

- TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW COMMITTEE

June 26, 2018

Mr. Taeschler called the Committee to order at 7:02 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. Gentile, Mr. Taeschler, Mrs Norkus, Mrs. Johnson, Mr. Tappen and Mrs Anania.

ABSENT: Freeholder Burry, Mr. Oberer, Mr. Rizzuto, all excused.

On a motion by Mr. Gassert, seconded by Mss. Gentile, the minutes of the May 1, 2018 meeting were accepted.

CHAIRPERSON'S REPORT

Mr. Gassert brought up the issue from last meeting, do we have the right to ask from potential changes. Mr. Taeschler said the Township does not want to have the resident come before ARC again. Our suggestions are heeded by Zoning. Zoning would convey their suggestion to the resident.

Our budget for ARC awards was approved, so will order 3 plaques. The Committees existing thoughts are for the 1) Distillery, 2) Town Hall, and 3) 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, 100 Conover Rd, Brewery, corner Cedar and Dutch, Tedesco, Wyncrest, Flock Clubhouse, Hominy Hill Golf Course

PLANNING BOARD

No update.

ZONING BOARD

Zoning Board approved the car wash.

OLD BUSINESS

- 7:15 ZB991 Block 12, Lot 3.08, 20 Downing Hill Lane, Demetrios Mallios - additions and renovations. Demetrios Mallios of 20 Downing Hill. Mr. Gassert questions the 2nd story pergolas. One side doesn't align with the dining room windows. Based on comparison of the existing photos to the plans, it doesn't seem like much is salvageable. New drawings look nice. Standing seam roof looks like it was

layered as if upper n lower level. Mr Gassert suggested doing something arched in the back rear elevation to have a continuity of style. Mrs. Norkus will write the report.

- 7:15 Block 7.23, Lot 9, 22 Sherwood Ln, John Paul Albano - detached garage. John Paul Albano of 22 Sherwood Ln is putting up a detached 3 car garage (2 door and 1 door) at end of driveway and all materials will match the house. Existing garage attached to house will remain. He will be using engineered wood that looks like a cedar shake. Mr Gassert said it might be nice as a copper roof eyebrow. Or extend original roofline and remove the eyebrow. Mrs. Gentile will write the report.
- 7:30 Block 41, Lot 4.05, 5 Kathleen Dr, Ryan Voerg - construct single family dwelling. Ryan Voerg of 32 Devonshire Dr, Morganville. Empty lot where house burned down. 2 story colonial, 4,500 sq. ft, 5-bedroom 4.5 bath with full basement and 3 car garage. Garage angled so not flush with house. What happens on inside where trussed? Designer is his wife. 30 yr shingle, siding will have shake look to it such as cedar impression. House flares out where engineered stone (StoneWorks) in front. Mr. Gassert said the vision house chimney is stone and the architect drawing is shingles. The owners said the chimneys will be stone. Mr. Gassert suggests real stone and Mrs Burry agrees. Mr. Gassert suggested not to go as high with the stone on the garage. 2 story entrance way. Front door wood color. Mr. Gassert suggested to add a light fixture under portico. Mr. Gassert will write the report.
- 7:45 Block 10, Lot 2.9, 7 Princeton Ln, Jerry Goldenberg, Joe Constantin Architect, RFR Home Construction – New construction. Joe Costantin Architecture 16 Midland Dr Morristown NJ 07960. 8,200 sq. ft, 6 bedroom (1 bedroom over garage) of which 2,200 is a 4-car garage. Cut stone block in the first 2 to 3 ft, then hard coat stucco. Mr. Gassert said the left side is overkill. Mrs. Anania says the front of the house is overkill. Mrs. Gentile said the back is like an English manor home, classic and crisp and would like to see the front mimic the back. Mr. Constantin said the windows might not be black but instead bronze. The front Door is wrought iron and the rest of the doors are steel. Fascia should not be white but a blending color. Mrs. Gentile said to add a skirt above the front door so provide some useful coverage vs. the roof above at 35 ft. Mrs. Anania will write the report. Committee suggested to come back return to Architecture Review if change plans based on feedback.
- 7:45 Block 23, Lot 10, 134 Montrose Rd, Steve Amplo – New construction 28 Foxhedge Rd who is a builder in this town over 20 yrs. Mr. Amplo praised natural stone vs manufactured stone in his projects. Mr. Amplo is owner of Laterem (stone in Latin) and is having an open house on June 22, 23, 24th and all are invited. This may be his downsize home on a narrow, deep lot which is a very small house close to street. It is a 3,400 sq. ft ranch style home, with 3 bedrooms. Natural stone cream color with hardy board siding and copper gutters. Mike Munroe architect. Mr. Amplo is all about efficiency and hasn't decided on radiant heat. The rooms will be a flat 10 ft height. Mr. Taeschler will write the report.
- ZB994, Block 50, Lot 2.02, 108 Hockhockson Rd, Justin Kubeck - install 6 - 7ft 4' x 4' piers and 6 ft iron fence along front property to match neighbors at 98 Hockhockson - Not in our purview
- ZB993 Block 52, Lot 4, 14 Water St, Steven Shields - Variance for pole barn built 2 ft off required 5 yrs. ago - Not in our purview
- Block 8, Lot 2.02, Colts Neck Board of Education Capitol Review Project, William Hopkins, Architect FVHD Architects - add new roadway and remove existing roadway - Not in our purview

- Block 46, Lot 1.52, One Trump National Blvd, Trump National Golf Course – Deviation – Not in our purview

NEW BUSINESS

- 7:15 Block 41.01, Lot 5.07, 3 Messenger Dr, Kerrim Jivani of 3 Debra Ct of Marlboro – New construction Satyen Rawal of SAGEarch Architecture Planning Interior design at 295 Durham Avenue, Suite# 210, Building# 7, South Plainfield. Mr. Jivani bought the lot to build and does not want the garage to be seen from the road, so have drive through to garage in back. It is an 11,000 sq ft house with a central pediment, and symmetry on both sides of main building. If lot was bigger, they would have done 45 degree angle at both ends, instead of just one end. The buffer with stream impacts building lot. Materials stucco and stone base. Mr. Gassert asked why an aluminum frame. Black frame windows on outside with white inside. White casing to frame of window and no shingles with 20% tint on windows. Mr. Gassert mentioned a previous builder before ARC mentioned that real stone holds up better to the manufactured stone so suggested to revisit the stone aspect. The faux door is awkward for garage, so why not allow 2 windows. The brown trim is supposed to be the lighter color on the portico on top. They will be using gas fireplaces between living and dining room so no chimneys needed. Mr. Gassert said to add lights on drive through. The doors look commercial but working on them. The gutters will match the roof line in bronze. Mrs. Gentile said the proportions of house are nice. He is looking at doors and windows from Poland. Mr. Gassert will write the report.
- 7:30pm Block 51, Lot 9, 15 Water St, Robert Mahoney & Jena Cosimo - remove and reconstruct side porch 8' by 14' on undersized lot. Robert Mahoney & Jena Cosimo of 15 Water St. The front entry is far away. The porch width is 14 ft by 8 ft depth which is shorter than the house length of 29 ft. The roof will be 8 ft. New siding so all will match. Mahogany decking or natural stone and landscaping in front of it. Ceiling tongue and groove stained to match wood. Single 36" door with 2 sidelights vs. the current 30 in door now. Trim will be white and might have white baluster. They will tear out existing walk way. Mr. Gassert and Mr. Taeschler suggested Blue stone and flag stone for walks. They will put in larger windows. Mrs. Anania will write the report.
- 7:45pm ZB997 Block 46, Lot 13, 30 Prothero Rd, Alan Cutler - addition to existing pool cabana. Alan Cutler of 30 Prothero Rd. They are enlarging the pool cabana and making a higher quality on the cabana. Also, residing and putting on a new roof. Trying to tie it into the front of the house. It was suggested to replace sliders with French doors. Mr. Gassert likes a roof vs a pergola. Mrs. Norkus will write the report.
- 7:45 ZB996 Block 35, Lot 10, 307 Laird Rd, Josie & Lou Mangan – Remove existing dormers and add 3 dormers, enclose 2nd floor balcony and entry piers on driveway. Replace 2 dormer with larger 3 window dormer, enclosing back balcony and add entrance piers. Reroof. Mrs. Gentile will write the report.
- 7:30 ZB995 Block 39, Lot 10, 401 Route 537, Michelle Greco – Modify roof line and complete renovations to inside of main house and modify roof line to detached structure. Previously before ARC on 11/28/2017 for addition to dwelling, remove part of garage and retain Quonset addition built without approvals. The Quonset is demolished and no longer doing 1,500 sq. ft addition. Mr. Taeschler will write the report.
- PB730 Block 17, Lot 2, Estate of Domidion/John Kling Applicant, 21 Revolutionary Rd - Subdivide lot into 3 properties – Not in our purview

Motion to Adjourn –Next Meeting

On a motion by Mrs. Gentile, seconded by Mrs. Anania, the meeting was adjourned at 8:13 PM.

The next meeting will be on Tuesday, July 24, 2018, at 7:00 PM, at Town Hall

Respectfully submitted,

Michele Battista

Secretary