

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW BOARD
April 24, 2012

Mrs. McInerny called the Board to order at 7:00 p.m. with a salute to the flag. Mrs. McInerny 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: Committeeman Fitzgerald, Mrs. Feury, Mr. Gassert, Mrs. Johnson, Mr. Kilbride, Mrs. McInerny, Mr. Oberer and Mr. Taeschler

ABSENT: Freeholder Burry, and Mrs. Mordarski (both excused)

On a motion by Mr. Taeschler, seconded by Mrs. Feury, the minutes of the March 27, 2012 meeting were accepted.

OLD BUSINESS

Mrs. Mordarski reported that all reports for March have been submitted in a timely manner.

NEW BUSINESS

David Feldman, Architect, appeared on behalf of the application of Anthony Frasiti, Block 12, Lot 3.10, 12 Downing Hill Lane, for demolition of the existing house, and construction of a one-story, four-bedroom, Spanish hacienda-style ranch house on 5 acres. The house size has been reduced from approximately 11,000 sq. ft. to 6,800 sq. ft. by eliminating the guest wing. Mr. Feldman reported that Mr. Frasiti was unable to attend this meeting. He was informed of the committee's concern that the house is highly inconsistent with the rest of the community. Mr. Feldman responded that Mr. Frasiti, who currently lives in Manalapan and is familiar with Colts Neck, specifically requested the style. Mr. Feldman declared that he was careful, within that constraint, to design as unobtrusive a building as possible. He further stated that all colors would be earth tones, and that the roof would be of a slate, and *not* terra cotta color. The committee members inquired about the colors of each element of the house, including all decorative elements, until satisfied that the appearance will be acceptable to the community. Mrs. Feury will write a report.

Thomas Kelly, ZB891, Block 30, Lot 1, 37 Heyers Mill Road, at New Street, has submitted an application for installation of an in-ground swimming pool. Mr. Kilbride will write a report, including the suggestion that landscaping include privacy shrubs along the New Street frontage.

Sebolt, PB644A, Block 7.30, Lot 6, Windsor Drive & East Larchmont Drive, has submitted an application for realignment of an easement. The application is not within the Board's purview. Mr. Oberer will write a report.

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Gregory & Karen Matzel, PB 700, Block 39, Lot 6.02, Galloping Hill Drive, have submitted a revision of their application for a three-lot subdivision that would result in two new lots, one of approximately 2 acres and one of approximately 3.25 acres, and the third lot being the large lot with existing single family residence. A copy of Mrs. Burry's report of January will be submitted.

On a motion by Mrs. Johnson and seconded by Mr. Kilbride, the meeting was adjourned at 8:02 PM. The next meeting will be on Tuesday, May 22, 2012, at **7:00 PM** at Township Hall.

Respectfully submitted,

Ellen Terry
Secretary