

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW COMMITTEE

December 19, 2017

Mr. Taeschler called the Committee to order at 5:30 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. Rizzuto, Mrs. Gentile, Mr. Gassert, Mrs. Feury, Mr. Oberer, Mrs. Johnson and Mr. Taeschler

ABSENT: Freeholder Burry, & Mr. Tappen (all excused)

On a motion by Mrs. Feury, seconded by Mr. Oberer, the minutes of the November 28, 2017 meeting were accepted.

CHAIRPERSON'S REPORT:

Mr. Gassert asked Joan Norkus if interested in joining ARC. Lillian to follow up with Mrs. Norkus.

Award considerations:

- a. 74 Cross Rd – The Subcommittee has not heard back from them, so plan alternate
- b. 40 Clover Hill Rd
- c. Reformed Church Ministry Building
- d. Town Hall

PLANNING BOARD

No update.

ZONING BOARD

St. Mary's will not conduct any business at the house.

OLD BUSINESS

- PB728 Block 46, Lot 11, Abbas Parking Lot, 182 Route 537 – Parking Lot variance – Resubmit 10/25/17
Not in our purview
- PB726 Block 16, Lot 10 Petrillo, 89 Heyers Mill Rd (nursery) – Subdivide lot into 2 properties – Resubmit 9/26/17 Not in our purview
- Block 43, Lot 10, 92 Mercer Rd, Hominy Hill Golf Center – Resubmit March 29, 2016 report

- 7:15 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. Phil Petracca, Owner; Greg Taylor, professional Brew master and Ed O'Neill, Architect. Mrs. Burry is happy to see that they are reusing the barn behind the distillery. They want to create a more family friendly brewery. The existing layout is very accommodating. The current silos will become the bathrooms. One section of the roof must be replaced, and the materials will be re-milled for the tap room. They are taking the aluminum siding down and clapboard underneath and will use a hardy plank in the same color. The existing green roof was done about 5 years ago. There will just be a sign at the street level and nothing on the building. Mr. Gassert asked if there were any lightning rods to which there are some that will remain. Mrs. Burry said they should join Made in Monmouth. Their web site is SourceBrewing.com. They will use the same post lighting as the distillery is using. They plan to reuse wood to make a pergola outdoors. Mrs. Gentile will write the report.
- 7:15 Block 39, Lot 10, Greco, 401 Route 537, Addition to dwelling, remove part of garage and retain Quonset addition built without approvals. They did not show, so will be at the December meeting.
- 7:30 Block 7.26, Lot 8, Silvestro, 13 Fox Hedge Rd – addition deck, porch and renovations, Larry & Anna Silvestro owners and Steve Amplo, builder. Features are: clapboard hardy in a blue gray, Anderson 400 windows, colonial slate roof HD version which gives depth to roofing. Mr. Gassert mentioned the palms do nothing for the house. The Silvestro's agreed, so will remove the palms. Mr. Taeschler will write the report.
- 7:30 Block 16, Lot 54, Evans Architect, Henry Ehrman owner & contractor, 73 Heulitt Rd, Demo house to foundation and construct new single-family dwelling. Henry Ehrman of 115 Brill St, Lakewood. This will be a 5,000-sq. ft. house being built on spec. The existing house is a 3800 sq. ft Tudor. They will have to inspect the slab after demo and plan to even the slab out where it is sunken in places. Mr. Gassert suggested to add 2 windows on the side to make the room feel larger. Matt Evans is the architect in North Jersey. Mr. Gassert suggested the Gambel is dwarfed by the roof and suggested 9 ft. n 8ft ceilings vs 10ft n 9ft as designed. Mr. Gassert will write the report.

NEW 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 2nd 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.

On a motion by Mrs. Feury, seconded by Mr. Gassert, the meeting was adjourned at 6:48 PM.

The next meeting will be on Tuesday, January 23, 2018, at 7:00 PM, at Town Hall

Respectfully submitted,

Michele Battista

Secretary