

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW COMMITTEE

February 27, 2018

Mrs. Burry called the Committee to order at 7:12 PM 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, Mr. Tappen, Mr. Rizzuto, Mr. Gassert, Mrs. Johnson, Mrs Norkus and Mr. Oberer

ABSENT: Mrs. Gentile, Mr. Taeschler, and Mrs Anania all excused

On a motion by Mr. Gassert, seconded by Ms. Oberer, the minutes of the January 23, 2018 meeting were accepted as modified.

CHAIRPERSON'S REPORT

Mrs. Burry introduced Joan Norkus who comes highly recommended by one of our members. Colts Neck Township Ordinance for absences. Mr. Rizzuto stated that this is a state level ordinance that is now at the town level can not have 3 unexcused absences.

Budget for ARC awards. Mr. Rizzuto will take copies of Journal and Community story to the budget session on Saturday. We'll talk about a committee once approved

PLANNING BOARD

No update.

ZONING BOARD

Zoning Board has been busy.

OLD 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.

NEW BUSINESS

- 7:15pm Block 35 Lot 27, Peter Lencki, 16 Rimwood Lane - demo existing porch and add new 4' * 8' masonry porch w/covering and extend the 2nd floor over the extension. Sean Conniff construction. Peter & Mary Lencki of 16 Rimwood Lane. Adding new portico, 3 dormers, new windows, shutters, and adding stone on the foundation wall. Mr. Gassert mentioned that the front entrance inside will be darker when add the portico. Mrs. Burry is concerned that the roof pitch is not high enough. Mr. Gassert questions the column and prairie type window as house is more colonial. Mr. Gassert mentioned might not need stone if add shrubbery. Mr. Oberer will write the report.
- 7:15pm ZB987 Block 9, Lot 2.03, Gerry Lemega, 2 Evergreen Lane - detached 2 car garage/pool cabana Gerry Lemega, Architect of 111 Valley Ave, Highlands 07732. They are approved to add garage and cabana on opposite side of the house on 4.14 acres. which will be in the same materials. Mrs. Burry says it blends with what you have now. Mr. Tappen will write the report.
- 7:30 ZB984 Block 48, Lot 6, Frank Esposito, Rt 34 Car Wash. AJ Garrito 265 route 34 engineer. South of large vacant piece across from Delicious Orchards. They need a use variance as no car wash permitted in area. This differs from prior car wash application as prior application had 2 car wash bays and oil lube. This is a single bay and 3 detailing bays. There are objections from nursery school so added a buffer. Seinfeld and Troccia Architect. They will have to go before DOT for access to Rt 34. Mrs. Norkus will write the report.
- 7:30 Block 6.11, Lot 39, Roger Mumford Homes, 101 Galloping Hill - new construction. Purchase lot from Amboy and under contract. Don Gwinnell 247 Bridge Ave Red Bank. It is a single lot at the end of the cul de sac. Mrs. Burry mentioned that this house looks like all the other Mumford Homes in Colts Neck. Architecture has become customized to this style which is called a Shore Colonial. There will be a porch with columns but no railings. Mr. Tappen will write the report.
- ZB989 Block 35.07 Lot 4, Jeffrey Zatzkin, 5 Woodhollow Rd - Add inground pool, paver patio and fence. – Not in our purview

- PB727 Block 17, Lot 2, Estate of Domidion/John Kling Applicant - – Subdivide lot into 3 properties – Not in our purview
- PB729, Block 47, Lot 13, Leland Professional Plaza, Joseph Panetta (2 Sunrise Ct, CN) Seek Medical Use permit - not in purview
- Block 7.26, Lot 19, Caruso, 16 Fox Hedge Rd – addition front porch, dormers and garage roof – Cancelled application – Withdrew application

On a motion by Mr. Oberer, seconded by Mrs. Johnson, the meeting was adjourned at 8:16 PM.

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

Respectfully submitted,

Michele Battista

Secretary