

- TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW COMMITTEE

July 24, 2018

Mrs. Burry called the Committee to order at 7:10 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. Oberer, Mr. Gassert, Mr. Rizzuto, Mrs Norkus, and Mrs Anania.

ABSENT: Mrs. Gentile, Mr. Taeschler, Mrs. Johnson, and Mr. Tappen all excused.

On a motion by Mr. Oberer, seconded by Mrs. Anania, the minutes of the June 26, 2018 meeting were accepted.

CHAIRPERSON'S REPORT

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) various residential: Prothero Rd which is a Michael Munroe house, Dugo (Mike Munroe house) from Scobeyville Rd, and Squan Song Ln, Fewer of 100 Conover Rd, Wyncrest, Flock Clubhouse (Steve Gassert), Cross Rd between Laird and Willow Brook.

Hominy Hill Golf Course, Brewery & Stewart's barns could be considered for later years

PLANNING BOARD

No update.

ZONING BOARD

Zoning Board approved the car wash.

OLD 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 add entry piers on driveway. They are replacing the 2 dormers with a larger 3 window dormer, enclosing back balcony and add entrance piers. Reroof the whole house. 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

NEW BUSINESS

- 7:15 Block 16, Lot 3, 146 Cedar Dr, Robert Baerenbach - rear addition up back of garage and side of house. Robert Baerenbach of 146 Cedar Dr. The architect is Dean Daley from Point Pleasant. They added a pool in the back last year and would like to have an accessible bathroom. The garage on the side will add an extension with stucco and possible stone on the bottom. Long term would like to stucco the whole house. Mr. Gassert asked why the new roof of addition is higher than the existing house. Mr. Oberer asked why the roof lines so different. The owner said turrets are usually higher. Millennium stone work is doing all the stone. John Whalen is the preferred builder. Mr. Gassert will write the report.
- 7:30pm ZB992, Block 21.07, Lot 3, 265 Phalanx Rd, Patrick Paolucci - Remove rear deck and rebuild existing 2nd stories left and right to include roof top deck and rebuild front porch. Mr Paolucci of 464 Everett Rd Holmdel. The house needs work as the structure is 109 years old. In 2003, someone added a large

addition in back. The 2 second floor bedrooms have 6 ft 1-inch ceilings. The ceilings are 7ft on main floor. The right-hand side will be demolished to foundation. The left-hand side is more than acceptable but the bedroom makes no sense as ceiling is not acceptable. Mr. Gassert suggests making the house not so monolithic, or boxy. It is missing the charm factor of an older home, so maybe add some stone at foundation. There is a roof top deck with slider from master bedroom where will add a tray ceiling in the bedroom. They will change to hip roof on the sides, add larger windows to the back, and line the double hung windows in the front. There will be square columns vs round columns and add an elliptical arch over doorway. Mr. Oberer will write the report

- ZB999, Block 1, Lot 36, 72 Glenwood Rd, Michael Salvo - Retain previously constructed property improvements - Not in Purview

Motion to Adjourn

On a motion by Mr. Oberer, seconded by Mrs. Anania, the meeting was adjourned at 8:38 PM.

The next meeting will be on Tuesday, August 28, 2018, at 7:00 PM, at Town Hall

Respectfully submitted,

Michele Battista

Secretary