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For Notice under Sunshine Law

**MOUNTAIN LAKES ZONING BOARD OF ADJUSTMENT
AGENDA
September 2, 2021**

NOTICE: Please take notice that the regular meeting of the Zoning Board of Adjustment of the Borough of Mountain Lakes will be held on September 2, 2021 at 7:30 p.m. **as a remote meeting only.** Formal action may be taken.

To Participate via computer please use the following link to join the webinar: <https://zoom.us/j/94321697504>

Or use iPhone one-tap: US: +13126266799,,94321697504# or +19292056099,,94321697504#

Or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833

Webinar ID: 943 2169 7504

If calling into the meeting by telephone, the following commands can be entered via DTMF tones using your phone's dial pad while in a Zoom meeting:

*6 - Toggle mute/unmute

*9 - Raise Hand (Once hand is raised, it cannot be lowered – if you change your mind and choose not to speak, when called upon, please let the host know that you have changed your mind and no longer wish to speak)

International numbers available: <https://zoom.us/j/94321697504>

1. CALL TO ORDER & OPEN PUBLIC MEETING ADVERTISEMENT NOTICE
2. ROLL CALL
3. REVIEW OF MINUTES: June 3, 2021
4. MEMORIALIZING RESOLUTION: none
5. PUBLIC HEARINGS:

Justin and Suzanne Chan	Appl. #21-723
3 Lake Drive	Blk. 80, Lot 32
Avg Front Yard Setback	R-A zone
Andy Thompson	Appl. #21-724
76 Kenilworth Road	Blk. 69, Lot 4
Side & Combined Side Yard Setback	R-A zone
6. OTHER MATTERS / PUBLIC COMMENTS
7. ADJOURNMENT



Cynthia Shaw, Administrative Officer

Dated: August 23, 2021

Distribution:

Board Chairman and Members
Board Attorney
Citizen & Daily Record

Web Site
Council Liaison

Applicants
Bulletin Board
Borough Clerk

**MINUTES OF A SPECIAL MEETING
ZONING BOARD OF ADJUSTMENT OF
THE BOROUGH OF MOUNTAIN LAKES
June 3, 2021**

Chair James Murphy called the remote meeting to order and announced: Adequate notice of this remote meeting has been provided in accordance with the Open Public Meetings Act by publishing the remote meeting notice in The Citizen and The Morris County Daily Record on January 11, 2021 and by filing the same with the Borough Clerk and posting it on the Front Door on January 11, 2021 and was made available to all those requesting individual notice and paying the required fee.

Start: 7: 33 PM

ROLL CALL:

Present: Murphy, Paddock, Peters, McCormick, Caputo and Astrup

Absent: Vecchione and DeNooyer

Also, Present: Attorney Michael Sullivan

REVIEW OF MINUTES: Brett Paddock made a motion to approve the minutes from the May 6th meeting. Kelly McCormick provided the second; the minutes were approved by voice vote by all eligible members present.

RESOLUTION:

Thomas and JoAnn George

Appl. #21-720

Ann Peters made a motion to adopt the resolution of approval and Jim Murphy provided the second. The Board voted 3 - 0 to adopt the resolution with members Murphy, Peters, and McCormick voting in favor.

Chinh Ty Nguyen & Emily Nagler

Appl. #21-722

Brett Paddock made a motion to adopt the resolution of approval and Ann Peters provided the second. The Board voted 4 - 0 to adopt the resolution with members Murphy, Paddock, Peters, and McCormick voting in favor.

PUBLIC HEARINGS: none

Other Matters / Public Comment:

Chairman Murphy opened the meeting to the public. No one wished to speak so the public portion of the meeting was closed.

Our next meeting will be on the 8th of July. Jim Murphy announced the Board would continue have our meetings remotely on Zoom through the September.

Kelly McCormick made a motion to adjourn the meeting and Brett Paddock provided the second. The meeting was adjourned at 7:43PM.

Respectfully submitted,

Cynthia Shaw

DRAFT

Borough of Mountain Lakes Zoning Board of Adjustment Checklist

Applicant's Name: Suzanne and Justin Chan

Address: 3 Lake Drive

Blk 80

Lot 32

Application #: 21-723

Date: 6/23/2021

By Ordinance (section 40-22) the items listed below must be included on your Plot Plan at the Zoning Board of Adjustment for a C or D Variance. The checklist must be submitted along with your application by 9:00 am 21 days prior to the hearing date.

	Required	Yes	Waiver	N/A
1.	Lot lines, with dimensions shown on a current survey prepared by a licensed professional surveyor, engineer, architect or landscape architect in the state of NJ	X		
2.	Tax Block and Lot Numbers	X		
3.	Zoning District	X		
4.	Name of roads on which the property fronts	X		
5.	Easements, right-of-way and zone boundaries			X
6.	Location of streams, lakes and fresh water wetlands			X
7.	Topographic Information		X	
8.	Location of all existing buildings, proposed structures or changes, showing front, rear, and side yard dimensions, and distance from buildings and accessory structures to property lines.	X		
9.	Architectural elevations and floor plans, including structural height, of proposed addition or new building	X		
10.	Building area allowed; draw lines showing required front, rear and side yard setbacks (Example of Plot Plan provided in Appendix B)	X		
11.	Location, arrangement and dimensions of parking area, driveway, patios, etc.	X		
12.	Names of adjoining property owners with lot and block designation	X		
13.	Location of all buildings on adjoining properties including set backs (Example shown in Appendix B)	X		
14.	Zoning Compliance Chart	X		

APPLICATION FORM
ZONING BOARD OF ADJUSTMENT
BOROUGH OF MOUNTAIN LAKES, NEW JERSEY

Application Number 21-723
Date Filed 7/24/21
Fee Paid \$250
Taxes Paid yes

SECTION 1. INFORMATION REGARDING THE APPLICANT:

A) Applicant's Name JUSTIN & SUZANNE CHAN
Address 3 LAKE DRIVE, MOUNTAIN LAKES Telephone (201) 650-0345
email SUZANNECHANDESIGN@GMAIL.COM

B) Owner's Name SAME Telephone _____
Address _____
email _____

(If the applicant is not the owner of the property, please complete the owner's authorization at the end of this application.)

C) The applicant is an: Individual(s) ☒ Corporation _____ Partnership _____
Other (please specify) _____

If the applicant is a corporation or a partnership, please attach a list of the names and addresses of persons having 10% interest or more in the corporation or partnership.

D) The relationship of the applicant to the property is:
Owner ☒ Purchaser under Contract _____ Tenant or Lessee _____
Other (please specify) _____

SECTION 2. INFORMATION REGARDING THE PROPERTY

A) The street address of the Property is 3 LAKE DRIVE

B) The location of the Property is approximately 0 feet from the intersection of LAKE DRIVE and BOULEVARD.

C) The tax map Block number(s) is 80 the Lot number(s) is 32.
(See tax bill or deed for this information.)

D) The zone in which the Property is located is R-A *

E) The dimensions of the Property are ±182' x 173'

F) The size of the property is 32,722 square feet.

G) Notice is required in all cases. Additional notice is required if the property is located: (please check if applicable)

1. within 200 feet of another municipality ()
2. adjacent to an existing or proposed county road. (✓)
3. adjacent to other county land ()
4. adjacent to a state highway ()

H) Have there been any previous Board of Adjustment or Planning Board hearings involving this property? YES _____ NO ✓

If the answer to (H) is YES, attach a copy of the written decision(s)* adopted by the applicable Board.

* Administrative Officer can assist applicant with this information.

(I) Describe any deed restrictions, easements or other matters affecting this property.
NONE

(J) Is this application filed pursuant to the *Special Zoning Requirements for Contributing Dwellings* in Section 40-49? Yes ✓ No _____

SECTION 3. INFORMATION ABOUT REQUESTED RELIEF: (see Chapter 40-21)

A) Provide information appropriate to your application and check those areas requiring variance relief:

	<u>Existing</u>	<u>Proposed</u>	<u>Allowed/Required</u>
<u> </u> Floor Area Ratio (%)	<u>9%</u>	<u>11.7%</u>	<u>21%</u>
<u> </u> Improved Lot Coverage (%)	<u>28%</u>	<u>29.1%</u>	<u>36%</u>
Setbacks:			
<u>✓</u> Front	<u>36'-5"</u>	<u>44'-10"</u>	<u>55'-1"</u>
<u> </u> Side	<u>76'-1"</u>	<u>64'-2"</u>	<u>25'-0"</u>
<u> </u> Side	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u> </u> Rear	<u>52'-6"</u>	<u>N/C</u>	<u>25'-0"</u>
<u> </u> Shoreline	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u> </u> Use			
<u> </u> Height*	<u>N/A 26'-0"</u>	<u>± 28'-0"</u>	<u>35'-0"</u>

*See Chapter 40-21A.(4a)[6] to determine if your height variance is a C or D variance

 Other (describe) _____

B) Indicate the Sub-Section of the Borough of Mountain Lakes Land Use Ordinances Chapter 40-21 under which this application is submitted:

- Appeal of action of administrative officer
- Interpretation of zoning ordinance or map
- ✓ "C-1" (40-21.3A) hardship
- "C-2" (40-21.3B) "benefits ... would substantially outweigh any detriment"
- "D" Use, Floor Area Ratio, Height or Density variance
- Other _____

C) PROPOSAL -- Provide a description of the proposed physical changes to the property/ or the proposed use of the property.

A 12 FOOT, 1 1/2 STORY ADDITION TO THE RIGHT SIDE OF THE EXISTING 1 1/2 STORY SINGLE FAMILY RESIDENCE. THIS ADDITION WILL PROVIDE A LARGER LIVING AREA ON THE MAIN FLOOR AND A LARGER BEDROOM WITH ENSUITE BATHROOM FOR THE OWNER. A SMALL AREA OF THE EXISTING COVERED PORCH IS BEING ENCLOSED TO PROVIDE A FUNCTIONAL ENTRY VESTIBULE.

D) REASONS FOR RELIEF: Supply a statement of facts showing why the requested relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zoning Plan and land use ordinances.

FRONT YARD SETBACK THE HOME NEEDS TO BE EXPANDED TO SUPPORT OUR GROWING FAMILY AND CONTEMPORARY LIFESTYLE. THE LOGICAL AND NATURAL LOCATION OF THE ADDITION IS TO THE SIDE WHERE THERE IS A WIDE SIDE YARD. THE LIVING ROOM AND BEDROOM ABOVE ARE IN NEED OF EXPANSION AND LOCATED AT THIS END OF THE HOUSE. THE EXISTING FRONT YARD SETBACK IS WELL IN FRONT OF THIS AREA OF THE HOUSE. THIS IS A PRE-EXISTING NON-CONFORMING CONDITION. THE ADDITION IS RELATIVELY SMALL BUT UNUSUALLY IMPACTED BY THE ORIENTATION TO THE PROPERTY LINE. THE HOUSE IS AT AN ANGLE SO THAT ANY ADDITION DECREASES THE FRONT YARD SETBACK. ALTHOUGH ITS WELL BEHIND THE EXISTING, THE CURRENT SETBACK CALCULATION DOES NOT ALLOW FOR EXPANSION TO THIS SIDE. THIS IS A HARDSHIP CAUSED BY THE GEOMETRY OF THE SITE AND THE CHANGE IN ZONING FROM THE ORIGINAL HISTORIC SITE PLAN.

SEE SHEET A₀ FROM
DRAWING SET

FLOOR AREA RATIO CALCULATION (Existing & Proposed)

-See Appendix A

FOR A NEW HOUSE OR AN ADDITION

Owner SUZANNE & JUSTIN CHAN
Address 3 LAKE DRIVE
Block Number 80 Lot(s) 32
Zone R-A Permissible FAR, % 21%

For Proposed House or Addition:

	Areas (sq. ft.)							
	Basement	Basement	1 st Floor	1 st Floor	2 nd Floor	2 nd Floor	*Upper Story	*Upper Story
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
Area of Basic House Footprint	300	646	1302	1730	997	1127		
Additional Factored Area for Cathedral Ceiling			42	42				
Additions								
Over Attached Garage								
Bay Window								
Heated Porches, Entries and Breezeways								
Garage Space Greater than 500 square feet			293	293				
Roofed Porches, Breezeways & Decks over 500 sq ft								
Other								
Deductions								
SUB-TOTALS	300	646	1637	2025	997	1127		
TOTAL FLOOR AREA (sq. ft.)								
EXISTING 2934 PROPOSED 3838								

* The gross area of the full floor of any story containing a half-story, as defined.
Divide the Total Floor Area by the Site Area to get the Actual FAR in percent.

Seal:

	Existing	Proposed
Total Floor Area (sq. ft.)	2934	3838
Site Area (sq. ft.)	32,722	32,722
Actual FAR, %	9.0%	11.7%

Certified by: A. G. Gutt
License #: 21A101824700

Print Name: ALEX GOTHELF
Date: 7/27/2021

***This worksheet must be completed, sealed and certified by a licensed architect or engineer.**
IMPROVED LOT COVERAGE CALCULATION (Existing & Proposed)
 -See Appendix A

Owner SUZANNE & JUSTIN CHAN
 Address 3 LAKE DRIVE
 Block Number 80 Lot(s) 32
 Zone R-A Permissible Coverage, % 30.7%

	Existing Area (sq. ft.)	Proposed Area (sq. ft.)	Remarks
Area of Basic House Footprint	1302	1302	
Additions		365	
Attached Garage			
Detached Garage	794	794	
Entries & Steps	38	38	
Porches, Breezeways & Roofed Decks	307	307	
Patios & Terraces	1884	1884	
Driveways & Parking Lots (paved or otherwise)	4249	4249	
Sidewalks & Walkways	250	250	
Tool Sheds			
Swimming Pools			
Walls	286	286	
Other <u>AC & GENERATOR</u>	40	40	
TOTAL IMPROVED AREA	9,150	9,515	

Divide the Total Improved Area by the Site Area to get the Actual Coverage in percent.

Seal:

	Existing	Proposed
Total Improved Area (sq. ft.)	9150	9515
Site Area (sq. ft.)	32,722	32,722
Actual Coverage, %	28.7%	24.19%

Certified by: Alex Gottlieb Print Name Alex Gottlieb
 License #: 21A561824720 Date: 7/6/2021



STREET FACING FACADE





RIGHT SIDE



LEFT SIDE

SECTION 4. VERIFICATION AND AUTHORIZATION:

A) APPLICANT'S VERIFICATION

I hereby certify that the above statements made by me and the statements and information contained in the papers submitted in connection with this application are true.


Applicant's Signature

B) OWNER'S AUTHORIZATION

I hereby certify that I reside at 3 LAKE DRIVE in the
County of MORRIS and State of NEW JERSEY;
and that I am the owner of all that certain lot, piece or parcel of land known as
Block(s) 80
Lot(s) 32 on the Tax Map of _____ which
property is the subject of the above application, and that said application is hereby
authorized by me.


Owner's Signature

APPENDIX A
CHECKLIST AND CERTIFICATION FOR
ELIGIBILITY FOR BULK INCENTIVES

This Checklist and Certification must be completed, sealed and certified by a licensed architect.

ELIGIBILITY FOR BULK INCENTIVES

Applicant JUSTIN & SUZANNE CHAN
Address 3 LAKE DRIVE, MOUNTAIN LAKES, NJ 07046
Owner SAME
Address SAME
Block Number 80 Lot(s) 32
Application Number ZB 21-723

This Checklist and Certification is intended to assist the certifying architect in confirming that any **alterations** (including any proposed **alterations**) made to the **contributing dwelling** after the applicable **Bulk Incentives Effective Date** comply with all of the requirements of § 40-49B. The certifying architect remains fully responsible for ensuring the applicant is eligible for the **bulk incentives**. Certain terms are used as defined in the Mountain Lakes Land Use Administration Ordinance, including those in boldface type. For purposes of this Checklist and Certification, (1) all questions relating to "alterations" refer to all **alterations** (including any proposed **alterations**) made to the **contributing dwelling** after the **Bulk Incentives Effective Date**, and (2) any **alterations** approved under § 40-49B(5) shall be deemed for all purposes to have been made prior to the **Bulk Incentives Effective Date**. Eligibility for the **bulk incentives** is confirmed where all responses are checked to confirm the statement is correct, except where otherwise indicated:

1. ☒ The principal **dwelling** located on the applicant's property is currently listed as a **contributing dwelling** on the Mountain Lakes Historic Preservation Committee's historic preservation incentives website, is not a replacement constructed after 1938 for a **dwelling** that has been **demolished** on such property, and otherwise satisfies all of the requirements in the definition of **contributing dwelling** in the Mountain Lakes Land Use Administration Ordinance.
2. The applicable **Bulk Incentives Effective Date** for the **contributing dwelling** on the property is:
☒ August 11, 2012 ☐ April 1, 2017
3. ☒ The **contributing dwelling** has more than one **street-facing façade**. If this is checked, please fill in the blank in the following statement: The **primary street-facing facade** of the **contributing dwelling** is located LAKE DRIVE (describe location).
- 4.1 ☐ Check here if the following statement is applicable. [If this item has been checked, you may skip all remaining questions except Questions 20 and 21.]
- 4.2 ☒ Check here if the following statement is not applicable, and continue with the next question.

No **alterations** have been (or are proposed to be) made to the **contributing dwelling** after the **Bulk Incentives Effective Date**. [This should only be checked where the application does not involve proposed **alterations** to the **contributing dwelling** -- for example, where the application only involves an improvement to the property unrelated to the **contributing dwelling** (including but not limited to accessory structures, garages, swimming pools, terraces and driveways) -- and there have been no **alterations** to the **contributing dwelling** since the **Bulk Incentives Effective Date**.]

5.1 Check here if the following statement is applicable. [If this item has been checked, you may skip Questions 6 through 9 and continue with Question 10 below.]

5.2 ✓ Check here if the following statement is not applicable, and continue with the following questions.

No **alterations** have been (or are proposed to be) made to any **street-facing facade** of the **contributing dwelling** (including side additions or enclosures or extensions of side porches) after the **Bulk Incentives Effective Date**.

6. ✓ The **alterations** to any **street-facing facade** are **compatible** with the **existing** or **original structure**. (§ 40-49B(1))

7. ✓ The proportion between the width and height of the **alterations** is **compatible** with the **primary street-facing facade** of the **existing** or **original structure**. (§ 40-49B(1)(a))

8. ✓ The proportions and relationships between doors and windows in the **primary street-facing facade** are **compatible** with the **existing** or **original structure**. (§ 40-49B(1)(b))

9. (If the following is applicable, check here and confirm below that one of the requirements below applies. If not applicable, please write "NA.")

The **alterations** include side additions to the **primary street-facing facade**.

9.1 N/A
SEE EXCEPTION
LETTER

Any **alterations** consisting of side additions to the **primary street-facing facade** have a minimum setback of 12 inches from the plane of the **existing primary street-facing facade**, and any associated roofline will have a minimum setback of 12 inches from the **existing** roof line. (§ 40-49B(1)(c))

9.2 N/A

(If the following is applicable, check here and confirm below that one of the requirements below applies. If not applicable, please write "NA.")

There was, on the **Bulk Incentives Effective Date**, an **existing** side addition or side porch to the **primary street-facing facade** (§ 40-49B(1)(d)):

9.2.1 N/A

an open-air porch that existed on the **Bulk Incentives Effective Date** and does not comply with the 12-inch setback requirement has been (or will be) enclosed within the **existing** plane of the porch, and overall bulk requirements will be complied with. (§ 40-49B(1)(d)[1])

9.2.2 N/A

a side addition that existed on the **Bulk Incentives Effective Date** and does not comply with the 12-inch setback requirement has been (or will be) extended no more than a further five feet to the side of the same plane as the **existing** side addition, and overall bulk requirements will be complied with. (§ 40-49B(1)(d)[2])

10. ✓ The height of the **alterations** is **compatible** with the **existing structure**. (§ 40-49B(2))

11. ✓ The design of the roof and any dormers will be **compatible** with the **existing** roof and dormers. (§ 40-49B(2))

12. ✓ The **alterations** preserve the **existing** or **original** roof ridge, roof pitch and overhangs of the **existing** or **original structure**. (§ 40-49B(2))

13. ✓ (If the following is applicable, check here and confirm that the requirement below applies. If not applicable, please write "NA.")

Alterations include new or altered dormers.

- 13.1 ☒ Any new or altered dormers are **compatible** with the typical styles of dormers associated with the **original structure**. (§ 40-49B(2))
14. ☒ Architectural details and materials are incorporated as necessary to relate the new with the old and to preserve and enhance the character-defining features of the **existing or original structure**. (§ 40-49B(3))
15. ☐ (If the following is applicable, check here and confirm that the requirement below applies. If not applicable, please write "NA.")
- Windows will be **replaced** or have been **replaced** since the **Bulk Incentives Effective Date**.
- 15.1 ☒ *SOME WINDOWS WILL BE SALVAGED* The **replacement** windows contain real or simulated divided lights, grille patterns, sizes and shapes that are **compatible** with the typical styles of windows associated with the **original structure** and otherwise comply with the requirements of this subparagraph (3). (§ 40-49B(3))
16. ☒ After completion of the **alterations**, 100% of the **existing primary street-facing facade** width and height is retained intact consistent with the other requirements of this Checklist and Certification. (§ 40-49B(4)(a)) *SEE EXCEPTION LETTER*
17. ☒ After completion of the **alterations**, at least 75% of the floor area of the **original structure** as it existed on December 31, 1938 remains. (Interior renovations and any **restoration** to match the **original** will not be deducted in determining compliance with the 75% requirement.) (§ 40-49B(4)(b))
18. ☒ I have read and am familiar with the publication entitled, "Historic Mountain Lakes – Restoration and Renovation Handbook." (Available on the Mountain Lakes Historic Preservation Committee website, or upon written request to the Mountain Lakes Historic Preservation Committee.)
19. ☒ To the best my knowledge, any **alterations** to the **contributing dwelling** that were performed after the **Bulk Incentives Effective Date** and prior to the date of this Checklist and Certification, together with any proposed **alterations** (in each case excluding **alterations** that are deemed to have been made prior to the **Bulk Incentives Effective Date** pursuant to an approval granted under § 40-49B(5)), fully comply with the requirements of § 40-49B.

MUST BE COMPLETED FOR ALL CERTIFICATIONS:

20. ☒ I have printed and submitted with each copy of this application (1) true and correct color copies of photographs of the **contributing dwelling** located on the property that are currently available on the Mountain Lakes Historic Preservation Committee's historic preservation incentives website representing the condition of the property as of the **Bulk Incentives Effective Date**, and (2) color copies of photographs of the **contributing dwelling** located on the property that accurately represent corresponding views of the **contributing dwelling** as of the date of this certification.
21. ☒ I have caused to be delivered to the Mountain Lakes Historic Preservation Committee, in care of the Mountain Lakes Borough Hall, at least one additional complete copy of the applicant's application, including this Checklist and Certification and the photographs required under Question 20.

Certified by: Alex GOTHHELF
Print Name: Alex GOTHHELF
License #: 21A101824700
Date: 6/18/21

3 Lake Drive_Contributing Dwelling Database Images_2012

LAKE DRIVE VIEW



3 Lake Drive_Contributing Dwelling Database Images_2012

BOULEVARD VIEW



3 Lake Drive_Contributing Dwelling Database Images_2012



REAR VIEW

I have reviewed and accepted the Checklist and Certification for Eligibility for Bulk Incentives.

Signature: _____

Mountain Lakes Zoning Officer

Date: _____

8.16.2021

APPROVED w/ THE EXCEPTIONS TO 40-~~49B~~
49B(1)(c)

AS NOTED IN LETTER TO ZONING
BOARD OF ADJUSTMENT FROM

THOMAS G. DAGGER, DATED JULY 15, 2021
(HPC COMMITTEE MEMBER)



Historic Preservation Committee of Mountain Lakes

July 15, 2021

Zoning Board of Adjustment
Attn: Cynthia Shaw, Administrative Officer/Secretary
400 Boulevard
Mountain Lakes, NJ 07046

Re: Justin and Suzanne Chan, 3 Lake Drive, Mountain Lakes
Approval of Exception to Bulk Incentives Eligibility Requirements

Dear Zoning Board of Adjustment:

Justin and Suzanne Chan of 3 Lake Drive (the "Owners") have requested a recommendation by the Historic Preservation Committee of Mountain Lakes (the "Committee"), pursuant to Borough of Mountain Lakes Ordinance § 40-49B(5), that the Zoning Board of Adjustment make a determination that proposed alterations to their home, which is a "contributing dwelling" under the ordinance, (1) are compatible with the existing or original structure, (2) are approved as if they fully complied with the bulk incentives eligibility requirements under the Borough's Historic Preservation Incentives Ordinance (the "Ordinance") notwithstanding that they do not strictly comply with such requirements, and (3) shall be deemed for all purposes under such Ordinance to have been made prior to the Bulk Incentives Effective Date for the home.

The Owners submitted plans for the proposed alterations to the Committee and met with the Committee to review and discuss the plans on June 15, 2021. The Owners' architect is Alex Gotthelf, who is also the Chairman of the Committee. Upon the advice of the Borough Attorney, Robert Oostdyk, Mr. Gotthelf recused himself from participation in the Committee's review and did not participate in the presentation of the proposed alterations to the Committee. During the meeting, the Committee was advised on architectural matters by Lawrence Korinda, a licensed architect who frequently appears before the Zoning Board and was a member of the ad hoc committee that developed the Ordinance in 2011-12 and the updates to the Ordinance that were adopted in 2017.

The Owners require more space to meet the needs of their family and worked with their architect to consider various options for additions and alterations encompassing certain critical improvements. The proposed design solution that meets the Owners' needs is respectful and consistent with the historic chalet feeling of the house. The primary design requirement was to add approximately 12 feet of space to the side of the house to expand the living room and main bedroom above. The existing house is a 1-½

story structure with several dormers and a large cross gable. The low hip roof and broad overhang of the front porch are the dominant design motifs. The best alternative architecturally that respects the form of the house and provides the needed space was a hip roof extended in line off the right side without a setback. This design fills in the main floor at the front corner but reduces the overhang and can be accomplished with conventional framing. The roof ridge and roof plane continue without an offset.

The proposed design solution does not meet a prescriptive design requirement in the Ordinance under §40-49B(1)(c), namely the requirement that “side additions to the primary street-facing façade must have a minimum setback of 12 inches from the plane of the existing primary street-facing façade, and any associated roofline must have a minimum setback of 12 inches from the existing roof line.” The Owners and their architect considered design options that would have satisfied this Ordinance requirement. However, while the 12-inch setback requirement normally works well in the case of a typical two-story Hapgood home (and serves to distinguish the addition from the original structure without imposing an undue burden on the overall design), in the case of this particular home, these options were harmful to the historic character of the house and caused impractical construction challenges. An offset requirement would further restrict the already low ceiling and available space for the main bedroom expansion.

The Owners would benefit from the bulk incentive under the Ordinance for impervious lot coverage (ILC), though a variance will still be required for front setback. The home currently exceeds the standard bulk zoning requirement for ILC and the proposed addition would increase this nonconformity under the standard zoning regulations. If the proposed alterations are eligible for the bulk incentives under the Ordinance, the home would be in compliance with the bulk zoning requirement for ILC.

The Owners seek to take advantage of a new subsection in the Ordinance, § 40-49B(5), that was added in 2017 to address situations where it might be burdensome or impractical to comply strictly with the bulk incentives eligibility requirements. The concern was that, in such cases, if owners are forced permanently to give up eligibility for the historic preservation incentives in order to make improvements that are otherwise compatible with the existing or historic structure, the power of the Ordinance to create incentives for owners to preserve the historic homes of our community would be diminished over time. As a safeguard, in order to obtain an exception to strict compliance with the bulk incentives eligibility requirements, owners need to obtain the recommendation of the Committee, followed by approval of the Zoning Board “under its authority to decide special questions under N.J.S.A. § 40:55D-70(b),” and no special notice would be required for such an application. In this case, because the Owners still need a variance from the Zoning Board for front setback, the Committee believes the Zoning Board could grant approval under § 40-49B(5) as part of its consideration of the variance application.

Zoning Board of Adjustment
July 15, 2021
Page 3

After review and discussion of the proposed alterations with the Owners and Mr. Korinda, the Committee members voted unanimously to recommend approval by the Zoning Board of an exception to the bulk incentives eligibility requirements under § 40-49B(5) of the Ordinance. The Committee believes the proposed alterations are compatible with the existing structure and are respectful of and consistent with the historic character of the home.

Please let us know if you have any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read "Thomas G. Dagger". The signature is fluid and cursive, with a large initial "T" and "D".

Thomas G. Dagger
HPC Member
tgddagger@gmail.com
(908) 230-1597 (mobile)

cc: Mitchell Stern, Borough Manager
Justin and Suzanne Chan

IMPROVED LOT COVERAGE CALCULATION

	EXISTING AREA (SQ.FT.)	PROPOSED AREA (SQ.FT.)	REMARKS
AREA OF BASIC HOUSE FOOTPRINT	1,302	1,302	
ADDITIONS	0	365	
ATTACHED GARAGE	0	0	
DETACHED GARAGE	794	794	
ENTRIES & STEPS	38	38	
PORCHES, WALKWAYS & COVERED DECKS	307	307	
PATIOS & TERRACES	1,884	1,884	
DRIVEWAYS & PARKING LOTS	4,249	4,249	
SIDEWALKS & WALKWAYS	250	250	
TINY SHEDS	0	0	
SWIMMING POOLS	0	0	
WALLS	286	286	
OTHER, AC AND GENERATOR PADS	40	40	
TOTAL AREA	9,150	9,515	
LOT AREA	32,722	32,722	
TOTAL PERCENT OF LOT	28.0%	29.1%	

FLOOR AREA RATIO CALCULATION

	EXISTING AREA (SQ.FT.)	PROPOSED AREA (SQ.FT.)	REMARKS
AREA OF BASIC HOUSE FOOTPRINT			
BASEMENT	300	646	
FIRST FLOOR	1,302	1,730	
SECOND FLOOR	997	1,127	
ATTIC			
ADDITIONAL FACTORED AREA FOR CATHEDRAL CEILING	42	42	
HEATED PORCHES, ENTRIES AND WALKWAYS	0	0	
GARAGE SPACE GREATER THAN 500 SQ.FT.	293	293	
ROOFED PORCHES, WALKWAYS & DECKS OVER 500 SQ.FT.	0	0	
OTHER			
TOTAL AREA	2,934	3,838	
LOT AREA	32,722	32,722	
TOTAL PERCENT OF LOT	9.0%	11.7%	

ZONING COMPLIANCE CHART

BLOCK	80	OWNER(S)
LOT	32	JUSTIN AND SUZANNE CHAN
ZONE	R-A	3 LAKE DRIVE
BULK INCENTIVE ORDINANCE	YES	MOUNTAIN LAKES, NEW JERSEY

BULK REQUIREMENTS (ZONE R-A)

SCHEDULE OF AREA AND BULK REQUIREMENTS	REQUIRED/ ALLOWABLE	EXISTING	PROPOSED	NOTES
LOT AREA (SQ.FT.)	15,000	32,722	N/C	OK
MIN LOT FRONTAGE (FEET)	100	182.08	N/C	OK
MIN LOT DEPTH (FEET)	150	173.00	N/C	OK
FRONT YARD SETBACK (MIN) (SEE 40-49 C(9)(b))	64'-6"	36'-5"	44'-10"	VR
REAR YARD SETBACK (MIN)	25	52'-6"	N/C	OK
SIDE YARD SETBACK LEFT (MIN) **	25	N/A	N/A	OK
SIDE YARD SETBACK RIGHT (MIN) **	25	76'-1"	64'-2"	OK
COMBINED SIDE YARD (MIN) **	50	N/A	N/A	OK
MAX STORIES	2 1/2	1 1/2	N/C	OK
MAX BUILDING FT (FEET)	35	+26'-0" (NS)	+28'-0" (NS)	OK
FLOOR AREA RATIO **	21% (6.872)	9.0% (2.934)	11.7% (3.838)	OK
MAX IMPERVIOUS COVERAGE **	30% (9.817)	28.0% (9.150)	29.1% (9.515)	OK

NOTES & ABBREVIATIONS

VR	VARIANCE REQUIRED
OK	CONFORMS
N/A	NOT APPLICABLE
N/C	NO CHANGE
BI-1	OK - WITH USE OF BULK INCENTIVE ORDINANCE
PNC	PRE-EXISTING NON-CONFORMING
NS	NOT SURVEYED

* AVERAGE OF ADJACENT PROPERTIES (SUPPLEMENTAL BULK REGULATIONS 9745-208)
SUBJECT TO BULK REQUIREMENTS PER HISTORIC PRESERVATION INCENTIVES ORDINANCE

**



**alexander
gotthelf aia**
architect
607c myrtle avenue
boonton, nj 07005
973.794.6677

Handwritten signature

Alexander D. Gotthelf, AIA
New Jersey 21A10824700

Project:
ADDITIONS &
ALTERATIONS

Chan Residence
3 Lake Drive
Mountain Lakes, NJ 07046

Owners:
Justin and Suzanne Chan
3 Lake Drive
Mountain Lakes, NJ 07046

Block: 80
Lot: 32

REVISED FOR ZONING	08-09-2021
REVISED FOR ZONING	07-27-2021
ISSUED FOR ZONING	06-24-2021

Project #	2018
Drawn by	adg
Checked by	adg

A0

Sheet 1 of 8



**alexander
gottlieb architect**
607c myrtle avenue
boonton, nj, 07005
973.794.6677

Alexander D. Gottlieb

Alexander D. Gottlieb, AIA
New Jersey 2A10182-7700

Project:
ADDITIONS &
ALTERATIONS

Chan Residence
3 Lake Drive
Mountain Lakes, NJ 07046

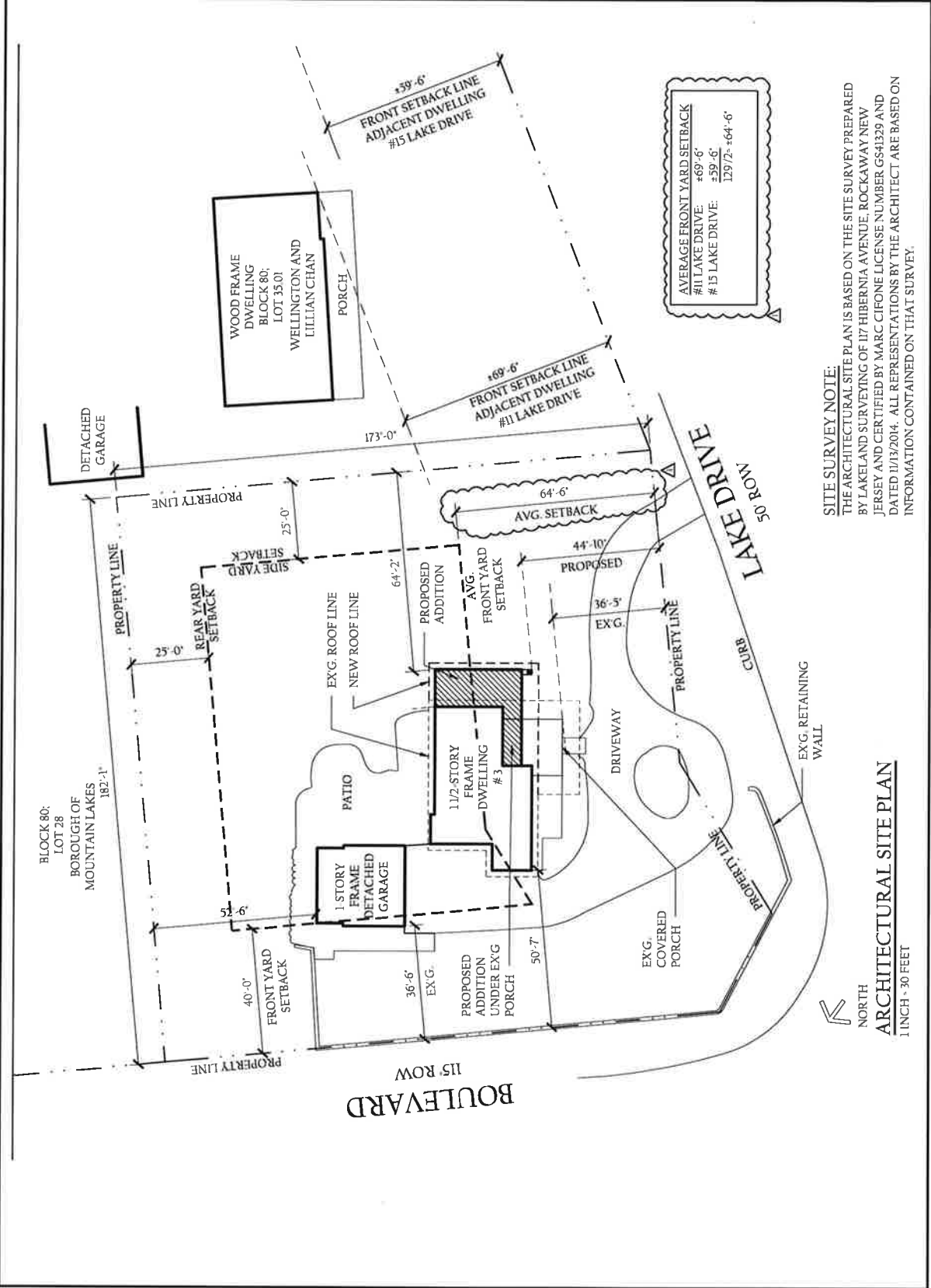
Owners:
Justin and Suzanne Chan
3 Lake Drive
Mountain Lakes, NJ 07046

Block: 80
Lot: 32

REVISOR FOR ZONING	08-09-2021
REVISOR FOR ZONING	07-27-2021
ISSUED FOR ZONING	06-24-2021

Project #	2018
Drawn by	adg
Checked by	adg

Sheet 2 of 8





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architect**
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973.794.6677

Gotthelf

Alexander D. Gotthelf, AIA
New Jersey 21A01824700

Project:
ADDITIONS &
ALTERATIONS

Chan Residence
3 Lake Drive
Mountain Lakes, NJ 07046

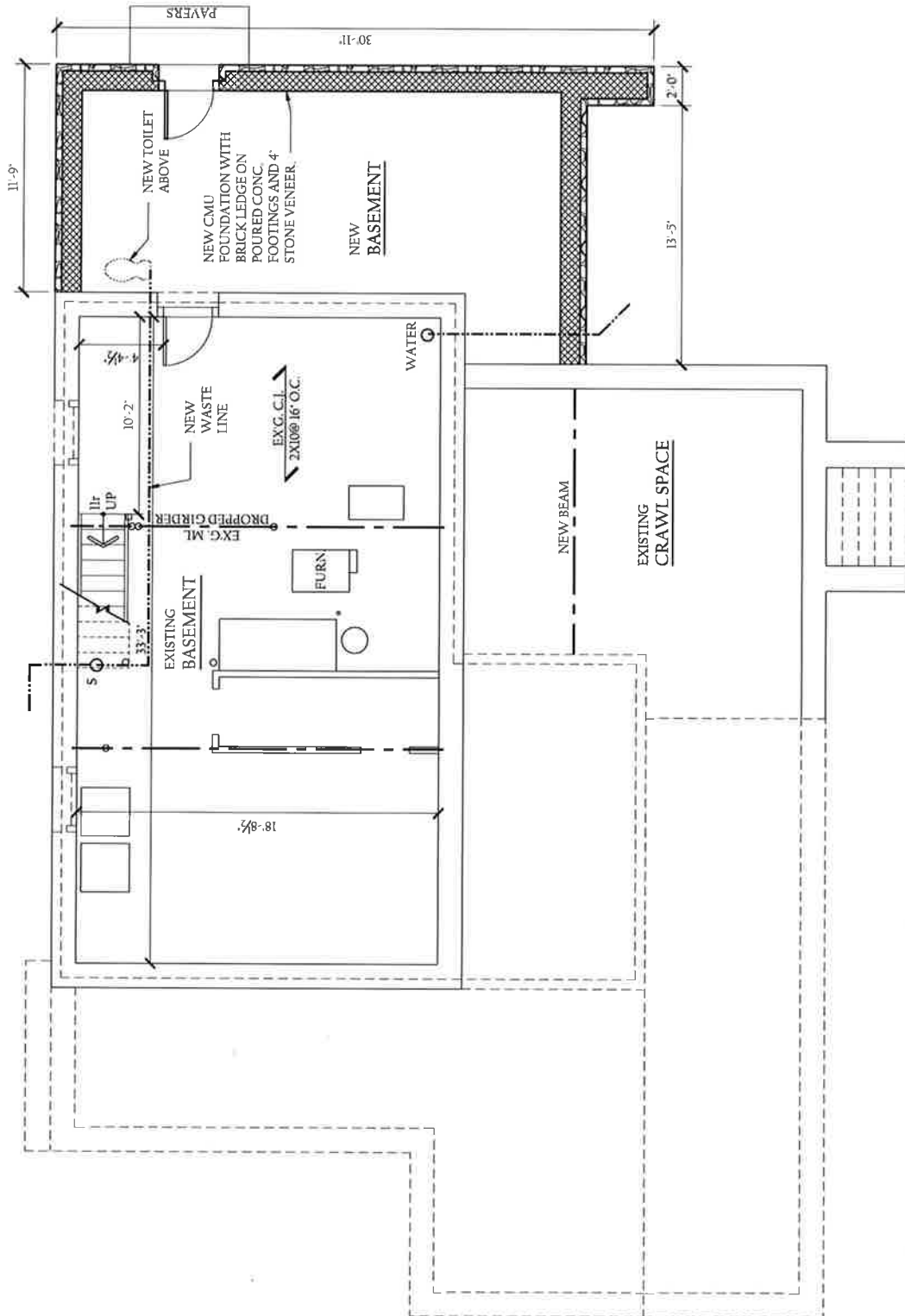
Owners:
Justin and Suzanne Chan
3 Lake Drive
Mountain Lakes, NJ 07046

Block: 80
Lot: 32

REVISED FOR ZONING	06-09-2021
REVISED FOR ZONING	07-27-2021
ISSUED FOR ZONING	06-24-2021

Project #	2018
Drawn by	adg
Checked by	adg
Scale	3/16" = 1'-0"
Sheet	3 of 8

A2



BASEMENT FLOOR PLAN
3/16" = 1'-0"



Very truly

Alexander D. Gotthelf, AIA
New Jersey 21A101824700

Project:
**ADDITIONS &
ALTERATIONS**

Chan Residence
3 Lake Drive

Owners:
Justin and Suzanne Chan
3 Lake Drive
Mountain Lakes, NJ 07046

Block: 80
Lot: 32

08-09-2021	08-09-2021
------------	------------

07-27-2021	07-27-2021
------------	------------

06-24-2021	06-24-2021
------------	------------

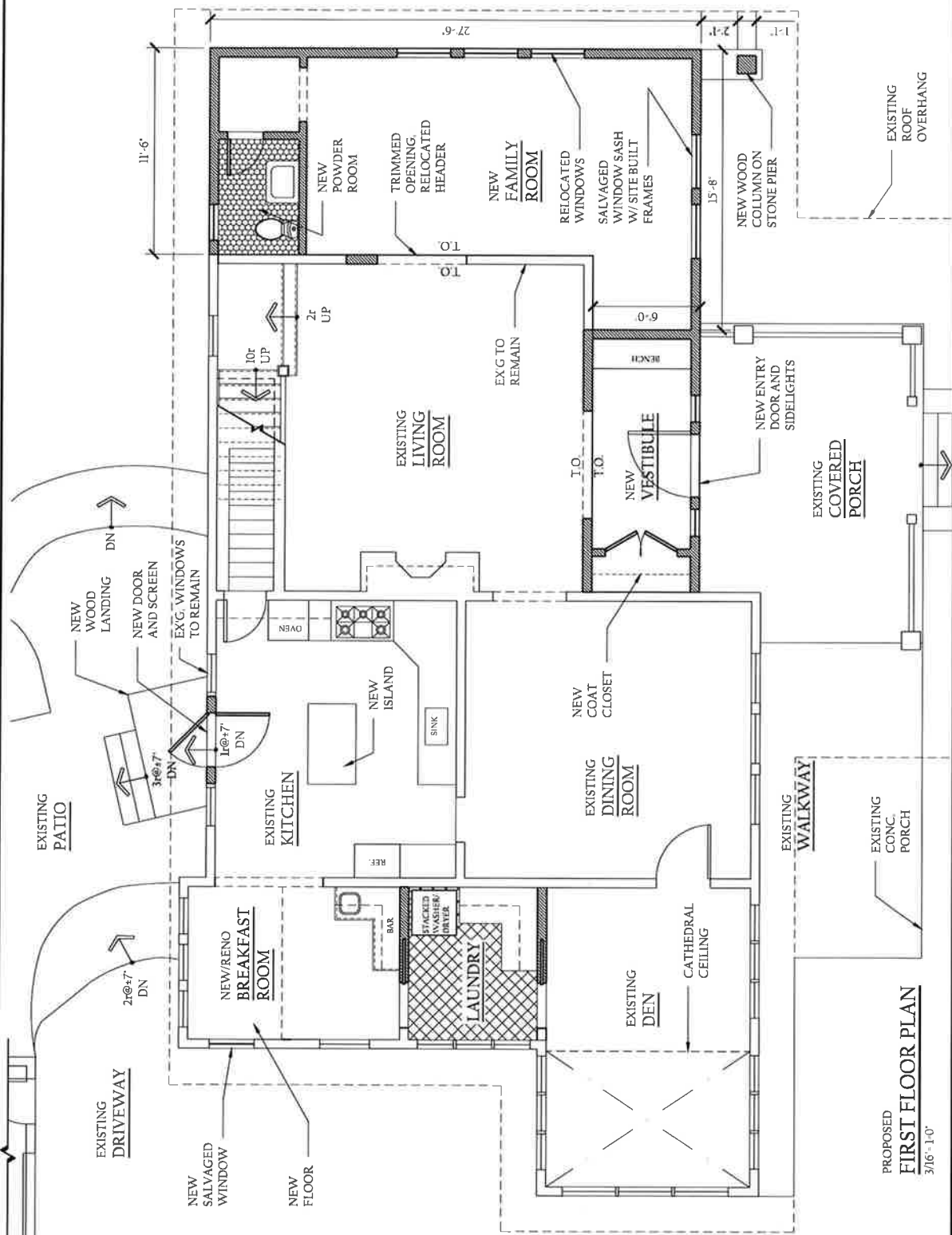
Project #:

by

revised by

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Sheet 4 of 8



PROPOSED
FIRST FLOOR PLAN
3/16" = 1'-0"



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architect**
607c myrtle avenue
boonton, nj, 07005
973.794.6677

Agostini

Alexander D. Gothelf, AIA
New Jersey 21A0182-4700

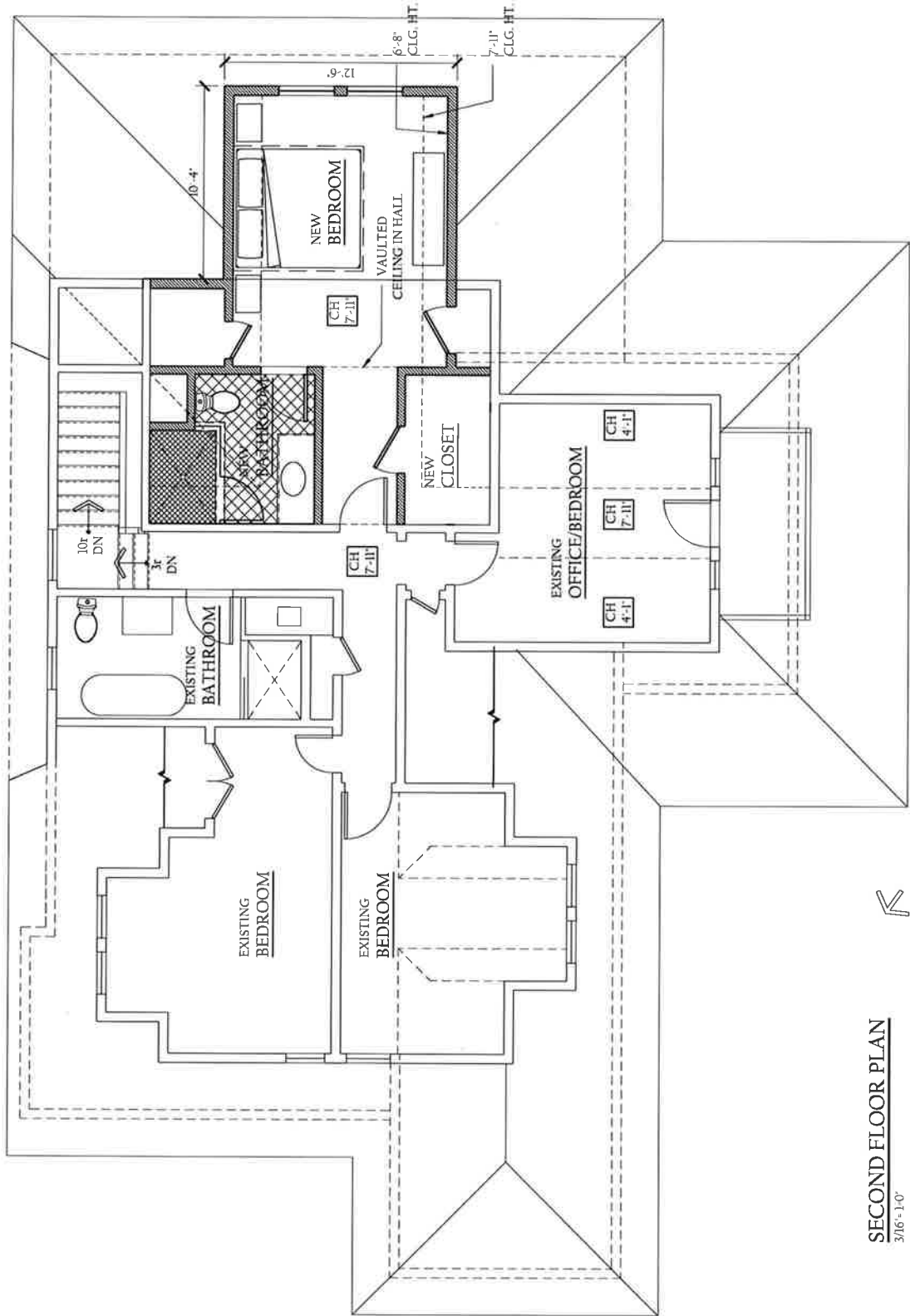
Project:
ADDITIONS &
ALTERATIONS
Chian Residence
3 Lake Drive
Mountain Lakes, NJ 07046
Owners:
Justin and Suzanne Chian
3 Lake Drive
Mountain Lakes, NJ 07046
Block: 80
Lot: 32

REVISED FOR ZONING	06-09-2021
REVISED FOR ZONING	07-27-2021
ISSUED FOR ZONING	06-24-2021

Project #	2018
Drawn by	adg
Checked by	adg

A4

Sheet 5 of 8



SECOND FLOOR PLAN
3/16" = 1'-0"



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architect**
607c myrtle avenue
boonton, n.j. 07005
973.794.6677

Handwritten signature

Alexander D. Gothelf, AIA
New Jersey 21A01824700

Project:
ADDITIONS &
ALTERATIONS

Chan Residence
3 Lake Drive
Mountain Lakes, NJ 07046

Owners:
Justin and Suzanne Chan
3 Lake Drive
Mountain Lakes, NJ 07046

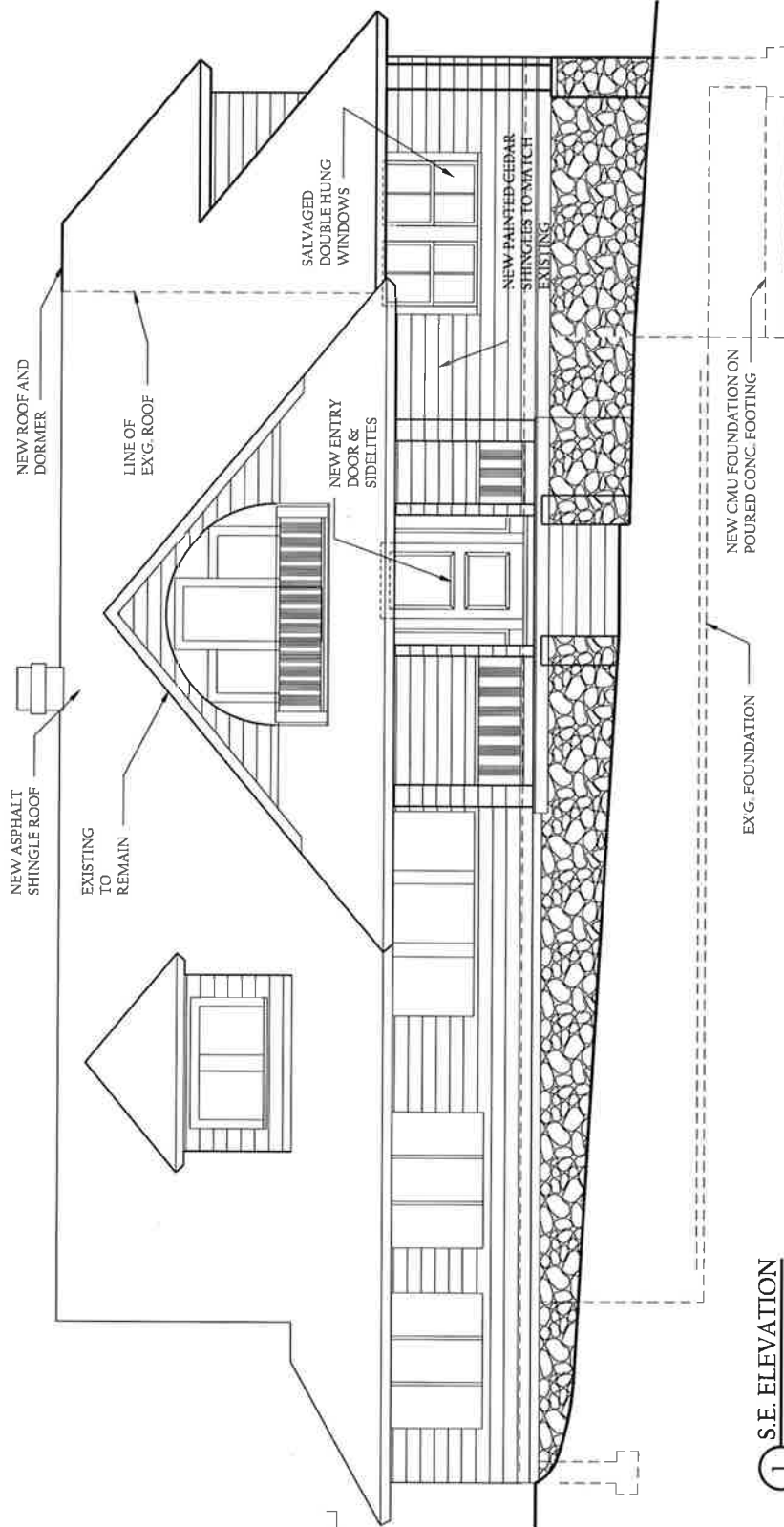
Block: 80
Lot: 32

REVISOR	08-09-2021
REVISION	REVISOR
REVISOR	07-27-2021
REVISION	REVISOR
REVISOR	06-24-2021
REVISION	REVISOR

Project #	2018
Drawn by	adg
Checked by	adg

A5

Sheet 6 of 8



1 S.E. ELEVATION
3/16" = 1'-0"



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Nguyen

Alexander D. Gotthelf, AIA
New Jersey 21A01824700

Project:
ADDITIONS &
ALTERATIONS

Chan Residence
3 Lake Drive
Mountain Lakes, NJ 07046

Owners:
Justin and Suzanne Chan
3 Lake Drive
Mountain Lakes, NJ 07046

Block: 80
Lot: 32

REVISOR FOR ZONING	08-09-2021
REVISOR FOR ZONING	07-27-2021
ISSUED FOR ZONING	06-24-2021

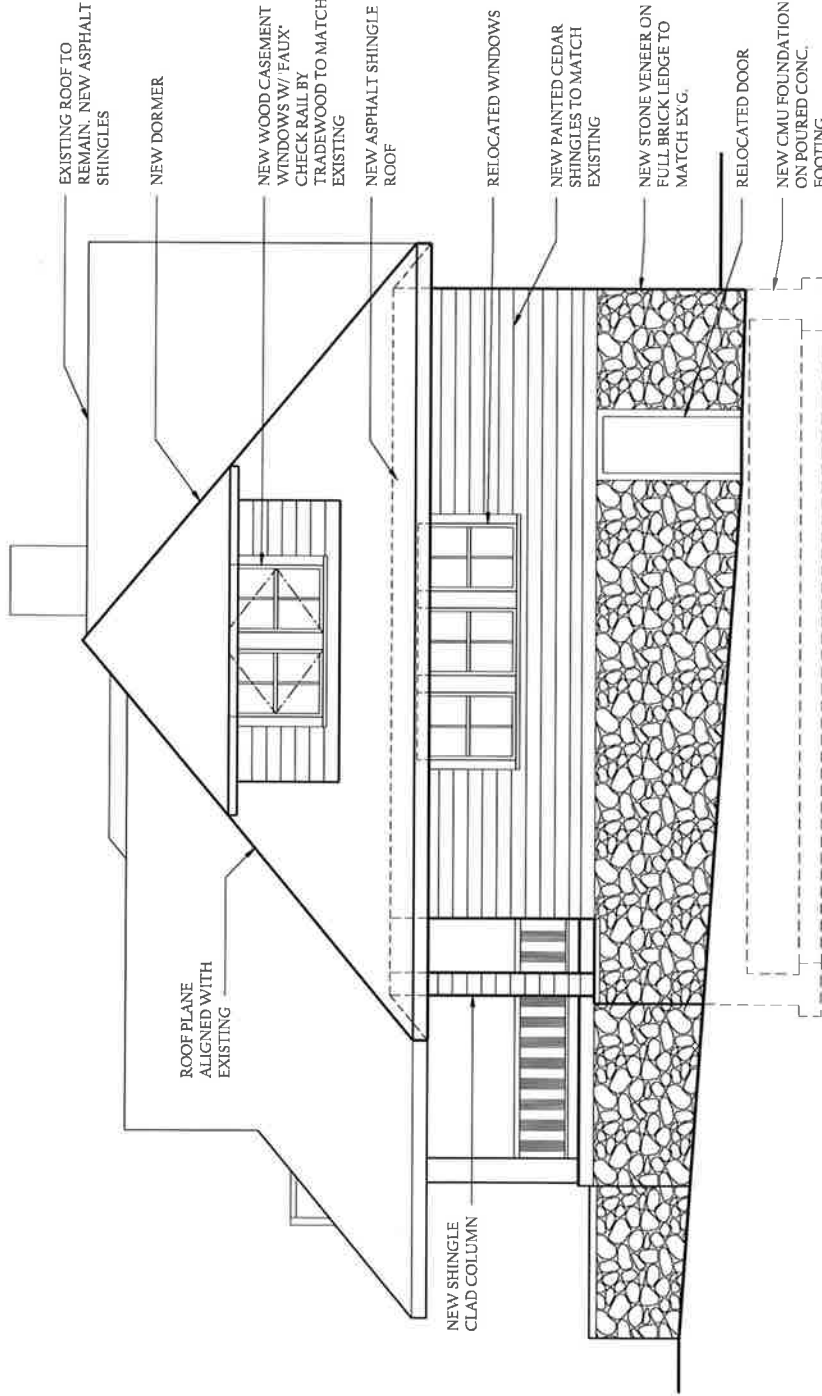
Project #:
2018

Drawn by:
adg

Checked by:
adg

A6

Sheet 7 of 8



1 S.W. ELEVATION
3/16" = 1'-0"



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architect**
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boonton, n.j. 07005
973.794.6677

Handwritten signature

Alexander D. Gotthelf AIA
New Jersey 21A101824700

Project:
ADDITIONS &
ALTERATIONS

Chan Residence
3 Lake Drive
Mountain Lakes, NJ 07046

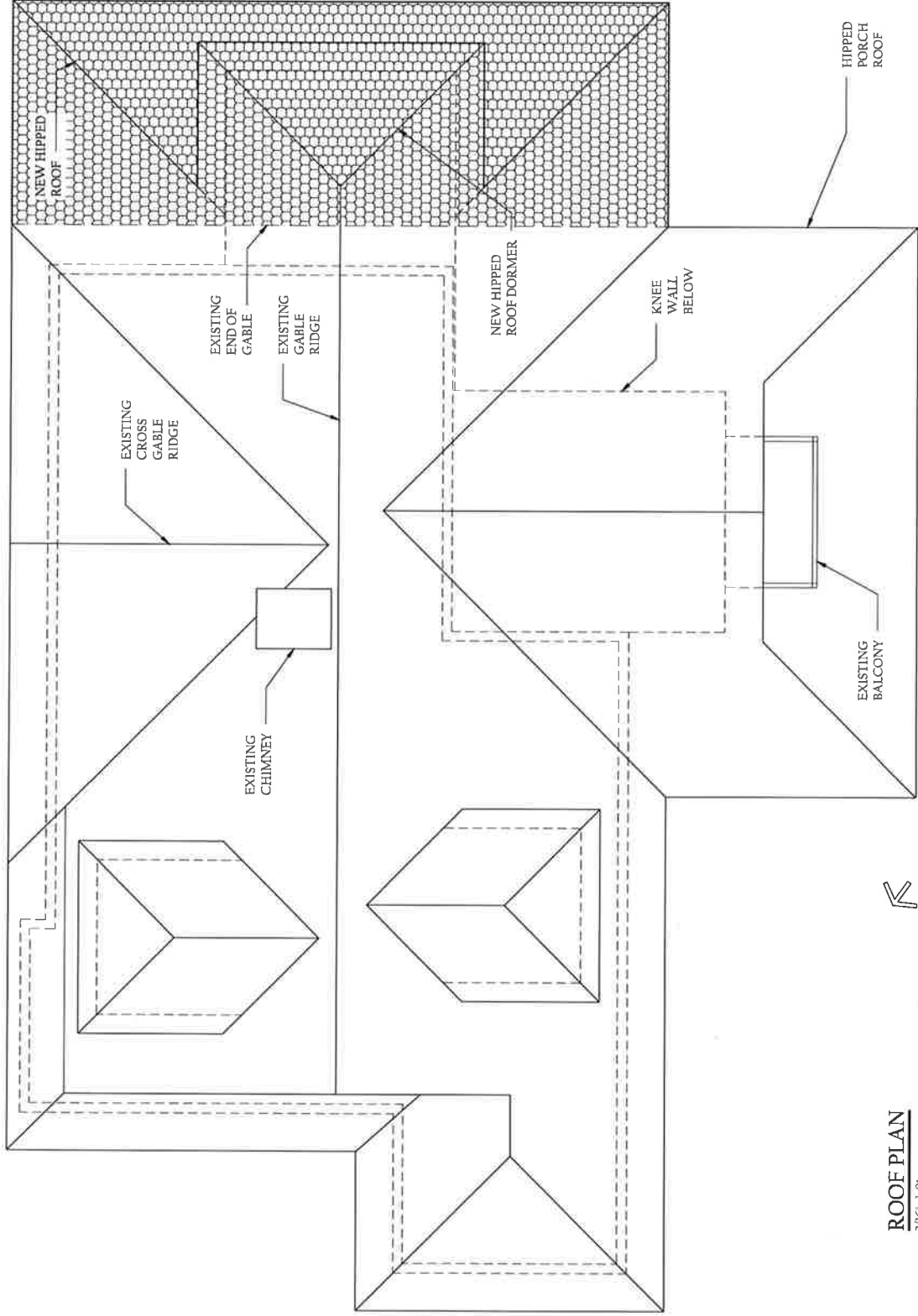
Owners:
Justin and Suzanne Chan
3 Lake Drive
Mountain Lakes, NJ 07046

Block: 80
Lot: 32

REVISED FOR ZONING	08-09-2021
REVISED FOR ZONING	07-27-2021
ISSUED FOR ZONING	06-24-2021

Project #	2018
Drawn by	adg
Checked by	adg
Sheet	8 of 8

A7



N

ROOF PLAN
3/16" = 1'-0"

Borough of Mountain Lakes Zoning Board of Adjustment Checklist

Applicant's Name: Andy Thompson

Address: 76 Kenilworth Blk 69 Lot 4

Application #: 21-724 Date: 7-27-2021

By Ordinance (section 40-22) the items listed below must be included on your Plot Plan at the Zoning Board of Adjustment for a C or D Variance. The checklist must be submitted along with your application by 9:00 am 21 days prior to the hearing date.

	Required	Yes	Waiver	N/A
1.	Lot lines, with dimensions shown on a current survey prepared by a licensed professional surveyor, engineer, architect or landscape architect in the state of NJ	X		
2.	Tax Block and Lot Numbers	X		
3.	Zoning District	X		
4.	Name of roads on which the property fronts	X		
5.	Easements, right-of-way and zone boundaries			X
6.	Location of streams, lakes and fresh water wetlands			X
7.	Topographic Information	X		
8.	Location of all existing buildings, proposed structures or changes, showing front, rear, and side yard dimensions, and distance from buildings and accessory structures to property lines.	X		
9.	Architectural elevations and floor plans, including structural height, of proposed addition or new building	X		
10.	Building area allowed; draw lines showing required front, rear and side yard setbacks (Example of Plot Plan provided in Appendix B)	X		
11.	Location, arrangement and dimensions of parking area, driveway, patios, etc.	X		
12.	Names of adjoining property owners with lot and block designation	X		
13.	Location of all buildings on adjoining properties including set backs (Example shown in Appendix B)	X		
14.	Zoning Compliance Chart	X		

APPLICATION FORM
ZONING BOARD OF ADJUSTMENT
BOROUGH OF MOUNTAIN LAKES, NEW JERSEY

Application Number 21-754
Date Filed 7/29/21
Fee Paid \$256
Taxes Paid yes

SECTION 1. INFORMATION REGARDING THE APPLICANT:

- A) Applicant's Name ANDY THOMPSON
Address 76 KENILWORTH ROAD Telephone 973-879-2598
email ANDY@TTHOMESERVICES.COM
- B) Owner's Name ANDY THOMPSON
Address 76 KENILWORTH ROAD Telephone 973-879-2598
email ANDY@TTHOMESERVICES.COM
(If the applicant is not the owner of the property, please complete the owner's authorization at the end of this application.)

- C) The applicant is an: Individual(s) ☒ Corporation _____ Partnership _____
Other (please specify) _____
If the applicant is a corporation or a partnership, please attach a list of the names and addresses of persons having 10% interest or more in the corporation or partnership.
- D) The relationship of the applicant to the property is:
Owner ☒ Purchaser under Contract _____ Tenant or Lessee _____
Other (please specify) _____

SECTION 2. INFORMATION REGARDING THE PROPERTY

- A) The street address of the Property is 76 KENILWORTH ROAD
- B) The location of the Property is approximately 175 feet from the intersection of POWERSVILLE ROAD and KENILWORTH ROAD.
- C) The tax map Block number(s) is 69 the Lot number(s) is 4.
(See tax bill or deed for this information.)
- D) The zone in which the Property is located is R-A *
- E) The dimensions of the Property are 100 FEET x 100 FEET
- F) The size of the property is 16,000 square feet.
- G) Notice is required in all cases. Additional notice is required if the property is located: (please check if applicable)

1. within 200 feet of another municipality ()
2. adjacent to an existing or proposed county road. ()
3. adjacent to other county land ()
4. adjacent to a state highway ()

H) Have there been any previous Board of Adjustment or Planning Board hearings involving this property? YES _____ NO ☒

If the answer to (H) is YES, attach a copy of the written decision(s)* adopted by the applicable Board.

* **Administrative Officer can assist applicant with this information.**

(I) Describe any deed restrictions, easements or other matters affecting this property.

(J) Is this application filed pursuant to the *Special Zoning Requirements for Contributing Dwellings* in Section 40-49? Yes ☒ No _____

SECTION 3. INFORMATION ABOUT REQUESTED RELIEF: (see Chapter 40-21)

A) Provide information appropriate to your application and check those areas requiring variance relief:

	Existing	Proposed	Allowed/Required
___ Floor Area Ratio (%)	<u>18.0%</u>	<u>19.5%</u>	<u>21%</u>
___ Improved Lot Coverage (%)	<u>24.4%</u>	<u>28.4%</u>	<u>30%</u>
Setbacks:			
<input checked="" type="checkbox"/> Front			
<input checked="" type="checkbox"/> Side	<u>6.4</u>	<u>6.4</u>	<u>25</u>
___ Side	<u>36.5</u>	<u>26.0</u>	<u>25</u>
___ Rear	<u>N/C</u>	<u>N/C</u>	<u>25</u>
___ Shoreline	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
___ Use	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
___ Height*	<u>34'-3"</u>	<u>N/C</u>	<u>N/A</u>

*See Chapter 40-21A.(4a)[6] to determine if your height variance is a C or D variance

☒ Other (describe) COMBINED SIDE YARD 26.0+6.4=32.4 50 REQUIRED

B) Indicate the Sub-Section of the Borough of Mountain Lakes Land Use Ordinances Chapter 40-21 under which this application is submitted:

- ___ Appeal of action of administrative officer
- ___ Interpretation of zoning ordinance or map
- ☒ "C-1" (40-21.3A) hardship
- ___ "C-2" (40-21.3B) "benefits ... would substantially outweigh any detriment"
- ___ "D" Use, Floor Area Ratio, Height or Density variance
- ___ Other _____

C) PROPOSAL -- Provide a description of the proposed physical changes to the property/ or the proposed use of the property.

The proposed exterior additions and alterations are:

- 1 Extend the garage 20'-8" (approximately one car length) forward and attach the extended garage to the existing residence along the overlapping side. Two small dormers would be added on the east roof and one dormer added to the west roof.
- 2 Restore the porch and sleeping balcony.

D) REASONS FOR RELIEF: Supply a statement of facts showing why the requested relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zoning Plan and land use ordinances.

- 1 The existing 14 foot x 18 foot garage is a single-car, detached garage located 6.4 feet from the eastern property line and approximately 2 feet behind the existing residence. The proposal is a direct extrusion forward of the existing form and consistent with the pre-existing nonconforming condition. The height of the ridge line remains the same. These architectural decisions are intended to minimize the visual mass of the addition on the street and adjacent side yard views and therefore without substantial detriment to the public good.
- 2 There is an existing uncovered concrete patio on the western side of the house that appears to have originally been a covered porch with a sleeping balcony off the main bedroom. The original doors from the bedroom remain but the porch was demolished long ago. Sleeping porches were a means of managing summer heat before mechanical air conditioning was commercially available. There is also evidence of grout packing and anchors to support a ledger board that would attach a roof system to the chimney and house structure. The proposed addition of this porch restores what was original in both historic character and the functions of the residence. Restoration of this kind is consistent with the goals of the historic preservation element of Mountain Lake's master plan.

***This worksheet must be completed, sealed and certified by a licensed architect or engineer**
FLOOR AREA RATIO CALCULATION (Existing & Proposed)

-See Appendix A

FOR A NEW HOUSE OR AN ADDITION

Owner ANDY THOMPSON
 Address 76 KENILWORTH ROAD
 Block Number 109 Lot(s) 4
 Zone R-A Permissible FAR, % 21% HP. BULK INCENTIVES 40-49

For Proposed House or Addition:

	Areas (sq. ft.)					
	1 st Floor	1 st floor	2 nd Floor	2 nd Floor	*Upper Story	*Upper Story
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Area of Basic House Footprint	1,235	1,328	740	740	634	634
Additional Factored Area for Cathedral Ceiling	165	165				
Additions						
Over Attached Garage						
Bay Window						
Heated Porches, Entries and Breezeways						
Garage Space Greater than 500 square feet		68				
Roofed Porches, Breezeways & Decks over 500 sq ft	99	190				
Other						
Deductions						
SUB-TOTALS	1,499	1,751	740	740	634	634
TOTAL FLOOR AREA (sq. ft.)						

* The gross area of the full floor of any story containing a half-story, as defined.
 Divide the Total Floor Area by the Site Area to get the Actual FAR in percent.

Seal:

	Existing	Proposed
Total Floor Area (sq. ft.)	2,873	2,125
Site Area (sq. ft.)	16,020	16,020
Actual FAR, %	18.0%	19.5%

Certified by: A. Gauthier
 License #: 21 A101824700

Print Name: ALEXANDER GOTTHELF
 Date: 7/29/2021

*This worksheet must be completed, sealed and certified by a licensed architect or engineer.
IMPROVED LOT COVERAGE CALCULATION (Existing & Proposed)

-See Appendix A

Owner ANDY THOMPSON
 Address 76 KENILWORTH
 Block Number 605 Lot(s) 4
 Zone R-A Permissible Coverage, % 30% H.P. BULK INCENTIVES

	Existing Area (sq. ft.)	Proposed Area (sq. ft.)	Remarks
Area of Basic House Footprint	1,281	1,281	
Additions		100	MUDRM.
Attached Garage		568	COMBINED EXISTING DETACHED W/NEW
Detached Garage	264		
Entries & Steps			
Porches, Breezeways & Roofed Decks		226	
Patios & Terraces	226		
Driveways & Parking Lots (paved or otherwise)	1,685	1,946	
Sidewalks & Walkways	500	385	
Tool Sheds			
Swimming Pools			
Walls & PIERS	30	42	
Other			
TOTAL IMPROVED AREA	3,986	4,548	

Divide the Total Improved Area by the Site Area to get the Actual Coverage in percent.

Seal:

	Existing	Proposed
Total Improved Area (sq. ft.)	3,986	4,548
Site Area (sq. ft.)	16,000	16,000
Actual Coverage, %	24.9%	28.4%

Certified by:

License #:

A. G. GOTHSELF
21A001824700

Print Name

Date:

ALEXANDER GOTHSELF
7/29/2021



FRONT FACADE MARCH 11, 2021

76 KENILWORTH RD

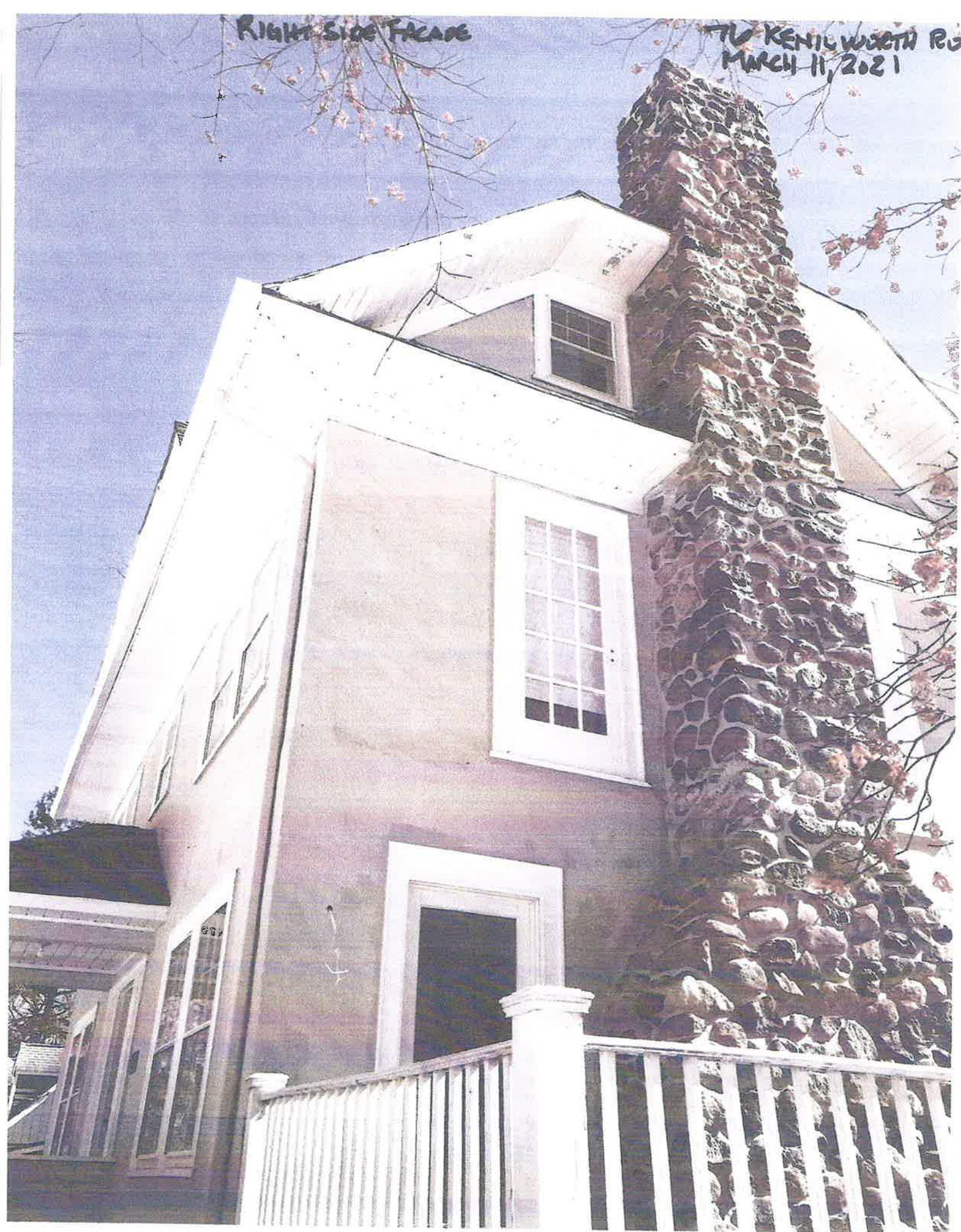
LEFT SIDE FACADE

76 KENILWORTH RD.
MARCH 11, 2021



RIGHT SIDE FACADE

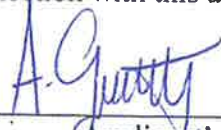
70 KENILWORTH RD
MARCH 11, 2021



SECTION 4. VERIFICATION AND AUTHORIZATION:

A) APPLICANT'S VERIFICATION

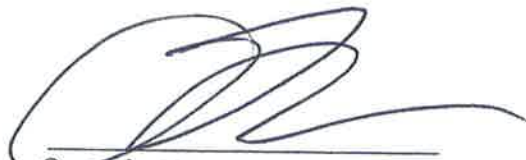
I hereby certify that the above statements made by me and the statements and information contained in the papers submitted in connection with this application are true.


Applicant's Signature

B) OWNER'S AUTHORIZATION

I hereby certify that I reside at 76 KENILWORTH ROAD in the
County of MORRIS and State of NEW JERSEY;

and that I am the owner of all that certain lot, piece or parcel of land known as
Block(s) 609 Lot(s) 4 on the Tax Map of BOROUGH OF MOUNTAIN LAKES which
property is the subject of the above application, and that said application is hereby
authorized by me.


Owner's Signature

**BOROUGH OF MOUNTAIN LAKES
CHECKLIST AND CERTIFICATION FOR
ELIGIBILITY FOR BULK INCENTIVES**

This Checklist and Certification must be completed, sealed and certified by a licensed architect.

ELIGIBILITY FOR BULK INCENTIVES

Applicant ALEXANDER GOTTHELF
 Address 607 C MYRTLE AVE., BOUNTON, N.J. 07005
 Owner ANDY THOMPSON
 Address 76 KENILWORTH ROAD, MOUNTAIN LAKES, NJ 07046
 Block Number 69 Lot(s) 4
 Application Number EB21-724

This Checklist and Certification is intended to assist the certifying architect in confirming that any **alterations** (including any proposed **alterations**) made to the **contributing dwelling** after the applicable **Bulk Incentives Effective Date** comply with all of the requirements of § 40-49B. The certifying architect remains fully responsible for ensuring the applicant is eligible for the **bulk incentives**. Certain terms are used as defined in the Mountain Lakes Land Use Administration Ordinance, including those in boldface type. For purposes of this Checklist and Certification, (1) all questions relating to "alterations" refer to all **alterations** (including any proposed **alterations**) made to the **contributing dwelling** after the **Bulk Incentives Effective Date**, and (2) any **alterations** approved under § 40-49B(5) shall be deemed for all purposes to have been made prior to the **Bulk Incentives Effective Date**. Eligibility for the **bulk incentives** is confirmed where all responses are checked to confirm the statement is correct, except where otherwise indicated:

1. ✓ The principal **dwelling** located on the applicant's property is currently listed as a **contributing dwelling** on the Mountain Lakes Historic Preservation Committee's historic preservation incentives website, is not a replacement constructed after 1938 for a **dwelling** that has been **demolished** on such property, and otherwise satisfies all of the requirements in the definition of **contributing dwelling** in the Mountain Lakes Land Use Administration Ordinance.
2. The applicable **Bulk Incentives Effective Date** for the **contributing dwelling** on the property is:
✓ August 11, 2012 _____ April 1, 2017
3. N/A The **contributing dwelling** has more than one **street-facing façade**. If this is checked, please fill in the blank in the following statement: The **primary street-facing facade** of the **contributing dwelling** is located _____ (describe location).
- 4.1 N/A Check here if the following statement is applicable. [If this item has been checked, you may skip all remaining questions except Questions 20 and 21.]
- 4.2 ✓ Check here if the following statement is not applicable, and continue with the next question.

No **alterations** have been (or are proposed to be) made to the **contributing dwelling** after the **Bulk Incentives Effective Date**. [This should only be checked where the application does not involve proposed **alterations** to the **contributing dwelling** – for example, where the application only involves an improvement to the property unrelated to the **contributing dwelling** (including but not limited to accessory structures, garages, swimming pools, terraces and driveways) – and there have been no **alterations** to the **contributing dwelling** since the **Bulk Incentives Effective Date**.]

5.1 N/A

Check here if the following statement is applicable. [If this item has been checked, you may skip Questions 6 through 9 and continue with Question 10 below.]

5.2 ✓

Check here if the following statement is not applicable, and continue with the following questions.

No **alterations** have been (or are proposed to be) made to any **street-facing facade** of the **contributing dwelling** (including side additions or enclosures or extensions of side porches) after the **Bulk Incentives Effective Date**.

6. ✓

The **alterations** to any **street-facing facade** are **compatible** with the **existing** or **original structure**. (§ 40-49B(1))

7. ✓

The proportion between the width and height of the **alterations** is **compatible** with the **primary street-facing facade** of the **existing** or **original structure**. (§ 40-49B(1)(a))

8. ✓

The proportions and relationships between doors and windows in the **primary street-facing facade** are **compatible** with the **existing** or **original structure**. (§ 40-49B(1)(b))

9. _____

(If the following is applicable, check here and confirm below that one of the requirements below applies. If not applicable, please write "NA.")

The **alterations** include side additions to the **primary street-facing facade**.

9.1 _____

Any **alterations** consisting of side additions to the **primary street-facing facade** have a minimum setback of 12 inches from the plane of the **existing primary street-facing facade**, and any associated roofline will have a minimum setback of 12 inches from the **existing** roof line. (§ 40-49B(1)(c))

9.2 _____

(If the following is applicable, check here and confirm below that one of the requirements below applies. If not applicable, please write "NA.")

There was, on the **Bulk Incentives Effective Date**, an **existing** side addition or side porch to the **primary street-facing facade** (§ 40-49B(1)(d)):

9.2.1 _____

an open-air porch that existed on the **Bulk Incentives Effective Date** and does not comply with the 12-inch setback requirement has been (or will be) enclosed within the **existing** plane of the porch, and overall bulk requirements will be complied with. (§ 40-49B(1)(d)[1])

9.2.2 _____

a side addition that existed on the **Bulk Incentives Effective Date** and does not comply with the 12-inch setback requirement has been (or will be) extended no more than a further five feet to the side of the same plane as the **existing** side addition, and overall bulk requirements will be complied with. (§ 40-49B(1)(d)[2])

10. ✓

The height of the **alterations** is **compatible** with the **existing structure**. (§ 40-49B(2))

11. ✓

The design of the roof and any dormers will be **compatible** with the **existing** roof and dormers. (§ 40-49B(2))

12. ✓

The **alterations** preserve the **existing** or **original** roof ridge, roof pitch and overhangs of the **existing** or **original structure**. (§ 40-49B(2))

13. ✓

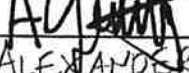
(If the following is applicable, check here and confirm that the requirement below applies. If not applicable, please write "NA.")

Alterations include new or altered dormers.

- 13.1 ☒ Any new or altered dormers are **compatible** with the typical styles of dormers associated with the **original structure**. (§ 40-49B(2))
14. ☒ Architectural details and materials are incorporated as necessary to relate the new with the old and to preserve and enhance the character-defining features of the **existing or original structure**. (§ 40-49B(3))
15. ☒ (If the following is applicable, check here and confirm that the requirement below applies. If not applicable, please write "NA.")
- Windows will be **replaced** or have been **replaced** since the **Bulk Incentives Effective Date**.
- 15.1 ☒ The **replacement** windows contain real or simulated divided lights, grille patterns, sizes and shapes that are **compatible** with the typical styles of windows associated with the **original structure** and otherwise comply with the requirements of this subparagraph (3). (§ 40-49B(3))
16. ☒ After completion of the **alterations**, 100% of the **existing primary street-facing facade** width and height is retained intact consistent with the other requirements of this Checklist and Certification. (§ 40-49B(4)(a))
17. ☒ After completion of the **alterations**, at least 75% of the floor area of the **original structure** as it existed on December 31, 1938 remains. (Interior renovations and any **restoration** to match the **original** will not be deducted in determining compliance with the 75% requirement.) (§ 40-49B(4)(b))
18. ☒ I have read and am familiar with the publication entitled, "Historic Mountain Lakes – Restoration and Renovation Handbook." (Available on the Mountain Lakes Historic Preservation Committee website, or upon written request to the Mountain Lakes Historic Preservation Committee.)
19. ☒ To the best my knowledge, any **alterations** to the **contributing dwelling** that were performed after the **Bulk Incentives Effective Date** and prior to the date of this Checklist and Certification, together with any proposed **alterations** (in each case excluding **alterations** that are deemed to have been made prior to the **Bulk Incentives Effective Date** pursuant to an approval granted under § 40-49B(5)), fully comply with the requirements of § 40-49B.

MUST BE COMPLETED FOR ALL CERTIFICATIONS:

20. ☒ I have printed and submitted with each copy of this application (1) true and correct color copies of photographs of the **contributing dwelling** located on the property that are currently available on the Mountain Lakes Historic Preservation Committee's historic preservation incentives website representing the condition of the property as of the **Bulk Incentives Effective Date**, and (2) color copies of photographs of the **contributing dwelling** located on the property that accurately represent corresponding views of the **contributing dwelling** as of the date of this certification.
21. ☒ I have caused to be delivered to the Mountain Lakes Historic Preservation Committee, in care of the Mountain Lakes Borough Hall, at least **one additional complete copy** of the applicant's application, including this Checklist and Certification and the photographs required under Question 20.

Certified by: 

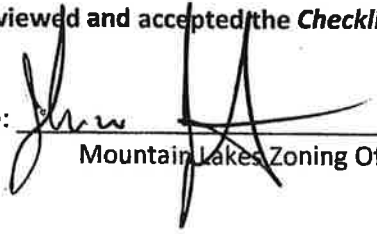
Print Name: ALEXANDER GOTTLIEB AIA, ARCHITECT

License #: 21A101824700

Date: 5/10/2021

I have reviewed and accepted the *Checklist and Certification for Eligibility for Bulk Incentives*.

Signature: _____



Mountain Lakes Zoning Officer

Date: 08.16.2021

[CLICK HERE.](#)



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

AAA

Highlight Text to Listen

CONTROLS



Home	About Mtn. Lakes ▾	Borough ▾	Public Safety ▾	Committees ▾	Schools
Community ▾	Volunteer				

Contributing Dwellings Database Detail

Historic Preservation Incentives Menu

76 Kenilworth Road

For more information
click on the picture

Click for a larger view

Historic Preservation Incentives
Home

Historic Preservation Incentives
Ordinance Presentation

** 2017 Changes to the Historic
Preservation Incentives
Ordinance **

Listing of Contributing Dwellings

76 Kenilworth Road	
Type:	Hapgood
Builder No:	438
Constructed:	1921
Block-Lot:	69/4
Corner Lot:	No
Through Lot:	No



Left Side

Contributing Dwellings Database

Historic Preservation FAQ

Notes on HPC Photos

Historic Preservation Incentives

Ordinance

Historic Home Documentation

Guidelines

Restoration Handbook

Bulk Incentives Checklist (Rev.

04/10/17)

Architect Checklist and

Certification (Rev. 03/27/17)

Demolition Permit Checklist (Rev.

04/10/17)

Historic Preservation Committee

Committee Home

Historic Preservation Incentives

Contributing Dwellings Database

National and State Historic
District

Historic District Application

Hapgood and Belhall House
Plaques

Architectural Salvage

HPC Shop

Street-Facing	1
Facades:	
Style:	CRAFTSMAN
Exterior:	STUCCO
Foundation:	STONE
No. of	2.5
Stories:	
Main	
Structure	CLIPPED
Roof Type:	GABLE
Dormer	CLIPPED
Type:	GABLE
Chimneys:	1
Comments:	



Street-Facing Facade



Right Side



Additional Photo

Return to all dwellings



FRONT FACADE MARCH 11, 2021

76 KENILWORTH RD

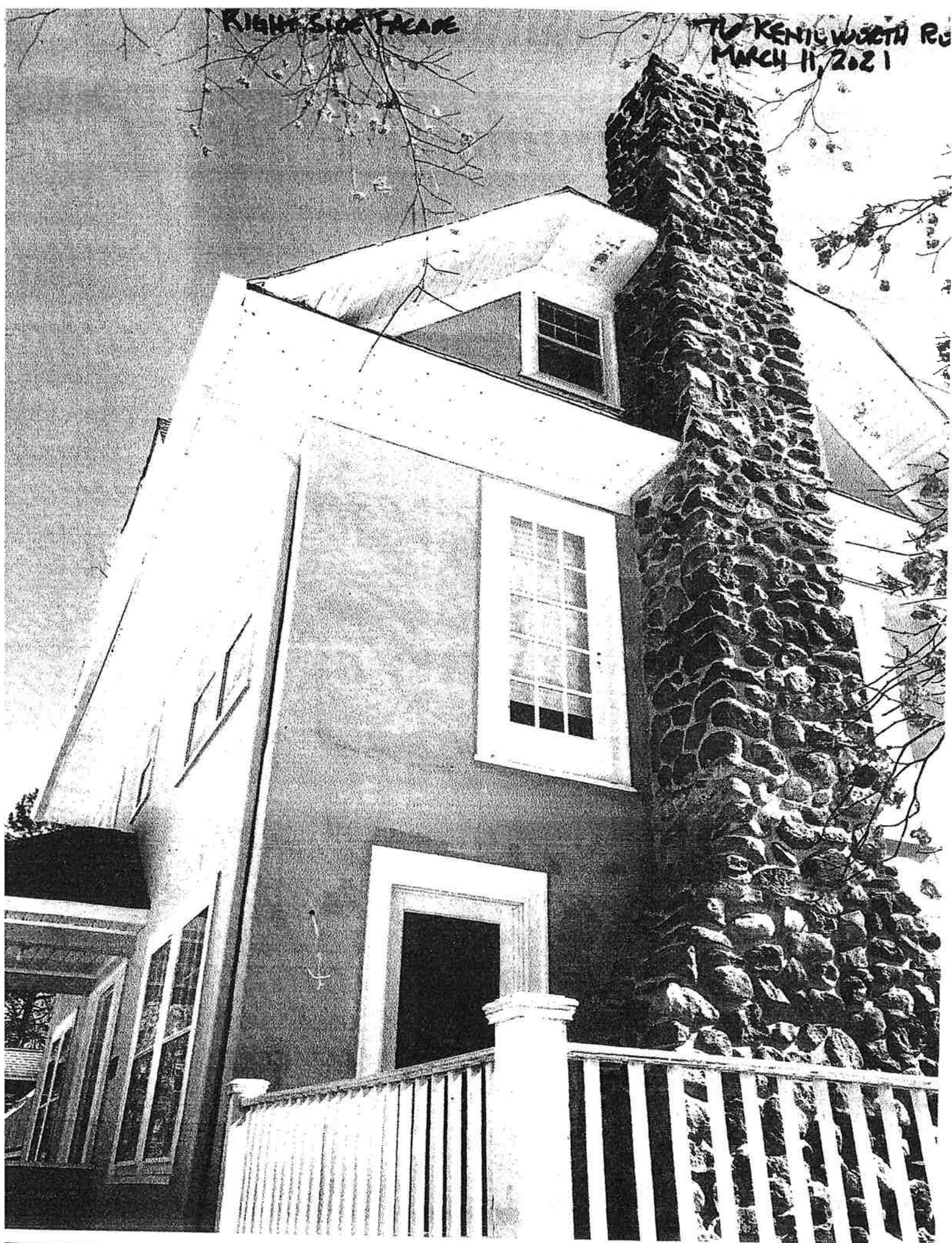
LEFT SIDE FACADE

76 KENILWORTH RD.
MARCH 11, 2021



RIGHT SIDE FACADE

TO KENILWORTH RD
MARCH 11, 2021





**alexander
gothelf**
architect
693 Springfield Avenue
Bloomfield, NJ 07005
973.794.6677

Myrtle

Alexander D. Gothelf, AIA
New Jersey 2A:00247200

THOMPSON RESIDENCE
76 KENILWORTH ROAD
AMERICAN LAKES
NEW JERSEY 07046
Owner: Thompson
Mr. Laura Thompson
76 Kenilworth Road
American Lakes
New Jersey 07046

ZONE R-4
BLOCK 69
LOT 4

ADDITIONS AND ALTERATIONS TO
THOMPSON RESIDENCE
76 KENILWORTH ROAD, MOUNTAIN LAKES, NJ

DATE	2022
PROJECT	ADDITIONS AND ALTERATIONS TO THOMPSON RESIDENCE
OWNER	THOMPSON RESIDENCE
DESIGNER	ALEXANDER GOTHELF ARCHITECT
DATE	2022

AI
2022

ZONING COMPLIANCE CHART			
REQUIREMENT	EXISTING	PROPOSED	COMPLIANCE
MIN. LOT AREA	1.00 AC	1.00 AC	YES
MIN. LOT DEPTH	100 FT	100 FT	YES
MIN. FRONT YARD SETBACK	10 FT	10 FT	YES
MIN. SIDE YARD SETBACK	5 FT	5 FT	YES
MIN. REAR YARD SETBACK	10 FT	10 FT	YES
MIN. FRONT SETBACK FROM ADJACENT LOT	10 FT	10 FT	YES
MIN. SIDE SETBACK FROM ADJACENT LOT	5 FT	5 FT	YES
MIN. REAR SETBACK FROM ADJACENT LOT	10 FT	10 FT	YES
MIN. FRONT SETBACK FROM STREET	10 FT	10 FT	YES
MIN. SIDE SETBACK FROM STREET	5 FT	5 FT	YES
MIN. REAR SETBACK FROM STREET	10 FT	10 FT	YES

BULK REQUIREMENTS (ZONE R-4)			
REQUIREMENT	EXISTING	PROPOSED	COMPLIANCE
MIN. LOT AREA	1.00 AC	1.00 AC	YES
MIN. LOT DEPTH	100 FT	100 FT	YES
MIN. FRONT YARD SETBACK	10 FT	10 FT	YES
MIN. SIDE YARD SETBACK	5 FT	5 FT	YES
MIN. REAR YARD SETBACK	10 FT	10 FT	YES
MIN. FRONT SETBACK FROM ADJACENT LOT	10 FT	10 FT	YES
MIN. SIDE SETBACK FROM ADJACENT LOT	5 FT	5 FT	YES
MIN. REAR SETBACK FROM ADJACENT LOT	10 FT	10 FT	YES
MIN. FRONT SETBACK FROM STREET	10 FT	10 FT	YES
MIN. SIDE SETBACK FROM STREET	5 FT	5 FT	YES
MIN. REAR SETBACK FROM STREET	10 FT	10 FT	YES

FLOOR AREA RATIO CALCULATION			
REQUIREMENT	EXISTING	PROPOSED	COMPLIANCE
MAX. FLOOR AREA	10,000 SQ FT	10,000 SQ FT	YES
MAX. GROUND COVER	10%	10%	YES
MAX. LOT COVERAGE	10%	10%	YES
MAX. LOT AREA	1.00 AC	1.00 AC	YES
MAX. LOT DEPTH	100 FT	100 FT	YES
MAX. FRONT YARD SETBACK	10 FT	10 FT	YES
MAX. SIDE YARD SETBACK	5 FT	5 FT	YES
MAX. REAR YARD SETBACK	10 FT	10 FT	YES
MAX. FRONT SETBACK FROM ADJACENT LOT	10 FT	10 FT	YES
MAX. SIDE SETBACK FROM ADJACENT LOT	5 FT	5 FT	YES
MAX. REAR SETBACK FROM ADJACENT LOT	10 FT	10 FT	YES

IMPERVIOUS COVERAGE CALCULATION			
REQUIREMENT	EXISTING	PROPOSED	COMPLIANCE
MAX. IMPERVIOUS COVERAGE	10%	10%	YES
MAX. LOT COVERAGE	10%	10%	YES
MAX. LOT AREA	1.00 AC	1.00 AC	YES
MAX. LOT DEPTH	100 FT	100 FT	YES
MAX. FRONT YARD SETBACK	10 FT	10 FT	YES
MAX. SIDE YARD SETBACK	5 FT	5 FT	YES
MAX. REAR YARD SETBACK	10 FT	10 FT	YES
MAX. FRONT SETBACK FROM ADJACENT LOT	10 FT	10 FT	YES
MAX. SIDE SETBACK FROM ADJACENT LOT	5 FT	5 FT	YES
MAX. REAR SETBACK FROM ADJACENT LOT	10 FT	10 FT	YES

NOTES & ABBREVIATIONS

1. ALL DIMENSIONS ARE IN FEET AND INCHES.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

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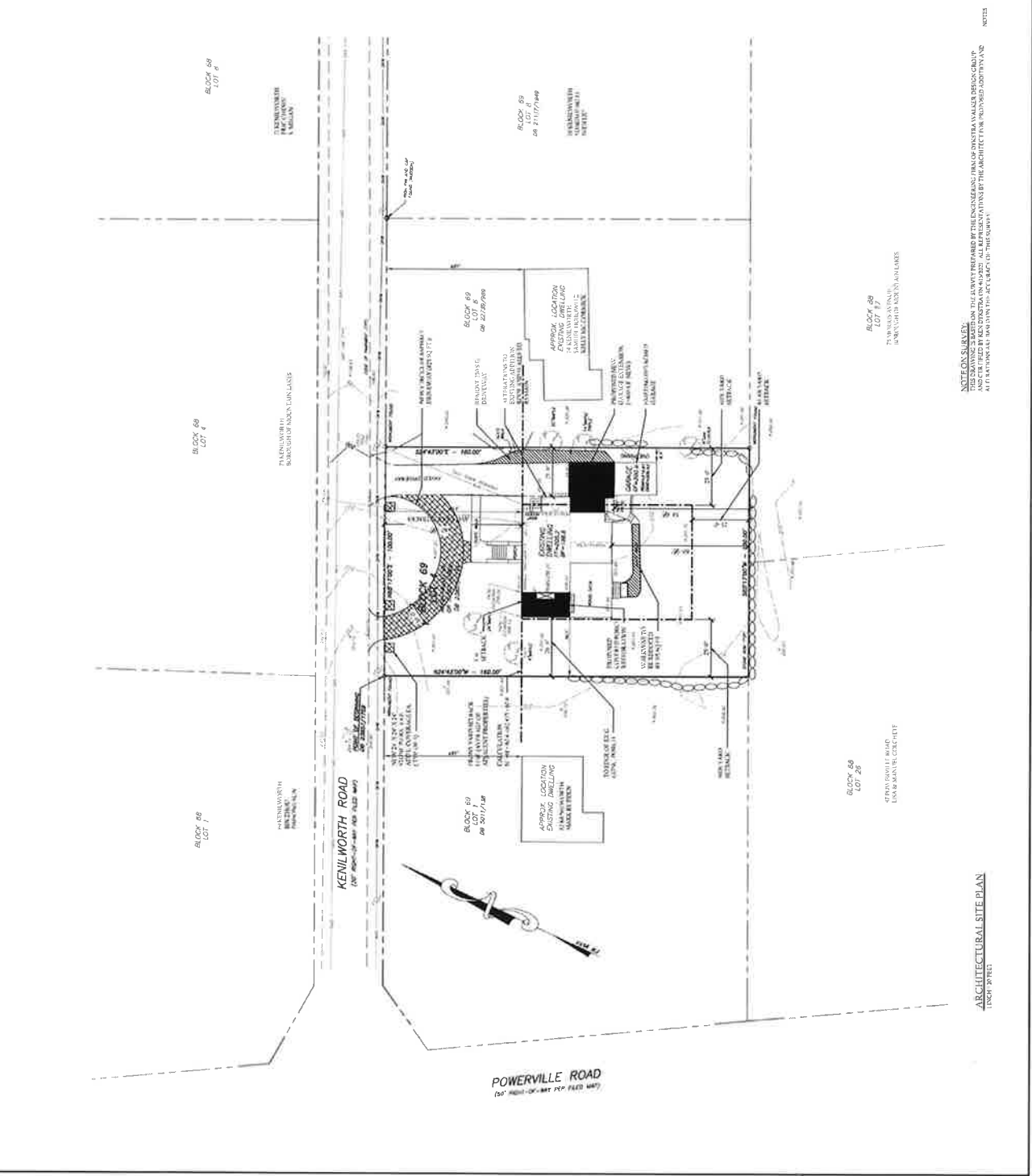
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23. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



NOTE ON SURVEY:
THIS SURVEY WAS PREPARED BY THE ENGINEER/TEAM OF SURVEYORS/VALUERS DESIGN GROUP
AND CERTIFIED BY THE ENGINEER/TEAM OF SURVEYORS/VALUERS DESIGN GROUP
AT THE NATIONAL BOARD OF SURVEYORS AND MAPPERS OF THE STATE OF NEW JERSEY.

ARCHITECTURAL SITE PLAN
UNOFFICIAL

NOTES



Kyattly

Private:
THOMPSON RESIDENCE

Location
75 Kendallworth Road
Mountain Lakes
New Jersey 07046

Owner
Mr. Andy Thompson
Ms. Laura Binyon
75 Kendallworth Road
Mountain Lakes
New Jersey 07046

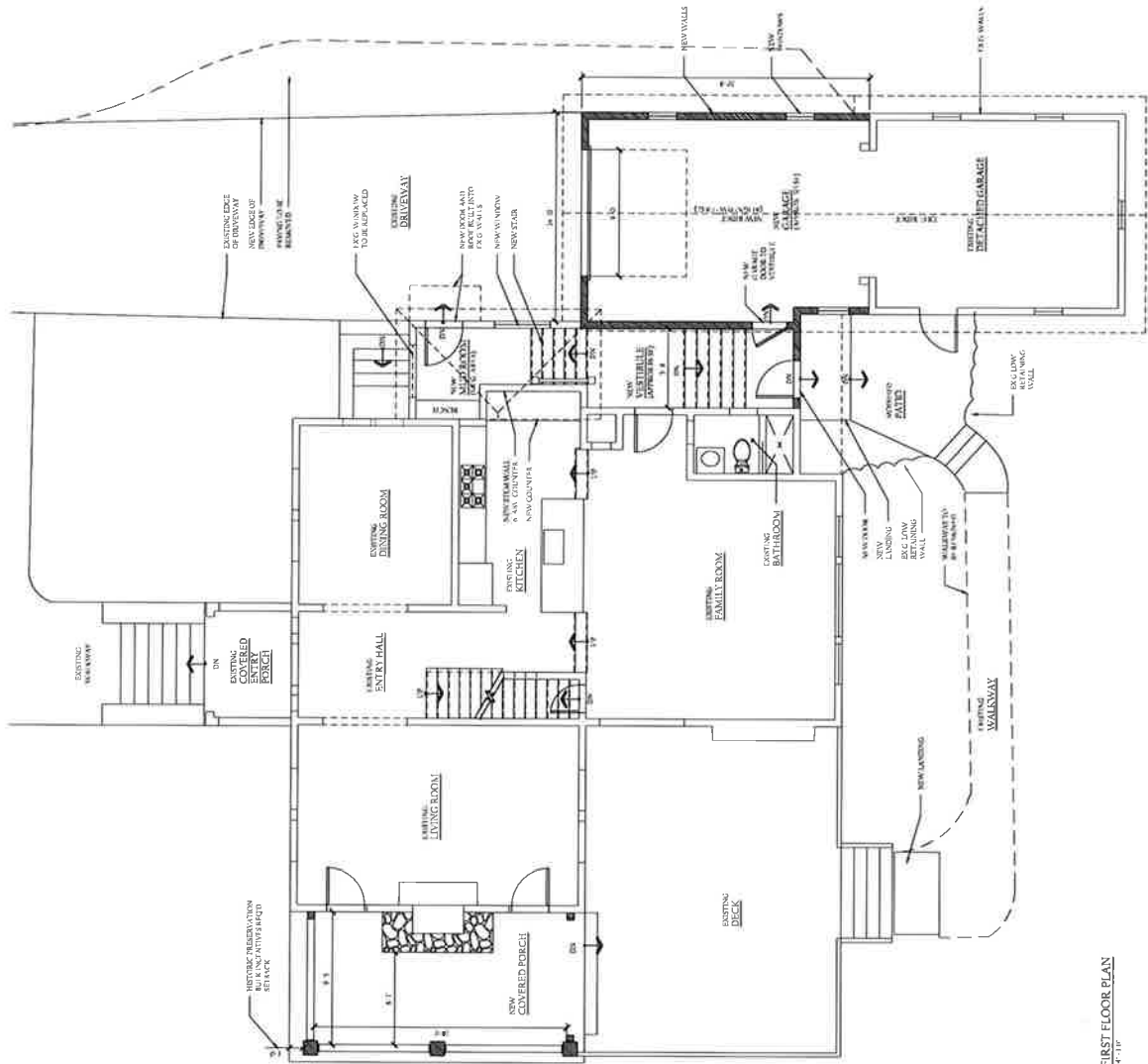
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ADDITIONS AND ALTERATIONS TO
THOMPSON RESIDENCE
76 KENILWORTH ROAD, MOUNTAIN LAKES, NJ

[illegible]

A2

DRAWING SYMBOLS		DRAWING SYMBOLS	
	UPPER WALL SYMBOL UPPER WALL IN ELEVATION		UPPER WALL SYMBOL UPPER WALL IN ELEVATION
	LOWER WALL SYMBOL LOWER WALL IN ELEVATION		LOWER WALL SYMBOL LOWER WALL IN ELEVATION
	INTERIOR REFERENCE FRAMING		INTERIOR REFERENCE FRAMING
WALL TYPE SYMBOLS		PLAIN SYMBOLS	
	CONCRETE TO RECU		POSSIBLE SIGN
	EXISTING TO BE REMOVED		NEW WALL - NO FINISH LINE
	NEW WALL CONSTRUCTION		REVISION TAG
	BACK TO IN R		WINDOW SYMBOL
	CONCRETE		DOOR SYMBOL
			WALL TYPE



FIRST FLOOR PLAN
4" = 1 ft





973 794 6677

Kyoto

Alexander D. Gottlieb, AIA
New Jersey 21A101824700

Project
THOMPSON RESIDENCE

76 Kenilworth Road
 Mountain Lakes
 New Jersey 07046

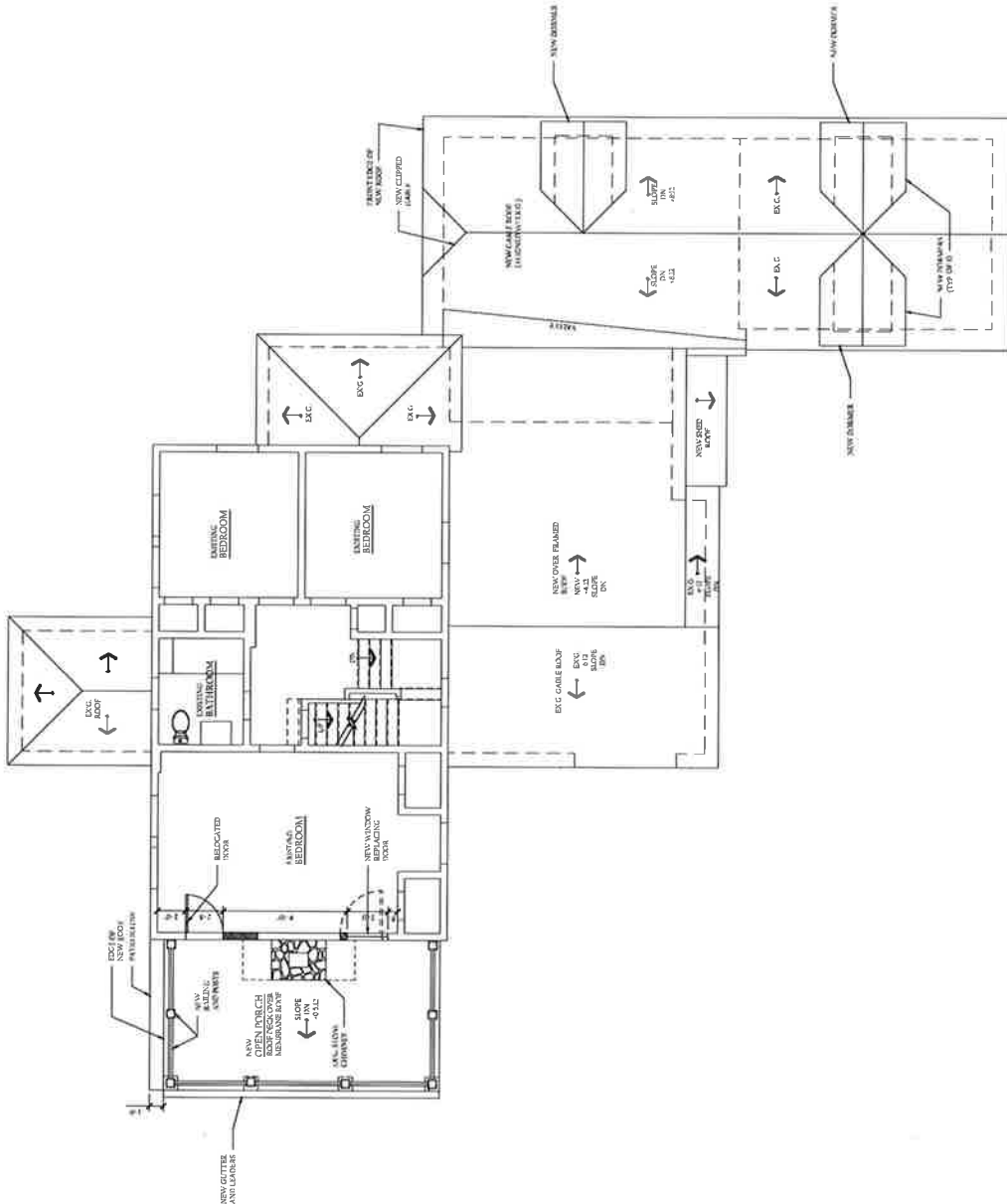
Driver:
 Mr. Andy Thompson
 Ms. Laura Benzene
 76 Kenilworth Road
 Mountain Lakes
 New Jersey 07046

ZONE:	R-A
BLOCK:	60
LOT:	4

THOMPSON RESIDENCE
ADDITIONS AND ALTERATIONS TO
76 KENILWORTH ROAD, MOUNTAIN LAKES, NJ

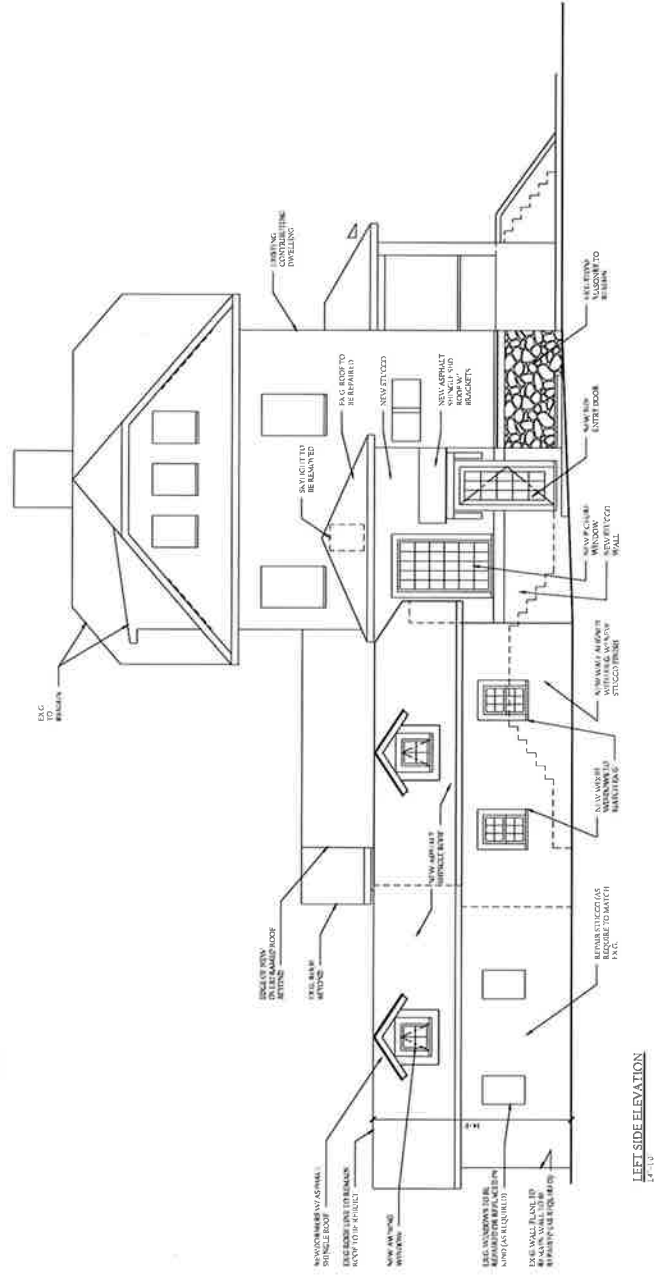
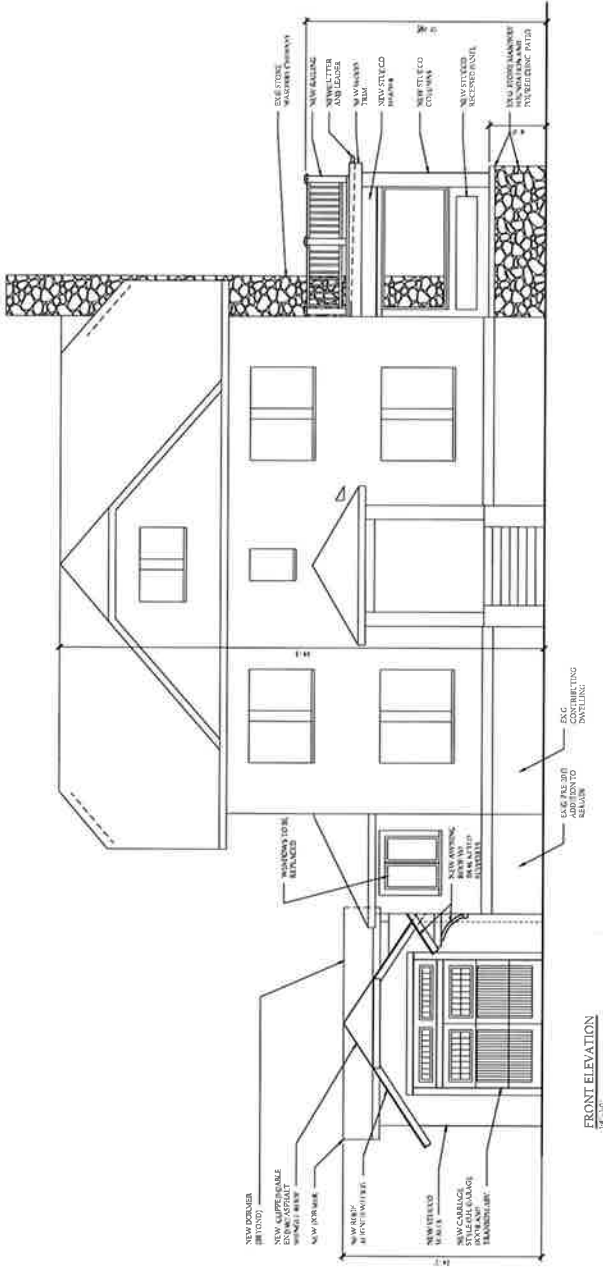
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A3



SECOND FLOOR PLAN AND FIRST FLOOR ROOF PLAN

1708/1710	MILNER, J. A. 1886-1952	1708/1710
1707/1709	MILNER, V. J. 1874-1945	1707/1709





Kenneth

Alexander D. Guthrie, M.A.
New Jersey 21A101824700

Prince
THOMPSON RESIDENCE

Location
76 Kendallworth Road
Mountain Lakes
New Jersey 07046

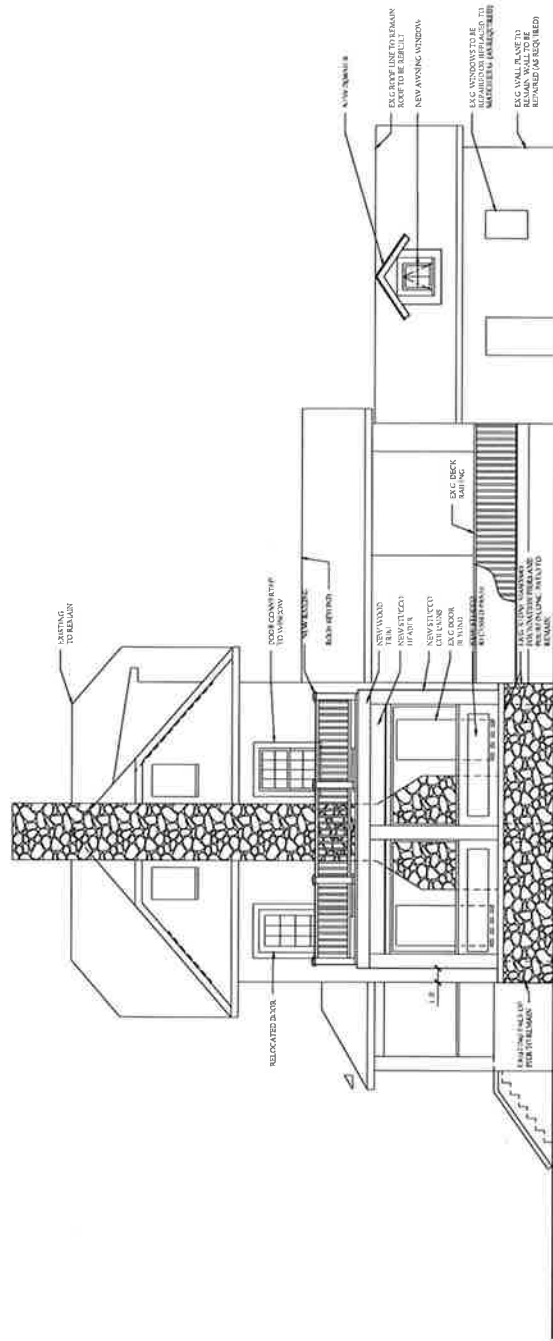
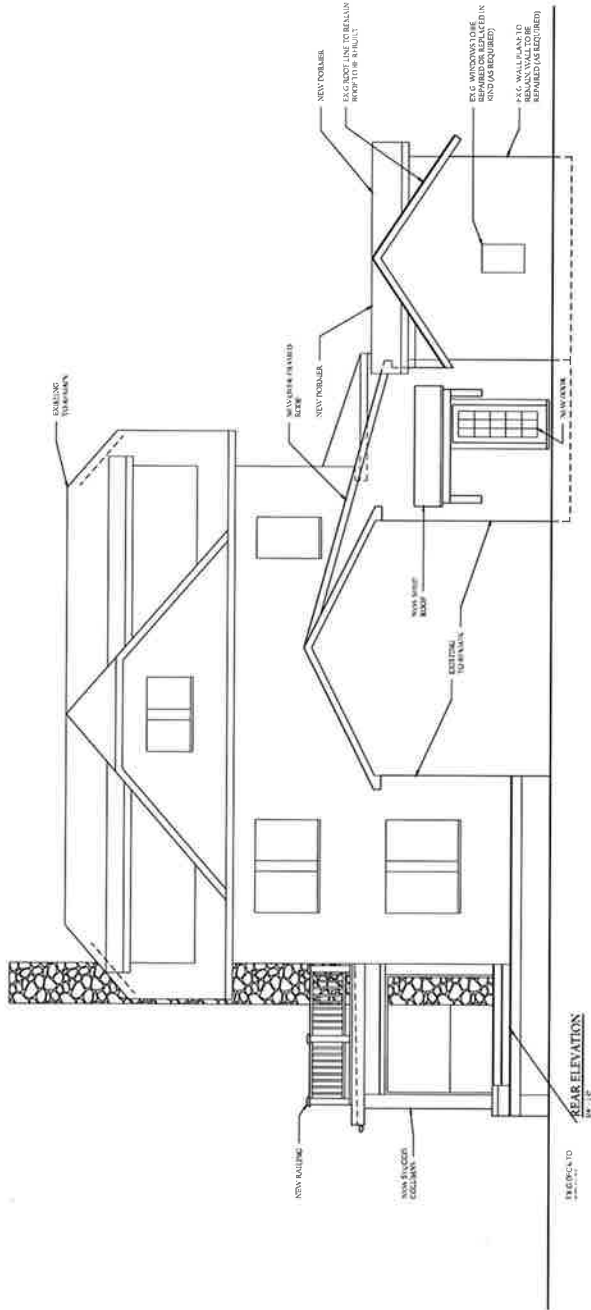
Owner
Mr. Andy Thompson
Ms. Laura Drayton
76 Kendallworth Road
Mountain Lakes
New Jersey 07046

ZONE	R.A.
ALOCK	69
LOT	4

THOMPSON RESIDENCE
ADDITIONS AND ALTERATIONS TO
76 KENILWORTH ROAD, MOUNTAIN LAKES, NJ

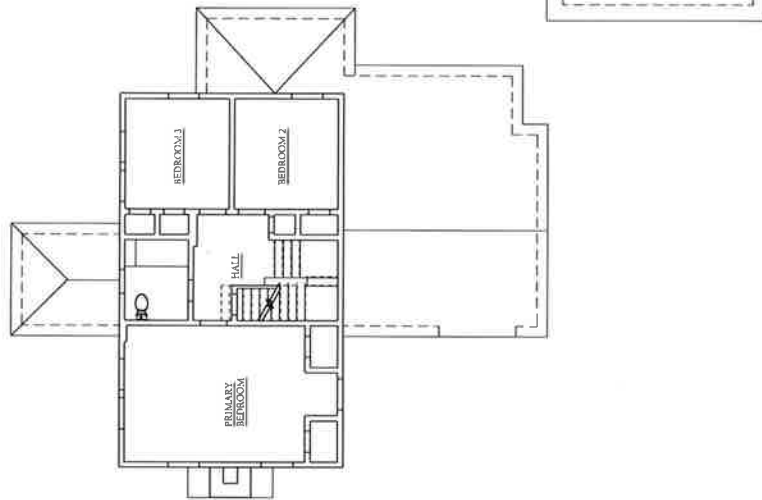
[illegible]

DATE: 10/10/2022
PAGE: 5





ADDITIONS AND ALTERATIONS
FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"



ADDITIONS AND ALTERATIONS
SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"



Alexander Gothelf

Alexander D. Gothelf, AIA
New Jersey 2140424700

THOMPSON RESIDENCE

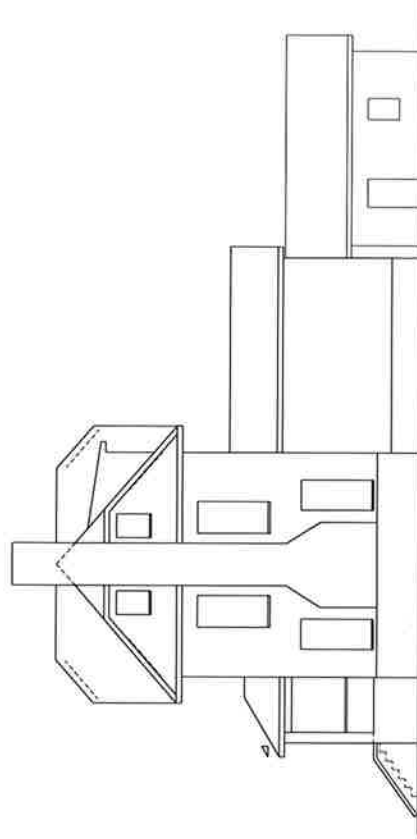
Location
76 Kenilworth Road
Mountain Lakes
New Jersey 07046
Owner
Mr. & Mrs. Thompson
76 Kenilworth Road
Mountain Lakes
New Jersey 07046

ZONE R-4
ROCKS 4
L.O.C.

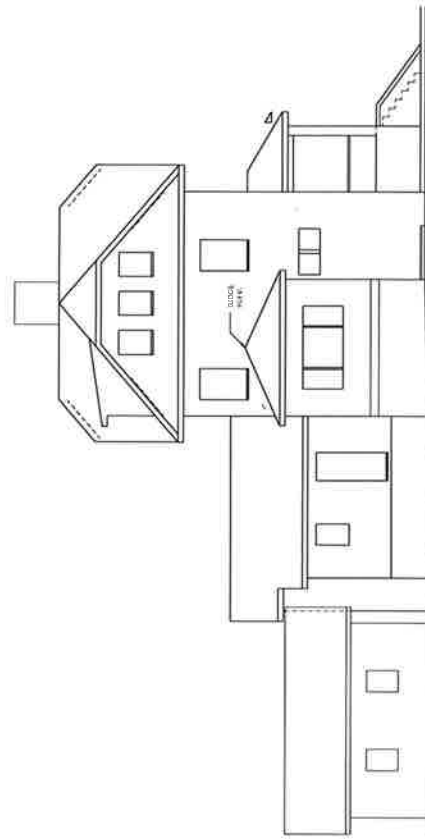
ADDITIONS AND ALTERATIONS TO
THOMPSON RESIDENCE
76 KENILWORTH ROAD, MOUNTAIN LAKES, NJ

DATE	07/20/2022
BY	2140424700
FOR	2140424700

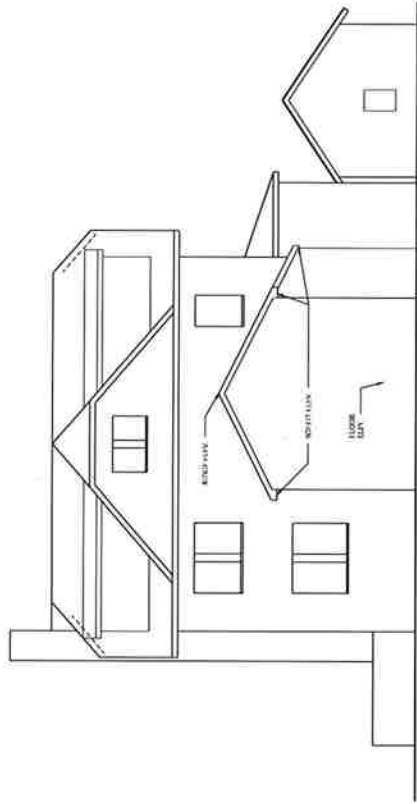
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2022



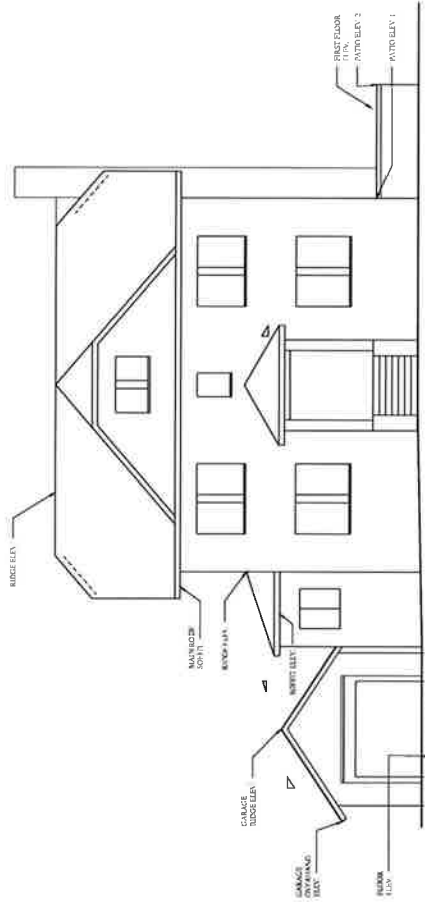
RIGHT SIDE ELEVATION
1/8" = 1'-0"



LEFT SIDE ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



FRONT ELEVATION
1/8" = 1'-0"