

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW COMMITTEE

March 29, 2016

Mrs. Burry called the Committee to order at 7:00 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, Committeeman Fitzgerald, Mr. Gassert, Mrs. Gentile, Mrs. Johnson and Mr. Taeschler, Mr. Oberer and Mr. Tappen

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

On a motion by Mr. Taeschler, seconded by Mr. Tappen, the minutes of the February 23, 2016 meeting were accepted as submitted.

CHAIRPERSON'S REPORT

Attach Ellen Terry resignation

Freeholder Burry spoke with Mr. Anfuso in regards to requesting a photograph be attached as part of the application to facilitate the Committee meeting review of the existing structure. Committee Fitzgerald will draft an amendment to the ordinance for existing structures.

Freeholder Burry mentioned the Memorandum from Pat Famularo to Lillian Burry dated 3/9/2016. An application has come into the Building Department for Block 33, Lot 21 for Esposito on 69 County Rd 537 East, if Committee has any interest. No, the Committee has no interest in this location. Freeholder Burry discussed reason behind this notification due to incident a while back when trying to move the Holly Farm historic house to the Town Hall property only to have the builder demolish the home. Therefore this Memorandum was brought about to save future demolition of historic homes without approval.

PLANNING BOARD

Committeeman Fitzgerald said mostly Old Business. Important to note the meeting ON AFFORDABLE HOUSING is on April 19th at 7:00 PM at Conover Road Primary School. The town

budgeted dollars to fight the state and hired lawyers and experts. Committeeman Eastman was a lawyer in COAH round One. Westminster proposes a solution to build no less than 1,385 new dwelling units to meet the 277 affordable housing units.

OLD BUSINESS

Committeeman Fitzgerald was unsuccessful with getting \$800 allotted in the town budget for reinstating the Plaque of Excellence Awards, but said there may be other means.

Rick Autovino, ZB953, Block 5, Lot 1.02, 18 Eaglenest Road, has submitted an application for both a second-story addition to the right front of an existing house, and a screened-in porch addition off the kitchen nook, in the rear of the house, on a 2.04-acre lot. This application has already been approved by the Zoning Board. Mrs. Feury wrote a report.

GK Distilling, ZB954, Block 46, Lot 17, 300 State Route 34, has submitted an application for a distillery with tasting room, in an attractive barn-style structure in the business district. An existing house will be moved to the rear of the property. Mrs. Feury wrote a report.

Ivonne Moldaver, ZB952, Block 41.01, Lot 5.06, 1 Messenger Drive, has submitted an application for a detached 3-bay garage with a 946 sq. ft. footprint where 900 sq. ft. is allowed, on two acres with a house, in-ground pool, large cabana and pitching cage. No materials list was submitted, and the site plan fails to indicate the proposed location of the garage. The elevations show an extremely unusual roof line. The submission is inadequate to make a determination. Mrs. Gentile wrote a report.

John Cantalupo, Block 7.31, Lot 1.15, 27 Applethorn Court, has submitted an application for a shed with a garage door. Mrs. Burry wrote a report.

Anne Abbud, Block 7, Lot 7.02, 2 Laredo Drive, has submitted an application for installation of a gas-fired generator at the side of an existing house that has two frontages. The application is not within the Committee's purview. Mr. Taeschler wrote a report.

Glenn Ward appeared on behalf of the application of Yellow Brook Property Co., Block 23, Lot 13.12, 3 Forest Way, for demolition of an existing house, and construction of an approximately 4,000 sq. ft., 5-bedroom, 4 bath house, with a 3-car garage. The foundation will be stone-clad. The siding will be sage green Cedar Discovery. The roof will be charcoal green. The garage doors and all trim will be white. The application is fully compliant. Mr. Taeschler wrote a report.

NEW BUSINESS

Jim Truncer, Director Monmouth County Parks System and Gail Hunton, Supervisor Historic Preservation provided handouts and displayed plans on renovations to the Hominy Hill Club

House, Monmouth County Park System, 92 Mercer Rd. Freeholder Burry mentioned that Ms. Hunton worked on the Visitor Center at Thompson Park. Mr. Truncer provided some history on the Golf Course being designed by Robert Trent Jones for Henry Mercer. The County purchased property in 1976. The main architectural change is to the front vestibule entry. An elevator will be put in the silo. The roofing will be standard seam roof like the Visitor Center at Thompson Park as compared to the original asphalt shingles, and the windows will be replaced with energy efficient windows. The building will now be ADA compliant. The exterior of silo is corrugated metal. Committeeman Fitzgerald mentioned that this is a courtesy of the County to present what they are doing. Mr. Gassert mentioned should have some mention of the Mercers on the outside, such as a weather vane of a cow, a cupola or an "M". Committeeman Fitzgerald asked about the timing. Mr. Truncer said that an architect has been hired and the Freeholders have been asked to approve the capital budget. Mr. Tappen will write a report.

Mr. Truncer, Block 35, Lot 14, Monmouth County Park System, County Road 537 is resurfacing the water spray ground area, including replacing existing features for new features, and putting in a new tank for recycling water in a separate building to eliminate corrosion other equipment/manifolds. Changing rooms, showers and bathrooms are just about finished. This is all approved and funded. Mr. Taeschler will write a report.

ZB957, Block 45.02, Lot 2, Sclafani, 25 Salem Dr. They had obtained variance which expired 5 years ago. They will update and modify side porch. They are going ahead of Zoning Board. Mrs. Battista will request a digital picture to distribute to committee via email when owner returns from vacation. Withhold approval until receive photograph. Freeholder Burry will help Mrs. Battista with report.

PB719A, Block 39, Lot 11.01, Amboy Road Assoc., County Road 537/Lakeside Ave. 7 lot subdivision. Freeholder Burry mentioned this is on the corner of Vince Cerullo's property. This is not within our purview at this time. Mr. Taeschler wrote a report.

PB720, Block 730, Lot 3.16 & 3.17, John Kling, Paddock Lane. This is not within our purview at this time. Mr. Taeschler wrote a report.

Block 13, Lot 26, Laura Ciccone, 221 Heyers Mill Road, has a serious problem with drainage near existing garage. Execute a grading change, remove existing garage and build detached garage. Mr. Oberer viewed the Plot Plan for where new garage will be built. Everything is in compliance. Mr. Tappen obtained an alternate phone number as unable to reach Laura Ciccone for meeting. Mrs. Battista spoke with Mrs. Ciccone on March 30th who will take photographs of the existing structure and drop off at Colts Neck Realty. Mrs. Gentile will write report.

ZB956, Block 48, Lot 6, Nicoletta, State Route 34, is an application for a Car Wash. This is not a permitted use in this area. The Committee would like to see the elevation drawings when they are approved. The location will be across from Distillery. The Car Wash water will be recycled minimizing the septic and well requirement. This is not within our purview at this time. Mr. Taeschler wrote a report.

Block 23, Lot 13.12, Yellow Brook Property Co., 3 Forest Way, was reviewed at February 23, 2016 meeting. Report attached.

On a motion by Mrs. Johnson, seconded by Mr. Oberer, the meeting was adjourned at 8:39 PM. The next meeting will be on Tuesday, April 26, 2016, at 7:00 PM, at Township Hall.

Respectfully submitted,

Michele Battista

Secretary