

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW BOARD
February 28, 2012

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, Committeeman Fitzgerald, Mrs. Feury, Mr. Gassert, Mr. Kilbride, Mrs. Mordarski and Mr. Oberer

ABSENT: Mrs. McInerny, Mrs. Johnson and Mr. Taeschler (all excused)

On a motion by Mrs. Mordarski, seconded by Mr. Kilbride, the minutes of the January 24, 2012 meeting were accepted.

OLD BUSINESS

Mrs. Burry accepted, with praise, the report that Mrs. Feury and Mr. Gassert wrote regarding the Overbrook bridge entrance.

NEW BUSINESS

Dr. Anthony DeGennaro appeared on behalf Colts Neck Golf Club, PB701, Block 17, Lot 10.16, Block 31, Lot 1.03, 50 Flock Road, for the application for a 2,100 sq. ft., 21-foot diameter octagonal open-air pavilion behind the existing club house, as well as enclosure of the rear balcony of the club house and expansion of a small building on the other side of Flock Road. The pavilion will be built on top of existing pavers, using decorative columns and a three-foot stone wall, possibly topped with a plexiglass cap. The ceiling lights and fans will be included. The architectural style will be consistent with the agricultural style of the club house. Mrs. Burry suggested the addition of an open fireplace in the center of the pavilion. Mr. Gassert asked about provisions for inclement weather. Dr. DiGennaro responded that vinyl curtains may be added to the sides of the pavilion. A 20-foot addition for a training studio on the opposite side of Flock Road will have stone veneer siding, and be open to the driving range. Mrs. Mordarski will write a report.

Morris Flancbaum and Randy Nissinoff appeared on behalf of Mr. & Mrs. Nissinoff, Block 51, Lot 2.09, 27 Deputy Minister Drive, for their application to construct an 8,900 sq. ft. three-story home with underground parking on 2.8 acres. The water table will be of a light earth tone cultured stone and the siding of taupe cedar impressions. The roof will be dark earth tone three-dimensional Timberline. Anderson windows will be used. The front gables feature oval windows with a scrolled copper surround. Mr. Gassert inquired about the scarcity of west-side windows and was advised that closets would interfere with additional windows there. He also recommended that a lightning rod be added. Mr. Gassert will write a report.

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A.J. Garito, P.E. of Twin River Engineering, appeared on behalf of Aldi Tafani, ZB866, Block 35.03, Lot 19, 9 Beaver Dam Road, for his application for a 26' x 26' detached garage with a 7.5' x 7.5' second-story loft. A variance is required due to the garage being sited in the front yard. The house sits back 150' from the road, and is close to the reservoir, so the front yard was deemed the preferable site. It will be constructed of cultured stone, with copper roofing on the gables, and a low stone wall featuring stone lions will extend from one side across the front yard, giving the appearance of a gate house, and gracefully integrating the structure into the landscape. The applicant was advised that trees would be more aesthetically appropriate than stone lions. Mrs. Feury will write a report.

Anthony & Joanne Frasseti, Block 12, Lot 3.10, 12 Downing Hill Lane, have submitted an application for construction of a new house. The application was carried to next month due to a lack of information on which to base the Board's findings.

Dr. Samul Raval, ZB887, Block 8, Lot 6.10, 4 Fulling Mill Lane, has submitted an application for a pool and a spa that have already been constructed in violation of setback requirements. Mr. Oberer will write a report.

Sebolt, PB694A, Block 7.30, Lot 6, Windsor Place, has submitted an application that is not within the Board's purview. Mr. Oberer will write a report.

Abby Feiler, PB691A, Block 23, Lot 17.01, Montrose Road, has resubmitted his application for the addition of two pump houses. Mr. Taeschler submitted a report last month.

Overbrook Estates, PB689, Block 50, Lot 4, 17 & 23, Hockhockson Road, has resubmitted an application for construction of a flat, pre-cast cantilevered bridge of pre-stressed concrete with a low metal railing. Mr. Gassert submitted a report last month.

On a motion by Mrs. Mordarski and seconded by Mr. Kilbride, the meeting was adjourned at 8:40 PM. The next meeting will be on Tuesday, March 27, 2012, at **7:00 PM** at Township Hall.

Respectfully submitted,

Ellen Terry
Secretary