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For Notice under Sunshine Law

**MOUNTAIN LAKES ZONING BOARD OF ADJUSTMENT
AGENDA
August 4, 2022**

NOTICE: Please take notice that the meeting of the Zoning Board of Adjustment of the Borough of Mountain Lakes will be held on August 4, 2022 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 2, 2022

4. MEMORIALIZING RESOLUTION:

Richard & Ingrid Shoenfeld

Appl# 22-738

5. PUBLIC HEARINGS:

Carried Application:

Michael Booth

136 Ball Road

Floor Area Ratio (2) Side Yard Setback

Appl# 21-732

Blk. 103, Lot 83

R-A Zone

New Applications:

Jeanne Manubay & Matthew Taibbi

9 Van Duyne Road

Front Yard Setback

Appl# 22-740

Blk. 49, Lot 38.02

R-AA Zone

Dan Amato & Jennifer Bulger

8 Crescent Drive

Floor Area Ratio, Improved Lot Coverage

(2) Front yard Setbacks

Appl# 22-741

Blk. 127.02, Lot 16

R-2 Zone

6. OTHER MATTERS / PUBLIC COMMENTS

7. ADJOURNMENT



Cynthia Shaw, Administrative Officer

**MINUTES OF A MEETING
ZONING BOARD OF ADJUSTMENT OF
THE BOROUGH OF MOUNTAIN LAKES
June 2, 2022**

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 12, 2022 and by filing the same with the Borough Clerk and posting it on the Front Door on January 10, 2022 and was made available to all those requesting individual notice and paying the required fee.

Start: 7: 31PM

ROLL CALL:

Present: Murphy, DeNooyer, Astrup, Peters, McCormick, Vecchione, Paddock and Leininger

Absent: Caputo

Also, Present: Attorney, Michael Sullivan,

REVIEW OF MINUTES: Brett Paddock made a motion to approve the minutes from the May 12th meeting. Stephen Vecchione provided the second; the minutes were approved by voice vote by all eligible members present.

RESOLUTION: none

PUBLIC HEARINGS:

Application:

Richard & Ingrid Shoenfeld
27 Briarcliff Road
Side Yard Setback

Appl.#21-738
Blk. 78, Lot 19
R-A zone

Richard Shoenfeld, of 27 Briarcliff Road, presented his application. Mr. Schoenfeld submitted two shed designs the "Garden Shed Garage" became exhibit A-1, and the "New England Barn" became exhibit A-2. His 12-page power point presentation became exhibit A-3.

They have rainwater coming off the road, driveway, and roof of their home. They are trying to improve the drainage by installing a cistern to capture the rainwater and use it for irrigation. The system has filters that need to be maintained. Once installed they will need a shed to hold the electronics for the cistern and to store their lawn furniture, boats, tools, and trash. They have a large piece of land with a small building envelope due to the lake front exception line. Any place they locate the shed requires a variance. We can't place the shed over the cistern so they would like to place it at the end of the existing driveway 5 to 7 ft off the property line. The neighbor's house, on the driveway side, sits higher than theirs and has a landscape buffer. The shed would be on the south side of the property so they can place solar panels on the roof. The balance of the property is too shaded for the panels. There are two prefabricated shed options with different roof pitches.

James Murphy asked why the shed couldn't be placed on the south corner of the property within the building box. Mr. Shoenfeld answered if the mechanicals needed be serviced you couldn't drive over the cistern to access the shed. Stephen Vecchione questioned why the cistern had to be on the south side. Michael Sullivan told the Board the shed's setback variance was separate from the drainage plans. He noted the existing garage was at the northerly end of the house. How were they picking up water from the north side of the property and bring it to the south side of the property? Mr. Shoenfeld said there was a proposed inlet that will collect the water at the bottom of the northside of the driveway. J. Murphy noted per the plans the cistern was only collecting the water from the front of the house not the driveway. S. Vecchione asked how close they were to the neighbors. The neighbor was 25ft from the property line. J. Murphy noted a soil moving permit was required. The Administrator said this should be a condition of approval. Kelly McCormick asked why they couldn't switch the two structures, put the cistern by the driveway to capture the runoff and place the shed on the south side. Mr. Shoenfeld said the proposed location was more convenient, the unit was more hidden, and it doesn't block the view of the lake. S. Vecchione asked if they would park a car in this garage. R. Shoenfeld said they would not. Mr. Murphy felt the shed should be moved further south at least 7.5ft from the house.

M. Sullivan said a lot of improvements are proposed on the property, but the purpose of the application was to get a C-2 variance for the shed. They are requesting a side yard setback of 5 to 7ft where 25ft is required. They need to show the purposes of the MLUL are being advanced by granting the variance and the improvements would not be a substantial detriment to the public good.

Jake DeNooyer did not understand why the south side would not work for the shed and the cistern. Annie Peter confirmed the shed site was selected for the solar panels. J. Murphy asked are the drainage, solar panels, and the cistern items the Board should address or just the shed. Mr. Sullivan said the Board was only concerned with the shed and the side yard setback. All the other things could be done without coming to this Board. Does the benefit of granting this variance substantially outweigh the detriments? S. Vecchione asked why the panels couldn't go on the roof of the house. They couldn't because of the trees and the house dormers. Meghan Leininger thought there were other options the homeowner could have used to achieve their goal. Mr. Murphy visited the site and thought more could be done to comply with the setbacks. S. Vecchione was not convinced the negatives outweighed the benefits. Brett Paddock said he saw a lot of options that were not being explored. Ryan Astrup felt there were no positives outweighing the detriments. M. Leininger added the panels and shed should be looked at separately. Kelly McCormick thought the two structures should be flipped. This application has nothing to do with solar panels it's just about the shed. A. Peters said there was enough property to find another location.

Mr. Murphy opened the hearing to the public. No one wished to comment on the application, so he closed the public comment portion of the hearing.

Mr. Sullivan said most of the Board seems to be no votes. He explained to Mr. Shoenfeld his option to carry the application and reevaluate their proposal. J. Murphy asked if he would consider moving the structure to the south an additional 5ft for a 10ft setback. Mr. Shoenfeld was not interested and there was no Board support for that. James Murphy made a motion to deny the application as presented. A second was provided by Ryan

Astrup. The application was denied by a vote of 5 to 1 with 1 abstention. Board members Murphy, McCormick, Paddock, Peters and Astrup voted in favor and Vecchione voted against. DeNooyer abstained.

Other Matters / Public Comment:

Public Comment – No one wished to speak during the public comment period.

Stephen Vecchione made a motion to adjourn the meeting and Anne Peters provided the second. The meeting was adjourned at 9:10 PM.

Respectfully submitted,

Cynthia Shaw

DRAFT

**RESOLUTION
BOROUGH OF MOUNTAIN LAKES
ZONING BOARD OF ADJUSTMENT**

Application No. 22-738
Richard and Ingrid Shoenfeld
27 Briarcliff Road
Block 78, Lot 19

WHEREAS, Richard and Ingrid Shoenfeld, as owners, did make application to the Zoning Board of Adjustment of the Borough of Mountain Lakes to construct a detached garage at the above-captioned property located in the R-A Zone; and

WHEREAS, the applicants sought a variance pursuant to N.J.S.A. 40:55D-70c(2) to permit a northerly side yard setback of 5 feet where a minimum of 25 feet is required pursuant to Mountain Lakes Code Section 245-19/Schedule I; and

WHEREAS, the applicants submitted a variance plan prepared by Dykstra Walker Design Group P.A. consisting of one sheet dated March 14, 2022; and

WHEREAS, this matter came on to be heard at a regular meeting of the Zoning Board of Adjustment held on June 2, 2022, at which time it was established that notice was properly published and that property owners within 200 feet of the property had properly been served with such notice; and

WHEREAS, the Board carefully reviewed the testimony presented and the following exhibits: Exhibit A-1 Garden Shed Garage (Standard), Elevations, Floor Plan and Cross Section prepared by SoftPlan Architectural Design Software consisting of three sheets dated March 1, 2018; Exhibit A-2 New England Barn (Standard), Elevations, Floor Plan and Cross Section prepared by SoftPlan Architectural Design Software consisting of three sheets dated March 6,

2018 as well as Exhibit A-3 consisting of a PowerPoint presentation prepared by the applicants; and

WHEREAS, the Board established the following findings of fact and conclusions of law:

1. The subject property is located on the easterly side of Briarcliff Road and contains lot area of 36,100 square feet where a minimum of 15,000 square feet is required. The property contains an existing single-family dwelling with attached two-car garage, wood deck, patios and related site improvements.

2. The applicants propose to construct a 12 foot by 20 foot detached garage consistent with Exhibits A-1 or A-2. The applicants indicated the purpose of the garage included storage of maintenance equipment, tools, recycling/garbage bins, boat storage in winter, lawn furniture and electric vehicle recharging. The application stated the applicants would explore the feasibility of installing solar panels on the garage to charge an electric vehicle. At the public hearing, the applicants amended the application to provide a minimum 6 or 7 foot side yard setback and later in the proceedings further agreed to a 10 foot minimum side yard setback.

3. The applicants proposed improvements included replacing driveway and curb and installation of one or more underground cisterns to reutilize rainwater for irrigation of trees and lawns. The applicants conceded these improvements could be constructed immediately irrespective of installation of the proposed garage.

4. The applicants failed to cite any purposes of the Municipal Land Use Law contained in N.J.S.A. 40:55D-1 et seq. which would be advanced by approving a detached garage at the proposed location and, consequently, failed to meet the requisite burden of proof under the positive criteria. As stated in *Kaufmann v. Planning Bd. For Warren Tp.*, 110 N.J. 551, 563 (1988): "... no c(2) variance should be granted when merely the purposes of the owner

will be advanced. The grant of approval must actually benefit the community in that it represents a better zoning alternative for the property.”

5. The applicants failed to present sufficient testimony that the requested variance “could be granted without substantial detriment to the public good.” The immediately adjacent home to the north is located at the minimum requisite setback of 25 feet from the common property line and thus, the Board determined approval of the application would not provide sufficient light, air and open space.

6. A setback ordinance is to prevent of overcrowding and provide adequate light, air and open space. The subject property is oversized at more than double the minimum lot area required. There is ample room on the southerly side of the property to construct a conforming garage.

7. Approval of this variance would run contrary to the function of the Board which is to “effectuate the goals of the community as expressed through its zoning and planning ordinances.” *Kaufmann v. Planning Bd. For Warren Tp.*, 110 N.J. 551, 564 (1988) and *Cicchino v. Berkeley Heights Tp.*, 237 N.J. Super. 175, 181-183 (App. Div. 1989).

WHEREAS, the Board, based on the aforementioned findings, concluded that the applicants did not prove that the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements, and failed to prove that the benefits of the deviation would substantially outweigh any detriment pursuant to the requirements of N.J.S.A. 40:55D-70c(2).

WHEREAS, the Board, based on the aforementioned findings, concluded that the applicants did not meet the negative criteria in that approval of the application will not cause

substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance pursuant to N.J.S.A. 40:55D-70;

NOW, THEREFORE, BET IT RESOLVED, by the Zoning Board of Adjustment of the Borough of Mountain Lakes that the within application of Richard and Ingrid Shoenfeld for a side yard setback variance, as outlined herein, is hereby denied.

Offered by:

Seconded by:

Vote:

Date:

RECEIVED

JUL 15 2022

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

BOROUGH OF
MOUNTAIN LAKES

Application Number 21 - 732
Date Filed (Revised) 7/15/22
Fee Paid \$750
Taxes Paid _____

SECTION 1. INFORMATION REGARDING THE APPLICANT:

- A) Applicant's Name: Michael Booth
Address: 136 Ball Rd, Mountain Lakes, NJ 07046 Telephone: 973-738-0627
Email: Boothm14@gmail.com
- B) Owner's Name: Michael Booth
Address: 136 Ball Rd, Mountain Lakes, NJ 07046 Telephone: 973-738-0627
Email: Boothm14@gmail.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) Yes 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 Yes purchaser under Contract _____ Tenant or Lessee _____
Other (please specify) _____

SECTION 2. INFORMATION REGARDING THE PROPERTY

- A) The street address of the Property is 136 Ball Rd
- B) The location of the Property is approximately 100 feet from the intersection of Ball Rd and Rockaway Terr.
- C) The tax map Block number(s) is 103 the Lot number(s) is 83.
- D) (See tax bill or deed for this information.)
- E) The zone in which the Property is located is RA.
- F) The dimensions of the Property are front (100.44 ft), garage side (117.31 ft), back (100 ft), kitchen side (107.92 ft).
- G) The size of the property is 11,261 square feet.
- H) 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 (no)
2. adjacent to an existing or proposed county road. (no)
3. adjacent to other county land (no)
4. adjacent to a state highway (no)

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

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 X

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>X</u> Floor Area Ratio (%)	<u>16.2%</u>	<u>22.5%</u>	<u>17%</u>
___ Improved Lot Coverage (%)	<u>29.3%</u>	<u>24.8%</u>	<u>25%</u>

Setbacks:

	<u>Existing</u>	<u>Proposed</u>	<u>Allowed/Required</u>
___ Front	<u>42.0'</u>	<u>41.25'</u>	<u>41.2' (avg)</u>
<u>X</u> Side	<u>20.67'</u>	<u>20.0'</u>	<u>25.0'</u>
<u>X</u> Side	<u>20.86'</u>	<u>20.86'</u>	<u>25.0'</u>
___ Rear	<u>21.17'</u>	<u>27.5'</u>	<u>25.0'</u>
___ Shoreline	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

___ Use	<u>RES</u>	<u>RES</u>	<u>RES</u>
___ Height*	<u>24'-7"</u>	<u>30'-8"</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.

Opening the existing 2nd floor to create a consistent roof while creating an open floor plan consistent with the character and style of the neighborhood with modern amenities.

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.

The neighborhood was appropriately screened to create a façade that is consistent with the surrounding homes while adding an aesthetically pleasing landscape.

FLOOR AREA RATIO CALCULATION (Existing & Proposed)
-See Appendix A
FOR A NEW HOUSE OR AN ADDITION

Owner Michael Booth & Kiera Keller
 Address 136 Ball Rd
 Block Number 103 Lot(s) 83
 Zone R-A Permissible FAR, % 17


For Proposed House or Addition:

	Areas (sq. ft.)							
	Basement		1 st Floor		2 nd Floor		*Upper Story	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
Area of Basic House Footprint			1,117	1,253	705	1,215		
Additional Factored Area for Cathedral Ceiling								
Additions								
Over Attached Garage								
Bay Window				11				
Heated Porches, Entries and Breezeways								
Garage Space Greater than 500 square feet				557				
Roofed Porches, Breezeways & Decks over 500 sq ft								
Other								
Deductions				-500				
SUB-TOTALS			1,117	1,321	705	1,215		
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.)	<u>1,822</u>	<u>2,536</u>
Site Area (sq. ft.)	<u>11,261</u>	<u>11,261</u>
Actual FAR, %	<u>16.2%</u>	<u>22.5%</u>

Certified by:  Print Name: Kenneth P. Mihalik AIA
 License #: 11756 Date: 7/12/22

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

Owner Michael Booth & Kiera Keller
 Address 136 Ball Rd
 Block Number 103 Lot(s) 83
 Zone R-A Permissible Coverage, % 25

	Existing Area (sq. ft.)	Proposed Area (sq. ft.)	Remarks
Area of Basic House Footprint	1,117	1,253	
Additions			
Attached Garage	240	557	
Detached Garage			
Entries & Steps -- rear yard	32	25	
Porches, Breezeways & Roofed Decks	379	118	
Patios & Terraces	425		
Driveways & Parking Lots (paved or otherwise)	823	686	
Sidewalks & Walkways	190	71	
Tool Sheds			
Swimming Pools			
Walls	94		
Other AC Units Steps to terrace		10 74	
TOTAL IMPROVED AREA	3,300		

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

Seal:

	Existing	Proposed
Total Improved Area (sq. ft.)	3,300	2,794
Site Area (sq. ft.)	11,261	11,261
Actual Coverage, %	29.3	24.8

Certified by:
 License #:


 11756

Print Name Kenneth P. Mihalik AIA
 Date: 7/12/22

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.

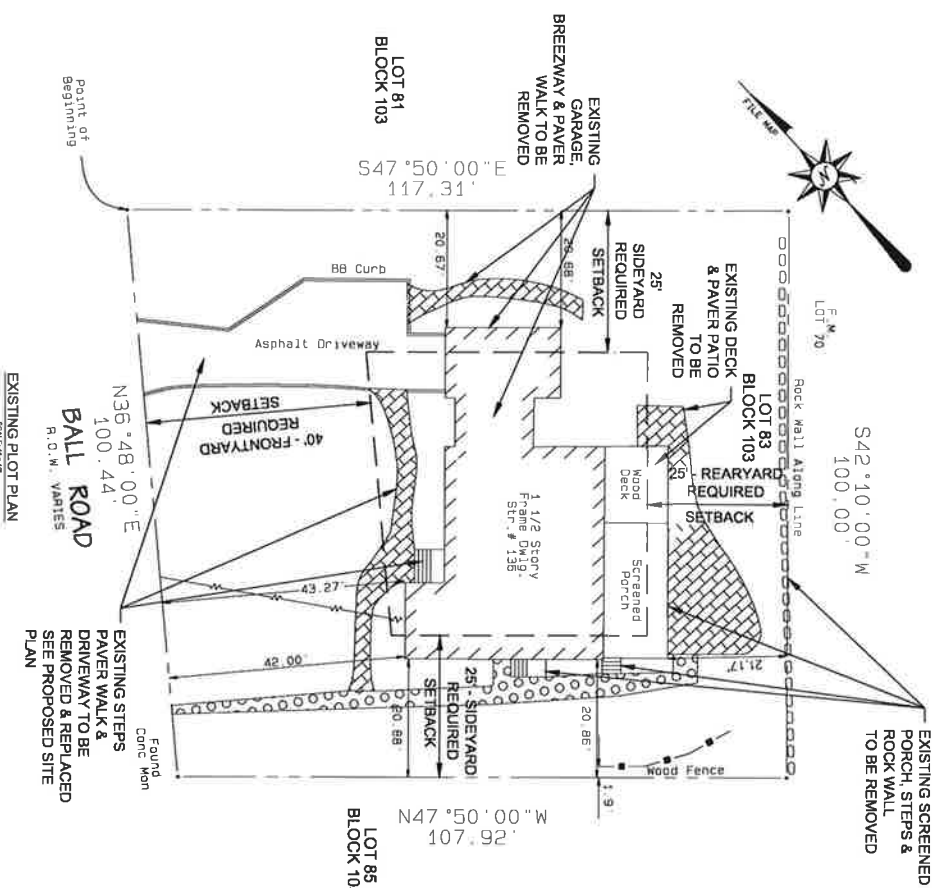
Michael Booth

Applicant's Signature

I hereby certify that I reside at 136 Ball Rd 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) 103 Lot(s) 83 on the Tax Map of R-A which property is the subject of the above application, and that said application is hereby authorized by me.

Michael Booth

Owner's Signature



NOTATION
 DIMENSIONS AND SETBACKS SHOWN FROM
 A PROPERTY SURVEY PREPARED BY
 CANTERA SURVEYING, INC.
 89 LINDA STREET, EAST HANOVER, NJ 07936
 TEL: 973-940-0000 FAX: 973-996-0007
 SURVEY DATE: 05/20/2007
 PROPERTY SURVEY PREPARED FOR MICHAEL BOOTH AND KERRY KELLER

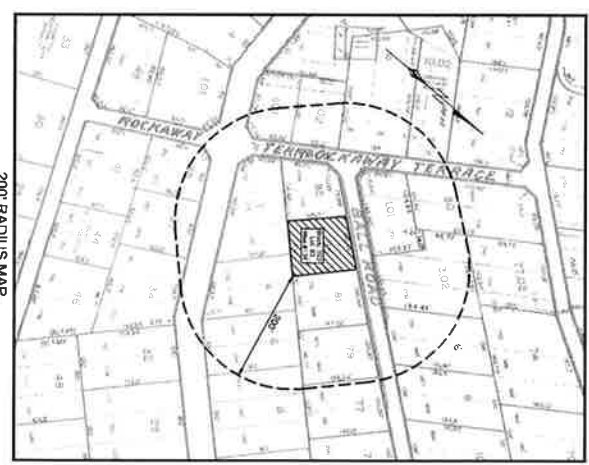
EXISTING PLOT PLAN
 SCALE: 1" = 10'

EXISTING SCREENED
 PORCH, STEPS &
 ROCK WALL
 TO BE REMOVED

EXISTING STEPS
 CONCR. MESH
 PAVEMENT WALK &
 DRIVEWAY TO BE
 REMOVED & REPLACED
 SEE PROPOSED SITE
 PLAN

LIST OF PROPERTY OWNERS

NO.	TRACED TO	OWNER	ADDRESS	CITY/TOWNSHIP	STATE	ZIP
1	100.00	100.00	100.00	100.00	100.00	100.00
2	100.00	100.00	100.00	100.00	100.00	100.00
3	100.00	100.00	100.00	100.00	100.00	100.00
4	100.00	100.00	100.00	100.00	100.00	100.00
5	100.00	100.00	100.00	100.00	100.00	100.00
6	100.00	100.00	100.00	100.00	100.00	100.00
7	100.00	100.00	100.00	100.00	100.00	100.00
8	100.00	100.00	100.00	100.00	100.00	100.00
9	100.00	100.00	100.00	100.00	100.00	100.00
10	100.00	100.00	100.00	100.00	100.00	100.00
11	100.00	100.00	100.00	100.00	100.00	100.00
12	100.00	100.00	100.00	100.00	100.00	100.00
13	100.00	100.00	100.00	100.00	100.00	100.00
14	100.00	100.00	100.00	100.00	100.00	100.00
15	100.00	100.00	100.00	100.00	100.00	100.00
16	100.00	100.00	100.00	100.00	100.00	100.00
17	100.00	100.00	100.00	100.00	100.00	100.00
18	100.00	100.00	100.00	100.00	100.00	100.00
19	100.00	100.00	100.00	100.00	100.00	100.00
20	100.00	100.00	100.00	100.00	100.00	100.00
21	100.00	100.00	100.00	100.00	100.00	100.00
22	100.00	100.00	100.00	100.00	100.00	100.00
23	100.00	100.00	100.00	100.00	100.00	100.00
24	100.00	100.00	100.00	100.00	100.00	100.00
25	100.00	100.00	100.00	100.00	100.00	100.00
26	100.00	100.00	100.00	100.00	100.00	100.00
27	100.00	100.00	100.00	100.00	100.00	100.00
28	100.00	100.00	100.00	100.00	100.00	100.00
29	100.00	100.00	100.00	100.00	100.00	100.00
30	100.00	100.00	100.00	100.00	100.00	100.00
31	100.00	100.00	100.00	100.00	100.00	100.00
32	100.00	100.00	100.00	100.00	100.00	100.00
33	100.00	100.00	100.00	100.00	100.00	100.00
34	100.00	100.00	100.00	100.00	100.00	100.00
35	100.00	100.00	100.00	100.00	100.00	100.00
36	100.00	100.00	100.00	100.00	100.00	100.00
37	100.00	100.00	100.00	100.00	100.00	100.00
38	100.00	100.00	100.00	100.00	100.00	100.00
39	100.00	100.00	100.00	100.00	100.00	100.00
40	100.00	100.00	100.00	100.00	100.00	100.00
41	100.00	100.00	100.00	100.00	100.00	100.00
42	100.00	100.00	100.00	100.00	100.00	100.00
43	100.00	100.00	100.00	100.00	100.00	100.00
44	100.00	100.00	100.00	100.00	100.00	100.00
45	100.00	100.00	100.00	100.00	100.00	100.00
46	100.00	100.00	100.00	100.00	100.00	100.00
47	100.00	100.00	100.00	100.00	100.00	100.00
48	100.00	100.00	100.00	100.00	100.00	100.00
49	100.00	100.00	100.00	100.00	100.00	100.00
50	100.00	100.00	100.00	100.00	100.00	100.00
51	100.00	100.00	100.00	100.00	100.00	100.00
52	100.00	100.00	100.00	100.00	100.00	100.00
53	100.00	100.00	100.00	100.00	100.00	100.00
54	100.00	100.00	100.00	100.00	100.00	100.00
55	100.00	100.00	100.00	100.00	100.00	100.00
56	100.00	100.00	100.00	100.00	100.00	100.00
57	100.00	100.00	100.00	100.00	100.00	100.00
58	100.00	100.00	100.00	100.00	100.00	100.00
59	100.00	100.00	100.00	100.00	100.00	100.00
60	100.00	100.00	100.00	100.00	100.00	100.00
61	100.00	100.00	100.00	100.00	100.00	100.00
62	100.00	100.00	100.00	100.00	100.00	100.00
63	100.00	100.00	100.00	100.00	100.00	100.00
64	100.00	100.00	100.00	100.00	100.00	100.00
65	100.00	100.00	100.00	100.00	100.00	100.00
66	100.00	100.00	100.00	100.00	100.00	100.00
67	100.00	100.00	100.00	100.00	100.00	100.00
68	100.00	100.00	100.00	100.00	100.00	100.00
69	100.00	100.00	100.00	100.00	100.00	100.00
70	100.00	100.00	100.00	100.00	100.00	100.00
71	100.00	100.00	100.00	100.00	100.00	100.00
72	100.00	100.00	100.00	100.00	100.00	100.00
73	100.00	100.00	100.00	100.00	100.00	100.00
74	100.00	100.00	100.00	100.00	100.00	100.00
75	100.00	100.00	100.00	100.00	100.00	100.00
76	100.00	100.00	100.00	100.00	100.00	100.00
77	100.00	100.00	100.00	100.00	100.00	100.00
78	100.00	100.00	100.00	100.00	100.00	100.00
79	100.00	100.00	100.00	100.00	100.00	100.00
80	100.00	100.00	100.00	100.00	100.00	100.00
81	100.00	100.00	100.00	100.00	100.00	100.00
82	100.00	100.00	100.00	100.00	100.00	100.00
83	100.00	100.00	100.00	100.00	100.00	100.00
84	100.00	100.00	100.00	100.00	100.00	100.00
85	100.00	100.00	100.00	100.00	100.00	100.00
86	100.00	100.00	100.00	100.00	100.00	100.00
87	100.00	100.00	100.00	100.00	100.00	100.00
88	100.00	100.00	100.00	100.00	100.00	100.00
89	100.00	100.00	100.00	100.00	100.00	100.00
90	100.00	100.00	100.00	100.00	100.00	100.00
91	100.00	100.00	100.00	100.00	100.00	100.00
92	100.00	100.00	100.00	100.00	100.00	100.00
93	100.00	100.00	100.00	100.00	100.00	100.00
94	100.00	100.00	100.00	100.00	100.00	100.00
95	100.00	100.00	100.00	100.00	100.00	100.00
96	100.00	100.00	100.00	100.00	100.00	100.00
97	100.00	100.00	100.00	100.00	100.00	100.00
98	100.00	100.00	100.00	100.00	100.00	100.00
99	100.00	100.00	100.00	100.00	100.00	100.00
100	100.00	100.00	100.00	100.00	100.00	100.00



APPLICANT OWNERS: MICHAEL BOOTH & KERRY KELLER
 136 BALL ROAD
 MOUNTAIN LAKES, NJ 07046
 973-238-9227

APPROVALS:
 CHAIRPERSON _____ DATE _____
 SECRETARY _____ DATE _____

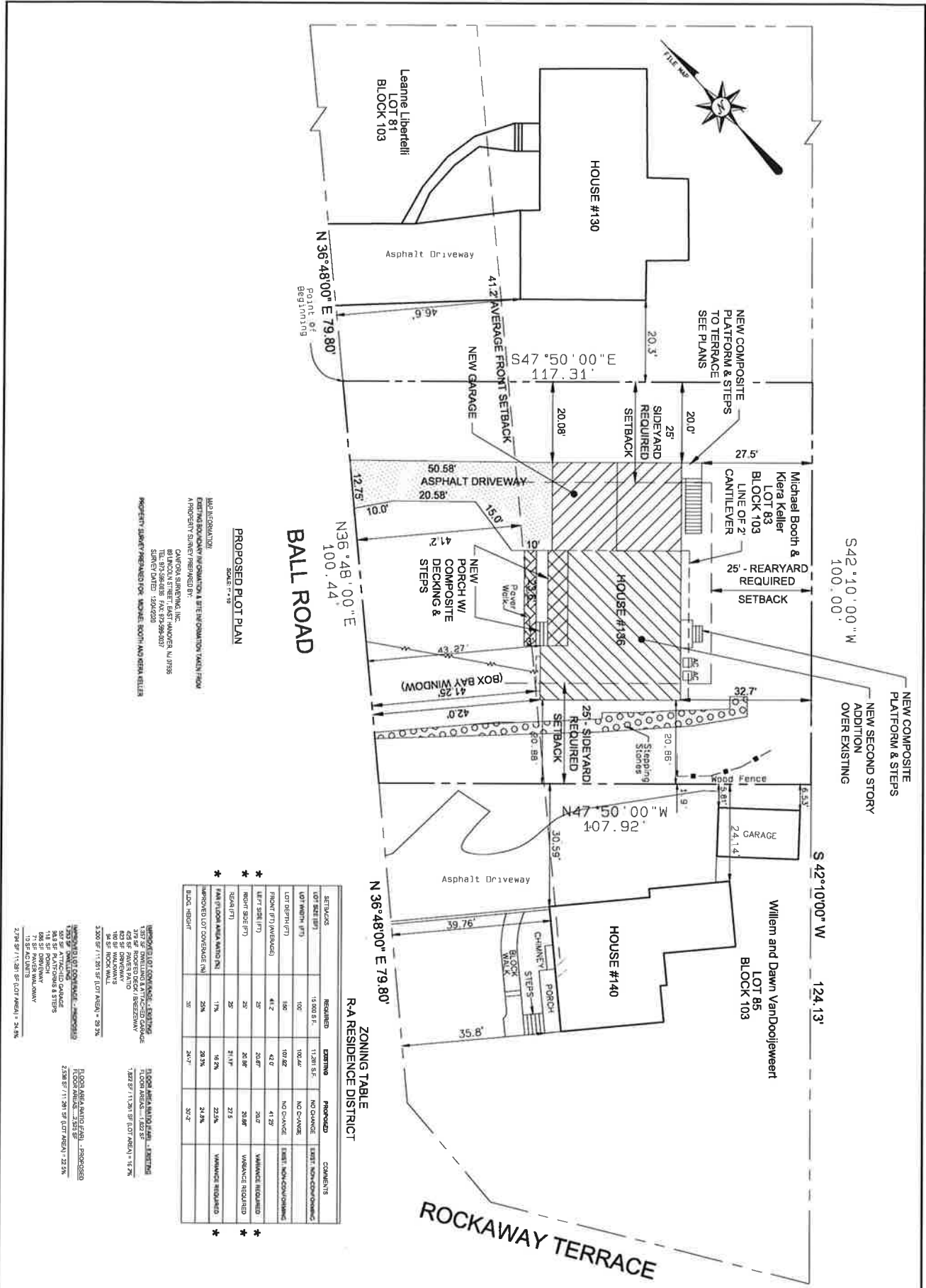
DATE	REV	BY	DATE	COMMENTS
05/11/2007				

EXIST. PLOT PLAN, 200' RADIUS MAP, LIST OF PROPERTY OWNERS

KENNETH P. MIHALIK
 Architecture • Residential & Commercial
 52 Forest Avenue
 Caldwell, NJ 07006
 (201) 996-7451
 KM@KPMIHALIK.COM

REAL & SIGNATURE
 LICENSE 11756

Additions & Alterations to:
KELLER/BOOTH RESIDENCE
 136 BALL RD., MOUNTAIN LAKES
 MORRIS COUNTY, NEW JERSEY
 Block: 103 Lot: 83



PROPOSED PLOT PLAN
SCALE: 1/8" = 1'-0"

MAP RECOGNITION
EXISTING RECORD INFORMATION & SITE INFORMATION TAKEN FROM
A PROPERT'S SURVEY INSTRUMENT BY:
CAMPION SURVEYING, INC.
1000 W. 10TH ST. SUITE 100
MOUNTAIN LAKES, NJ 07096
TEL: 973-986-0808 FAX: 973-986-0807
SURVEY DATED: 12/24/2020
PROPERTY SURVEY PREPARED FOR: MICHAEL BOOTH AND KEIRA KELLER

ZONING TABLE
R-1A RESIDENCE DISTRICT

SETBACKS	REQUIRED	EXISTING	PROPOSED	COMMENTS
LOT DEPTH (FT)	15,000 SF +	11,281 SF	NO CHANGE	
LOT WIDTH (FT)	100	100.44'	NO CHANGE	
LOT DEPTH (FT)	160	107.82'	NO CHANGE	
FRONT (FT) (MINIMUM)	41.2'	41.2'	41.2'	
LEFT SIDE (FT)	25'	20.07'	20.07'	VARIANCE REQUIRED
RIGHT SIDE (FT)	25'	20.87'	20.87'	VARIANCE REQUIRED
REAR (FT)	25'	21.14'	27.5'	
MINIMUM AREA WITH IN	11%	16.2%	22.5%	VARIANCE REQUIRED
IMPROVED LOT COVERAGE (IN)	25%	28.2%	24.2%	
BLDG. HEIGHT	35'	24'-7"	30'-2"	

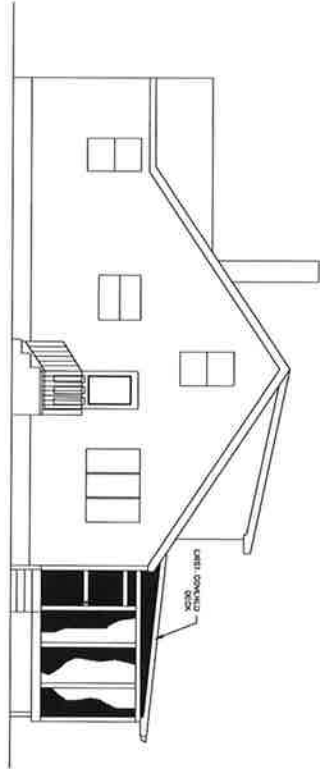
UNIMPROVED LOT COVERAGE - EXISTING
1.5% OF UNIMPROVED LOT COVERAGE
425 SF PAVEMENT (DRIVEWAY)
100 SF WALKWAYS
14 SF ROCK WALL
3,300 SF / 11,281 SF (LOT AREA) = 29.2%

UNIMPROVED LOT COVERAGE - PROPOSED
1.5% OF UNIMPROVED LOT COVERAGE
507 SF ATTACHED GARAGE
148 SF PORCH
638 SF DRIVEWAY
100 SF WALKWAYS
13 SF ROCK WALL
2,794 SF / 11,281 SF (LOT AREA) = 24.8%

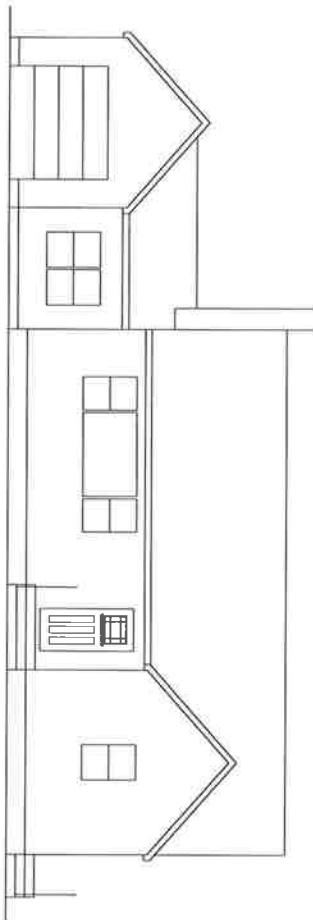
FLOOR AREA RATIO (FAR) - EXISTING
FLOOR AREA = 1,827 SF
FLOOR AREA = 1,827 SF
1,827 SF / 11,281 SF (LOT AREA) = 16.2%

FLOOR AREA RATIO (FAR) - PROPOSED
FLOOR AREA = 2,595 SF
FLOOR AREA = 2,595 SF
2,595 SF / 11,281 SF (LOT AREA) = 22.9%

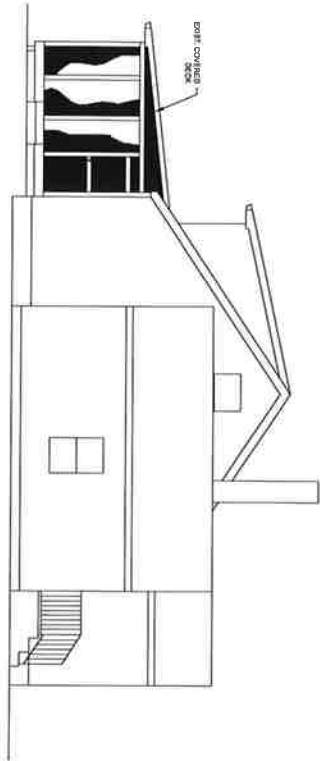
<p>DATE: 02/11/2022</p> <p>DRAWN BY: KM</p> <p>CHECKED BY: KM</p>	<p>REV. BY: _____</p> <p>DATE: _____</p> <p>COMMENTS: _____</p>	<p>KENNETH P. MIHALIK Architecture • Residential • Commercial 52 Forest Avenue Caldwell, NJ 07006 (201) 986-7901 kps22@kps.com</p>	<p>THIS DRAWING NOT VALID UNLESS SIGNED AND SEALED BY ARCHITECT</p> <p>SEAL & SIGNATURE LICENSE 11750</p>	<p>Additions & Alterations to: KELLER/BOOTH RESIDENCE 136 BALL RD., MOUNTAIN LAKES MORRIS COUNTY, NEW JERSEY Block: 103 Lot: 83</p>	
	<p>PROPOSED PLOT PLAN & ZONING TABLE</p>				<p>2 OF 5</p>
	<p>APR 2</p>				<p>2 OF 5</p>



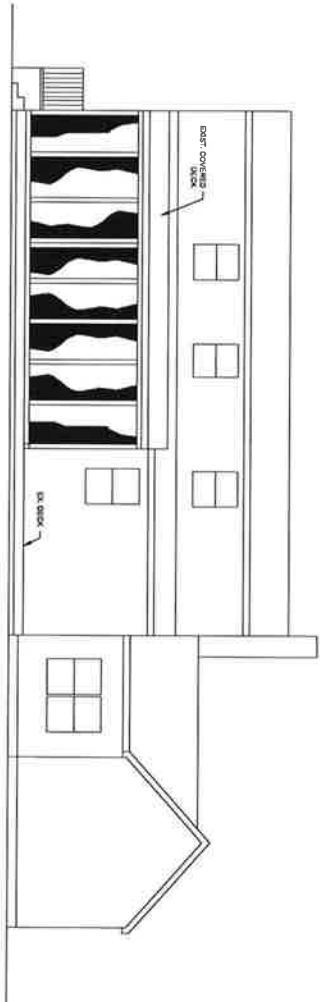
EXIST. RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



EXIST. FRONT ELEVATION
SCALE: 1/8" = 1'-0"



EXIST. LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



EXIST. REAR ELEVATION
SCALE: 1/8" = 1'-0"

DATE	REV.	BY	DATE	COMMENTS
08/11/2022				

DATE: 08/11/2022
 DRAWN BY: JM
 CHECKED BY: *JM

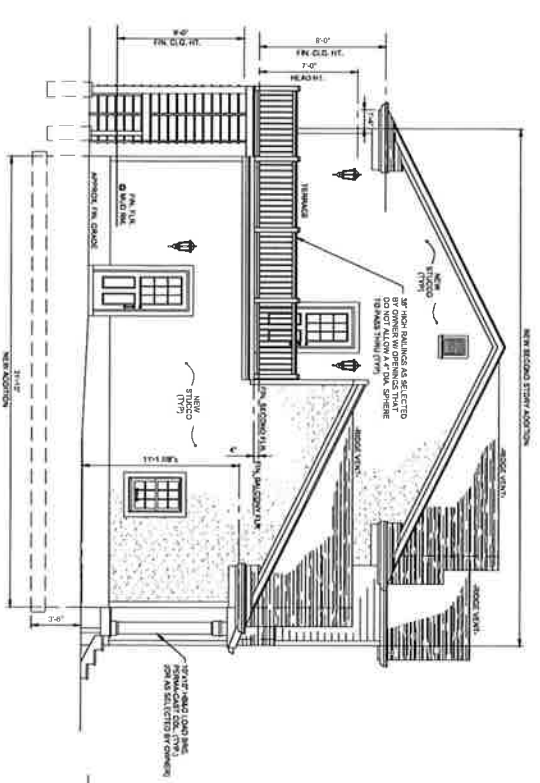
EXISTING ELEVATIONS

KENNETH P. MIHALIK
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 Caldwell, NJ 07008
 (201) 888-7881 kmi@kpmi.com

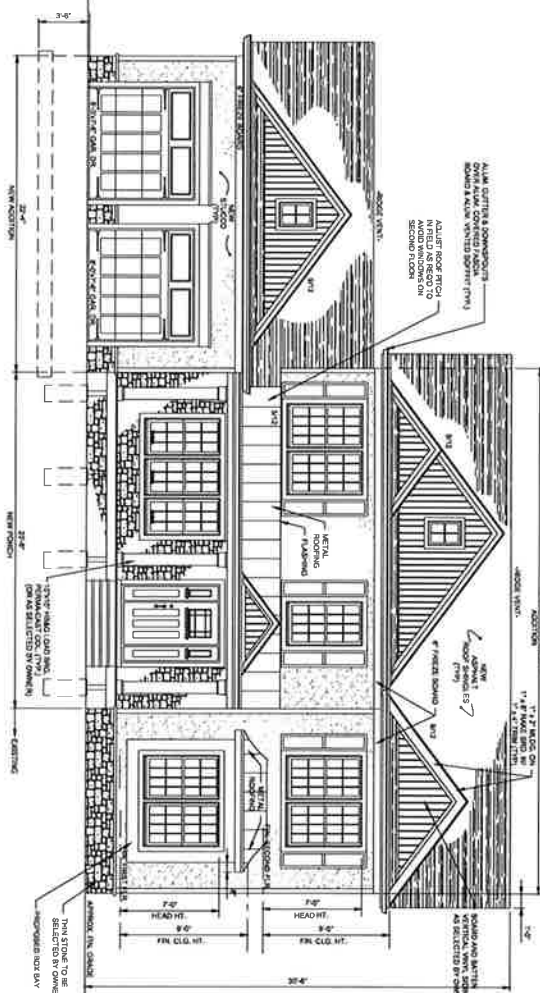
THIS SHEET SET HAS BEEN REPRODUCED AS IS BY THE CLIENT.
 REAL & SIGNATURE LICENSE 11726

Additions & Alterations to:
KELLER/BOOTH RESIDENCE
 136 BALL RD., MOUNTAIN LAKES
 MORRIS COUNTY NEW JERSEY
 Block: 103 Lot: 83

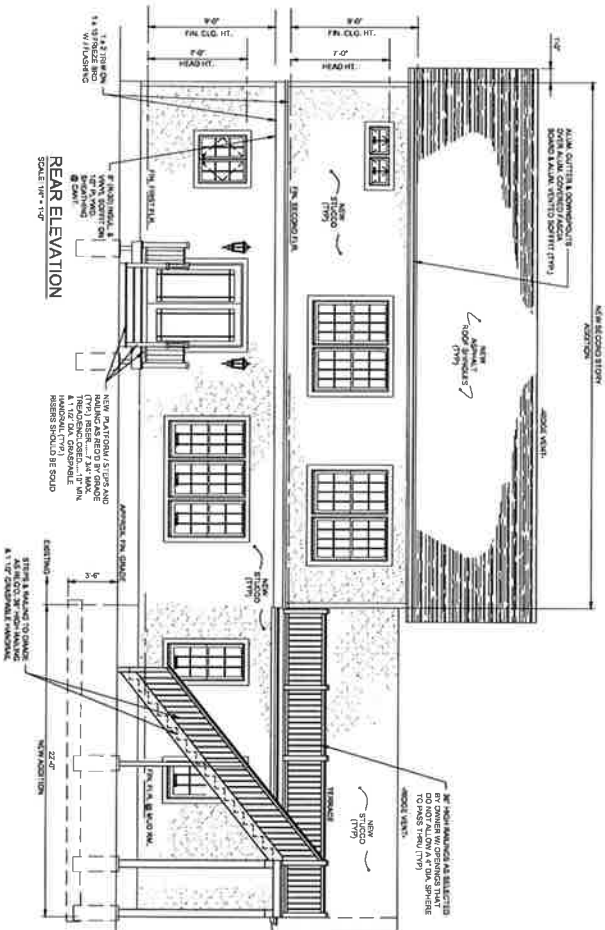
A3
 3 of 5



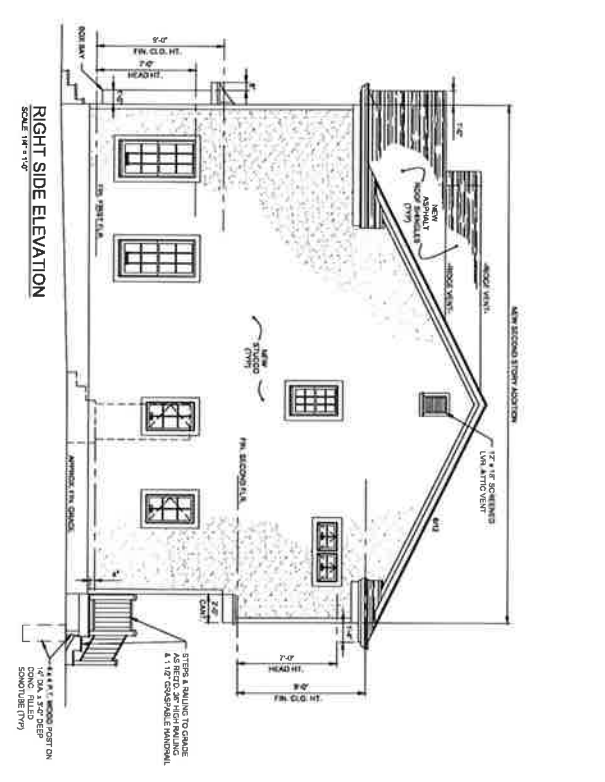
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

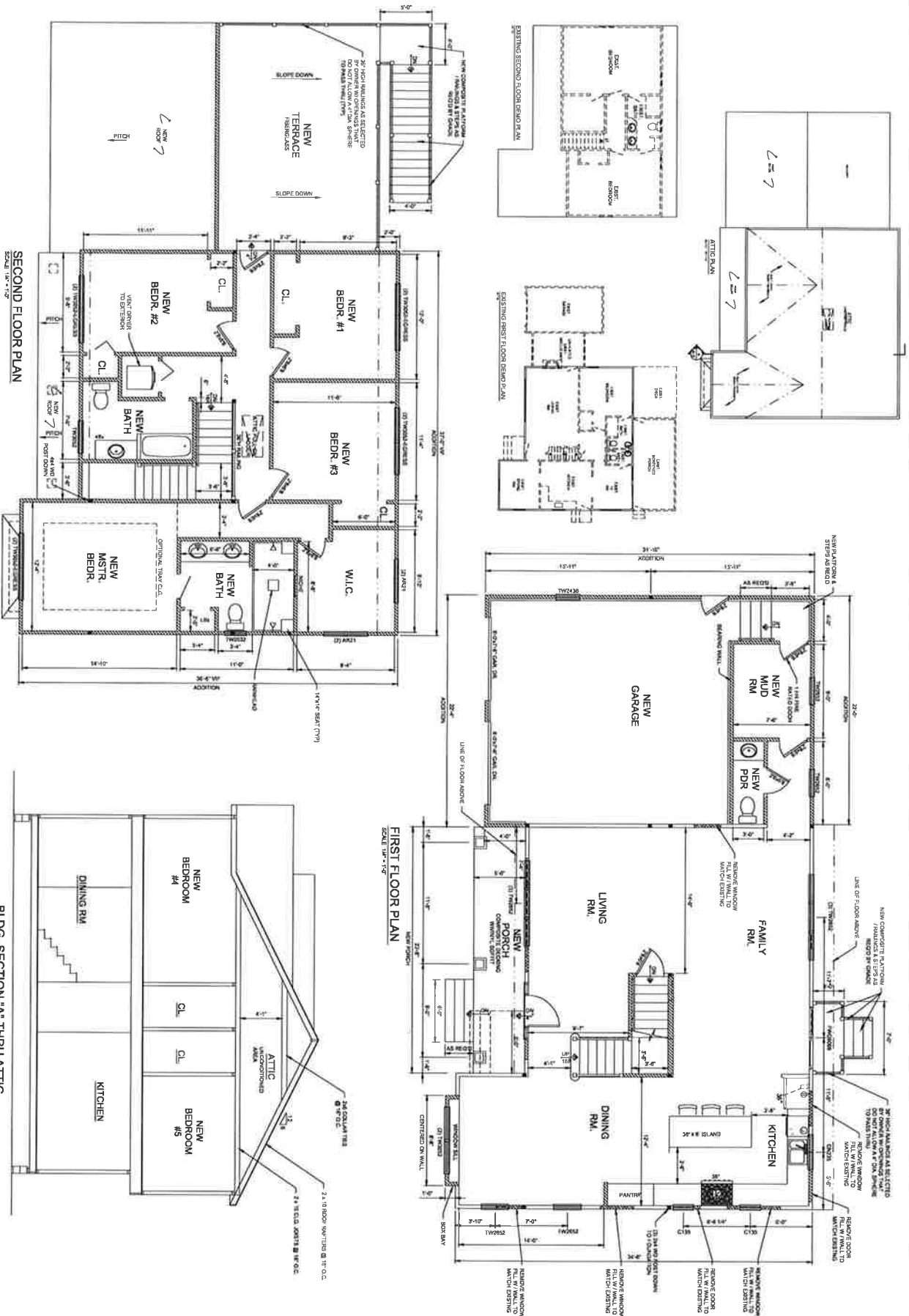


REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

<p>4 of 5</p>	<p>DATE: 01/11/2022 DRAWN BY: KM CHECKED BY: RM</p>	<p>REV: DATE: COMMENTS: </p>	<p>KENNETH P. MIHALIK Architecture • Residential • Commercial 52 Forest Avenue Caldwell, NJ 07006 (201) 998-1951</p>	<p>THE SEALING OF THIS PLAN IS A SERVICE PROVIDED BY THE ARCHITECT</p> <p>REAL & SIGNATURE LICENSE: 11789</p>	<p>Additions & Alterations to: KELLER/BOOTH RESIDENCE 136 BALL RD., MOUNTAIN LAKES MORRIS COUNTY, NEW JERSEY Block: 103 Lot: 83</p>
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SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

BLDG. SECTION "A-A" THRU ATTIC
SCALE: 1/8" = 1'-0"

<p>A5 5 of 5</p>	DATE: 08/11/2022	REV: BY: DATE: COMMENTS:
	DRAWN BY: JRM	
	CHECKED BY: JRM	

KENNETH P. MIHALK
 Architecture • Residential • Commercial
 52 Forest Avenue
 Caldwell, NJ 07006
 (201) 888-7851 JRM22278M/01.COM

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Additions & Alterations to:
KELLER/BOOTH RESIDENCE
 136 BALL RD., MOUNTAIN LAKES
 MORRIS COUNTY, NEW JERSEY
 Block: 103 Lot: 83

Borough of Mountain Lakes
Zoning Board of Adjustment
Checklist

RECEIVED

JUN 06 2022

BOROUGH OF
MOUNTAIN LAKES

Applicant's Name: Jeanne Manubay

Address: 9 Van Duyne Road Blk 49 Lot 38.02

Application #: 22-740 Date: June 6, 2022

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	✓		
2.	Tax Block and Lot Numbers	✓		
3.	Zoning District	✓		
4.	Name of roads on which the property fronts	✓		
5.	Easements, right-of-way and zone boundaries			✓
6.	Location of streams, lakes and fresh water wetlands			✓
7.	Topographic Information	✓		
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.	✓		
9.	Architectural elevations and floor plans, including structural height, of proposed addition or new building	✓		
10.	Building area allowed; draw lines showing required front, rear and side yard setbacks (Example of Plot Plan provided in Appendix B)	✓		
11.	Location, arrangement and dimensions of parking area, driveway, patios, etc.	✓		
12.	Names of adjoining property owners with lot and block designation	✓		
13.	Location of all buildings on adjoining properties including setbacks (Example shown in Appendix B)	✓		
14.	Zoning Compliance Chart	✓		

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

Application Number 22-740
Date Filed 6/6/22
Fee Paid \$150
Taxes Paid yes

SECTION 1. INFORMATION REGARDING THE APPLICANT:

- A) Applicant's Name Jeanne Manubay
Address 9 Van Duyne Road Telephone (646)344-2266
email jmanubay@hotmail.com
- B) Owner's Name Jeanne Manubay and Matthew Taibbi
Address 9 Van Duyne Road Telephone (646)344-2266
email jmanubay@hotmail.com (917)723-6798
(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 9 Van Duyne Road
- B) The location of the Property is approximately 99.98 feet from the intersection of Van Duyne Road and Lookout Road.
- C) The tax map Block number(s) is 49 the Lot number(s) is 38.02.
(See tax bill or deed for this information.)
- D) The zone in which the Property is located is R-AA *
- E) The dimensions of the Property are 150' x 1' x 243.81' x 50' x 49.76' x 145' x 287.33'
- F) The size of the property is .689 AC square feet.
- G) Notice is required in all cases. Additional notice is required if the property is located: (please check if applicable)

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

This application is for approval of variance relief for our front setback distance to be 8.2', instead of the allowed distance of 40' (confirmed by John Zamierowski, since there is only one other house to our right on Van Doyne Road).

This variance relief is requested to approve the replacement of the HVAC condensing unit on the far right of our property, which is located 8.2' from the property line, as well as replacement of the other three units in the near future.

This application is also being submitted to approve the placement of a standby generator, shown on the survey to the left of the bridge, 12.5' from the front property line.

(see attached specifications sheet for the 24kw Air-Cooled Standby generator Model 7210-1)

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.

Due to hardship and lot topography, placement of the HVAC condensing units and standby generator are not possible at any other location on our property. The condensing units were pre-existing and non-conforming prior to our ownership, and have not been replaced since the house was built in the 1980's. (see photos)

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

Owner Jeanne Manubay + Matthew Taibbi
 Address 9 Van Doyne Road
 Block Number 49 Lot(s) 38.02
 Zone ZONE RAA Permissible Coverage, % 20

	Existing Area (sq. ft.)	Proposed Area (sq. ft.)	Remarks
Area of Basic House Footprint	1620	1620	No change
Additions	-	-	
Attached Garage	-	-	
Detached Garage	-	-	
Entries & Steps	-	-	
Porches, Breezeways & Roofed Decks	130	130	No change
Patios & Terraces	-	-	
Driveways & Parking Lots (paved or otherwise)	270	270	No change
Sidewalks & Walkways	-	-	
Tool Sheds	-	-	
Swimming Pools	-	-	
Walls	-	-	
Other <u>Bridge</u>	1040	1040	No change
TOTAL IMPROVED AREA	3060	3060	No change

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

Seal:

	Existing	Proposed
Total Improved Area (sq. ft.)	<u>3060</u>	<u> </u>
Site Area (sq. ft.)	<u>33,771 sf</u>	<u> </u>
Actual Coverage, %	<u>9.06 %</u>	<u> </u>

Certified by: John J Butler Print Name John J Butler
 License #: 24 6504326700 Date: 10-1-2021

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 9 Van Duyne 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) 49
Lot(s) 38.02 on the Tax Map of Mountain Lakes which
property is the subject of the above application, and that said application is hereby
authorized by me.


Owner's Signature

20/22/24 kW

Generator

Model	G007038-1 G007039-1 (20 kW)	G007042-2 G007043-2 (22 kW)	G007038-3 G007039-3 (20 kW)	G007042-3 G007043-3 (22 kW)	G007209-0 G007210-1 (24 kW)
Rated maximum continuous power capacity (LP)	20,000 Watts*	22,000 Watts*	20,000 Watts*	22,000 Watts*	24,000 Watts*
Rated maximum continuous power capacity (NG)	18,000 Watts*	19,500 Watts*	18,000 Watts*	19,500 Watts*	21,000 Watts*
Rated voltage	240				
Rated maximum continuous load current – 240 volts (LP/NG)	83.3 / 75.0	91.7 / 81.3	83.3 / 75.0	91.7 / 81.3	100 / 87.5
Total Harmonic Distortion	Less than 5%				
Main line circuit breaker	90 amp	100 amp	90 amp	100 amp	100 amp
Phase	1				
Number of rotor poles	2				
Rated AC frequency	60 Hz				
Power factor	1.0				
Battery requirement (not included)	12 Volts, Group 26R 540 CCA minimum or Group 35AGM 650 CCA minimum				
Unit weight (lb / kg)	448 / 203	466 / 211	436 / 198	445 / 202	455 / 206
Dimensions (L x W x H) in / cm	48 x 25 x 29 / 121.9 x 63.5 x 73.7				
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load**	67	67	67	67	67
Sound output in dB(A) at 23 ft (7 m) with generator in Quiet-Test™ low-speed exercise mode**	55	57	55	57	57
Exercise duration	5 min				

Engine

Engine type	GENERAC G-Force 1000 Series				
Number of cylinders	2				
Displacement	999 cc				
Cylinder block	Aluminum w/ cast iron sleeve				
Valve arrangement	Overhead valve				
Ignition system	Solid-state w/ magneto				
Governor system	Electronic				
Compression ratio	9.5:1				
Starter	12 VDC				
Oil capacity including liter	Approx. 1.9 qt / 1.8 L				
Operating rpm	3,600				
Fuel consumption					
Natural gas	ft ³ /hr (m ³ /hr)				
	1/2 Load	204 (5.78)	228 (6.46)	164 (4.64)	203 (5.75)
	Full Load	301 (8.52)	327 (9.26)	287 (8.13)	306 (8.66)
Liquid propane	ft ³ /hr (gal/hr) [L/hr]				
	1/2 Load	87 (2.37) [8.99]	92 (2.53) [9.57]	86 (2.36) [8.95]	92 (2.53) [9.57]
	Full Load	130 (3.56) [13.48]	142 (3.90) [14.77]	136 (3.74) [14.15]	142 (3.90) [14.77]

Note: Fuel pipe must be sized for full load. Required fuel pressure to generator fuel inlet at all load ranges - 3.5-7 in water column (0.87-1.74 kPa) for NG, 10-12 in water column (2.49-2.99 kPa) for LP gas. For BTU content, multiply ft³/hr x 2500 (LP) or ft³/hr x 1000 (NG). For Megajoule content, multiply m³/hr x 93.15 (LP) or m³/hr x 37.26 (NG).

Controls

Two-line plain text multilingual LCD	Simple user interface for ease of operation.
Mode buttons: AUTO	Automatic start on utility failure. Weekly, Bi-weekly, or Monthly selectable exerciser.
MANUAL	Start with starter control, unit stays on. If utility fails, transfer to load takes place.
OFF	Stops unit. Power is removed. Control and charger still operate.
Ready to Run/Maintenance messages	Standard
Engine run hours indication	Standard
Programmable start delay between 2-1500 seconds	Standard (programmable by dealer only)
Utility Voltage Loss/Return to Utility adjustable (brownout setting)	From 140-171 V / 190-216 V
Future Set Capable Exerciser/Exercise Set Error warning	Standard
Run/Alarm/Maintenance logs	50 events each
Engine start sequence	Cyclic cranking: 16 sec on, 7 rest (90 sec maximum duration).
Starter lock-out	Starter cannot re-engage until 5 sec after engine has stopped.
Smart Battery Charger	Standard
Charger Fault/Missing AC warning	Standard
Low Battery/Battery Problem Protection and Battery Condition indication	Standard
Automatic Voltage Regulation with Over and Under Voltage Protection	Standard
Under-Frequency/Overload/Stepper Overcurrent Protection	Standard
Safety Fused/Fuse Problem Protection	Standard
Automatic Low Oil Pressure/High Oil Temperature Shutdown	Standard
Overcrank/Overspeed (@ 72 Hz)/rpm Sense Loss Shutdown	Standard
High Engine Temperature Shutdown	Standard
Internal Fault/Incorrect Wiring protection	Standard
Common external fault capability	Standard
Field upgradable firmware	Standard

**Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters. Rating definitions - Standby: Applicable for supplying emergency power for the duration of the utility power outage. No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO3046 and DIN5271). * Maximum kilovolt amps and current are subject to and limited by such factors as fuel BTU/megajoule content, ambient temperature, altitude, engine power and condition, etc. Maximum power decreases approximately 3.5% for each 1,000 ft (304.8 m) above sea level; and also will decrease approximately 1% for each 10 °F (6 °C) above 60 °F (16 °C).

RESOLUTION OF MOUNTAIN LAKES
ZONING BOARD OF ADJUSTMENT

Application No. 79-13-A
Daniel and Lois Fernaglitch

WHEREAS, in a public hearing held on Thursday, September 13, 1979 the subject application was presented and the public was given an opportunity to be heard, and

WHEREAS, since the property located at 9 Van Duyn Road has a slope of 36 degrees down away from the road the Board finds this to be an exceptional topographic condition, and the Board further finds that to build a conventional driveway would create practical difficulties and undue hardship upon the owner, and

WHEREAS, although the structure of the proposed house on an elevated platform would result in a total height of 42', only 9' of the proposed house would extend above Van Duyn Road, and

WHEREAS, the proposed elevated driveway into the garage portion of the house has been designed to give a pleasing appearance and meet safety requirements, and

WHEREAS, the Board heard extended discussion from members of the public, including the owners of the property immediately to the Southwest of the subject property, on all aspects of the proposed construction,

WHEREAS, there were no objections to the granting of the subject variance from members of the public, and

WHEREAS, the Board finds there would be no substantial detriment to the public good and no substantial impairment of the intent and purpose of the Zoning Ordinance,

NOW, THEREFORE, BE IT RESOLVED, that a variance be granted from Section 5.1.6 of the Zoning Ordinance to permit the construction of the proposed residence as set forth in the plans submitted.

The foregoing motion being duly seconded and there being no further discussion, the Secretary called the roll and recorded the votes as follows:

ROLL CALL VOTE	FOR	AGAINST
	Mr. Cody	
	Mrs. Eaton	
	Messrs. Hitchcock	
	Burn	
	Sonnichsen	
MOTION CARRIED.		

161
May 13, 1976

Pat Day, 11 Van Dyne, the left contiguous property, stated she would rather have a house that conforms to the land than to strip the land of trees and put in a house.

Charles Sanborn, Six Van Dyne, whose home is directly across from the Days', stated he hated to see any more trees destroyed than necessary and as long as the house is built attractively on the land, he does not object. Mr. Sanborn did ask if it were possible to build the house and the carport without a covering on the carport?

Mr. Russell said it would be possible, but there is somewhat of a safety factor involved with covering the wooden platform driveway when it comes to ice and snow. The wood will deteriorate rapidly, much more so than asphalt.

Mr. Maypole stated that if the carport is approved on this application, anyone with a similar problem in the Borough will apply for a variance. This may set a precedent. The Board generally agreed on this point made by Mr. Maypole.

WHEREAS, the property located at 9 Van Dyne Road has a slope of 36 degrees down away from the road, the Board does find that to be an exceptional topographic condition, and the Board finds that they have heard evidence that to build a conventional driveway would create practical difficulties and undue hardship upon the owner, and

WHEREAS, the platform portion of the structure of the proposed house is more than 40 feet from the road and that such structure being a platform alone would not substantially impair the intent and purpose of the Zoning Ordinance;

NOW, THEREFORE, BE IT RESOLVED, that a variance be granted from Section 5.1.6 of the Zoning Ordinance to permit the construction of such platform as set forth in the plans submitted to the Board of Adjustment. (This is the platform not including the covered portion referred to as the carport.)

The foregoing motion being duly seconded and there being no further discussion, the Secretary called the roll and recorded the votes as follows:

FOR: Messrs: Cody
Hedley
Maypole
Prescott
Stovall
Wickers

Chairman Wickers then read Part II of the Resolution:

WHEREAS, the Board of Adjustment finds that the covered portion of the platform (carport) to be an accessory structure, and

WHEREAS, such structure as proposed would be within the 40 foot setback, and

WHEREAS, the Board has not found hardship to be established with respect to the necessity of a carport within the 40 foot setback requirement of the Zoning Ordinance and that such a structure would impair the general intent and purpose of the Zoning Ordinance that the Board will deny the request for a variance with respect to the covered portion (carport).

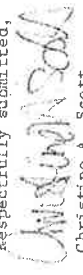
May 13, 1976

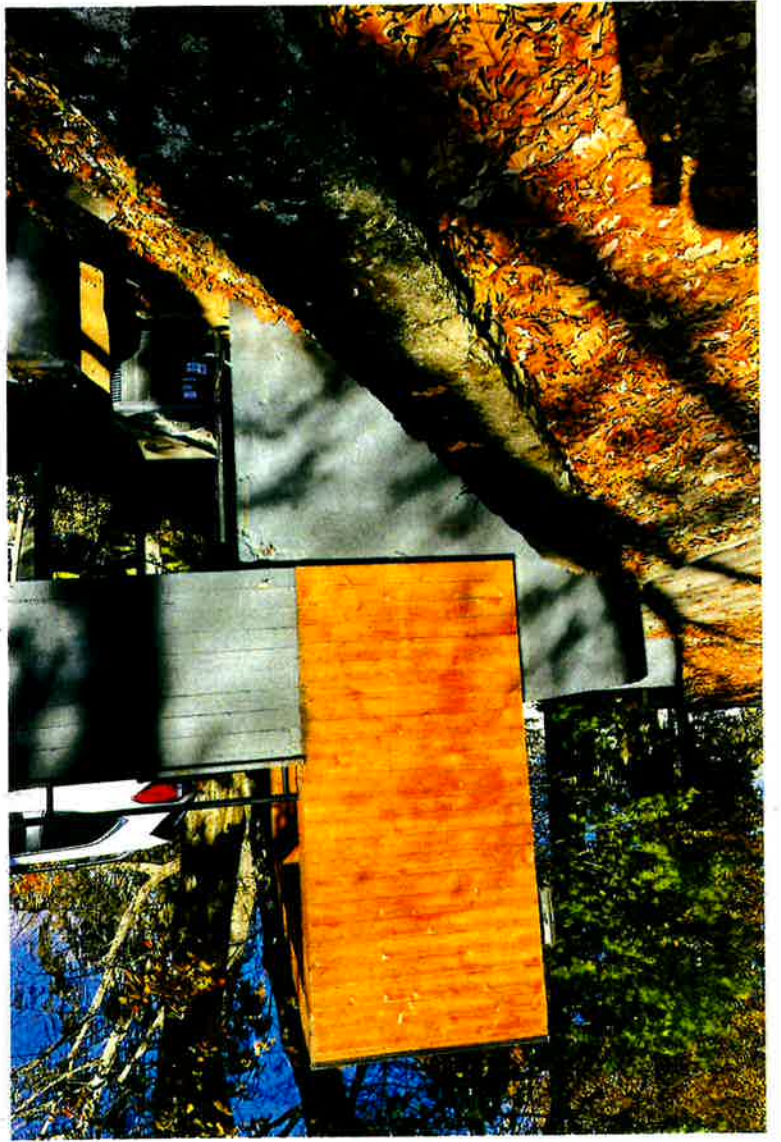
The foregoing motion being duly seconded and there being no further discussion, the Secretary called the roll and recorded the votes as follows:

- FOR: Messrs: Cody
- Hedley
- Maypole
- Prescott
- Stovall
- Wickers

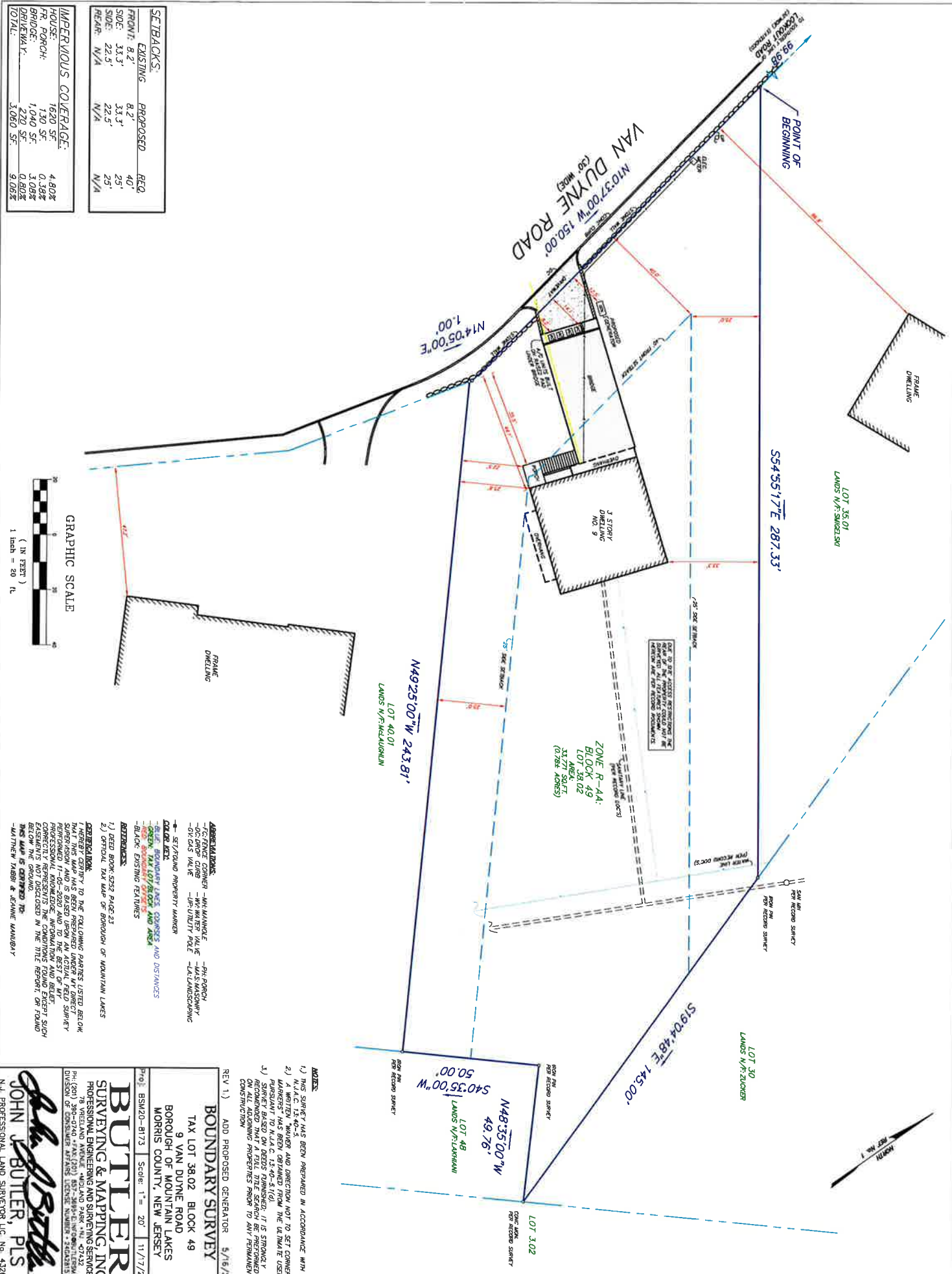
Both motions being passed, the request of Harry Russell, III is granted in part and denied in part.

There being no further business, the meeting was adjourned.

Respectfully submitted,

 Christine A. Scott
 Secretary

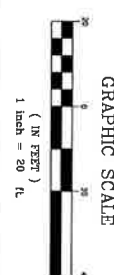






SETBACKS:	EXISTING	PROPOSED	REQ.
FRONT:	8.2'	8.2'	40'
SIDE:	33.3'	33.3'	25'
REAR:	N/A	N/A	N/A

IMPERVIOUS COVERAGE:	
HOUSE:	1620 SF
FR. PORCH:	130 SF
BRIDGE:	1,040 SF
DRIVEWAY:	220 SF
TOTAL:	3,060 SF
	9.06%



- ABBREVIATIONS:**
- C- FENCE CORNER - W/IN MANHOLE
 - C- FENCE CORNER - W/IN MANHOLE
 - C- GAS VALVE
 - U- UTILITY POLE
 - A- LAWS/DECKING
- COLOR KEY:**
- RED- BOUNDARY LINES, CORNERS AND DISTANCES
 - GREEN- TAX LOTS/ROCK AND AREA
 - BLACK- EXISTING FEATURES
- REFERENCES:**
- 1.) DEED BOOK-3292 PAGE 23
 - 2.) OFFICIAL TAX MAP OF BOROUGH OF MOUNTAIN LAKES
- GENERAL NOTES:**
- 1.) THIS SURVEY WAS PREPARED IN ACCORDANCE WITH N.J.A.C. 15:40-5.
 - 2.) A WRITTEN WARNING AND DIRECTION NOT TO SET CORNER PURSUANT TO N.J.A.C. 15:40-5 (f)(6).
 - 3.) SURVEY BASED ON DEEDS PROVIDED. IT IS STRONGLY RECOMMENDED THAT A TITLE SEARCH BE PERFORMED TO DETERMINE IF ANY INTERESTS OR CLAIMS ARE NOT DISCLOSED IN THE TITLE REPORT, OR FOUND BY MATTHEW HARRIS & KENNIE WAMBAY

REV 1) ADD PROPOSED GENERATOR 5/16/2022

BOUNDARY SURVEY

TAX LOT 38.02 BLOCK 49
9 VAN DYNE ROAD
BOROUGH OF MOUNTAIN LAKES
MORRIS COUNTY, NEW JERSEY

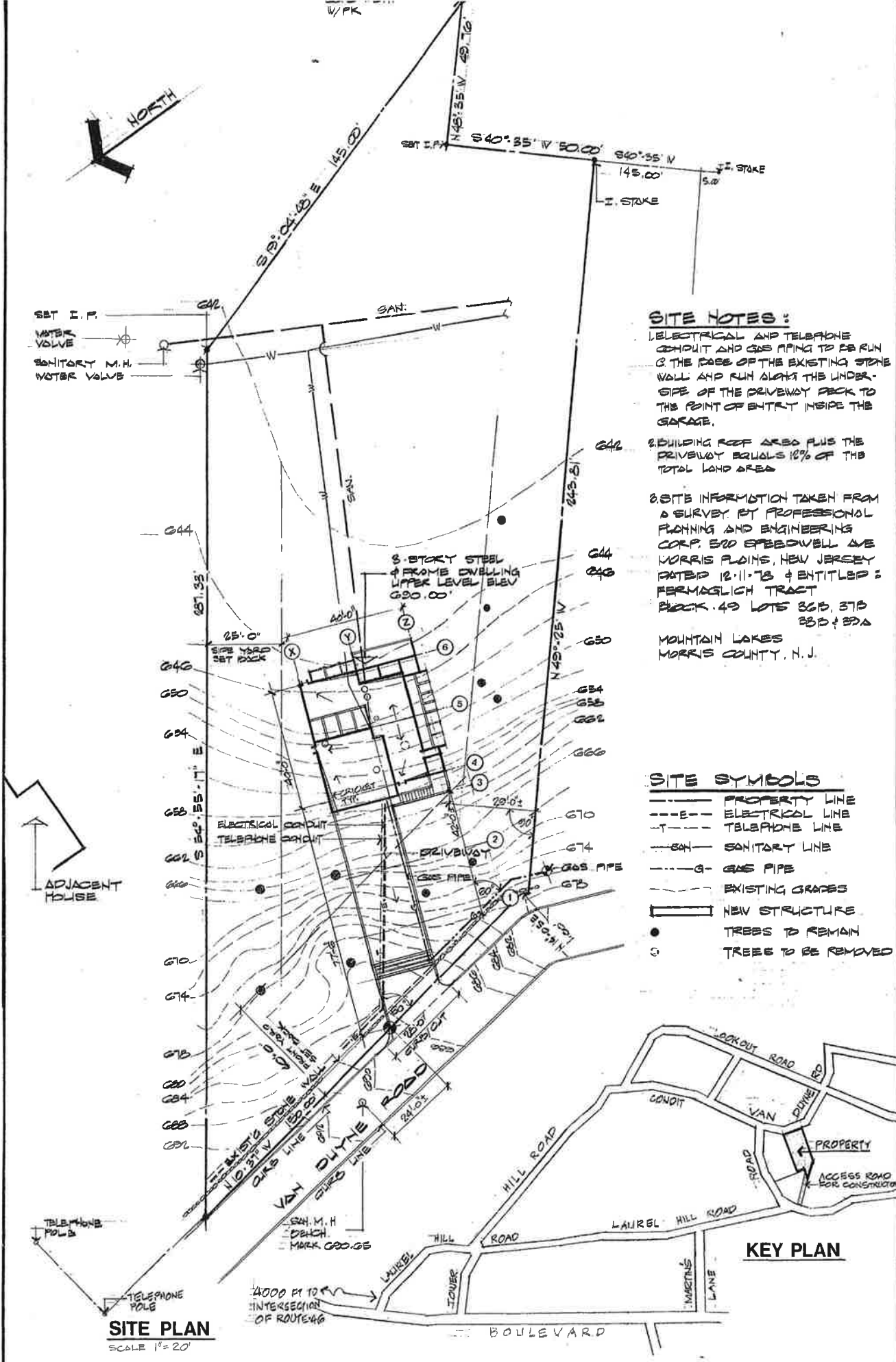
PROJ: BSM20-8173 Scale: 1" = 20' 11/17/2020

BUTLER
SURVEYING & MAPPING, INC.
PROFESSIONAL ENGINEERING AND SURVEYING SERVICES
PH: (201) 398-0740 FAX: (201) 398-0742
DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER: 26434351000

John J. Butler
JOHN J. BUTLER, PLS
N.J. PROFESSIONAL LAND SURVEYOR LIC. NO. 43267

NOTES:

- 1.) THIS SURVEY WAS PREPARED IN ACCORDANCE WITH N.J.A.C. 15:40-5.
- 2.) A WRITTEN WARNING AND DIRECTION NOT TO SET CORNER PURSUANT TO N.J.A.C. 15:40-5 (f)(6).
- 3.) SURVEY BASED ON DEEDS PROVIDED. IT IS STRONGLY RECOMMENDED THAT A TITLE SEARCH BE PERFORMED TO DETERMINE IF ANY INTERESTS OR CLAIMS ARE NOT DISCLOSED IN THE TITLE REPORT, OR FOUND BY MATTHEW HARRIS & KENNIE WAMBAY



SITE NOTES:

- 1. ELECTRICAL AND TELEPHONE CONDUIT AND GAS PIPING TO BE RUN @ THE ROSE OF THE EXISTING STONE WALL AND RUN ALONG THE UNDER-SIDE OF THE DRIVEWAY PECK TO THE POINT OF ENTRY INSIDE THE GARAGE.
- 2. BUILDING FOOT AREA PLUS THE DRIVEWAY EQUALS 18% OF THE TOTAL LAND AREA.
- 3. SITE INFORMATION TAKEN FROM A SURVEY BY PROFESSIONAL PLANNING AND ENGINEERING CORP. 520 SPEEDWELL AVE MORRIS PLAINS, NEW JERSEY DATED 12-11-73 & ENTITLED: FERMACLICH TRACT BLOCK 49 LOTS 37B, 37C, 38B & 39A MOUNTAIN LAKES MORRIS COUNTY, N. J.

SITE SYMBOLS

- PROPERTY LINE
- ELECTRICAL LINE
- - - TELEPHONE LINE
- - - SANITARY LINE
- - - GAS PIPE
- - - EXISTING GRADES
- ▭ NEW STRUCTURE
- TREES TO REMAIN
- TREES TO BE REMOVED

SITE PLAN
 SCALE 1" = 20'

KEY PLAN

**Borough of Mountain Lakes
Zoning Board of Adjustment
Checklist**

RECEIVED

JUN 16 2022

**BOROUGH OF
MOUNTAIN LAKES**

Applicant's Name: **Dan Amato and Jennifer Bulger**

Address: **8 Crescent Drive** Blk **127.02** Lot **16**

Application #: **22-741**

Date: **16 June 2022**

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 setbacks (Example shown in Appendix B)	X		
14.	Zoning Compliance Chart	X		

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

RECEIVED

JUN 16 2022

BOROUGH OF
MOUNTAIN LAKES

Application Number 22-741
Date Filed 6/16/22
Fee Paid \$1000
Taxes Paid yes

SECTION 1. INFORMATION REGARDING THE APPLICANT:

A) Applicant's Name **Dan Amato and Jennifer Bulger**
Address **8 Crescent Drive** Telephone **(732) 770-0981**
Email **dan.amato02@gmail.com**
Owner's Name **Dan Amato and Jennifer Bulger**
Address **8 Crescent Drive** Telephone **(732) 770-0981**
Email **dan.amato02@gmail.com**

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

B) 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.

C) 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 **8 Crescent Drive**
- B) The location of the Property is approximately **0** feet from the intersection of **Crescent Drive** and **Center Drive**.
- C) The tax map Block number(s) is **127.02** the Lot number(s) is **16**.
(See tax bill or deed for this information.)
- D) The zone in which the Property is located is **R-2** *
- E) The dimensions of the Property are **Front Crescent Drive 106.81'+''Curve'', Front - Center 48.74'+''Curve'', Rear 125.00', Side - 90.00'+- Side**
- F) The size of the property is **10,028** 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 X

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 X

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>X</u> Floor Area Ratio (%)	<u>20.28%</u>	<u>23.10%</u>	<u>20%</u>
<u>X</u> Improved Lot Coverage (%)	<u>28.58%</u>	<u>29.57%</u>	<u>25%</u>

Setbacks:

<u>X</u> Front-Crescent	<u>27.0'(21.0 Step)</u>	<u>21.0'</u>	<u>30'-No Ave</u>
<u>X</u> Front - Center	<u>41.8'</u>	<u>30.0'</u>	<u>30'-(42.5'Ave)</u>
Side	<u>24.1'</u>	<u>24.1'</u>	<u>10'</u>
Combined Side	<u>65.9'</u>	<u>54.1'</u>	<u>25.0</u>
Rear-	<u>20.2</u>	<u>20.2</u>	<u>15'</u>

Use

Height*	<u>23.95/23.79</u>	<u>23.95/23.79</u>	<u>35'/38'</u>
# of stories	<u>1.5</u>	<u>1.5</u>	<u>2 1/2</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
- X "C-1" (40-21.3A) hardship
- X "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.

We would like to make the following changes:

- 1. Extend the 2nd floor dormer at the rear of the property to make head room for a new bedroom.**
- 2. Add a front entry roof to protect the front steps from rain water.**
- 3. Add a new generator to the rear of the house by the existing gas and electric service.**
- 4. Add a new one story addition by the kitchen.**
- 5. Add a covered porch in front of the addition.**

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.

A new child is on the way. The additional bedroom on the 2nd floor would allow each child and the parents to be on the same floor, each having their own room.

The new room on the 1st floor will be a common area for the family.

The existing home is non-conforming in the front yard setback, floor area ratio, and Improved lot coverage. The proposed renovation does not change or exasperate the improved lot coverage.

The proposed changes will match the existing architecture of the existing contributing dwelling.

The benefits of the deviation will substantially outweigh any detriment.

FLOOR AREA RATIO CALCULATION - (Existing & Proposed -)

- See Appendix A

FOR A NEW HOUSE OR AN ADDITION

Owner: **Dan Amato and Jennifer Bulger**
 Address: **8 Crescent Drive**
 Block Number **127.02** Lots: **16**
 Zone: **R-2** Permissible F.A.R., % **20%**

For Proposed House or Addition:

	Areas (sq. ft.)								
	Basement		1st Floor		2nd Floor		*Upper Story		
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	
Area of Basic House footprint			1155.00	1155.00	799.00	799.00			
Fireplace									
Additional factored Area for Cathedral Ceiling				109.00	52.00	52.00			
Additions				217.00		65.00			
Over Attached Garage									
Bay window			28.00	28.00					
Heated Porches and Breezeways									
Heated Entries									
Other (Garage)			234.00	234.00					
Porch Side									
Basement									
Deductions (Garage Porch Basement)			-234.00	-234.00					
SUB-TOTALS	0.00	0.00	1183.00	1509.00	851.00	916.00	0.00	0.00	
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.)	2,034.00	2,425.00
Site Area (sq. ft.)	10,028.00	10,028.00
Actual FAR, %	20.28%	24.18%

Certified by:
 License :

AI 11524

Print Name: Richard W. Nelson
 Date: 15-Jul-22

*This worksheet must be completed, sealed and certified by a licensed architect or engineer.

IMPROVED LOT COVERAGE CALCULATIONS- (Existing & Proposed)


See Appendix A

Owner: Dan Amato and Jennifer Bulger
 Address: 8 Crescent Drive
 Block Number 127.02 Lots: 16
 Zone: R-2 Permissible Improved, % 25%

	Existing Areas (sq. ft.)	Proposed Areas (sq. ft.)	Remarks
Area of Basic House footprint	1,155.00	1,155.00	
Fireplace			
Bay Window	28.00	28.00	
Flue			
Additions		217.00	New 1 story Addition over patio
Attached Garage	234.00	234.00	1417.00 Ricks h., bay, gar. 1404.00 Walkers
Detached garage			13.00 Difference
Entries & Steps	54.00	54.00	Front
	38.00	38.00	Side
		-38.00	Remove Side Steps
Porches, Breezeways and Roofed Decks		130.00	New Porch
Patios & Terraces	217.00	217.00	Side Patio
		-217.00	Remove Side Patio
Driveways & Parking lots (paved or otherwise)	798.00	798.00	
Sidewalks & Walkways	221.00	221.00	Front
	29.00	29.00	Garage
	32.00	32.00	Side
		-32.00	Remove Side
Tool Sheds			
Swimming Pools			
Pool Deck			
Pool Equipment below deck			
Other	9.00	9.00	Condensing Unit
	14.00	14.00	Shower
		-14.00	Remove Shower
	76.00	76.00	Walls- three section
Other		14.00	New Generator
	-13.00		Adjustment to house footprint
	-26.00		Side walks Adjustment
TOTAL IMPROVED AREA	2,866.00	2,965.00	

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

Seal:	Total Improved Area (sq. ft.)	Existing	Proposed
		2866.00	2965.00
	Site Area (sq. ft.)	10,028.00	10,028.00
	Actual Coverage, %	28.58%	29.57%

Certified by: 
 License : AI 11524

Print Name: Richard W. Nelson
 Date: 15-Jun-22

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

Jennifer Bulger

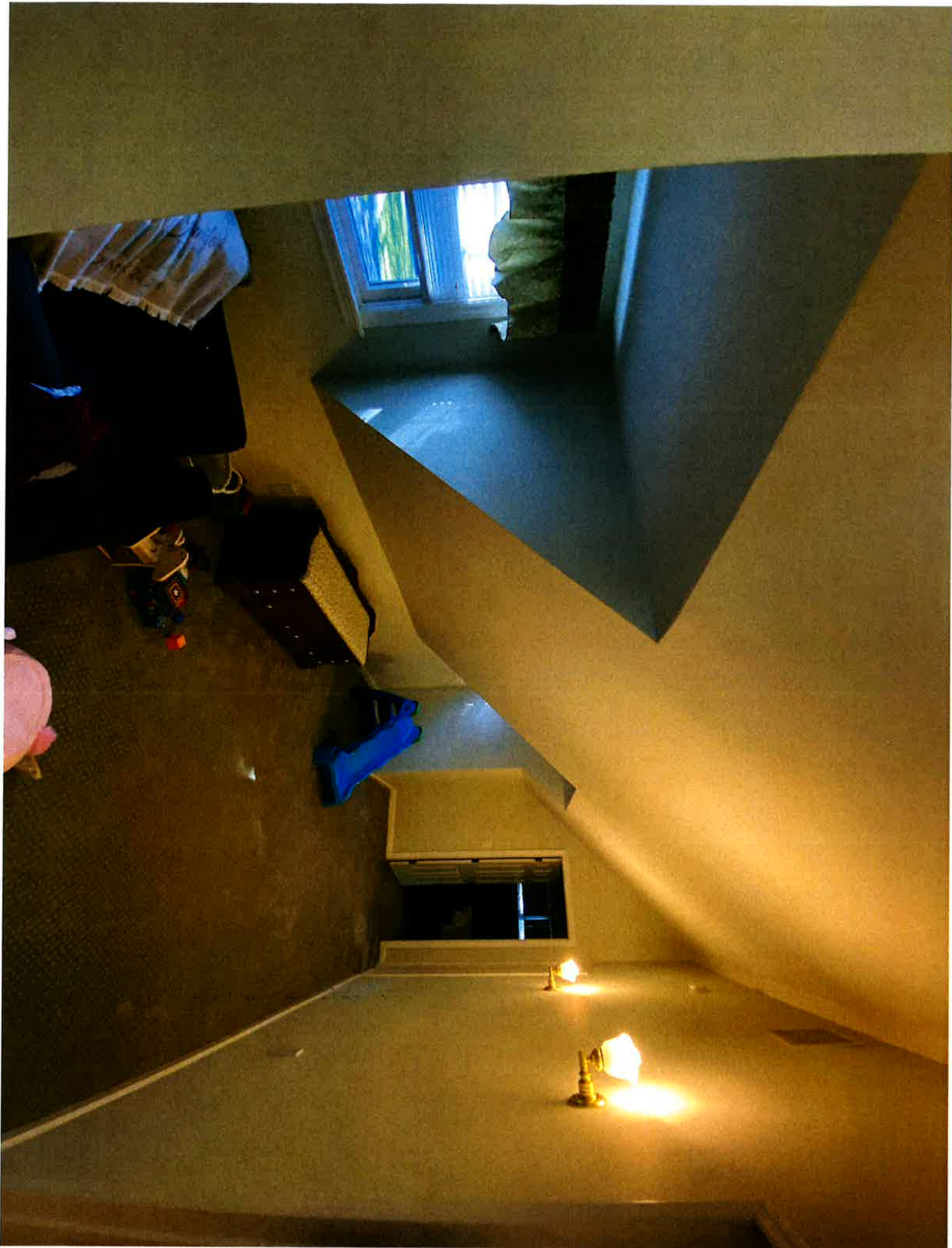
B) OWNER'S AUTHORIZATION

I hereby certify that I reside at 8 Crescent 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) 127.02 Lot(s) 16 on the Tax Map of Mountain Lakes which property is the subject of the above application, and that said application is hereby authorized by me.



Owner's Signature

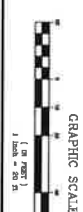
Jennifer Bulger



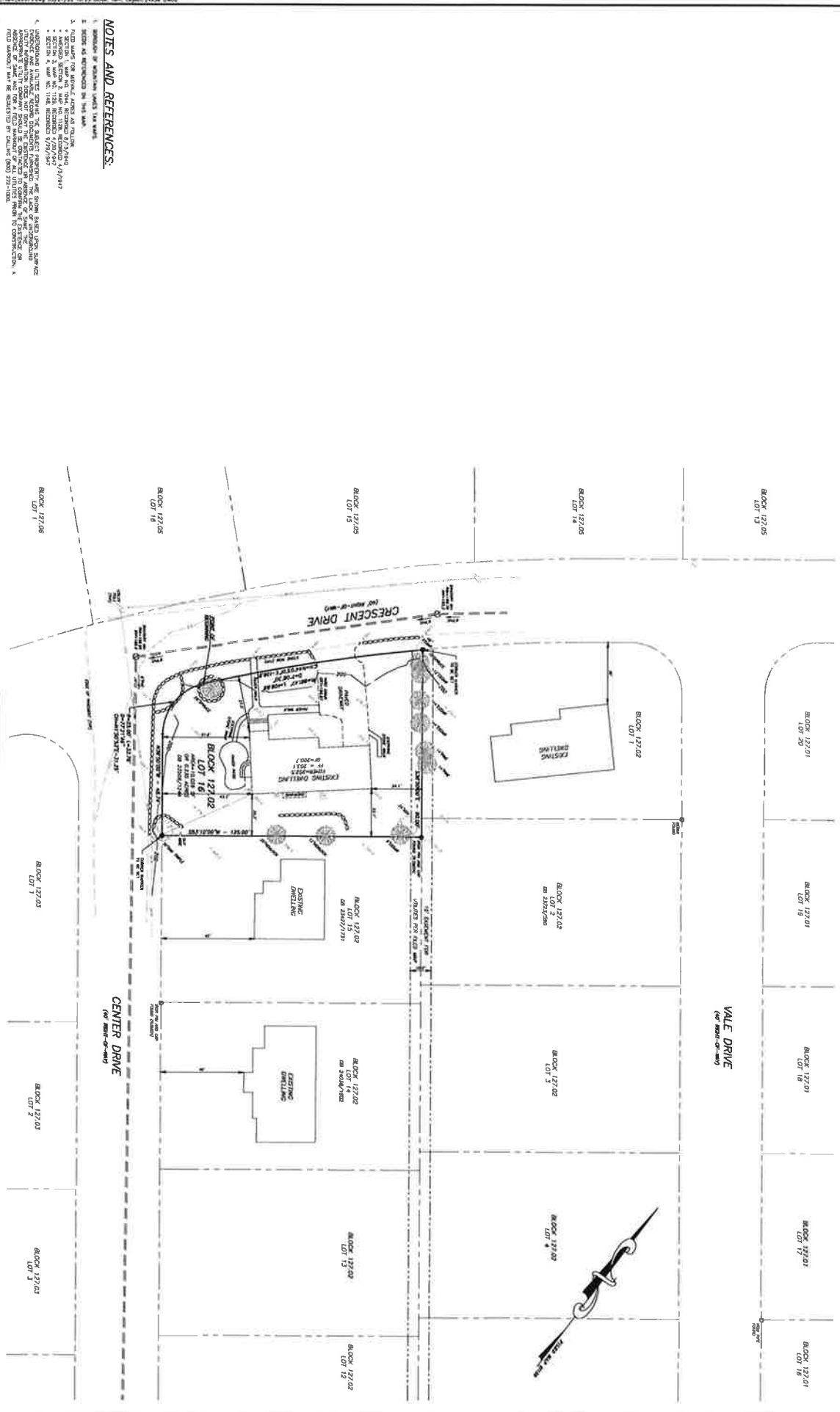
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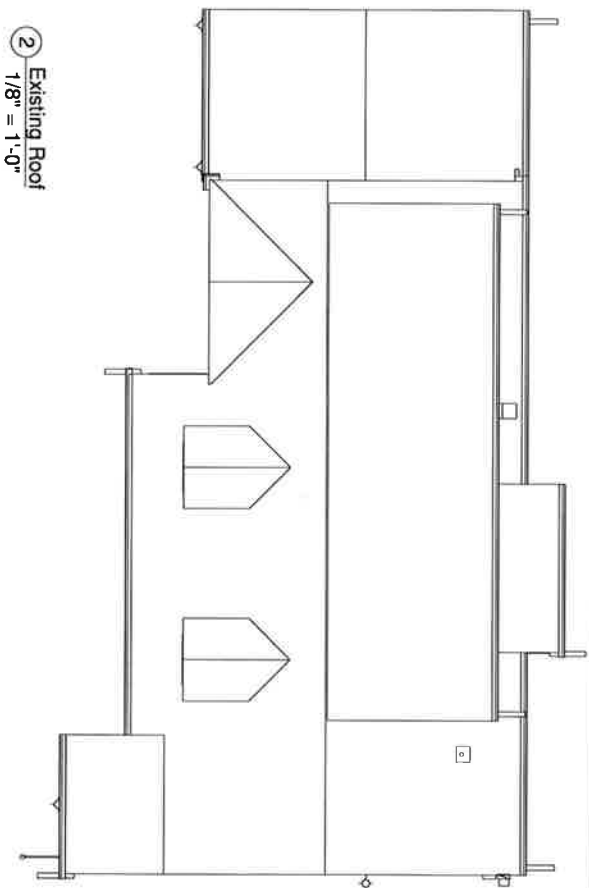
NOTES AND REFERENCES:

1. BOUNDARY OR LOCATION MARKS SHALL BE:
2. PLAT MAPS FOR BLOCK AND LOT LINES:
3. RECORD SECTION 2 AND SECTION 124 RECORDED 4/21/1971
4. RECORD SECTION 2 AND SECTION 124 RECORDED 5/19/1971
5. RECORD SECTION 2 AND SECTION 124 RECORDED 5/19/1971
6. RECORD SECTION 2 AND SECTION 124 RECORDED 5/19/1971
7. RECORD SECTION 2 AND SECTION 124 RECORDED 5/19/1971
8. RECORD SECTION 2 AND SECTION 124 RECORDED 5/19/1971
9. RECORD SECTION 2 AND SECTION 124 RECORDED 5/19/1971
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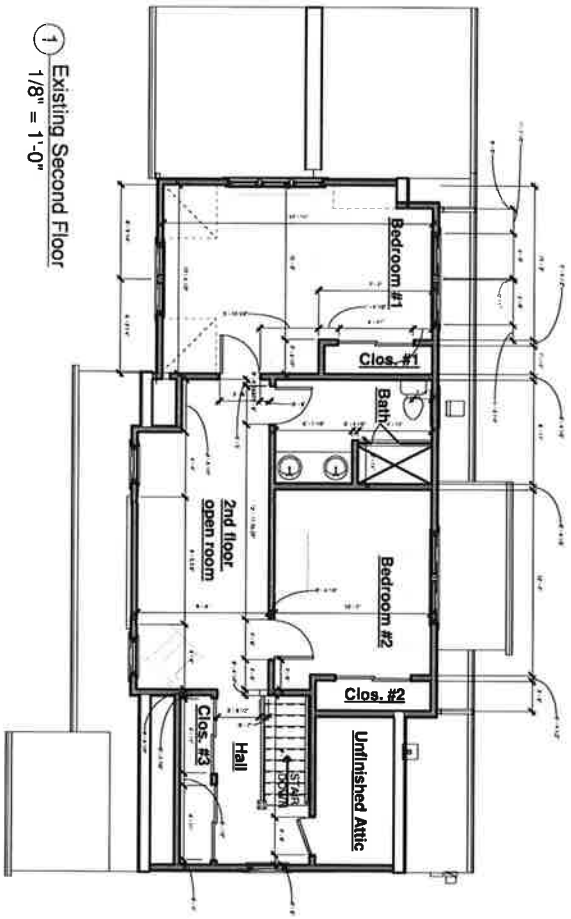


<p>DYKSTRA WALKER DESIGN GROUP</p> <p>REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF NEW JERSEY</p> <p>20 WASHINGTON DRIVE, SUITE 200, WASHINGTON, NJ 07075</p> <p>PHONE: (908) 771-1234 FAX: (908) 771-1235</p>		<p>BOUNDARY AND TOPOGRAPHIC SURVEY PLAN</p> <p>BLOCK 127.02, LOT 16</p> <p>BOROUGH OF MOUNTAIN LAKES</p> <p>WORRIS COUNTY, NEW JERSEY</p>	
DATE:	05/27/22	PROJECT:	RESIDENTIAL SURVEY AND TOPOGRAPHIC SURVEY
DRAWN BY:	AW	CHECKED BY:	AW
SCALE:	1" = 40'	SHEET NO.:	1 OF 1

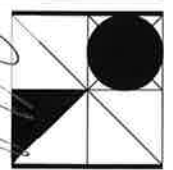




2 Existing Roof
1/8" = 1'-0"



1 Existing Second Floor
1/8" = 1'-0"



RICHARD W. NELSON, AIA
 N.J. LICENSE #: A111524
 ARCHITECTURE &
 INTERIOR DESIGN
 37 LAKEWOOD DR.
 MOUNTAIN LAKES, N.J. 07046
 (973) 335-2344

rdw2000@optonline.net
 www.rwnsdesignbuild.com
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 ALL RIGHTS RESERVED

Date	Description

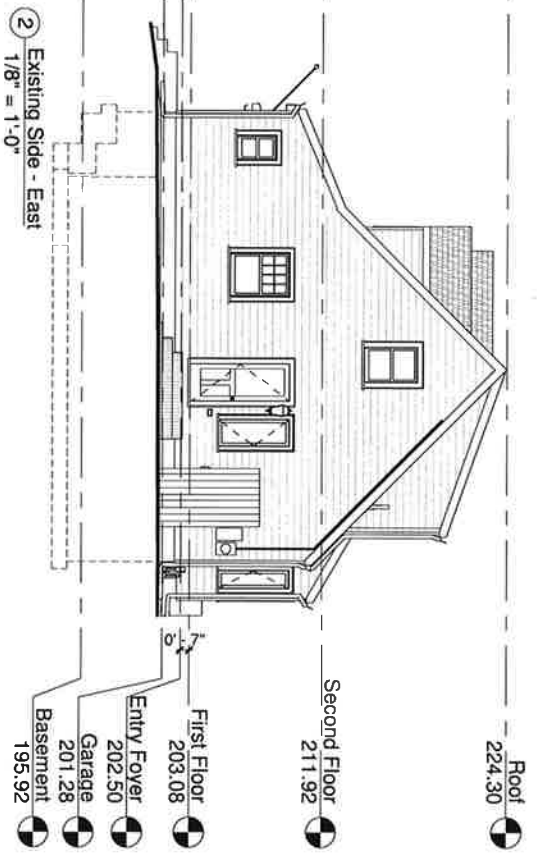
PRINT DATE:
6/15/2022 5:11:38 PM

PROJECT:
**The Amato
 Residence**

Address and Alterations to:
 8 Crescent Drive,
 Mountain Lakes,
 New Jersey 07046

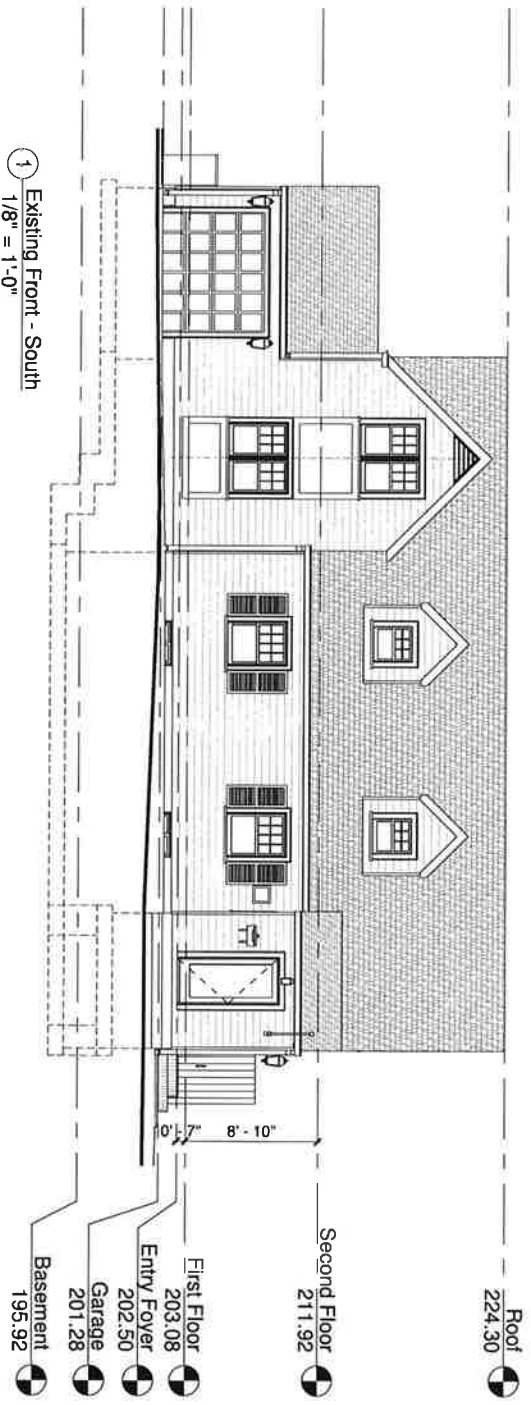
DRAWING TITLE:
**Existing 2nd
 Floor & Roof
 Plan**

DATE PLOTTED: 14 June 2022
 DRAWING NO: **E2**
 DRAWN BY: RWN
 CHECKED BY: RWN
 PROJECT NO: 22-227
 1/8" = 1'-0"



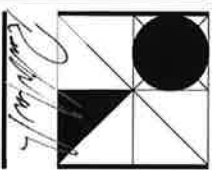
2 Existing Side - East
1/8" = 1'-0"

- Roof 224.30
- Second Floor 211.92
- First Floor 203.08
- Entry Foyer 202.50
- Garage 201.28
- Basement 195.92



1 Existing Front - South
1/8" = 1'-0"

- Roof 224.30
- Second Floor 211.92
- First Floor 203.08
- Entry Foyer 202.50
- Garage 201.28
- Basement 195.92



RICHARD W. NELSON, AIA
 N.J. LICENSE # A11524
 ARCHITECTURE &
 INTERIOR DESIGN
 37 LAKEWOOD DR
 MOUNTAIN LAKES, N.J. 07046
 (973) 285-2244
 rwn@rwnonline.net
 www.rwelsonarchitect.com

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 ALL RIGHTS RESERVED
 Revisions

Date	Description

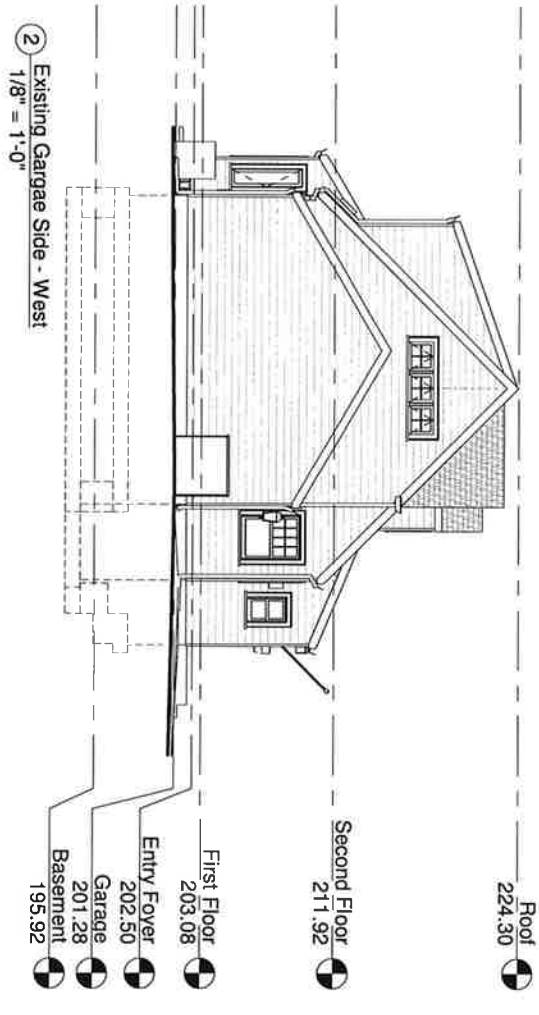
PRINT DATE:
 6/15/2022 5:11:38 PM

PROJECT:
 Additions and Alterations to:
**The Amato
 Residence**

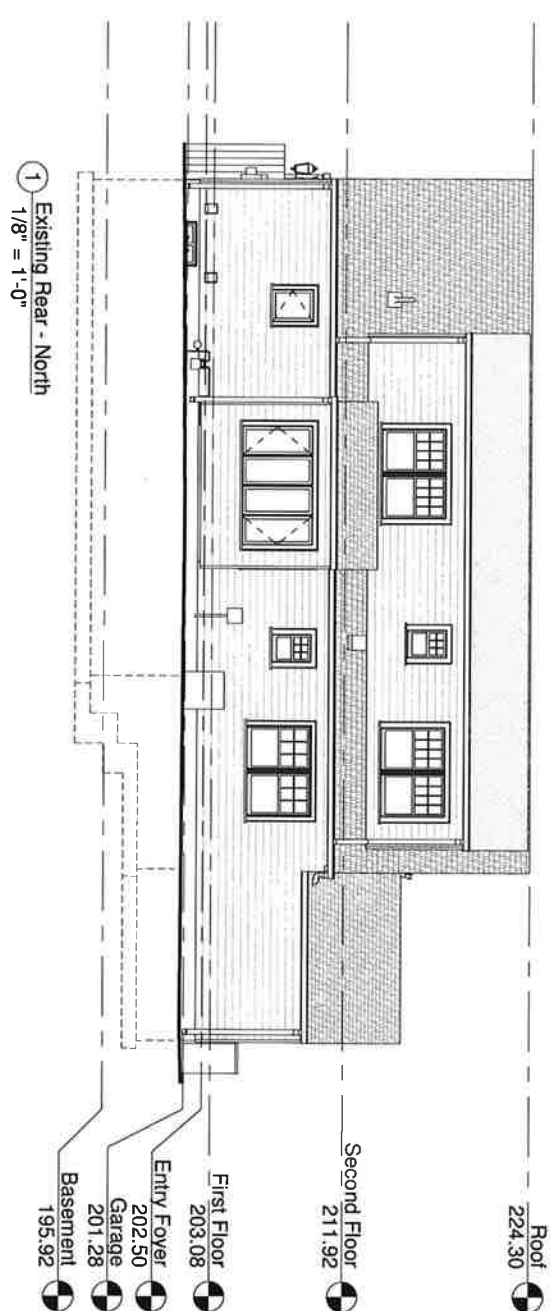
8 Crescent Drive,
 Mountain Lakes,
 New Jersey 07046

DRAWING TITLE:
**Existing
 Front & Side
 Elevations**

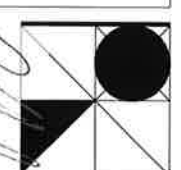
DATE PLOTTED: 6/15/2022
 PLOTTED BY: CAD
 PLOT SCALE: 1/8" = 1'-0"
E3
 PROJECT NO: 22-227



2 Existing Garage Side - West
1/8" = 1'-0"



1 Existing Rear - North
1/8" = 1'-0"



RICHARD W. NELSON, AIA

N.J. LICENSE # A11524
ARCHITECTURE &
INTERIOR DESIGN
57 LAKEWOOD DR
MOUNTAIN LAKES, NJ 07046
(973) 355-2244

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www.rwnarchitect.com
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ALL RIGHTS RESERVED

Date	Description

PROJECT:
ADDRESS AND ALTERATIONS TO:
The Amato Residence
8 Crescent Drive,
Mountain Lakes,
New Jersey 07046

DRAWING TITLE:
Existing Rear & Garage Side Elevations

DATE: 22-227
SCALE: 1/8" = 1'-0"
DRAWING NO: **E4**

Additions & Alterations To:

The Bulger / Amato Residence

Lot: 16 Block: 122.02 8 Crescent Drive, Mountain Lakes, NJ

Use Group	Area	Height	Volume	Design Loads:
Floor	943 sf			Pounds per Square foot
Existing Staircase	293.138 sf			Floor/Snow
Existing Garages	234 sf			Asic
Existing First Floor	1,153 sf			Roofs other than Sleeping
Existing 2nd Floor	795 sf			Sleeping rooms
Proposed New Basement	217 sf	7'-2" - 1	1,553 sf	Decks
Proposed New First floor	217 sf	8'-10" - 1	1,917 sf	Guard rails & hand rails
Proposed New 2nd floor	65 sf	8'-10" - 1	575 sf	Guard rails in full
Total New Volume			4,045 cf	



2 Area Map
1" = 100'-0"

Zoning Information:	Existing	Proposed	Allowed/Required
* Floor Area Ratio	20.28%	24.18%	25%
* Improved Lot Coverage	38.98%	29.57%	25%

Setbacks	Front ft. - Center Dr.	Side ft. - House	Rear ft. - No. Ave.
* Front ft. - Center Dr.	41.8'	30.0'	30'-0" - 42.3 Ave.
* Side 1	24.1'	24.1'	10'
* Corner Setback	24.1' + 41.8' = 65.9'	24.1' - 30.0' = 54.1'	2.5'
* Driveway	< 2.5'	< 2.5'	2.5'
* Rear	20.2'	20.2'	15'

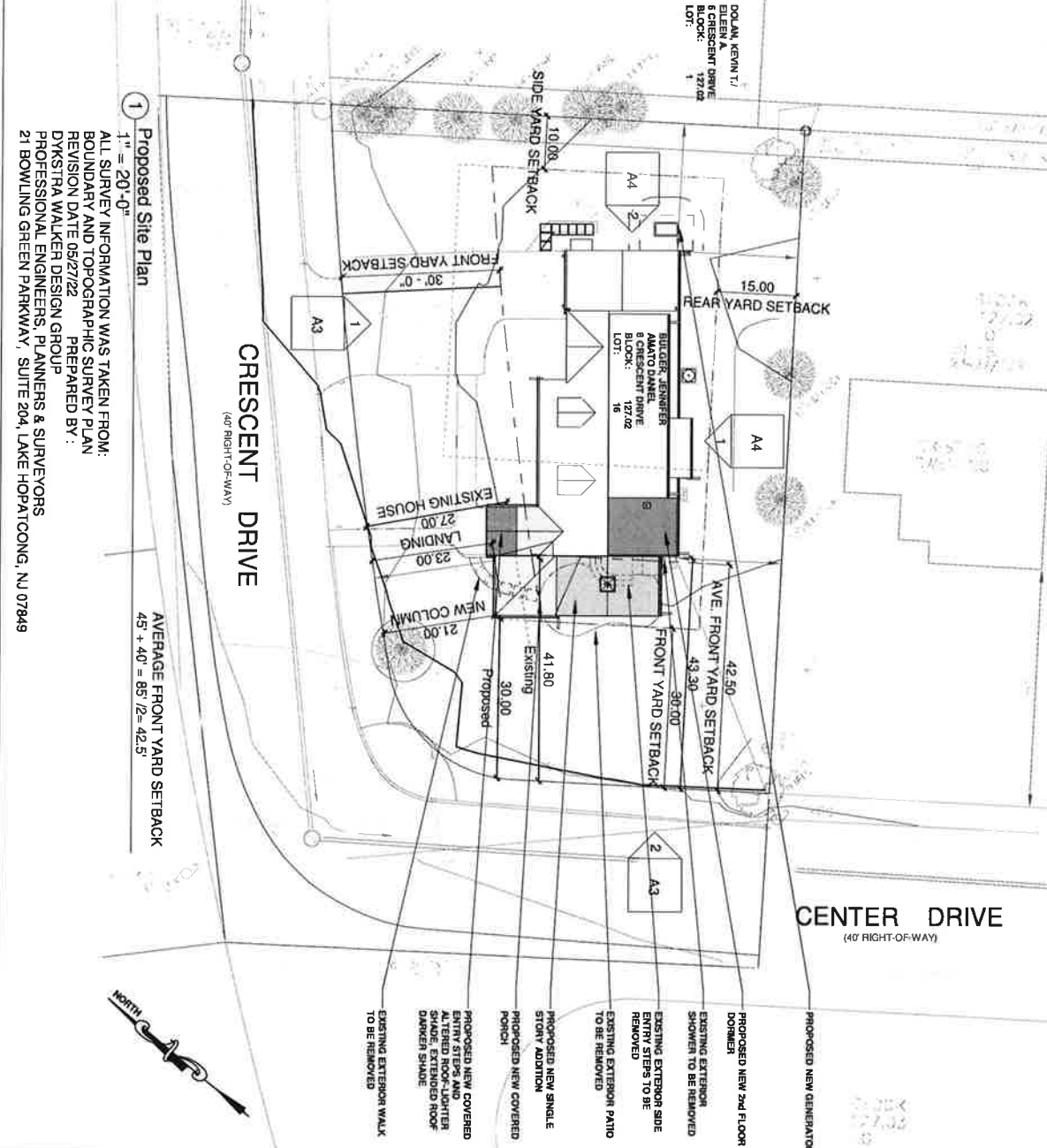
Height/View	Front	Side	Rear
Height/View - Front	24.97/2 stories	24.97/2 stories	35' (2.5 stories)
Height/View - Non Front	23.79/2 stories	23.79/2 stories	35' (2.5 stories)

Minimum Lot Area	10,029 sf	10,029 sf	8,000 sf
Minimum Lot	125 ft	125 ft	100 ft
Minimum Lot	48.74 - 50 ft 7.7'	48.74 - 50 ft 7.7'	75 ft

Average Front Yard Setback
45' + 40' = 85' / 2 = 42.5'

BECKHAM, PATRICK
JESSE DRIVE
BLOCK: 127.02
LOT: 2

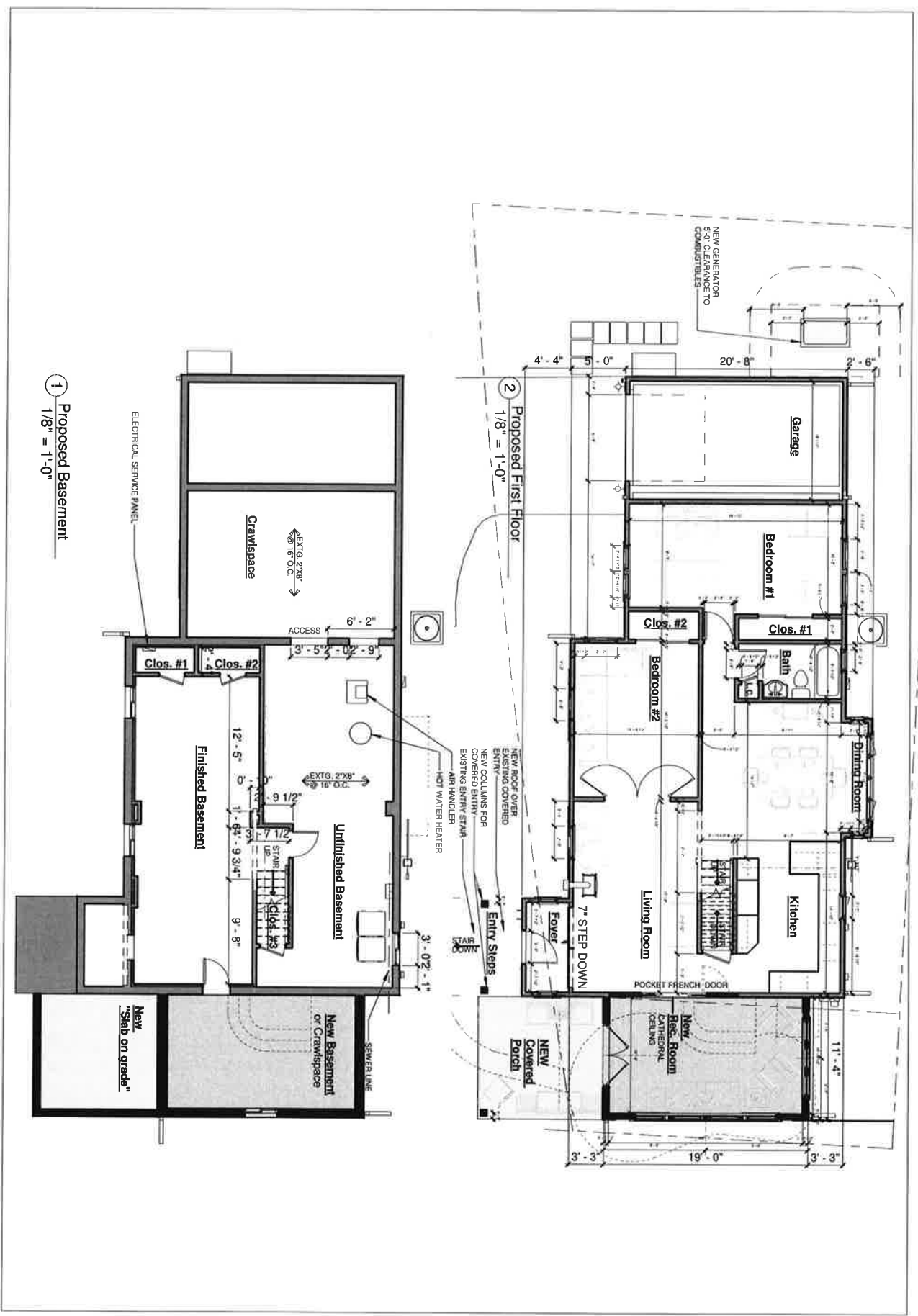
PAN, YIYONG
YAN YA DRIVE
BLOCK: 127.02
LOT: 15



1 Proposed Site Plan
1" = 20'-0"

ALL SURVEY INFORMATION WAS TAKEN FROM:
BOUNDARY AND TOPOGRAPHIC SURVEY PLAN
REVISION DATE 05/27/22 PREPARED BY:
DYKSTRA WALKER DESIGN GROUP
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
21 BOWLING GREEN PARKWAY, SUITE 204, LAKE HOPATONG, NJ 07849

	<p>PROJECT: Additions and Alterations to: The Amato Residence</p> <p>8 Crescent Drive, Mountain Lakes, New Jersey 07046</p> <p>DRAWING TITLE: SITE PLAN</p>	<p>PRINT DATE: 7/15/2022 2:52:45 PM</p> <p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table>	Date	Description			<p>www.nelsonarchitect.com 2022 RICHARD W. NELSON ALL RIGHTS RESERVED</p> <p>Richard W. Nelson, AIA N.J. License # A11154 ARCHITECTURE & INTERIOR DESIGN 27 LAKEWOOD DR MOUNTAIN LAKES, NJ 07046 (973) 385-2444</p>
Date	Description						



1 Proposed Basement
1/8" = 1'-0"

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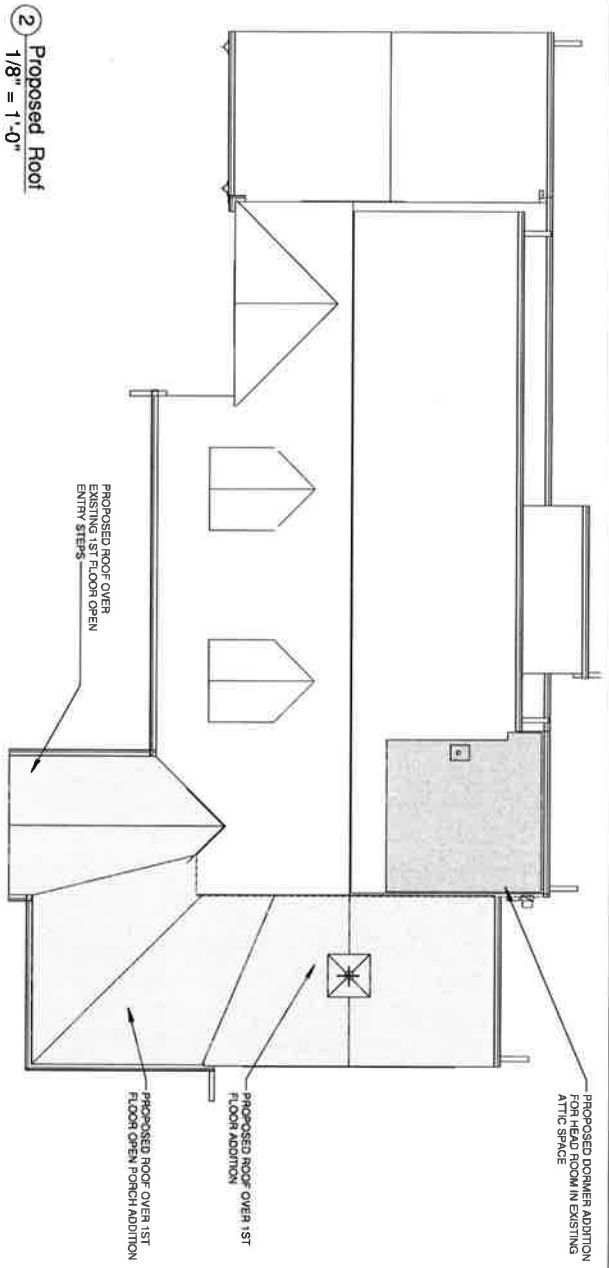
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 PROJECT: **The Amato Residence**
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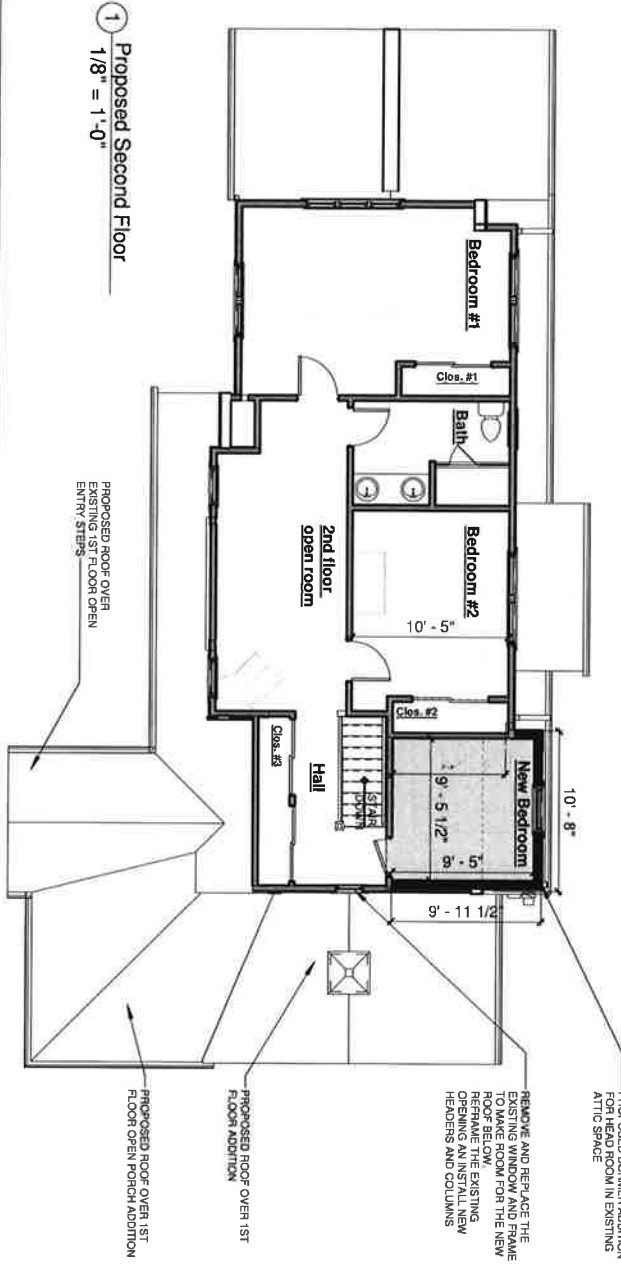
DATE: _____
 DESCRIPTION: _____
 DIVISION: _____

DRAWING NO.: _____
 SHEET NO.: 22-227
 CAD: _____
 DATE: _____
 SCALE: 1/8" = 1'-0"
 PROJECT NO.: _____

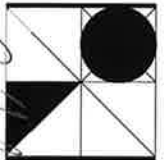
Proposed Basement & 1st Floor Plans



2 Proposed Roof
1/8" = 1'-0"



1 Proposed Second Floor
1/8" = 1'-0"



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Proposed 2nd Floor & Roof Plans

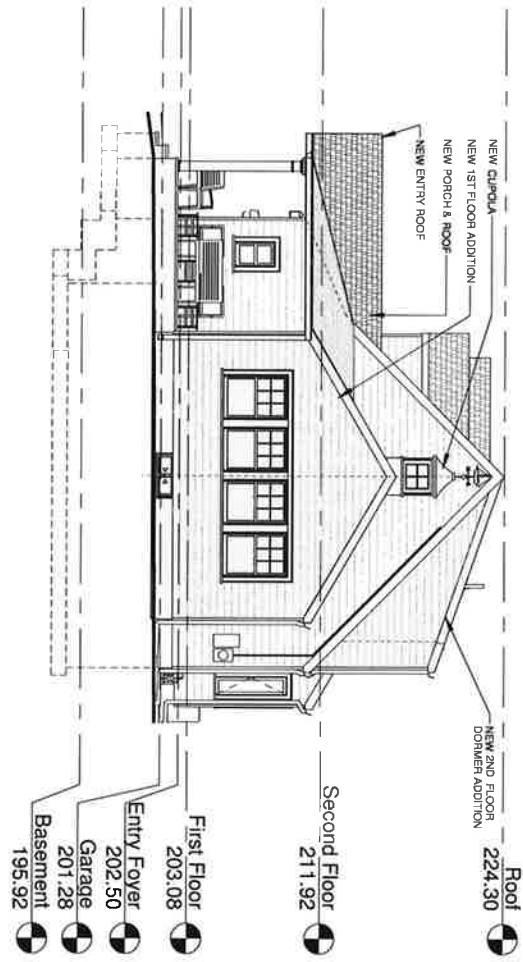
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DATE: 07/15/2022

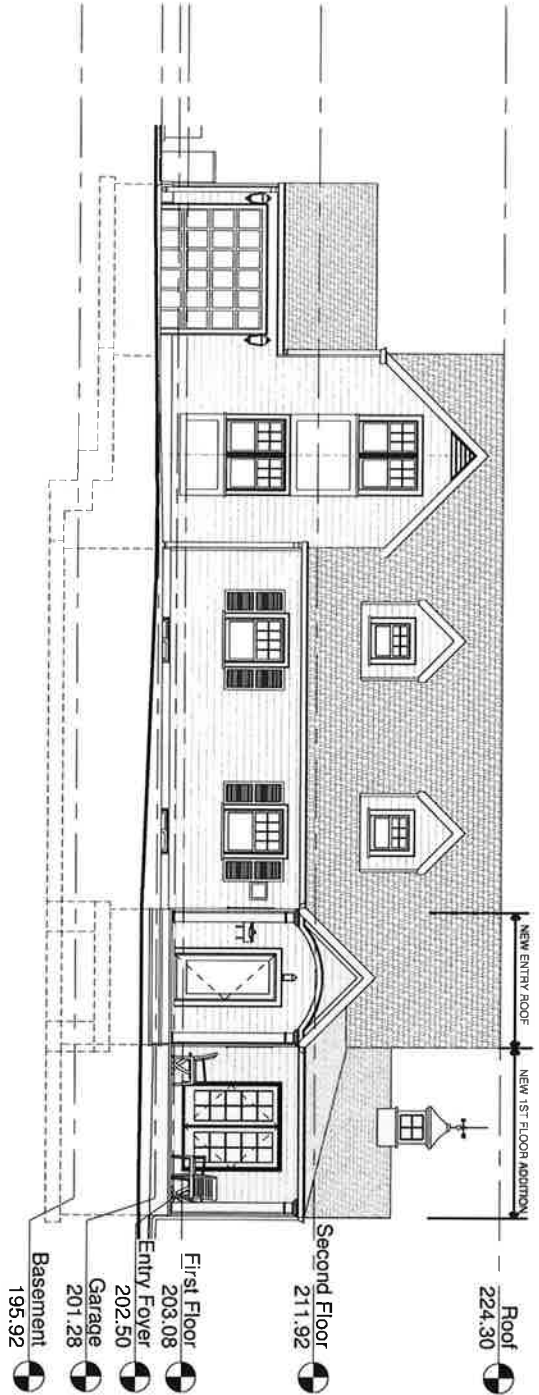
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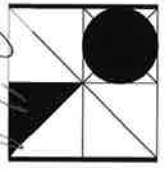
A2



2 Proposed Side - East
1/8" = 1'-0"



1 Proposed Front - South
1/8" = 1'-0"



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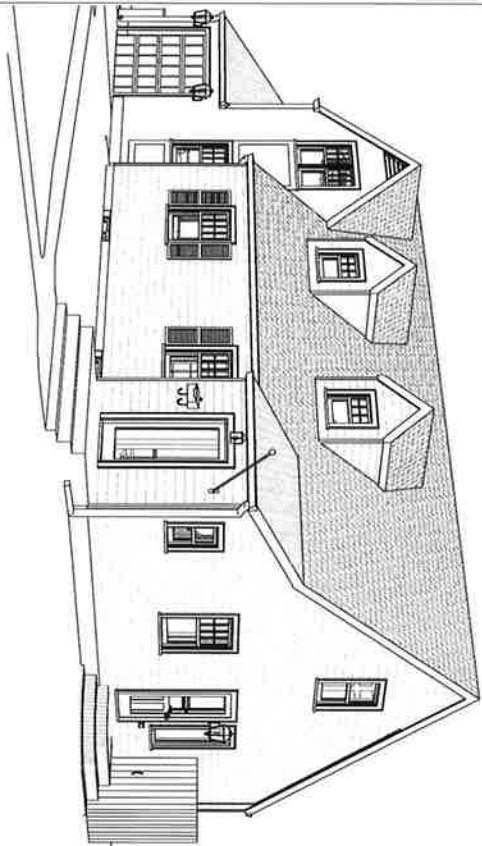
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PROJECT

Additions and Alterations to:
**The Amato
Residence**

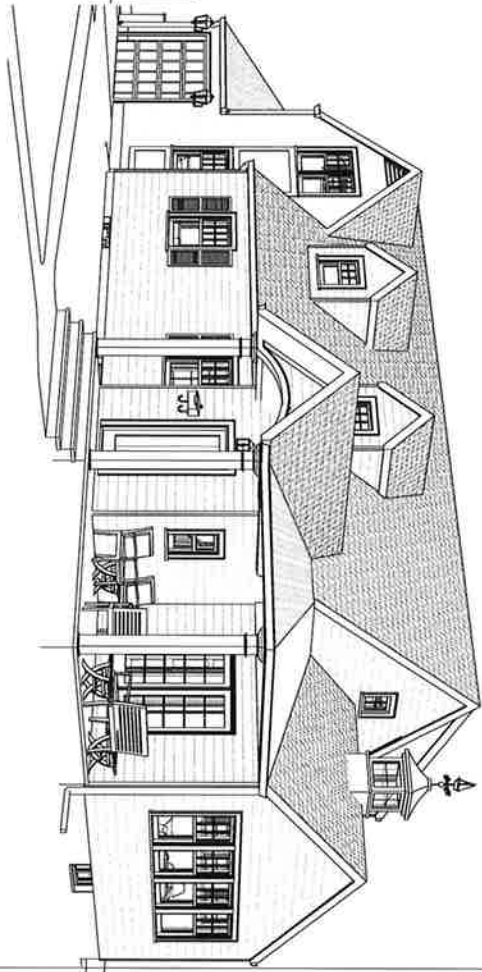
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Mountain Lakes,
New Jersey 07046

DRAWING TITLE:
**Proposed
Front & Side
Elevations**

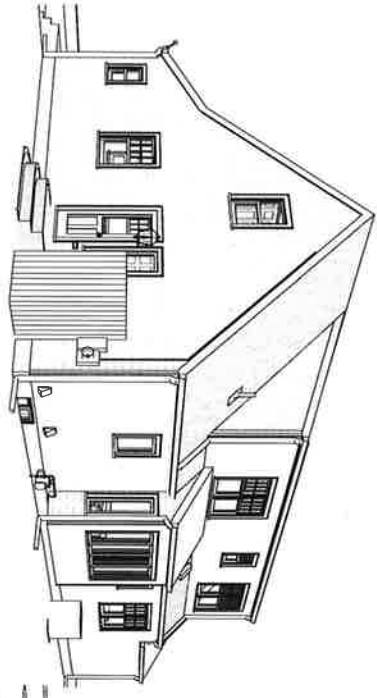
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DRAWN BY: CAJ
CHECKED BY: RWN
SCALE: 1/8" = 1'-0"
PROJECT NO: 22-227



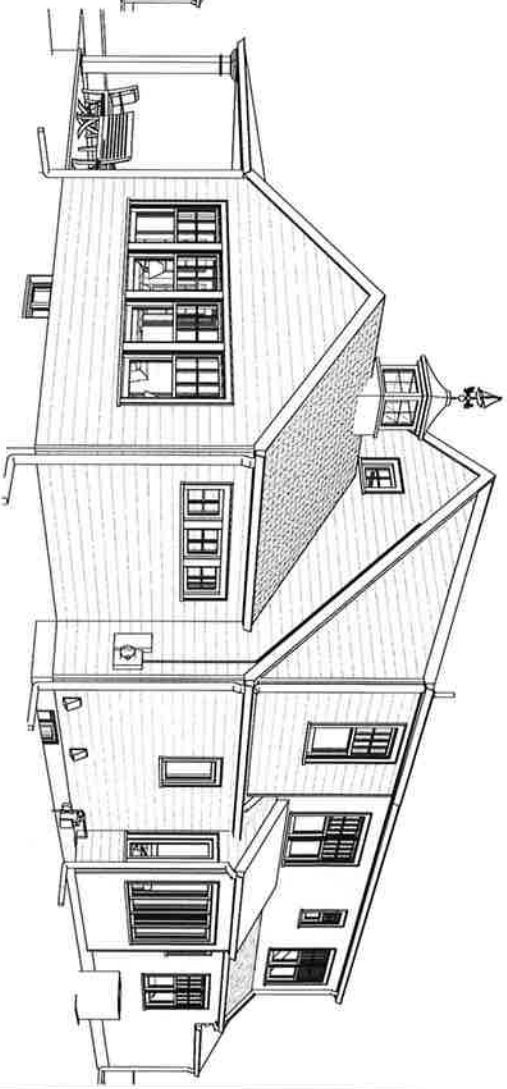
3 Existing Front Side View



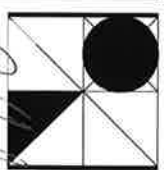
4 Proposed Front Side View



1 Existing Rear Side View



2 Proposed Rear Side View



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PROJECT:
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DESIGNING TITLE:
Perspective Sketches

DATE	22-227
PROJECT NO.	A5
SCALE	AS SHOWN
DATE	7/15/2022
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PROJECT NO.	A5
SCALE	AS SHOWN