

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW BOARD

April 22, 2014

Mrs. Burry called the Board to order at 7:00 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: Freeholder Burry, Mr. Gassert, Mrs. Johnson Mr. Oberer and Mr. Taeschler

ABSENT: Committeeman Engel, Mrs. Ciccone, Mrs. Feury, Mr. Kilbride and Mrs. McInerney (all excused)

On a motion by Mr. Taeschler, seconded by Mr. Oberer, the minutes of the March 25, 2014 meeting were accepted as submitted.

OLD BUSINESS

Mrs. Burry reported that applicant Ray Longobardi, of Huddy's, was impressed with Mr. Taeschler's recommendation that he believes that Cedar Discovery is preferable to Cedar Impressions, and Mr. Longobardi has decided to use the former. Mrs. Burry emphasized that the suggestions of the Board members are indeed very helpful to applicants. Mrs. Burry reported that both Medamama and D'Eletto were approved by the Board of Adjustment. Mrs. Burry expressed regret that often very trivial deviations from zoning regulations cause great expense to applicants. A letter in this regard will be sent to the Township Committee.

NEW BUSINESS

Michael & Jennifer Bodnar, Block 34, Lot 3.05, 14 Raven Road, appeared on behalf of their application for additions to an existing house. The existing garage will get new barn-style doors, with a second story newly constructed on top. Across the rear of the house, a glassed-in sun room will be added, and the kitchen bumped out alongside to complete the profile. A balcony will be added above the kitchen. Existing foundation is brick and continues around all sides. A new charcoal grey roof with 30-year shingles will be added throughout. Existing shutters are cosmetic only, and will be replaced with working shutters with hinges. The application is fully compliant. Mr. Oberer will write a report.

Coleen Procyk, ZB922, Block 35, Lot 1.26, 10 Utopia Drive, appeared on behalf of her application for construction of an in-ground pool, a patio, and an 18 sq. ft. cabana with fireplace. The existing house is on property that fronts on two different roadways, and therefore a 150-foot setback is required. The applicant requests relief in order to place the pool at 131 feet from the roadway, and the back of the cabana 109 feet from the roadway behind the property, in order to work with existing topography and not regrade unnecessarily. Existing vegetation fully screens the back yard of the property from the roadway, and the applicant plans for additional landscaping. The open-style cabana imitates the Arts & Crafts style of the house, with 9-foot pergolas on both sides, a fireplace in the middle of the rear wall, and tapered columns in front. Mrs. Johnson will write a report.

TOWNSHIP OF COLTS NECK ARCHITECTURAL REVIEW BOARD

April 22, 2014

Page 2

Tarper Builders, Block 23, Lot 11, 130 Montrose Road, have submitted an application for construction of a new 4,500 sq. ft. house with a 3-car garage on 1.7 acres. The siding will be hardiboard with a very large proportion of natural stone. Mr. Taeschler will write a report.

Michael Savarese, Architect, Block 46, Lot 17.11, 47 Leland Road, appeared on behalf of the application of Dr. Joe Louro for an approximately 8,900 sq. ft. house with a 4-car garage on approximately 2 acres. The style is French chateau. The roof will have a slate appearance. The siding will be stone and stucco, in grey or tan tones. The house will have copper-roofed gables and two functional fireplace chimneys. Mr. Gassert will write a report.

73 Mercer Management, PB713, Block 44, Lots 12.01 & 12.02, and Block 45, Lots 5.03 & 5.17, Mercer Road and Matthews Road, have submitted an application for a major subdivision. The application is not within the Board's purview. Mrs. Burry will write a report.

Robert Lombardi, Block 47, Lot 2, 48 Leland Road, appeared on behalf of the application of Hillary Lombardi for removal of cement steps from the center front entrance of an existing house, and replacement with wooden steps that continue all the way to the side of the house. There will be a roof over the steps, which will replace an interrupted roof line that currently allows some leakage into the attic. Mr. Taeschler will write a report.

Mark & Frani Blumenkrantz, Block 51, Lot 2.08, 23 Deputy Minister Drive, have submitted an application for an in-ground pool, a one-story cabana, a spa and a fire pit. The finish and color will match that of the existing house. Mrs. Johnson will write a report.

The meeting was adjourned at 8:35 PM. The next meeting will be on Tuesday, May 27, 2014, at 7:00 PM at Township Hall.

Respectfully submitted,

Ellen Terry,
Secretary