

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW COMMITTEE

May 1, 2018

Mrs. Burry called the Committee to order at 7:06 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. Gassert, Mr. Oberer, Mrs. Gentile, Mr. Taeschler, and Mrs. Johnson

ABSENT: Mrs Norkus, Mrs Anania, Mr. Rizzuto, and Mr. Tappen all excused

On a motion by Mr. Taeschler, seconded by Ms. Gassert, the minutes of the March 27, 2018 meeting were accepted.

CHAIRPERSON'S REPORT

Mrs. Burry mentioned Peggy Joline passed away on Sunday, so Mrs Burry asked for a moment of silence as she was a Colts Neck original and helped with establishing this committee.

Our budget for ARC awards was approved. The Committees existing thoughts are for the distillery, Prothero Rd which is a Michael Munroe house, Stewarts barns at Hockhockson, Bruce Springsteen's house or recording studio, Princeton house castle, Dugo from Scobeyville Rd, and Squan Song Ln.

PLANNING BOARD

No update.

ZONING BOARD

Zoning Board still has car wash that has not passed yet.

OLD BUSINESS

- 7:15pm PB721 Block 51 Lot 1.01 & 1.01Q1, Hockhockson Farm John Anderson of Foss Sanfillo FSP LLC Trading as JTS Land Trust and Hockhockson Farm. Marc Landow of Landow & Landow Architect of Old Westbury NY. Considerable work on buildings to get farm up and running and caretakers to take care of animals. New cedar siding as needed and new paint jobs. 2 new buildings. Gravel drives and agricultural look of fence. Green house eliminated from project. Replacing existing barn that could not be used. Visitor center 88' by 53' was a 2-story building and will now be single story in same footprint. Gathering barn was 2200 sq ft which could not be restored, and new building will be 3500 sq. ft. With garage doors to open the whole side. Parking lot is ground dust. Mr. Oberer asked about exterior lighting. Minimal lights, shielded, LED, downward directed and not 24 hr, dark at 10pm. May have a few special events at night. Visitors center entrance from parking area, classrooms, small teaching

kitchen, small orientation room, single office, individual bathrooms and small pantry. By appointment only to visit likely web based. Bob Laurino farms 10-11 acres. Tinted glass to cut down on the glare and heat. Windows will be operable. Gray standing seam roof like siding. Thought about cupola but wanted to keep it streamlined. Mr. Gassert said if you are going to do a pergola, he suggests a roof to provide protection for weather. Architect said good suggestion. The vestibule projects out and has a flat roof. Mrs. Gentile suggests a covered porch. Mr. Gassert asked about the roof gutter system. Not decided yet. Greenhouse eliminated for money. Add gates by recommendation of planning board to keep drop ins away. Work with county mc planning board for fence which is in county right of way with wood. They must add a shed to cover underground fire suppression. Mr. Gassert suggested a stone cladding to mix up the texture of the buildings. Mrs. Gentile will write the report.

- 7:30 Block 31, Lot 2 & 2.01, Peter & Santa DeCenzo, 68 Heyers Mill Rd - demolish house to foundation minus 1 wall & reconstruct single family home with several large additions. Setback issues with state because of pond. The dark line is the existing house. The back is bumped out. All new plumbing and electric. Exterior is stucco in a buff color own DeCenzo builders for 61 years. Roof is Camelot. Have a door on the upper porch. Whole house is stucco and trim. 5700 sq ft house. Eliminate stone on bottom. Upper deck is fiberglass. Lower deck is blue stone. Make double set of doors to go out onto upper deck. 10.33 acres. Barn is north side. Garage on side. Anderson windows 400 series trimmed with concrete. Wrought iron is black, roof slate look Camelot or imitation slate. Copper 6-inch gutter. Mr. Gassert asked about lighting at front door. There is a pool house on the property. Mr Taeschler will write the report.
- 7:30 ZB??? Block 12.01, Lot 8, Riddle, 45 Acorn Pl – Eliminating addition of Master Bedroom and keeping existing roofline from original plans to reconstruct existing foundation with additions with roof gable dormers, and stone face. John Riddle of 11 Cooper Ave in Long Branch. Scaled back project, remove 2nd story addition. Fell in love with a house in Chicago with same floorplan. Using cultured stone Fractional windows, front door is colonial and make it more a shaker type per Mr. Gassert. Mr Gassert suggested Seaside Materials in Long Branch to look at stone. Mrs. Norkus will write the report.
- Block 46, Lot 17.13, Source Brewing & Edward O’Neill architect, 300 State Highway 34 – submit prior November 28, 2017 report with modification for roof. Mr. Taeschler will write the report.
- PB727 Block 17, Lot 2, Estate of Domidion/John Kling Applicant, 21 Revolutionary Rd - Subdivide lot into 3 properties – Not in our purview, provide prior report.

NEW BUSINESS

- 7:15pm Block 9, Lot 21, Lorenzo Zefferino, 15 Blackbriar Dr, Joe Costantin Architecture 16 Midland Dr Morristown NJ 07960– Front & rear additions and interior renovations. It will be a hip roof with steeper pitch. Will frame right over the roof. 2 story kitchen. 3,200 Sq. footage room and a mudroom behind garage which is 10 ft wide. The owner is a single guy will do some work in phases so will replace windows later. ARC form filling out here. Only coming out 18 inches bc then hit front yard setback. Take the siding off to put stucco on. Dormers will be copper. Mr Gassert thinks it is overkill. Mrs Gentile will write the report.

- 7:30pm Block 51, Lot 1.10, Marissa & Jack Dugo, 6 Scobeyville Dr – pool cabana in back. Marissa Dugo. Michael Munroe is the architect on 900 sq. ft. cabana, as well as, house which is on 4 acres. They eliminated basement in cabana, so provided updated plans. The materials will match the house. Mr. Taeschler will write the report.
- 7:30pm Block 21.09, Lot 8, Michael Sciacca, 209 Richdale Rd, Majestic Exteriors, Contractor – Add Framed front portico and 3 dormers. Alan Goodman 420 Rt 34. They will get new Anderson 400 series double hung windows, 3 dormers and siding. Permitting needed for the platform even though just replacing. Moldings around the windows will be the same but in PVC as do not want to maintain it. They stay with certain products and all his workforce is certified on the products. Mr Oberer will write the report.
- 7:45pm Block 7.30, Lot 3.07, Joseph Porchetta, 31 Paddock Ln – Reconstruct new wood frame residence on existing foundation. Joseph Porchetta of 7 Beverly Dr in Holmdel. This is an 8,500 sq. ft. house on 10.5 acres. They will keep the footprint except for the garage which will be for 4 cars and a breakfast nook out the back. They are using Real Stone out of Pennsylvania with earth stone, brick on the lower level. The cupola is unknown. His uncle will oversee the project and said the foundation is good. They will need a new septic system and will rip out the existing pool. Richard Kyle Jr is the Architect of North Branch, NJ 08876. Mr. Gassert will write the report.
- Block 9.01, Lot 3, Contractor Michele Struble, manager The Pool & Spa Doctor, 32 Blackbriar Dr – Inground Pool with paver patio – Not in our purview
- Block 43 Lot 1, Colts Neck High School Capitol Project Review – construction of hard surface for exterior meeting area, 32,500+ roof replacement, front parking lot paving improvement, reconstruction of 5 tennis courts, ADA & safety renovations for bleachers, new construction of visitor bleachers and new construction of ADA parking with accessible path to bleachers – Not in our purview
- Block 23, Lot 25, Cedar Drive School Capitol Project Review – Addition to side of school, 74 new parking spots, site lighting and parent drop off loop – Not in our purview
- PB730 Block 17, Lot 2, Estate of Domidion/John Kling Applicant, 21 Revolutionary Rd - Subdivide lot into 3 properties – Not in our purview

On a motion by Mr. Oberer, seconded by Mrs. Johnson, the meeting was adjourned at 8:23 PM.

The next meeting will be on Tuesday, May 22, 2018, at 7:00 PM, at Town Hall

Respectfully submitted,

Michele Battista

Secretary