

TOWNSHIP OF COLTS NECK  
ARCHITECTURAL REVIEW BOARD  
May 28, 2013

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 Orgo, Mrs. Feury, Mr. Gassert, Mr. Kilbride, Mrs. McInerny, Mrs. Mordarski, Mr. Oberer and Mr. Taeschler

ABSENT: Mrs. Johnson (excused)

On a motion by Mr. Taeschler, seconded by Mrs. Mordarski, the minutes of the April 23, 2013 meeting were accepted as submitted.

OLD BUSINESS

Mr. Orgo reported that the Colts Neck Golf Course has withdrawn their application to the Planning Board for a pedestrian walkway, as they disagreed with the Police report, and did not wish to post \$5,000.00 to obtain a traffic study.

Mrs. Burry reported that the Zoning Board requested that Dr. Notaro, with excessive impervious coverage and no building permits, return at a later date. The application of the sheep and goat farm on State Route 34 was approved.

NEW BUSINESS

Joe Malafronte, Block 13, Lot 3, 64 Crine Road, appeared on behalf of his application for demolition of the existing residence that fronts on Crine Road, and construction of a 6,200 sq. ft. residence, on 3.09 acres, that will front on Heulitt Road. The property will be impacted by the roundabout proposed by the County Engineer at the confluence of Crine, Heulitt and Dutch Lane Roads, so the applicant plans to retain the entrance drive on Crine Road, and add an entrance drive on Heulitt Road. The building will be of frame construction, with burnt sienna-colored stone foundation, and beige stucco siding on all sides. The roof will be charcoal-grey asphalt shingles. A terrace will be constructed of grey travertine. The windows will be white vinyl, with Colonial grids. The entrance doors to the four-car garage will be accessed in the rear of the house, through an arched drive-through. Mr. Gassert suggested that a less prominent color be chosen for the window frames. Mr. Taeschler suggested that hourglass-shaped dormers, as seen on a house in the Camelot subdivision, would look appropriate on this house. There is a note on the application that it may not be fully compliant with zoning regulations. Mrs. Mordarski will write a report.

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Short Slate, ZB910, Block 11, Lot 6, Crine Road, has submitted a request for waiver of site plan review. Owner Chris Short intends to lease the property for his slate roofing business. No building alterations are planned for the site. Most employees will be at construction sites during working hours, and most roofing materials will be shipped directly to construction sites. The application is not within the Board's purview. Mr. Oberer will write a report.

Maurice Flancaum, PB629B, Block 33, Lot 20, Camelot Drive, has submitted a revision to an application for a subdivision that would indicate which lot will be responsible for maintenance of the entrance island. Mr. Taeschler will write a report.

Jarrett & Jennifer Engel, Block 3, Lot 12, 16 Saddle Ridge Road, appeared on behalf of their application for an addition and revisions to an existing two-story Zimmer colonial. They propose adding a new master suite above the garage, with an approximately 6-foot setback behind the garage front, and enlargement of the kitchen and mud room in the rear. The master suite addition will continue in the rear of the garage and be supported by posts. This overhand will act as a walkway to the rear entrance. The house is brown clapboard, and the garage siding is board and batten. The front of the addition will be clapboard, the other sides will combine clapboard with board and batten, and the entire house will be painted barn-red, with antique white trim. The existing roof is 15 years old and is second-layer, so the entire roof may be replaced by Timberline Sheffield black. There is no exposed foundation. The chimney and walkway are of brick. A portico at the entrance, and black shutters at all front windows, may be added. The front entrance door will be stripped of paint, and the bare wood sealed. Mr. Gassert suggested that a low stone wall be added along the garage, in order to give some balance to the massing of that structure. He also suggested that the two windows in the front of the addition, shown widely spaced apart on the front elevation, be pulled closer to the center. Mr. Engel met with Tim Anfuso before completing the plans, in order to assure that the application is fully compliant with zoning regulations. Mr. Gassert will write a report.

On a motion by Mrs. Mordarski and seconded by Mrs. McInerny, the meeting was adjourned at 8:10 PM. The next meeting will be on Tuesday, June 25 2013, at 7:00 PM at Township Hall.

Respectfully submitted,

Ellen Terry  
Secretary