

TOWNSHIP OF COLTS NECK  
ARCHITECTURAL REVIEW BOARD  
April 26, 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 (excused)

On a motion by Robert Hesslein, seconded by Mrs. Theresa Mordarski, the minutes of the March 22, 2011 meeting were accepted.

OLD BUSINESS

Mrs. Brenda Johnson revisited the recommendation to issue Architectural Award certificates as plaques are no longer included in our budget. The discussion was carried to the next meeting when, hopefully, we will have a full committee present to discuss the recommendation.

NEW BUSINESS

Mr. Aldi Tafani, Block 35.03, Lot 19, 9 Beaver Dam Rd, presented plans to renovate his existing home. The applicant submitted plans to demolish half of the existing home (except for the foundation) and then build an addition onto the remaining structure and change the exterior façade of the house. The addition will involve closing the existing "U-shaped" exterior, creating a front portico with balcony, adding stone chimneys, windows with Juliet balconies and adding a detached garage. The exterior materials are yet to be determined, but may include stucco, cultured stone in earth tone colors and field stone for a patio. The committee recommends use of a dimensional shingle for roofing. The plans were well received by the committee. Mrs. Brenda Johnson will write the report.

Mr. Rony Michel, Block 12, Lot 12, 50 Cedar Drive presented plans for the construction of a new, 10,000 sq. ft. home. There is an existing house on the property that will be demolished after the new construction is completed. The new house will have a pink rose, brick exterior with cultured stone on the foundation; casement windows will be trimmed in a contrasting sandal-like color and the roof will be a 40 year Timberline roof in brownish tones (perhaps sandalwood). The committee suggested that chimney pots be added to the top of the chimneys to add architectural interest and also, emphasized that the roof should not be a black color as it would not complement the cultured stone. The committee approved the design with the foregoing recommendations. Mrs. Lisa McInerny will write the report.

Mr. Gene and Mrs. Tracy Grieco, Block 7.26, Lot 12, 29 Fox Hedge Road presented plans for an addition onto their existing home. The record should reflect that Mrs. Brenda Johnson recused herself from the discussion and application as the applicant is a family member. The addition will be approximately 600 sq. ft. and will replace an outside porch area; it will provide a new family room area and there will be French doors opening from the addition onto a new patio. The exterior materials will match the existing light brown/cedar impressions and grey roof. Cultured stone of a tan color will be added along the entire waterline of the final structure. The new chimney will be cultured stone and the existing chimney will be wrapped in the same material as the new one for uniformity. The application is fully compliant and was well received by the committee. Mr. Eric Oberer will write the report.

Juan and Pascale Coppola, Block 1, Lot 85.01, 115 Clover Hill Road had submitted plans for 3'x3'x5' entrance piers. The plans do not show lights or gates. No materials were listed. The committee will request that building materials match the existing home. Mr. Robert Hesslein will write the report.

Dr. Louis Iorio, ZB865, Block 8, Lot 5, 200 Route 34, LLC, submitted a major site plan for items that do not fall within the purview of this committee. The architectural aspects for the building shown in the plans were addressed in a previous report from this committee. Mrs. Theresa Mordarski wrote the previous report and will write the current report.

Trump, ZB864, Block 46, Lot 1.52, Trump Helistop, had submitted plans regarding the proposed helistop at his golf course. The plans do not fall within the purview of this committee. Mrs. Lisa McInerney will write the report.

Monmouth County Parks, **ZB869(?)**, Block 43, Lot 10, submitted plans for a 'golf cart wash-down pad' at Hominy Hill Golf Course. The plans show no building, the wash-down pad will be located near the maintenance building. The application is not within the purview of this committee. Mr. Harold Kilbride will write the report.

Gliozzo, ZB869, Block 7.17, Lot 8, 46 Mulberry Lane had submitted plans for a wrap-around porch and gazebo. The submission is non-compliant and was heard by the Zoning Board prior to this meeting of the Architectural Review Committee. The Zoning Board asked the applicant to return next month with a modified plan. The Architectural Review Committee reviewed the original plans (the ones that were submitted to us). The committee thought that the proposed porch and gazebo are tasteful and added architectural interest and charm to the home. Architecturally, the plans were thought to be very pleasing, but, all decisions regarding the application are deferred to the Zoning Board of Adjustment. Mrs. Mordarski will write the report.

Sebolt, PB694, Block 7.30, Lot 6, 15 Windsor Place had submitted plans to subdivide a property. This does not fall within the purview of this committee, Mr. Eric Oberer will write the report.

Block 48, Lot 8, 65 Route 34 South, Colts Neck Café, submitted plans for a 2'x12 ft. sign. The applicant is currently displaying the sign in their window and would like to place the sign on the façade. Mr. Robert Hesslein will write the report.

Ali and Josephine Rada, Block 29, Lot 9, 2 Freemont Lane had submitted a minor site plan for the addition of a tennis court to their property. This application does not fall within the purview of this committee. Mr. Harold Kilbride will write the report.

Mr. Kenneth Davis presented plans on behalf Five Point Park, Block 41, Lot 31, for a storage shed. Mr. Davis is from Eagle Scout Troop 290 and this is his senior project. He will oversee the building of a 12'X21' shed to house watering equipment used primarily by the CNSF. The shed exterior will utilize tongue and groove siding that will be stained in earth tone colors (i.e., brown, taupe or grey). The shed will have double doors on one side, there are no windows and the roof will be composed of black asphalt shingles. The committee was very impressed with Mr. Davis' presentation and his proposed contribution to the community. The committee approved the proposed shed and thanked Mr. Davis for his work on behalf of the town. Mr. Robert Hesslein will write the report.

Richard and Lisa Loshiavo, Block 51, Lot 2.32, 3 Air Dancer Lane, had submitted pictures of a remodeling of driveway piers that is currently in progress; there are plans for the future addition of gates to the new remodeled piers. The committee actually loved the appearance of the frontage that had been removed. In terms of the new piers the committee requests that the materials used match the existing home. Mr. Eric Oberer will write the report.

Mr. Robert Keane, Block 7.31, Lot 1.12, 8 Applethorn Court, presented plans for a seamless addition of a garage and laundry room to his existing home. The new garage is at grade level of the house and a combination laundry room/panty area will be built above the new garage. The materials will match the existing exterior materials. The application is fully conforming and the report will be written by Mr. Robert Hesslein.

On a motion by Mr. Robert Hesslein and seconded by Mrs. Brenda Johnson, the meeting was adjourned at 9:00 PM. The next meeting will be on Tuesday, May24, 2011, at 7:30 PM at Township Hall.

Respectfully submitted,

Theresa Mordarski and Lisa McNerny