

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW COMMITTEE

July 25, 2017

Mr. Taeschler called the Committee to order at 7:04 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: Mrs. Gentile, Mr. Rizzuto, Mrs. Johnson, Mr. Oberer, Mr. Taeschler, and Mr. Tappen

ABSENT: Freeholder Burry, Mrs. Feury, Mr. Gassert (all excused)

On a motion by Mr. Oberer, seconded by Mr. Tappen, the minutes of the June 27, 2017 meeting were accepted as modified.

CHAIRPERSON'S REPORT

Mr. Taeschler asked for any suggestions for Architectural Awards.

Mr. Rizzuto mentioned the NJAW came before the Shade Tree. Tinton Falls residents complained about the turbine noise. Mrs. Gentile asked why does ARC see the plans so late with build plans, vs. earlier on.

PLANNING BOARD

No update.

ZONING BOARD

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

OLD BUSINESS

- ZB975 Block 29.07, Lot 3, St Mary's Church, 4 Williamsburg South - Additions and renovations. Fernando Avila of 16 Caldrige Rd, Marlboro is the builder. It is a 2-story colonial in front and 1 story in the back. They plan to move the half bath in kitchen to be near the door to the pool. Enlarge the Kitchen and Dining room. No structural change in the front. The pool is existing. They will change the roofline to extend out and add slider doors to the addition off the dining room to the porch. They will match the siding and paint the whole house. This will be the living quarters for Father Jeff and visiting priests. Freeholder Burry was curious how the other Zoning Board members looked at the visiting priests. Mr. Oberer will write the report.
- Block 6, Lot 18, Ellis/Green, 3 Hillmont Terr – Front Porch addition. John Ellis & Robin Green 3 Hillmont Terr. At the last ARC meeting, they mentioned seeking a variance on porch, to add column 15ft wide by 7 ft. They have shortened the porch based on Mr. Gassert's suggestion. The previous owner's son came back to visit about a year ago. Mr. Ellis mentioned that they had their father's army uniforms for

them in the attic. At last meeting, the committee asked if they were redoing the roof and they will be. Mr. Taeschler will write the report.

- PB724 Block 38 ; 35, Lot 1 ; 6, NJ American Water Company, 310 Swimming River Rd – Add water treatment plant. Glen Rametta of 65 Oak St, Norwood for NJ Consulting and Andy Balto, Project Architect of Gannett Fleming at 1 Cragwood Rd, S Plainfield NJ. NJAW is adding a water treatment system, new pump, and new electric. The existing plant was built in early 70s with some prior work in the late 80s. There are adding 2 rooms with the lower room for electric and the upper room for pump. An atrium will connect the 2 buildings which will also be the new entrance. They showed 11 existing photos. The addition is in front of the existing building so more visible from the road. American Water is the parent company and is public. Mr. Gassert said the actual finishing touches to the plans are not interesting enough and out of context with our rural Colts Neck town. Mr. Gassert suggested to look at Brookdale, who incorporated wood and stone in the buildings. Freeholder Burry asked if open to suggestion of changes. NJAW wants to be a good neighbor. Mrs. Gentile asked if they have a landscaping plan. Mr. Rizzuto said Brick Township's reservoir pump station, causeway, and purification setup is very pleasing to look at. NJAW is on the July 11th Planning Board agenda because need front yard variance and site plan approvals. Mrs. Gentile will write the report and consult with Mr. Gassert.
- PB725 Block 46, Lot 1.52, Trump National Golf Club, One Trump Blvd – Deviations to previous site plans – landscaping. Mr. Gassert will write the report as not in our purview.

NEW BUSINESS

- Block 22.01, Lot 1, Tedesco, 5 Cedar Dr – 2nd story & Front Porch addition. Douglass Tedesco of 388 Corbin Ct, Lakewood. Extend the porch and up above the garage. Redoing windows, Hardy Board 8" plank, standing seam roof for porch. Square tapered columns. Mr. Taeschler will write the report.
- ZB978 Block 12, Lot 14, Gubbay, 17 White Oak Dr – detached garage Adrian Gubbay 17 white oak dr Conceptual drawing to add garage so he can work on a car and store another vehicle in a garage. Gable end will be on the opposite side. Will do cedar impression. Will build a duplicate cupoula for the garage. Looking for a roll up garage door to not interfere. Will make it look like they are related. Mrs. Gentile will write the report.
- ZB977 Block 34, Lot 11, Flancabaum, 277 County Route 537 - Proposed 3 bedroom house. Morris 7 Yearling Path. Showed existing photos of Marianne's constructed 100 years ago. Pre existing non conforming use. Tear it down and build a single family home on same footprint as C1 zone. 300 ft buffer from Stream. Replace existing septic. Stucco house with garage moving to the side per Planning Board request. Small home about 2500 sq ft. Mr. Oberer will write the report
- PB703C Block 46, Lot 13 & 14, Orchards Shopping Center – Deviations for parking
- ZB979 Block 13.01, Lot 1, Tipton, 24 Crine Rd - Remove existing 6 ft wood fence and replace with 5 & 6 ft PVC fence with lattice. Bill Tipton of 24 Crine. This is the ranch that is on corner of Ann. Replace 6 ft

wooden stockade fence with PVC fence, but as corner lot so have 2 front yards. Variance for the height of fence and the 50/50 rule. Mr. Tappen will write the report. Suggested conceptual drawing to come before ARC to save costs

On a motion by Mr. Taeschler, seconded by Mr. Oberer, the meeting was adjourned at 8:17 PM.

The next meeting will be on Tuesday, August 22, 2017, at 7:00 PM, at Town Hall

Respectfully submitted,

Michele Battista

Secretary