

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW COMMITTEE

September 26, 2017

Mr. Taeschler called the Committee to order at 7:03 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: Mr. Gassert, Mrs. Feury, Mrs. Johnson, Mr. Oberer, and Mr. Taeschler

ABSENT: Freeholder Burry, Mr. Rizzuto, Mrs. Gentile, Mr. Tappen (all excused)

On a motion by Mr. Oberer, seconded by Mr. Gassert, the minutes of the August 22, 2017 meeting were accepted as modified.

CHAIRPERSON'S REPORT

In advance of the meeting, Freeholder Burry stated that Bogdon did not need to come back before ARC for changing the colors as changing to subdued colors.

Award considerations:

- a. Chateau on Wyndcrest off Cross
- b. Prothero Rd –
- c. Conover Rd – Mrs. Johnson
- d. Cross Rd – Mr. Gassert
- e. Horse Farm across the street
- f. 61 Connecticut - Farm House
- g. Pegasus – did not want award last year
- h. Leland – Mrs. Feury
- i. Princeton
- j. Red brick farm like Montcelo on Cross rd. - Devine

PLANNING BOARD

No update.

ZONING BOARD

No update

OLD BUSINESS

- Block 53.01, Lot 6.01, Bogdon, 95 Obre Rd – New construction. Bill & Lucy Bogdon of Monmouth Beach. Site Plan is to build a ranch style home. This is 1 lot away from Route 18. Sage Cedar impression shingle, GAF Timberline asphalt roof shingle with white columns in front. Window frames are cream colored. Dormers are an architectural feature. Barn type Garage door. 150 ft. conservation easement in front. Direct vent fireplace. 10 ft. ceilings on 1st floor. Mr. Gassert said that natural shingles are rich and beautiful vs. impression shingle. The committee likes the design. Mr. Oberer asked about moving the garage doors on the side, but issue with lot size. Mr. Oberer will write the report.
- Block 7.30, Lot 3.17, Ciasulli, 30 Paddock Lane – New construction. Bob Ciasulli is living at Mantoloking Shores as sold his house. Raised Ranch, 4200 sq. ft. on main level, lower level walk out is 2600 sq. ft. mostly garage. Garage doors are on side and back. Deck across back of house. Wide open floor plan. 19ft in great room. 4-bedroom house. Master on one side of house. Cedar impression, lower part is cultured stone in neutral tones. Anderson Casement windows. Yesi & Associates, Architect and Greg Tirondola, Builder. Mr. Gassert is suggesting additional windows to let in more sun in the bedrooms. Colorado-feel front entrance. Front casement windows seem small for the house. Maybe one size up. Mr. Oberer said could do a fix window and 2 side casements to enlarge windows in front. The sconces and hanging light in front are not on electric plan. Mr. Taeschler will write the report.
- ZB977 Block 34, Lot 11, Flancaum, 277 County Route 537 - Proposed 3-bedroom house modification. This was discussed at the last meeting so resubmit previous report as already included.
- ZB980 Block 7.12, Lot 7, Reisinger, 12 Ridge Rd – Add Pool. Not in our purview. Mr. Taeschler will write the report.
- PB703C Block 46, Lot 13 & 14, Orchards Shopping Center – Deviations for parking. Mrs. Burry is concerned by another food establishment and effect to septic. Mr. Taeschler will write the report as not in our purview.

NEW BUSINESS

- Block 35.03, Lot 12, Dittmar, 25 Beaver Dam Rd – New construction. George and Orraine Dittmar 3 Monument St Freehold. Mr. Dittmar gave completed ARC form. It is a prairie style house with 1 floor living with walk-out basement that is not an overpowering house from road in a wooded lot. There is a natural red cedar shingle roof, cement board siding in beige, window trim dark brown, and some natural ledge stone to blend in with landscape. There will be prairie grills in windows. Mrs. Johnson suggested dropping the stone to not meet the window. Paul Grabowski is the Architect and Ted Steckbeck is the builder. Mr Gassert mentioned fractional windows. Mr Taeschler said the projection of front portico is about 4-5 ft for top landing. What might look nice is a dormer over the front door, and add another column to match. Mr. Gassert suggested covering rear deck. Mr. Dittmar looked at retractable awning. Mr. Taeschler mentioned for the windows hinged 2 and 2. Mr. Gassert suggested

the Front door should be in a natural stain and have the garage door the same color. Mr. Gassert will write the report.

- Block 22, Lot 10.08, Klein, 30 Driftwood Lane – adding 10 ft addition and read deck. Alan Gabriel GC 365 Rt 537, Colts Neck. There are not really a lot of changes, just continuing the roof with the same Timberline roof shingles. Mr. Gassert asked if the owners are aware of a change in the hue. They will replace the front section if it is bad and take lower roof line and replace new. Mr. Gabriel will bring this up to owner. It is an existing family room, so just making it bigger along with making basement bigger but not taking the wall down. The new area will be storage with a door where existing window is. The committee agrees, and it is simple enough. Mrs. Feury will write the report.
- PB724, Lot 11, NJ American Water Co - Proposed 3-bedroom house modification. This was discussed at the last meeting so resubmit previous report as already included. Andrew Balto, architect with Gannett Fleming and Ken Seelig from NJAW. They were here before Planning board, so to address comments from them. They had technical issues. ARC had suggested to not mimic existing building at all. They have changed to slope roof with 2 gables in front and put accent band of white brick, taupe grey brick. The building will be obstructed with landscaping as only see driving south on Swimming River and from driveway. Building looks too monolithic and window too small. It is a louver. Base is stone material, beige and white brick. Door to gain access to electrical room. Mr. Gassert mentioned Brookdale College was state of the art when built and should add some vertical wood or painted metal to minimize maintenance. Mr. Taeschler will write the report using Mrs. Gentile former report and the architectural form.
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On a motion by Mrs. Feury, seconded by Mr. Oberer, the meeting was adjourned at 8:07 PM.
Brenda look at Green Meadows.

The next meeting will be on Tuesday, October 24, 2017, at 7:00 PM, at Town Hall

Respectfully submitted,

Michele Battista

Secretary