

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW BOARD
June 28, 2011

Mr. Hesslein called the Board to order at 7:30 p.m. with a salute to the flag. Mr. Hesslein 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: Mr. Hesslein, Mr. Kilbride, Mrs. Mordarski, and Mr. Oberer

ABSENT: Mrs. Burry (excused), Committeeman Macnow (excused), Mrs. Johnson (excused), and Mrs. McNerny (excused)

Mayor Schatzle has not yet responded to Mrs. Burry's and Mr. Hesslein's request a substitute for Mr. Macnow, who has a conflict with this committee's schedule, in order to provide this committee with a Township Committee liaison.

On a motion by Mr. Hesslein, seconded by Mrs. Mordarski, the minutes of the May 24, 2011 meeting were accepted.

OLD BUSINESS

Mr. Hesslein reported that the Trump National application for a helistop was denied by the Zoning Board, as it would not be beneficial to the entire Township, but to only a small number of individuals. Mr. Hesslein thanked everyone for their reports to the Planning and Zoning Boards, especially Mrs. Mordarski for writing the Trump report.

NEW BUSINESS

Dan & Ann Marie DiNatale, Block 1, Lot 63, 4 Craig Court, off Clover Hill Road, appeared on behalf of their application for renovations and a porch addition to an existing single family residence on a heavily wooded lot. The 31-year-old roof will be replaced with a slate grey, dimensional asphalt Timberline roof. The existing light green siding will be replaced with tan hardiplank board that resembles cedar. All trim is to be replaced. The porch addition enhances the Colonial appearance of this home. Mrs. Mordarski will write a report.

Vincent Sobal, Block 7.25, Lot 3, 12 Mulberry Lane, appeared on behalf of his application for renovations and a master suite addition to an existing single family residence. The new roof will be slate grey, dimensional Timberline. New siding will be grey hardiboard plank. Trim will be painted white. Shutters will probably be black. The exposed chimneys will remain red brick with copper flashing. The new second-floor railing enhances the traditional appearance. Mr. Oberer will write a report.

Andy & Camille Greco, ZB871, Block 7, Lot 4.03, 7 Colts Gait Lane, appeared on behalf of their application for renovations and a two-car garage addition to an existing pool cabana, which would ultimately measure 25'8" x 48'6" on a property of almost 7 acres. The existing house is of white brick with a green roof and existing cabana is of white vinyl siding. Both have green trim. The entire cabana/garage will be of new white vinyl siding with the same green asphalt roof. The applicant states that the purpose of the addition is for storage of pool equipment and a large quantity of outdoor furniture, that the attic will also be used for storage, and that the building will not have electric service. Mr. Hesslein noted that the elevations appear very industrial and asked if the applicant would consider adding architectural details, such as windows, and carriage doors rather than one single huge door. Applicant agreed to add windows and consider the carriage doors. A variance is required for 11.6% coverage where 10% is allowed. Mrs. Mordarski will write a report.

FJS Enterprises, PB698, Block 48, Lot 8, State Route 34 North, has submitted an application for a variance allowing 79 parking spaces where 96 are required. Applicant previously received approval for 90 spaces instead of 96. The application is not within the Board's purview. Mr. Kilbride will write a report.

Bartolomeo, ZB870, Block16, Lot 53.18, 9 Old Stable Way, has submitted an application for a variance for enlarging a deck 8" off the ground in the rear of an existing house. As the application is not visible from the street, application is not within the Board's purview. Mr. Oberer will write a report.

St. Mary's Solar Energy Facility, PB696, Block 19, Lot 18, State Route 34, has submitted an application for solar panels along State Route 34 north of the grotto. The application is not within the Board's purview. Mr. Kilbride will resubmit the report from the March 22 meeting.

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Glenn Prager, ZB868, Block 40, Lot 1.03, 3 Steeplechase Court, has submitted an application for an attached, covered outdoor patio in the rear of an existing house. The application was approved by the Zoning Board on June 16. Mr. Oberer will resubmit the report from the March 22 meeting.

Huddy's Inn, PB690A, Block 48, Lot 19, County Route 537, has submitted an application for a change of lot lines. The application is not within the Board's purview at this time, but the applicant should return at a later date when plans are more complete. Mr. Hesslein will write a report.

Red Fox Investment, PB688, Block 50, Lots 4, 17 & 23, Hockhockson Road, has re-submitted an application for the subdivision of one acre containing the shared driveway off of the property to the south, with revisions of lot sizes. The application is not within the Board's purview. Mr. Hesslein's previous report will be re-submitted.

On a motion by Mr. Hesslein and seconded by Mr. Kilbride, the meeting was adjourned at 8:42 PM. The next meeting will be on Tuesday, July 26, 2011, at 7:30 PM at Township Hall.

Respectfully submitted,

Ellen Terry
Secretary