

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW BOARD
July 26, 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. Johnson, Mr. Kilbride, Mrs. Mordarski, and Mr. Oberer

ABSENT: Mrs. McInerny (excused)

GUESTS: Cindy Feury and Michael Taeschler

Mrs. Burry welcomed Committeeman Michael Fitzgerald as Township Committee liaison. Committeeman Fitzgerald reported that the Township Committee is planning to pass an ordinance regulating the size of accessory buildings for pools. Presently, two stories plus basement are permitted. Permitted size will be based on zoning. Mr. Hesslein introduced Cindy Feury and Michael Taeschler, who responded to an ad that Mr. Hesslein placed on the Township web site, which asked for volunteers to join this committee. Mrs. Feury and Mr. Taeschler are observing this meeting in order to determine if they would like to join as members.

On a motion by Mr. Hesslein, seconded by Mrs. Mordarski, the minutes of the June 28, 2011 meeting were accepted.

OLD BUSINESS

Mr. Hesslein reported that the Zoning Board decided that the application for Andy & Camille Greco of 7 Colts Gait Lane must adhere to all recommendations as enumerated in the report written by Mrs. Mordarski. Application for Lisa Loshiavo of 3 Air Dancer Lane, for pool, hot tub, fire pit, etc., is 20% over on impervious coverage. The applicant was requested to return with revisions.

NEW BUSINESS

Alain Bagan, building contractor, appeared on behalf of the application of Ruth Ruffman, Block 45, Lot 1.5, 40 Mine Brook Road, for the addition of a portico to an existing single family residence on a 6-acre lot. It will have columns and a copper flair roof, with a smaller copper roof over that, and sconces on the upper level. There is no covered entry at present, and the sun has ruined the doors. Mr. Kilbride will write a report.

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Aida Pereira, ZB876, Block 13, Lot 2, 60 Crine Road, appeared on behalf of her application for the addition of a detached garage. The small garage underneath the house has been enclosed as part of the house. A circular drive in front and a drive at the side of the house exist, and the garage will be located at the end of the latter. All materials will match the existing house, which is tan with black shutters. Storage space in the loft will have a window. Mrs. Mordarski will write a report.

Lisa Loshiavo, ZB872, Block 51, Lot 2.32, 3 Air Dancer Lane, has submitted an application for installation of a pool with deck and water feature, a 16-foot hot tub, a 16-foot fire pit, a 1,200 sq. ft. cabana and multiple patios. Existing coverage is already 17.96% where 15% is allowable, and the additions would put coverage at over 20%. Mr. Oberer will write a report requesting that applicant submit revised plans.

Monmouth Medical Center, ZB873, Block 46, Lot 16, State Route 34 South, has submitted an application for a sign on top of the building that houses A Woman's Place, for the Jacqueline Wilentz Center. Committee members found the sign attractive. Mrs. Johnson will write a report.

Sumul Raval, ZB874, Block 8, Lot 6.10, 4 Fulling Mill Lane, has submitted an application for a variance for a 5-foot Jerith fence with three gates, in the landscape easement. Mr. Kilbride will write a report.

Garber, PB681A, Block 29, Lot 10.05, Bluebell & Fremont, has submitted an application for a minor subdivision with variances. The coverage on his original property being over the allowable, the applicant purchased adjoining property and now has two 10-acre lots. Applicant wants to change the lot plan so that the two lots become one parcel, and retain the existing 9,000 sq. ft. house on the acquired property as a guest house. Mrs. Mordarski will write a report.

Michael DeSaye, PB695, Block 7, Lots 7.01 & 7.11, Crine Road, has submitted an application for a subdivision that will create a lot line adjustment, as the N.J.D.E.P. Category III rules have rendered one of the lots unbuildable as currently configured. The application is not within the Board's purview. Mrs. Mordarski will write a report.

Red Fox Investment, PB688, Block 50, Lots 4, 17 & 23, Hockhockson Road, has submitted a proposal to donate land for a group home rather than build

affordable housing. The matter was discussed.
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On a motion by Mrs. Johnson and seconded by Mrs. Mordarski, the meeting was adjourned at 8:44 PM. The next meeting will be on Tuesday, August 30, 2011, at 7:30 PM at Township Hall.

Respectfully submitted,

Ellen Terry
Secretary