

TOWNSHIP OF COLTS NECK  
ARCHITECTURAL REVIEW COMMITTEE

January 23, 2018

Mrs. Burry called the Committee to order at 7:35 PM with a salute to the flag. Mr. Taeschler 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, Mr. Tappen, Mr. Rizzuto, Mr. Gassert, Mrs. Johnson and Mr. Taeschler

ABSENT: Mrs. Gentile, Mr. Oberer, Mrs Anania, & Mrs Norkus (all excused)

On a motion by Mr. Gassert, seconded by Mrs. Johnson, the minutes of the December 19, 2017 meeting were accepted.

CHAIRPERSON'S REPORT:

We submitted budget for 3 plaques.

2017 Excellence in Architectural Design Awardees:

- a. 74 Cross Rd
- b. 40 Clover Hill Rd
- c. Reformed Church Ministry Building

PLANNING BOARD

No update.

ZONING BOARD

No update.

OLD BUSINESS

- 5:30 Block 1, Lot 10.04, Rimerov, 7 Tanglewood Ct, new front porch, rear porch & patio. David Feldman, principle architect at Feldman from Colts Neck. The roof will be a standing seam roof and putting in a larger door with some glass around it. The skylight will be removed and replacing windows with like size casement either Anderson or equal window. Mrs. Feury will write the report.
- 5:45 Block 39, Lot 10, Greco, 401 Route 537, Addition to dwelling, remove part of garage and retain Quonset addition built without approvals. Michelle Greco of 7 Colts Gait Lane. This is across from Due Process next to Noble estates. She is applying for a variance to keep current building, detached

Quonset that was not previously approved on property that bought in June. The dormers on roof do not go through to the attic. Mr. Gassert said to add 2 windows to Quonset. Everything will be earth tones to look like a country farm house. She will send existing photos. Mr. Taeschler will write the report.

- 5:45 Block 38, Lot 5, Chuang, 324 Swimming River Rd – addition front porch. Miranda Chuang of 324 Swimming River Rd. Cape cod house with 2 dormer windows. They will improve stairs and include an overhang. The house is 150 ft away from reservoir and 3 houses down from the water company. They will not touch the siding and the front door stays the same. The new porch will be 10 ft by 6 ft. Mrs Gentile suggested to enlarge the porch to 10 by 8. Mrs. Gentile will write the report.
- 6:00 Block 48, Lot 41, Little Expressions, 317 Route 34 Ste 215, New sign for building. The sign is suitable for Colts Neck. Mr. Oberer will write the report.
- 6:00 Block 7.03, Lot 24, Castro, 41 Maple Dr, Additions and reconstruct existing dwelling. Michael and Lauren Castro of 7 Woodford Ln, Manalapan. They will send existing photos. This will be expanding the 2<sup>nd</sup> floor with cedar impression siding in gray with stone along the foundation. They will use white Anderson double hung windows. The architect is Wayne Lerman of Long Branch. Mr Taeschler said the garage doors should be carriage doors and put lanterns above each door instead of between the 2 doors. Mr Gassert suggested to omit the brick by the front porch. The owner is thinking of eliminating all the bricks. Mr. Taeschler says the window above the door lends to a picture window or use an ellipse or arch palladium window to match the door. The gable vent should be larger. Mr. Gassert suggests adding an arch on the side of the house to pull in the other arch. Possibly add an arch above the garage doors. Mrs. Gentile suggested if you don't do brick, then lower the windows as look high and add a small roof over side door. Mr. Gassert will write the report.
- 1/23/18 Block 7.26, Lot 19, Caruso, 16 Fox Hedge Rd – addition front porch, dormers and garage roof. This will be reviewed at January meeting as unable to attend tonight.

#### NEW BUSINESS

- 7:45 Block 7.26, Lot 19, Caruso, 16 Fox Hedge Rd – addition front porch, dormers and garage roof – Cancelled application – Withdrew application
- 7:45 zb985, block 16, lot 33.10, Raymond Contrerras, 22 Homestead Dr, detached garage Raymond & Patricia Contrerras of 22 Homestead Dr. 25 \* 25 ft detached garage. They will match existing Hardy board siding and roof. The garage doors will be fancier as doors face the street. This has been approved by the Zoning Board already. Mr. Gassert asked about matching the lighting on the new garage. Possibly add 2 windows. Mr. Gassert suggested a 30 inch of Brick façade on the front vs the whole front. Mr. Gassert will write the report.

- 7:45 Block 1, Lot 78.01, Greco, 101 Clover Hill Rd, Addition and renovations to single family dwelling. Andrew and Camille Greco, of 7 Colts Gait Lane. This will be a 2900 sq. ft dwelling where originally 1100 sq. ft on 2.8 acres. Mr Greco designed the plans. He will use Anderson Casement. Mr. Gassert suggested mixing up the roof with asphalt and another material type. Also, adding sconces on either side of the vestibule in front of the door and a hanging fixture under the overhang outside door. Mr. Greco will keep the existing structure. Mr Greco will remove vinyl siding on the existing 90 ft long detached garage, and the façade will have some of the same features as the house. They are applying for a variance to put in a circular drive at the 2/15 Zoning Board meeting. He did the work on his daughter's house at 52 Laurelwood. Mr Tappen will write the report.
- Block 46, Lot 17.13, Source Brewing & Edward O'Neill architect, 300 State Highway 34 - Use variance for site plan approval for reuse of barn – submit prior report
- PB727 Block 17, Lot 2, Estate of Domidion/John Kling Applicant - – Subdivide lot into 3 properties – Not in our purview – submit prior report.

On a motion by Mr. Taeschler, seconded by Mr. Tappen, the meeting was adjourned at 8:30 PM.

The next meeting will be on Tuesday, February 27, 2018, at 7:00 PM, at Town Hall

Respectfully submitted,

Michele Battista

Secretary