will be a new building with a footprint of 26ft by 48 ft. There will be a run in shed to shelter the sheep. The greenhouse is a farm use building that is single story that will not be plastic sheeting as used for 4 seasons and will be used by Laurino Farms. They will add water resources to bring well water to irrigate the fields.

Mrs. Gentile asked to keep the roads gravel as they are now. Waiver to ask for gravel vs. paved surface. Plantings on property are substantial already as almost an arboretum. They will enhance the property to use native plants available for animal feeding. Mrs. Gentile will write report

- ZB967, Block 10, Lot 45, Vaina, 7 Partridge Way – Dormers on house addition. Allan Gabriel, builder provided a color picture of existing structure. They are adding a dormer to balance house on existing structure and will be matching everything with the dormer off to the side. Mr. Oberer will write the report.
- ?????, Block 1, Lot 17 Stret, 27 Mountainside Drive – Second Floor addition. Wallace Toscano, Architect. Single family residence with walk out basement. Mr. Toscano provided 3 pages of photos of existing house. The body of the main building will get 2nd floor where the older additions in clapboard remain untouched. The brick will repeat on the 2nd floor front and the side will be clapboard. The asphalt roof will match. The house sits a ¼ of mile in on Mountainside on the right hand side with a 2.3 acre lot. Mr. Taeschler will write the report.
- PB722 Block 46, Lot 10 & 11, Carmello Enterprises, LLC, 43 County Route 537. The business needs to obtain additional parking so suggesting joining parking lots. Mr. Taeschler will write the report that not in our purview.

On a motion by Mr. Oberer, seconded by Committeeman Fitzgerald, the meeting was adjourned at 8:38 PM.

The next meeting will be on Tuesday, November 29, 2016, at 7:00 PM, at Township Hall.

Respectfully submitted,

Michele Battista

Secretary