

- TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW COMMITTEE

August 28, 2018

Mrs. Burry called the Committee to order at 7:14 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, Mrs. Gentile, Mr. Tappen and Mrs Anania.

ABSENT: Mr. Taeschler, Mrs. Johnson, Mr. Rizzuto, Mrs Norkus, and all excused.

On a motion by Mr. Oberer, seconded by Mrs. Anania, the minutes of the July 24, 2018 meeting were accepted.

CHAIRPERSON'S REPORT

Mrs. Burry called for a moment of silence for Harold Kilbride who was a member of this committee. He will be sorely missed.

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 (Mr Gassert will try to touch base), Dugo (Mike Munroe house) from Scobeyville Rd, Squan Song Ln, and 100 Conover Rd which Mrs. Burry called the Fewers but no response. Others are: Wyncrest, white house on **Cross** Rd between Laird and Willow Brook (see if Gassert can reach them). Present awards at end of November.

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

PLANNING BOARD

No update.

ZONING BOARD

No update.

OLD 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

NEW BUSINESS

- 7:15 Block 13, Lot 32, 9 Ann St, Joseph & Cindy Peluso - Front porch, 2nd story, rear addition and deck. Joseph & Cynthia Peluso of 9 Ann St. Adding on to the back. Make storage space into master bedroom. Take whole roof off. Mrs. Gentile suggested a step down on the ridge of the side elevation from the front roofline should be changed. The owners want to remove all the rooflines and he can't lower because it is a load bearing wall. Mr. Gassert suggested the roof line change from Mrs. Gentile to amp up the charm. Architect is from north Jersey. Adding a metal roof. Cedar pergola in front. 8 ft ceilings. You threw an addition onto a gable. Mrs will call architect and show husband a roofline like it. D&H Columns will be wood or concrete square. Hardy board or vinyl siding. Might do a stone cladding. Mr. Gassert suggested use real stone n not cultured. Mrs. Gentile will write the report.
- 7:30pm Block 12.01, Lot 7, 14 White Oak Dr, Paul Kallas - Add 2 front dormer. Paul Kallas of 14 White Oak Dr. Add 2 front dormers one on each roof. Will be replacing the roof. Mrs Gentile asked what the pitch of the existing roof. Mrs Gentile didn't like the small little doodads on the large dormer. Reduce the fly of the dormer and move the dormer over main house higher so some roof beneath it. Add windows or a grill to break it up. Mr. Oberer will write the report.
- PB690B, Block 48, Lot 19, 20 County Route 537 East, Huddys' Restaurant - Compliance with Special Condition 13 which called for a 2-year review of the parking and interconnecting with Pebble Creek. NIP
- ZB1000, Block 16, lot 33.15, 2 Homestead Dr, Jeffrey Garwood - Remove existing 6' by 8' shed with new 12' by 24' shed - NIP

Motion to Adjourn

On a motion by Mr. Oberer, seconded by Mrs. Gentile, the meeting was adjourned at 8:16 PM.

The next meeting will be on Tuesday, September 25, 2018, at 7:00 PM, at Town Hall

Respectfully submitted,

Michele Battista

Secretary