

**Architectural Review Board
Meeting Minutes
November 18, 2021**

Board Present: Jordan Berliner, Chairman, Dale Strecker, Architect, Brad Hix, Landscape Architect, Bob Manne, Don Schnackel, James Slavetskas, Bob Zinn

Absent with notice: Jack Toti, Carlton Dallas

Staff Present: Michele Chisolm

Call to Order: 8:00 AM

Minutes: Bob Manne motioned to approve the ARB meeting minutes for October 28, 2021. James Slavetskas seconded the motion. The October Meeting Minutes were unanimously approved as amended.

Meeting Adjourned: Bob Zinn motioned to adjourn the ARB Meeting on November 18, 2021. Bob Manne seconded the motion. The November ARB Meeting was adjourned at 9:30am.

Appeal:

1. Lot 24 Deerfield Road #24 Case: 5211Wimmer
The Owner is appealing the denial of his submission to install solar panels. The Owner provided a site plan but did not provide details for the installation. He stated that the solar panels are a new system based on AI (Artificial Intelligence), and will be self-installed. Since it is considered an "appliance" it does not require any Township permits and it is not an integrated system.

The Owner presented his side of the issue. He presented a sample solar panel, and samples of the equipment that will be used. He verbally outlined how the panels, wiring and electronic components will be installed.

The Board instructed the Owner to document the information he presented in writing and a detailed drawing on his property site plan and elevations. The Owner agreed to submit the requested information for review.

Submissions:

2. Lot 22 Seabrook Landing Drive #40 Case: 8395
Saleeby
Final Review: Re-submitted plans to add a screen porch in the rear. The plans submitted were granted a Final Approval with comments. A final approval letter was forwarded to the Owner and Builder.

Comments from the Board:

- A landscape plan is required and must be submitted prior to the completion of the construction.

3. Lot 95 Myrtle Bank Road #77 Case: 6498
Fiorillo
Final Review: Re-submitted plans to install a swimming pool in the rear. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Contractor. The landscape plan was approved.

4. Lot 124 Annabella Lane #5 Case: 8881
Eberly
Final Review: Re-submitted plans to install a swimming pool in the rear. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Contractor.
5. Lot 10 Sam's Point Lane #8 Case: 7990
Golab
Final Review: Re-submitted plans to install a swimming pool in the rear. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Contractor.
6. Lot 62 Fisherman's Bend Court #9 Case: 8584
Herhily
Final Review: Submitted plans to add a swimming pool in the rear. The Owner is requesting a 2' variance for more room on the pool/deck patio. The plans submitted were granted a Final Approval. The landscape plan was denied. A final approval letter for the pool and pool deck was forwarded to the Owner and Builder.

Comments from the Board:

- The Board granted an additional 2' for the pool deck. No future pool deck or patio extensions will be permitted.
- The Landscape detail was overcrowded and needs spacing between planting material. A new landscape plan must be submitted prior to the completion of the project.

7. Lot 93 Deerfield Road #39 Case: 5095
Rodriquez/Sass
Preliminary Review: Submitted preliminary plans to add a three (3) car garage addition with bonus room and renovate the driveway. The preliminary plans submitted were approved as a concept.

Comments from the Board:

- The Board asks that you revisit the front door, front step, and driveway configuration. The design or layout did not tie into each other.
- The ARB strongly suggest that you submit professional architectural drawings as the final submittal.

8. Lot 162 Honey Locust Circle #44 Case: 8801
Finn
Final Review: Submitted plans to install a pool in the rear. The landscape plan includes plant material on POA Property that has been approved by David Mills, POA Maintenance Director. A 6' variance was granted in the August meeting. The plans submitted were granted a Final Approval. A final approval letter was submitted to the Owner and Contractor.

9. Lot 12 Raintree Lane #26 Case: 6941
Zwickl
Final Review: Resubmitted plans to install a swimming pool. The plans submitted were granted an Administrative Approval. The landscape plan was approved.

Comments from the Board:

- You must submit a pool cross section detail that shows the back side of the wall, spout, pool and wall material information. Once you provide a detailed plan to ARB Staff a final approval letter will be issued.

Update: The Contractor forwarded the required details. A final approval letter was forwarded to the Owner and Contractor.

10. Lot 11 Jingle Shell Lane #21 Case: 5051
Brown
Final Review: Re-submitted plans to add one bedroom, & bath, modify kitchen & master bedroom. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Builder.
11. Lot 43 China Cockle Lane #4 Case: 5897
Genova
Final Review: Re-submitted plans to add a swim hot tub and pool enclosure in the rear. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Contractor.
- Comments from the Board:
- The Board recommends that the material used for the proposed structure consist of Hardie-Plank wood material. The Board does recognize that HHP homes consist of mixed material. However, the existing structure of this home is all wood and the Board feels that matching wood material may look better aesthetically.
12. Lot 1 High Bluff Road #102 Case: 6785
Williamson
Final Review: Submitted plans to add a swimming pool in the rear. The plans submitted were granted a Final Approval. The final approval letter was forwarded to the Owner and Builder.
13. Lot 44 Deerfield Road #52 Case: 6388
Deckelbaum/Wheeler
Final Review: Re-submitted plans requesting a 6' variance to widen an existing screen enclosure and add a paver patio. A new landscape plan will be submitted upon approval of the variance. The plans submitted were granted a final approval. A final approval letter was forwarded to the Owner and Contactor.
- Comments from the Board:
- A new landscape plan must be submitted prior to the completion of the approved project.
14. Lot 1 Stonegate Drive #1 Case: 7603
Finn
Final Review: Submitted plans to install a swimming pool in the rear. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Contractor.
15. Lot 364 Headlands Drive #127 Case: 5503
Price
Final Review: Submitted plans to install a swimming pool in the rear. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Contractor.
- Comments from the Board:
- The Board recommends that you move the spa back to the setback line to give you a little more pool space.
16. Lot 90 Black Rail Lane #1 Case: 6237
Dolan
Final Review: Re-submitted plans to add a room addition, privacy wall and renovate the kitchen. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner.

17. Lot 86 Oyster Bay Place #21 Case: 7172
Swab
Final Review: Submitted plans to install a swimming pool with pool barrier. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Contractor.

18. Lot 79 Windy Cove Court #12 Case: 6660
Neumann
Concept Review: Re-submitted plans requesting a 9' variance in the rear to add a screen porch enclosure. The 9' variance was approved.

Comments from the Board:

- The concept plan included architectural details. The wall section, electrical plans and structural plans were not included. The Board asks that the Owner submit the missing details administratively for approval and a final approval letter will be issued.

19. Lot 65 Rusty Rail Lane #17 Case: 5736
Hess/Bogart
Final Review: Submitted landscape plans for new garage addition. The landscape plans submitted were approved. A final approval letter was forwarded to the Owner.

Administrative:

20. Lot 98 Deerfield Road #23	Driveway, Walkway, Patio	Case: 5114
21. Lot 173 Hummingbird Ct#7	Driveway, Walkway, Stoop	Case: 5967
22. Lot 7 Sweetwater Lane #31	Walkway/Hot Tub	Case: 7523
23. Lot 91 Deerfield Road #43	Garage Door	Case: 5129
24. Lot 62 Rusty Rail Lane #23	Patio	Case: 5869
25. Lot 124 Cottonwood Ln #40	Driveway, Walkway, Patio	Case: 7741
26. Lot 22 Bank Swallow #7	Window	Case: 5620
27. Lot 136 Cottonwood Lane #18	Awning	Case: 6979
28. Lot 106 Hickory Forest Drive #64	Driveway	Case: 6734
29. Lot 6 Turrett Shell Lane #11	Patio	Case: 7685

October Fees

Review Fees:	\$ 4,350
Administrative Fees:	\$ 525
Total Monthly Review Fees:	\$ 4,875
Y.T.D.	\$ 114,000

Monthly Tree Mitigation Fees:	\$ 314
Y.T.D.	\$ 14,744

Monthly Fines Collected:	\$ 0
Fines Y.T.D.	\$ 1,200

The next scheduled ARB Meeting will be December 16, 2021.