

TOWNSHIP OF COLTS NECK
ARCHITECTURAL REVIEW COMMITTEE
June 24, 2003

Chairperson, Lillian Burry, called the Colts Neck Architectural Review Committee to order at 5:30 p.m. She read the following statement: "In accordance with the provisions of the Open Meeting Law – Chapter 21, P.L. 1975 public meeting was provided in accordance with the Annual Notice procedures (C10: 4-28 of said Act)."

ROLL CALL INDICATED:

PRESENT: Mesdames Burry, Joline, Johnson, Hager, and McCarthy and
Messrs., Stuart, Rodetsky, and Kilbride

ALSO PRESENT: Mesdames Buck

Mrs. Peggy Joline made a motion to approve the minutes as corrected from the May 21, 2003 meeting and this was seconded by Mr. David Rodetsky.

ZONING BOARD UPDATE

Mrs. Lillian Burry advised that the Zoning Board turned down the plans for 9 Holling Road. They need variances and building permits for the existing building so they are either going to have to tear it down or make the building smaller.

The plans for the antenna for the AT&T property were delayed until the next meeting. The surrounding neighbors are not happy with the 2 antennas. They are also building a pad and that will require a variance.

NEW BUSINESS

Mr. Larry Rothstein, Mrs. Jenny Mumford, and Mr. Mark McCabe, builder, came before the committee members with plans for the Mumford Property on Montrose Road, ZB-Block 22 Lot 8. The house, pool, and existing barn will be on Lot 18 while the apartment and multipurpose building will be on Lot 17. The 2 lots were merged and will need to be separated. Lot 17 is under the Farmland Preservation Law. The breeding and training of the Alpaca horses, the bees and bee products, the trees, as well as the seasonal

products will be on Lot 17. The committee members felt the barn on Lot 17 is quite pleasing. There are variances needed for the barn and the house on Lot 18. The main problem is the new building is too close to the barn. They have a 72-foot setback where 100 feet is required. They are going to retain the existing barn. The house is 6,000 square feet. The house is a Timberpeg product. It will have gray cedar shakes with a cultured stone on the bottom of the house. There will be a cupola in the middle of the house to let light in. The committee members feel the house is very attractive.

Mr. Radford and Mrs. Abbie Stokes came before the committee members with plans for Colts Neck Creations (Honey Shop), PB601 – Block 46 Lot 11. They don't want to change anything in regards to the store. They will have their private workshop in the lower level with retail on the second level. The biggest problem is trying to connect the floors and the handicap bathroom. Currently there are holes in the roof, which they will replace with tin. They are going to replace the windows so it is energy efficient. They have to replace the septic system and there are problems with parking spaces. They are going to have a glass front door and are going to put in a staircase in the rear entrance. The committee members are in agreement with the plans.

Mrs. Angeliki Morfogen came before the committee with plans for 151 Dutch Lane Road, ZB613-Block 11 Lot 3.02. She wants to put a 1200 square feet addition on the existing house. She currently has a 2-bedroom house. She wants to create 3 bigger bedrooms upstairs with a new Master suite and bath at the other end of the house. She is going to upgrade the plumbing. She will replace the roofing with clapboard siding. She is going to rebuild the front porch. She is going to replace the windows in the Master Bedroom. The committee members are in favor of the plans.

Mrs. Emma Zarantonello came before the committee members with plans for 27 Downing Hill Lane, Block 12 Lot 3.4. She wants to add a master bedroom above the 2-car garage and car port. They have 5 acres of property. They will continue with the cedar shingles that are on the existing house. Mr. David Rodetsky felt the front door is not big enough for the rest of the house. The committee suggested she have a more imposing door or a bigger frame but they are in agreement with the plans.

The meeting was adjourned at 7:00 and this was unanimously agreed upon.

The next meeting will be held on July 22, 2003 at 5:30 PM at Town Hall.

Respectfully submitted,

Suzy Buck
Secretary