

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW BOARD
January 25, 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, Mrs. Johnson, Mr. Kilbride, Mrs. McInerny, Mrs. Mordarski, Mr. Oberer

ABSENT: Mrs. Burry (excused), Mr. Macnow (excused), Mrs. Joline

Mr. Kilbride was heartily welcomed back by everyone. On a motion by Mrs. Johnson, seconded by Mrs. McInerny, the minutes of the November 30, 2010 meeting were accepted.

REORGANIZATION

On the nomination of Mrs. Johnson, seconded by Mrs. McInerny, Mrs. Burry (in absentia) and Mr. Hesslein were unanimously elected as Co-Chairpersons. On the nomination of Mrs. Johnson, seconded by Mr. Hesslein, Mrs. Mordarski was unanimously elected as Vice Chairperson.

OLD BUSINESS

Mr. Hesslein reported that the Zoning Board referred the Garber application to the Planning Board, as it is now considered a change of use.

NEW BUSINESS

Application for Colts Neck Reformed Church, ZB858, Block 29.1, Lots 13 & 14, Block 29.13, Lots 3, 6 & 7, County Route 537 West, has been approved. A.J. Garito was present to explain the changes that had been made since this was heard in November, 2010. Phase II (the multi-purpose and classroom space that would have linked the renovated house and the existing church) was abandoned. Phase I (renovation and additions to an existing house located east of the existing church) will be slightly expanded to the east, the eastern driveway will be eliminated, the exit drive from the church will remain in place, a colonnade behind the house will approach the church and end at a gazebo near the church. Landscaping will visually tie the structures together to appear as a campus.

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A.J. Garito, PE, appeared on behalf of the application of Al Papetti, Block 11, Lot 3.10, 1 Mockingbird Lane, at the corner of Dutch Lane Road, for construction of a 900 sq. ft., two-bay, detached garage. Building materials will match those of the house, which Mr. Hesslein described as Mediterranean villa-style. The garage will have a cultured stone front, stucco sides, asphalt roof, green trim at the windows, and brick trim elsewhere. The application is fully conforming. Mrs. Johnson will write a report.

Manoj & Maria Patharkar, Block 51, Lot 2.33, 4 Air Dancer Lane, have submitted an application for construction of a two-bay detached garage. Building materials will match those of the house, with brick front, tan stucco sides, a black Timberline roof, and windows of the same style. The application is fully conforming. Mrs. Johnson will write a report.

A.J. Garito, PE, appeared on behalf of the application of John Kling, Block 7.08, Lot 16, 100 Clover Hill Road, for construction of a 4,600 sq. ft. house with a three-bay garage on the footprint of a burned and demolished house on a narrow, deep lot of approximately 2 acres. Foundation will be brown-grey cultured stone, and siding will be sand-colored cedar impressions. Mr. Hesslein commented that the entry is attractive and the windows add interest, but suggested that the chimney, planned as stucco, be a continuation of the cultured stone. The application is fully conforming. Mrs. Mordarski will write a report.

Giuffre, PB659A, Block 51, Lot 2.30, Squan Song, has submitted an application for existing construction. This application is not within the Board's purview. Mr. Kilbride will write a report.

Michael Savarese, ZB863, Block 51, Lot 2.34, 2 Air Dancer Lane, has submitted an application for a pool cabana. The lot coverage is non-conforming. Mr. Kilbride will write a report stating that the structure is architecturally attractive, and deferring to the judgment of the Zoning Board.

Rick Sebolt, PB693, Block 7.30, Lot 6, 15 Windsor Place, has submitted an application for a two-lot subdivision with extensive wetlands. This application is not within the Board's purview. Mr. Kilbride will write a report.

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Trump, ZB864, Block 46, Lot 1.52, Leland Road at Route 18, has submitted an application for a heliport. This application is not within the Board's purview. Mrs. McInerny will write a report, noting that Colts Neck ordinance prohibits new heliports.

Ralph Somma, ZB853, Block 30, Lot 13, 48 County Road West, has submitted an application for alterations to an existing house for use as his offices as an electrical contractor. This application was heard by the Board in September, 2010. Mr. Oberer will write an updated report.

Wayne & Sue Tidswell, Block 49, Lot 1, 15 Hockhockson Road, have submitted an application for entrance piers with a manual gate, and a modern, white PVC fence, for a home built considerably earlier than the advent of PVC. The driveway entrance is actually located on County Route 537, so that a manual gate may pose potential traffic problems. Mrs. McInerny will write a report, strongly suggesting both the use of electronic gates, and fencing that is in keeping with the style and period of the house.

Domestic Church Media Foundation, PB689, Block 48.01, Lot 2, address unknown, was approved by the Planning Board.

Trump National Golf Course, PB692, Block 46, Lot 1.52, Route 34, has submitted revised plans for three additional tees, revised landscaping and an outdoor bar. Mrs. Johnson will write a report.

Reflections at Colts Neck, PB693, Block 46, Lot 17.04, Leland Road, has submitted an application to close an open-field septic system and make a change to a closed septic tank that will be drained periodically. This application is not within the Board's purview. Mrs. Mordarski will write a report.

Feiler, PB691, Block 23, Lot 17.01, Montrose Road, proposes the installation of three ponds in front of a house being constructed on 23.9 acres. This application has been approved.

Minassian, ZB861, Block 1, Lot 12, 47 Mountainside Dr., proposes renovations to an existing house. This application has been approved.

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Haisheng Wang, Block 11, Lot 3.8, 9 Mockingbird Drive, has submitted an application for four, five-foot high entrance piers and one mailbox, with brick facing and bluestone cap. The application is accompanied by a seriously inept drawing. Mr. Hesslein will write a report stating that inadequate information was submitted for approval, and that the Board expects that the installation should match the materials and architecture of the house.

A.J. Garito, PE, appeared on behalf of the application of Red Fox Investment I, PB687, Block 50, Lots 4 & 5, and Overbrook Farm Estates, PB 688, Block 50, Lots 4.01, 17 & 23, Hockhockson Road. The former is the subdivision of one acre containing the shared driveway off of the property to the south, to satisfy the requirement for an access road onto 250 acres that are currently a working horse farm. The application proposes to subdivide the property into 30 ten-acre lots, with eight or nine affordable homes. Extensive wetlands are present. Mr. Oberer will write a report.

On a motion by Mrs. Johnson and seconded by Mrs. Mordarski, the meeting was adjourned at 8:56 PM. The next meeting will be on Tuesday, December 28, 2010, at 7:30 PM at Township Hall.

Respectfully submitted,

Ellen Terry
Secretary