

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW COMMITTEE

December 20, 2016

Freeholder Burry called the Committee to order at 6:10 PM with a salute to the flag. Freeholder 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, Committeeman Fitzgerald, Mrs. Gentile, Mr. Oberer, Mr. Taeschler, Mrs. Feury, Mr. Kerris, Mr. Gassert and Mrs. Johnson

ABSENT: Mr. Tappen (excused)

On a motion by Committeeman Fitzgerald, seconded by Mr. Oberer, the minutes of the October 25, 2016 meeting were accepted as modified.

CHAIRPERSON'S REPORT

Our Deputy Mayor will be resigning his Township Committee position and moving to our in-house council in Monmouth County as Mrs. Marshall will be a Judge.

The Colts Neck equine roundabout won the County Planning Merit Award. Two applications were submitted, the County engineer and the Colts Neck Architectural Review Committee. Fifteen years ago, Cathy Trost, a friend of Freeholder Burry, took on this project at the dangerous intersection. Colts Neck supported the project and Freeholder Burry carried it through to fruition. Then the decision came to have something in the middle to keep people from driving through the roundabout. Freeholder Burry was instrumental in negotiating an agreement with Ed Brock to provide the bronze horse at cost. Also, receiving County awards were the Asbury Hotel (reuse of old Salvation Army) and Sandy Hook Bay Marina in Highlands. Vince Domidion received award as Planning Board Director for 10 years until resigned 6 months ago.

PLANNING BOARD

Planning Board postponed their decision on Stewarts until January meeting as continued to take testimony.

ZONING BOARD

Freeholder Burry mentioned there were a number of applications before the Zoning Board.

OLD BUSINESS

- ?????, Block 1, Lot 80.02 Staback, 6 Moonlight Drive – New construction. Stephen Amplo, the builder states this is a colonial style home, with a timberline roof in slate gray color, cedar impressions or hardy board, a cultured blue stone finish, all fascia in white, mahogany and glass front porch, 3 car garage from basement level with a partial walk out basement in back. Everything is compliant. The square footage is 5,100 for the 1st and 2nd floors with a partial basement and finished attic. Mr. Taeschler will write the report.
- PB721, Block 51, Lot 1.01, Hockhockson Farm, 372 Route 537 –Barn replacement, Visitor & Education Center addition, Green House, and New Farm Shed. John Anderson, Attorney and Mrs. Stephanie Bassler, Architect with a license in NJ and NY present. The client plans to add to the agriculture use of the property by having open houses, and barn tours. They propose the removal of 2 structures and adding 2 structures. A new building will replace the small shed. Mrs. Bassler and Peter Reynolds, her design partners are working with the client on the site plan development with Maser Engineering and the attorney. There will be a new 8400 sq. ft. total visitor center over 2 floors that will have classroom space, accessible bathrooms, cedar shingles, solar panels on roof, a teaching kitchen to promote healthy cooking and a large open hall on 2nd floor with offices for the non profit using the property. The main house remains as-is. The two caretaker cottages will be used for staffing 24*7.

Mr. Anderson is in consultation with Committeeman Fitzgerald, Mr. Anfuso and the Monmouth County AG board. Freeholder Burry is concerned about the traffic. They will self restrict the number of people who visit per day by having visitors previously schedule a tour. They plan for 4 to 6 events annually. There is a 60 space parking lot with an overflow parking allowing for an additional 69 spaces.

Freeholder Burry said that Hockhockson Farm has been in same family since 1700's and should preserve as much as possible. Freeholder Burry stated the property is farm assessed so the Zoning Board will have to handle any applications. The County had said no variance was required and at this time, no one is saying the client needs a use variance. The Monmouth County AG board allowed for it, but Colts Neck hired outside counsel who has an appeal pending at the County level. The Planning Board will review and appeal may be withdrawn. Committeeman Fitzgerald said the educational efforts may not be farmland protected. They are bootstrapping farm use on Laurino Farm selling produce from 11 acres. Education process is narrowly focused to be a preservation of farm animals. Laurino Farms leases the property.

Allan Gabriel, a resident at 227 Rt 537 East stated it is a great idea.

The client's mission is to have a farm sanctuary for the care and respect of animals. This is a large part of their advocacy. Committeeman Fitzgerald said that their applications have a habit of morphing into something they are not. The animals meet the definition of farm animals. Committeeman Fitzgerald also mentioned that cats were dropped off at Hockhockson farms after story released.

Mrs. Bassler said the key word is "Sustainability." The Planning board has site plan approval for gravel parking lot and landscaping. The County Development Committee was out on the county roadway yesterday and they may need to go before them for additional submissions.

This committee is only focused on the structure before us. It is not in our purview to comment on the usage.

A Princeton barn company said the barn is beyond repair and is structurally unsound with the wood turning to powder and shifting on its footing. They will try to replace it with in kind if possible with a metal roof, and wooden doors like large panel doors of a barn. Current barns have asphalt shingles. The hay barn storage will be a new building with a footprint of 26ft by 48 ft. There will be a run in shed to shelter the sheep. The greenhouse is a farm use building that is single story that will not be plastic sheeting as used for 4 seasons and will be used by Laurino Farms. They will add water resources to bring well water to irrigate the fields.

Mrs. Gentile asked to keep the roads gravel as they are now. Waiver to ask for gravel vs. paved surface. Plantings on property are substantial already as almost an arboretum. They will enhance the property to use native plants available for animal feeding. Mrs. Gentile will write report

- ZB967, Block 10, Lot 45, Vaina, 7 Partridge Way – Dormers on house addition. Allan Gabriel, builder provided a color picture of existing structure. They are adding a dormer to balance house on existing structure and will be matching everything with the dormer off to the side. Mr. Oberer will write the report.
- ?????, Block 1, Lot 17 Stret, 27 Mountainside Drive – Second Floor addition. Wallace Toscano, Architect. Single family residence with walk out basement. Mr. Toscano provided 3 pages of photos of existing house. The body of the main building will get 2nd floor where the older additions in clapboard remain untouched. The brick will repeat on the 2nd floor front and the side will be clapboard. The asphalt roof will match. The house sits a ¼ of mile in on Mountainside on the right hand side with a 2.3 acre lot. Mr. Taeschler will write the report.
- PB722 Block 46, Lot 10 & 11, Carmello Enterprises, LLC, 43 County Route 537. The business needs to obtain additional parking so suggesting joining parking lots. Mr. Taeschler will write the report that not in our purview.

NEW BUSINESS

- ZB970 Block 7.20, Lot 5 Bowers, 52 Laurelwood Drive – Front porch, rear & side addition. Freeholder Burry stated the principal setback not compliant because exceeds the 90 ft rule. The Committee stated that it looks suitable to its neighborhood. Mrs. Feury will write the report.
- ZB971, Block 7.14, Lot 2, Quincannon, 8 Spring Garden Rd – Front porch, 3 car garage expanded 2nd floor over garage, new driveway, inground pool and patio. This is not compliant with the front setback. The Committee stated that the project has great curb appeal. Mr. Taeschler will write the report.
- ZB972, Block 21.06, Lot 5, Maiorani, 10 Saratoga Dr – Front porch. 10 ft wide, 8 ft deep. No architect rendering provided, so no front elevation. Mr. Taeschler says such a small project, that we do not need more information. Mr. Kerris will write report.
- PB722 Block 46, Lot 10 & 11, Carmello Enterprises, LLC, 43 County Route 537. The business needs to obtain additional parking so suggesting joining parking lots. Mr. Taeschler will write the report that not in our purview.
- ZB????, Block 29, Lot 10.2, Serrapica, 7 Bluebell Rd. – 1st floor addition and front porch. Architect Robert Adler. It looks like a beautiful addition, but we need to have someone present to provide a detailed description. We only have the plan of the house with Front & Side elevation.

On a motion by Mrs. Feury, seconded by Committeeman Fitzgerald, the meeting was adjourned at 7:02 PM.

The next meeting will be on Tuesday, January 24, 2017, at 7:00 PM, at Township Hall.

Respectfully submitted,

Michele Battista

Secretary