

BOROUGH OF LAKE COMO
1740 MAIN STREET
LAKE COMO, NJ 07719

PLANNING BOARD AGENDA

AMEND

AUGUST 16, 2021
REGULAR MEETING ~ VIRTUAL

7:00 PM
LAKE COMO

I. CALL TO ORDER

II. SUNSHINE LAW:

THE NOTICE REQUIREMENTS OF R.S. 10:4-18 OPEN PUBLIC MEETINGS ACT HAVE BEEN SATISFIED BY THE PUBLICATION OF THE REQUIRED ADVERTISEMENT IN THE ASBURY PARK PRESS ON JANUARY 29, 2021, AND BY POSTING IT ON THE BULLETIN BOARD IN BOROUGH HALL. A RECENT NOTICE ADVERTISING THE RE-SCHEDULED AUGUST MEETING TO BE HELD VIRTUALLY WAS PUBLISHED IN THE COAST STAR ON AUGUST 12, 2021. A COPY OF SAID NOTICES HAVE BEEN FILED WITH THE BOROUGH CLERK AND SENT TO THE COAST STAR. NOTICE OF THE MEETING WILL ALSO BE POSTED ON THE BULLETIN BOARD AT BOROUGH HALL AND POSTED ON OUR WEBSITE. ALL MEETINGS ARE OPEN TO THE PUBLIC.

** FLAG SALUTE **

III. ROLL CALL

IV. APPRECIATION CERTIFICATE
BEVERLY FIERRO

V. VARIANCE APPLICATION (TO BE CARRIED):
PETROSINO, STEPHEN
312 – 18TH AVENUE
BLK – 2 LOT – 10

VI. CONTINUED FORMAL VARIANCE APPLICATION
ROME, ELAN S, TRUSTEE OF THE ELAN ROME LIVING TRUST
(CONTRACTOR CHRIS MOTT BUILDERS)
407 17TH AVENUE
BLK – 6 LOT - 36

VII. PLANNING & ZONING DISCUSSIONS
REDEVELOPMENT COMMITTEE JOE CAVALUZZI & ALAN HILLA
(WILL UPDATE AS NEEDED)

VIII. FUTURE MEETING DISCUSSIONS
STONES IN DRIVEWAYS, GRADING PLAN

IX. MINUTES TO BE APPROVED
MINUTES TO BE APPROVED AS TYPEWRITTEN AND/OR E-MAILED.

X. MOTION TO ADJOURN

THE NEXT REGULAR MEETING OF THE LAKE COMO PLANNING BOARD WILL BE HELD ON MONDAY, SEPTEMBER 13, 2021, AT 7:00 PM. * TO BE ANNOUNCED WHETHER MEETING WILL BE VIRTUAL OR HELD IN PERSON. ALL MEETINGS ARE OPEN TO THE PUBLIC.

SEE ZOOM INVITATION BELOW

Join Zoom Meeting

<https://us06web.zoom.us/j/7326813232?pwd=OWZzYlINM3dmZEVNMVY5QlQzb2FYQT09>

Meeting ID: 732 681 3232

Passcode: 611090

One tap mobile

+16465588656,,7326813232#,,,,*611090# US (New York)

+13017158592,,7326813232#,,,,*611090# US (Washington DC)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 720 707 2699 US (Denver)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 732 681 3232

Passcode: 611090

Find your local number: <https://us06web.zoom.us/u/kdizbniQSc>

CERTIFICATE OF APPRECIATION

PRESENTED TO

BEVERLY FIERRO

BY

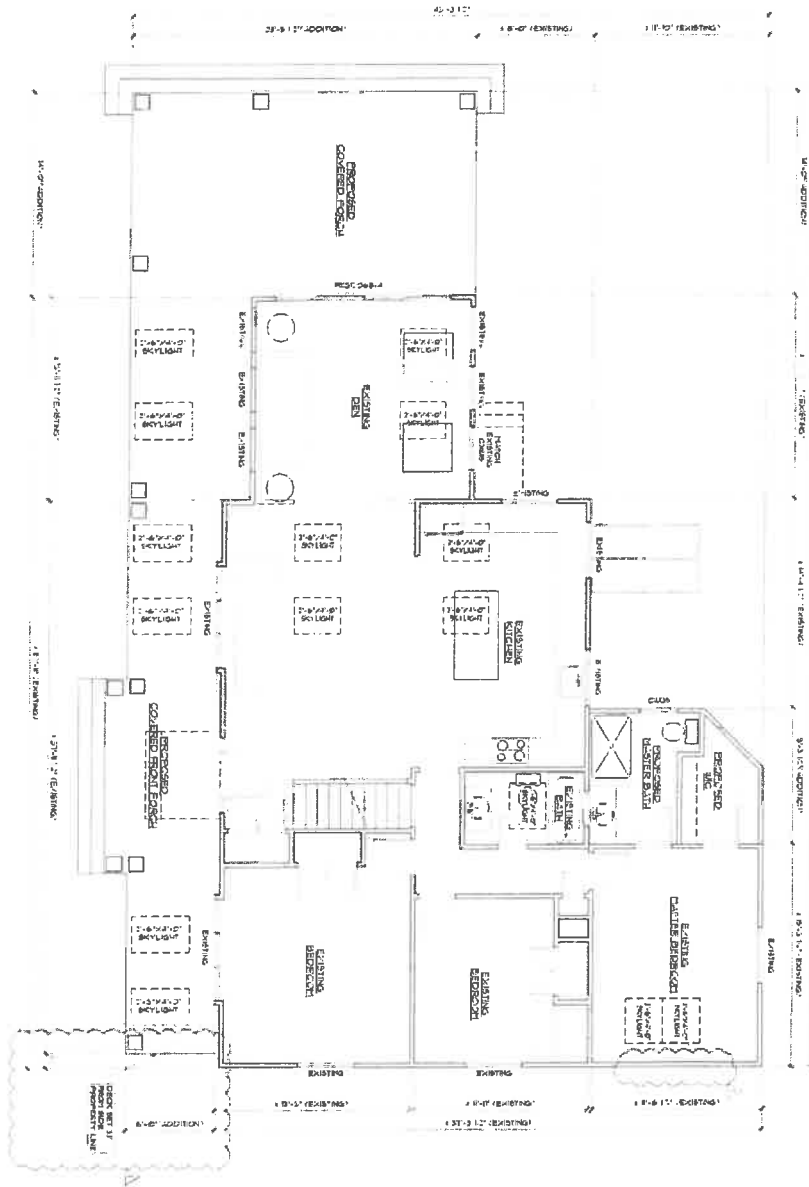
THE BOROUGH OF LAKE COMO PLANNING BOARD

On this 16th day of August, 2021, The Planning Board of the Borough of Lake Como would like to thank you for your dedication and the valuable contributions you made to our community while serving on the Board. May you do well in all future endeavors. No one can give a community a richer gift than a generous part of a precious lifetime. Please except our heartfelt wishes for continued good health and happiness in life.

Mayor Kevin G. Higgins

Chairman Joseph Cavaluzzi

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

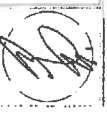


THIS PLAN IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

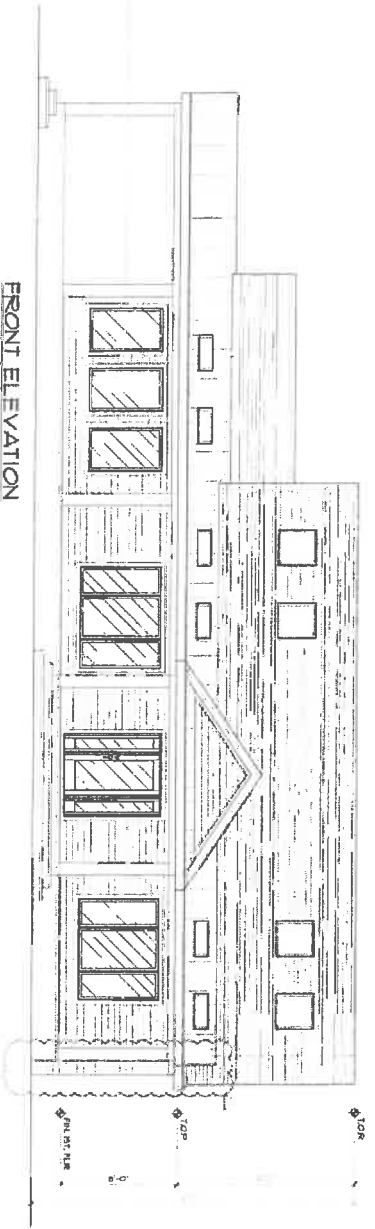
DATE: 10/20
DRAWN BY: J
CLIENT: WALKER RESIDENCE
ADDRESS: 401 SEVENTEENTH AVENUE
LAKE CONO, NEW JERSEY
SHEET NO: Z-2
70-III 6 36

REVISIONS	DATE
AS PER RESOLUTION	10/20
AS PER VOUCHER #1250	10/21

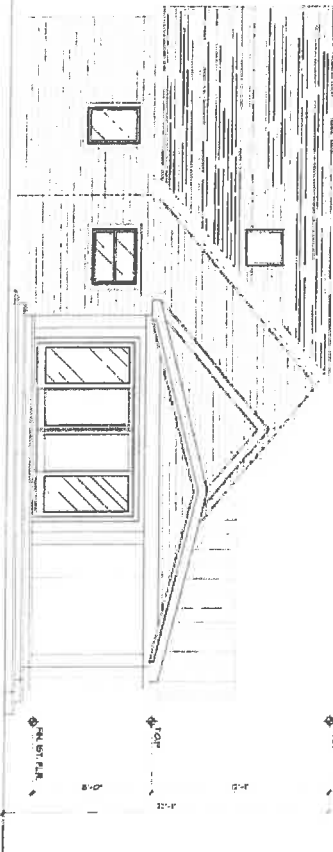
ANTHONY M. CONDOURIS
ARCHITECT
20 BINGHAM AVENUE, RUMSON, NJ 07760
Telephone: 732-842-9800 - FAX 732-842-7777 - WWW.AMARCHITECT.COM



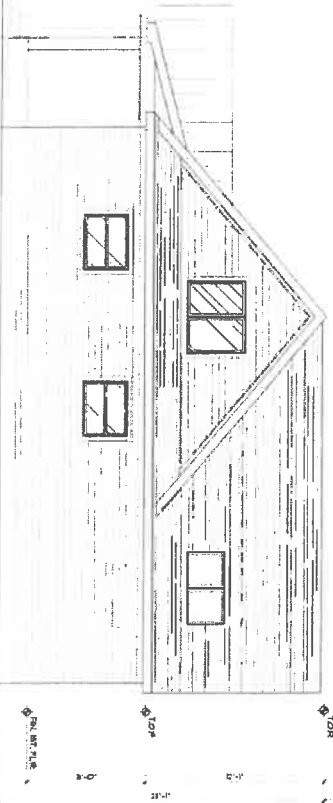
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



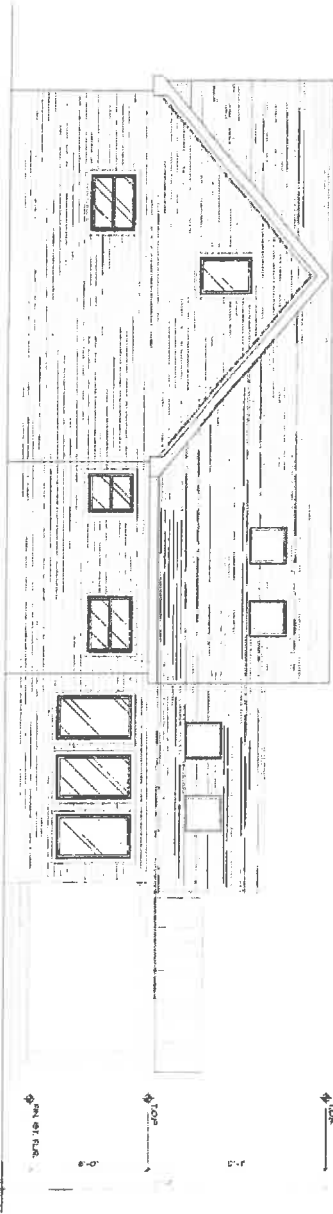
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



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



THIS DOCUMENT IS THE PROPERTY OF ANTHONY M. CONDOURIS ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ANTHONY M. CONDOURIS ARCHITECT.

DATE: 11/13/20
DRAWN BY: JM
CLIENT: WALKER RESIDENCE
ADDRESS: 461 SEVENTEENTH AVENUE LAKE COMO, NEW JERSEY
SHEET NO: Z-4
BLOCK: 6 LOT: 56

REVISIONS	DATE
1. PER RESOLUTION	5-1-21
2. AS PER ARCHITECTURAL MEETING	5-1-21
3. AS PER ARCHITECTURAL MEETING	5-1-21

ANTHONY M. CONDOURIS
ARCHITECT
20 BINGHAM AVENUE, PUMSON NJ 07760
Tel: 908-849-8800 - Fax: 908-849-7777 - www.antonymcondouris.com





architects + engineers

4810 Belmar Boulevard, Ste 201
Wall Township, NJ 07753 | tel 732.414.2661

ENGINEERING NJ #24GA28019100
LAND SURVEYING NJ #24GA28019100
LANDSCAPE ARCHITECTURE NJ #24GA28019100

August 10, 2021

Lake Como Planning Board
c/o Viveca Graham, Board Secretary
1740 Main Street
P.O. Box 569
Lake Como, NJ 07719

**Re: Completeness/Technical Review #2
407 17th Avenue (Mott)
Block 6, Lot 36
H2M Project No. LKCP 2103**

Dear Chairman and Board Members:

I am in receipt of an amended application package for the referenced project. The package includes the following documents:

- Architectural Plans, including site plan information (four sheets) prepared by Anthony M. Condouris, R.A., dated November 13, 2020, revised March 23, 2021, and **last revised July 19, 2021**;
- Various other support documents, and
- **Survey of Property prepared by Charles Surmonte, P.E., P.L.S. dated September 28, 2020**

Based on my review of these submitted documents, I find that this application is substantially complete and may be scheduled for a public hearing. Based on my review of the submitted documents with the Borough Zoning Ordinance, a site visit, and good engineering practice, I offer the following comments for your use through the public hearing process. For convenience, I have retained the body of my original review and amended same with my new comments bolded.

General

The property in question is located on south side of 17th Avenue and the north side of Wooley Lane. This location is within the Borough's Single-Family Residential District R-40. The triangular shaped property currently hosts a 1 story frame dwelling and miscellaneous accessory structures. The Applicant wishes to construct a new first floor addition, second floor loft, outdoor shower, paved patio, covered porch, wall, and pergola. The existing/proposed use are conforming to the zone; however, the existing lot and existing and proposed principal dwelling are all non-conforming for the zone.

Land Use/Site Planning Issues

My review of the proposed plan identified the following issues that should be addressed through the public hearing process:

1. Code Section 17-19.1d sets forth the yard, area and building requirements for the R-40 Zone. My review of these requirements in conjunction with the subject application identified the following inconsistencies:
 - Minimum Lot Depth – 100 feet required; 42 feet existing;
 - Minimum Front Yard Setback (17th Avenue - Principal Dwelling) – 20 feet required; 19.5 feet existing, **14.3 feet proposed**;

- Minimum Front Yard Setback (17th Avenue – Paver Patio) – 20 feet required **0.0 feet proposed**;
- Minimum Front Yard Setback (Wooley Lane – Principal Dwelling) – 20 feet required, 9.1 and 9.6 feet existing, **7.1 feet proposed (to one story addition)**, **7.1 feet proposed (to second story addition)**, and **2.0 feet proposed (to porch)**;
- Minimum Front Yard Setback (Paved Patio – Wooley Lane) – 20 feet required; **6.6 feet proposed**;

The existing non-conforming conditions are provided for the Board's information as no variances are required for them to remain. Bulk variances will be required for the proposed non-conformities **bolded** above.

In addition, there is a mixture of terms on the "Site Plan" on Sheet Z-1 of the Architectural Plans does not necessarily square with the impervious coverage calculations of the same sheet. The call out for the proposed driveway refers to a "paver" surface, while the remainder of the proposed impervious surfaces refer to a "paved" surface. These terms have separate and distinct connotations and must be clarified to corroborate the correct impervious cover calculation. Further, the Applicant is taking benefit of the 50% reduction through the use of pavers, but is silent with regard to the type of paver and the construction detail to be used to construct said pavers which will allow for infiltration of stormwater to the subgrade below. The Board should elicit testimony regarding these two items and require the plans be amended accordingly.

2. Code Section 17-10.4 limits fences in front yards to no more than 4 feet in height. The site visit revealed that there is an existing concrete wall along a portion of Wooley Lane, and the site plan indicates a wall along the Wooley Lane property line but does not include any information regarding this wall. The Board should elicit testimony regarding these features and further require the plans to be revised to show the height, material, and limits of these walls, and consider variance relief if warranted based on the Applicant's testimony. **The proposal deleted and existing and proposed walls along Wooley Lane.**
3. Code Section 17-10.7 sets forth the off-street parking requirements for all properties throughout the Borough. The architectural drawings indicate that with the proposed addition, the dwelling will have four (4) bedrooms, thus requiring two (2) 9'X19' off street (on-site) parking. However, the site layout only appears to provide a single off-street parking space. The Board should elicit testimony regarding this issue and the proposed impervious surfaces immediately adjacent that do not appear to provide any function. Regardless, a variance will be required for the proposed non-conformity. **An off-street parking layout for two (2) vehicles has been identified on the revised site plan. However, it should be noted that layout relies on spaces that scale 9 feet by 18 feet, where the ordinance requires 9 feet by 19 feet. It should be further noted that while the proposed layout would likely accommodate a similar layout with the ordinance-sized spaces, the viability of the "nestled" space is in question. The Board should explore whether they believe variance relief will be required based on this non-traditional layout.**
4. The site plan provided does not provide any topography and is silent with regard to how the increased stormwater to be generated on the proposed impervious surfaces will be discharged. The Board should elicit testimony regarding this issue and consider requiring the Applicant to develop a Grading Plan with stormwater mitigation to eliminate the possibility of impacting the adjoining properties or the adjacent roadways. **No topography or Grading Plan has been provided.**
5. The application package did not include a survey prepared by a licensed land surveyor. This matters as approximately 10 years ago; the Borough Engineer was asked to develop a way to loop the existing water main in Wooley Lane to that in 17th Avenue. One of the options was to seek an easement across the subject property. While the survey information provided does not indicate an easement (nor does it



depict the fire hydrant along Wooley Lane at the subject property), the Board should (1) elicit testimony regarding the easement, and (2) require the Applicant to provide a signed and sealed version of the survey submitted. **This item has been adequately addressed.**

6. **The survey and floor plans provided show a Bilco Door on the Wooley Lane side of the existing dwelling; however, this feature is not depicted on the Site Plan, and will likely conflict with the proposed paved walk. The Applicant should provide testimony regarding this issue.**
7. **The Artist Rendering on Sheet Z-1 of the amended architectural plans depicts some sort of superstructure over the proposed patio while the "Site Plan" on the same sheet identifies a proposed outdoor grill area without any sort of superstructure. The Board should elicit testimony regarding this discrepancy and consider any further relief necessary in the event the Applicant is proposing said superstructure.**

I trust this report is suitable for your purposes. If you have any questions regarding this application, please contact me.

Very truly yours,
H2M ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Alan P. Hilla, Jr.", written in a cursive style.

Alan P. Hilla, Jr., P.E., P.P., CME
Planning Board Engineer

cc: Chris Mott Builders, LLC., Applicant
Adam Schneider, Esq., Board Attorney
Robert Widdick, Esq., Applicant's Attorney

**ANTHONY M. CONDOURIS, A.I.A.
ARCHITECT**

**20 BINGHAM AVENUE
RUMSON, NJ 07750**

August 12, 2021

Zoning Department
Borough of Lake Como

Re: 407 17th Avenue
Lake Como, NJ

Block 6, Lot 36

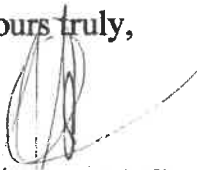
To whom it may concern:

The following revisions will be made to the above project in response to requests made by the zoning board:

1. The driveway will be completely made of pavers.
2. The Artist Rendering on page Z-1 shows a trellis which will be removed.

Please feel free to contact our office if you have any questions.

Yours truly,



Anthony M. Condouris, Architect
NJ License # AI 13804

Clk# 8989 s 70⁰⁰ Rec'd by MHA Date 12-2-20 Permit # 20-91

* A NON-REFUNDABLE \$70.00 FEE MUST BE SUBMITTED WITH THIS APPLICATION *

Borough of Lake Como

Zoning Application for Residential and Commercial Properties

ZONING

1. Address of Property: 407 17th Ave., Lake Como

Block: 6 Lot: 38 Zone: _____

2. Property Designation: Single Family Multi Family _____ Commercial _____

3. Applicant's Name*: Chris Moll Custom Builders, LLC *email: mattbuilders@gmail.com*

Address: PO Box 37, Ocean Grove, NJ 07756

Phone Number: 873-945-3818

*Applicant is: Owner _____ Contractor Other _____
(If other, please describe) _____

4. Owner's Name: Elan S. Rome, Trustee of the Elan Rome Living Trust *Elan Rome*

Address: 6 Robin Circle, Princeton Junction, NJ 08550 *email: elan.rome@adnant.com*

Phone Number: 609-558-6312 *email: danwalker22@gmail.com*

5. Type of Proposal: (please check)

<input type="checkbox"/> New Home	<input checked="" type="checkbox"/> Alteration to Existing Home: ! - 1 1/2 Story	<input type="checkbox"/> 2 - 2 1/2 Story	<input checked="" type="checkbox"/>
Pool: Above Ground	<input type="checkbox"/>	In-Ground	<input type="checkbox"/>
Shed	<input type="checkbox"/>	Fence	<input checked="" type="checkbox"/>
Deck	<input checked="" type="checkbox"/>	Other *If other, please describe: New 1st & 2nd floor addition, new outdoor shower, patio, covered porch, grill, see attached	
Water Line: Existing	<input checked="" type="checkbox"/>	New	<input type="checkbox"/>
Sewer Line: Existing	<input checked="" type="checkbox"/>	New	<input type="checkbox"/>
		Upgraded	<input type="checkbox"/>

Dimension of New Building/Addition: 9' 3 1/2" x 11' 6 1/2" Height of New Building/Addition: 20' 1"

Area of New Building/Addition: see below sq. ft. Number and Type of Rooms: 1st floor addition

Master Bathroom, walk-in closet, covered porch. 2nd floor addition = Bedroom, Bathroom

* If multiple additions are being applied for, itemize the additions and provide all pertinent information for each addition as requested above. * If addition is a pool, please indicate type and height of fencing.
Additional Information:
1st floor addition = 110 sq ft, 2nd floor addition = 384 sq ft. 494 sq. ft total.

6. *** Must Submit Two (2) Copies of Plot Plan/Survey Indicating Proposed Structures with Dimensions and Setbacks from Property Lines ***

7. Applicant certifies that all statements and information made and provided as part of this application are true to the best of their knowledge, information and belief. Applicant further states that all pertinent municipal ordinances, and all conditions, regulations and requirements of site plan approvals, variances, and other permits granted with respect to said property shall be complied with.

Ces Muth

12.1.20
Date

Signature of Applicant

Office Use Only

Zoning Reviewer: MARK FESSLER Date: 12/10/2020

Application Complete: Yes No

Approved: _____ Rejected: * AS NOTED

Planning/Variance Board action needed: Yes No

Proposed Work Needs Construction Permits: Yes No

Mercantile License Needed? Yes No

Notes: * SEE ATTACHED ZONING REVIEW SHEET

GRANDFATHERED
CONDITIONS

* VARIANCES REQUIRED FOR:

- (1) BOTH EXISTING FRONT YARD SETBACKS & SIDE YARD SETBACK.
- (2) REDUCED FRONT YARD SETBACK FROM WOOLEY LANE.
- (3) ACCESSORY STRUCTURES IN FRONT YARD AREAS,
- (4) POSSIBLE NEW SIDE YARD VARIANCE IF 2ND FLOOR ADDITION IS NOT RECESS
- (5) POSSIBLE PARKING VARIANCE,
- (6) BUILDING COVERAGE VARIANCE 43.2% V.S. 40% MAX.
- (7) IMPERVIOUS LOT COVERAGE 71.5% V.S 60% MAX.

NEW
VARIANCES
REQUIRED

Mark Fessler
12/10/2020

**ZONING REVIEW for Walker Residence, 407 Seventeenth Avenue, Lake Como
(Revised 2/12/2021 and again on 3/29/2021)**

The property is presently a one-story single family residence on a triangular shaped 5656 sq.ft. lot, which fronts on two streets (Seventeenth Ave. & Wooley Lane) and therefore requires two front yard setbacks of 20'-0" (or average of the block) and one side yard setback of 3'-0".

The existing front yard setback on Seventeenth Ave. is 19.5ft.; the existing front yard setback on Wooley Lane is 9.1ft.; and the existing side yard is 2.3ft. These are existing conditions and are therefore considered "grandfathered" conditions which are allowed to remain.

The average front yard setback from Seventeenth Ave. is 20ft. (or the average existing setback for the block). The existing house is setback 19.5ft. (which is a 'grandfathered condition) and the proposed one-story 'open' front porch on the Seventeenth Ave. side projects 7.5ft. at its furthest point, leaving a setback of 12'-0" which complies (a minimum of 10'-0" is required). However, the proposed one-story front porch on the Wooley Lane side projects out to a point leaving only a 2.0ft. setback from Wooley Lane, where a minimum of 10'-0" is required. Additionally, there is a proposed addition to the master bedroom that reduces the front yard setback at that point to only 7.1ft., where 20'-0" (or the existing average of the block) is required.

The West side property line is only 2.3ft. from the existing house, this is a 'grandfathered' condition, and the proposed second floor addition is recessed 1'-4" from the existing wall below to conform to the required 3'-0" minimum setback, and the proposed front porch facing Seventeenth Ave. has been recessed 3.1ft. to also conform to the required 3ft. side yard setback.

The proposed dwelling is to have four bedrooms, which requires two 9'x19' on-site parking spaces. There are no parking spaces delineated on the submitted plans; and their proposed location and number still needs to be clarified.

There is a proposed outdoor shower located directly on the property line in the Wooley Lane front yard area, which is not allowed.

There is still a proposed pergola structure with an outdoor grill (approx. 250sq.ft.) located directly on the Wooley Lane property line and extending to within about 7.7ft. off of the Seventeenth Ave. property line. This is an accessory structure, which much like the outdoor shower is not allowed within the front yard setback area.

Unlike what is noted on the submitted drawings, the proposed building coverage is actually 2445 sq.ft. or 43.2%, which exceeds our 40% maximum. If the 250sq.ft. pergola was removed the coverage would be reduced to 2195sq.ft. or 38.8%, which would conform.

The total 'impervious' lot coverage is shown as 71.5%, which exceeds the 60% maximum allowed. (Note: If the proposed concrete patio & some of the existing concrete on the site were removed and/or replaced with dry-laid pavers, this variance could possibly be eliminated .

In summation, as presently proposed there are at least 6 variances required as follows:

- 1) The proposed one & two story bedroom additions project into and reduce the size of the Wooley Lane front yard setback to 7.1 feet, where 20.0 feet is required.
- 2) The outdoor shower is either an accessory structure which is not allowed to be in the front yard area, or it is an extension of the principal building with a 0'-0" setback. In either case a variance would be required.
- 3) The proposed 'pergola' outdoor kitchen is an accessory structure located within the front yard area, which is not allowed, and is virtually 'on' the front property line of Wooley Lane, both of which would require a variance.
- 4) The proposed one-story 'open' porch conforms on the Seventeenth Avenue side, but projects within 2 ft. of the front property line on the Wooley Lane side, which would require a variance.
- 5) The proposed building coverage of 2445 sq.ft. (including the pergola) is 43.2% where a maximum of 40% is allowed, and therefore would require a variance.
- 6) The proposed impervious lot coverage is 71.5% which exceeds the 60% maximum allowed, and would require a variance.
- 7) Two 9'x19' on-site parking spaces are required and none are delineated, which could require a variance.

Mark Fessler, Zoning Officer



Borough of Lake Como

1740 Main Street, [redacted] • Lake Como, New Jersey 07719-4[redacted]
(732) 681-3232 • FAX (732) 681-8981

Kevin G. Higgins
Mayor

FORMAL
PLANNING BOARD APPLICATION

Louise A. Mekosh
Borough Clerk/Administrator

For Municipal Use Only

Application No. 21
Received by Clerk: _____
Fees Collected: \$12.00 App / \$12.50 Misc
Hearing Date: 7-12-21
Resolution Adopted by Board: _____
() Granted () Denied

If something is not applicable to application being submitted, please specify with N/A.

1. Applicant(s) Name & Address

Elan S. Rome (AKA "Steve")
6 Robin Circle
Princeton NJ, NJ 08550
973-768-7969

Telephone No.

2. If the applicant is being represented by an attorney, please state name, address, and telephone no.

3. Applicant is:
Corporation _____
Partnership _____
Individual _____
Other _____

Individual

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

4. The relationship of applicant to the property in question is: X Owner _____ Lessee

1.

5. If applicant is not Owner, please state name and address and telephone number of Owner:

6. Application is a request for the following:

- Preliminary Site Plan
- Final Site Plan
- Joint Preliminary and Final Site Plan
- Minor Subdivision (3 or less lots)
- Preliminary Subdivision
- Final Subdivision
- Joint Preliminary and Final Subdivision
- Variance requests - please specify _____ including Bulk or Use Variances _____

Informal Hearing

7. Give brief description of application: Permission & permits to proceed with a series of home improvements => see Attached #1

8. Street Address of Property: 407 17th Ave, Lake Como
Block: 6 Lot(s): 36 ****Must be Current Blk/Lot**

9. Use of Property: Existing Residential, Single Family
Zone _____ Proposed Residential, Single Family
Lot Area: 5656 sq ft Building Area: 35.22 proposed

10. Map Information: Map Dated 9/28/20
Prepared by Charles Infante
Map Entitled _____

11. Additional comments by applicant which may be relevant to hearing: Since zoning application eliminated 2nd floor, side yard setback, 2nd floor bedroom is now a loft, overall lot coverage has decreased

I certify that the statements and information contained in this application are true. CK
2/8/21 Date Applicant/Agent

I authorize the applicant to submit this application and process for approval.

Elan S. Rome, 2/8/21
Elan S. Rome

**ANTHONY M. CONDOURIS, A.I.A.
ARCHITECT**

**20 BINGHAM AVENUE
RUMSON, NJ 07750**

March 15, 2021

Zoning Department
Borough of Lake Como

Re: 407 17th Avenue
Lake Como, NJ

Block 6, Lot 36

To whom it may concern:

The following revisions will be made to the above project in response to requests made by the zoning board:

1. The front porch will be set-in on the west side of the house to conform to a 3.1' side setback.
2. The proposed bedroom window on the west side of the house will be removed and the existing will remain at the rear.

Please feel free to contact our office if you have any questions.

Yours truly,



Anthony M. Condouris, Architect
NJ License # AI 13804

TEL: 732-842-3800

FAX: 732-842-7777



architects + engineers

4810 Belmar Boulevard, Ste 201
Wall Township, NJ 07753 | tel 732.414.2661

ENGINEERING NJ #24GA28019100
LAND SURVEYING NJ #24GA28019100
LANDSCAPE ARCHITECTURE NJ #24GA28019100

June 2, 2021

Lake Como Planning Board
c/o Viveca Graham, Board Secretary
1740 Main Street
P.O. Box 569
Lake Como, NJ 07719

**Re: Completeness/Technical Review
407 17th Avenue (Mott)
Block 6, Lot 36
H2M Project No. LKCP 2103**

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 - Minimum Front Yard Setback (17th Avenue - Principal Dwelling) – 20 feet required, 19.5 feet existing;
 - Minimum Front Yard Setback (17th Avenue - Pergola) – 20 feet required **7.7 feet proposed**;

407 17th Avenue
June 2, 2021
Page 2 of 2

- **Minimum Front Yard Setback (Wooley Lane – Principal Dwelling) – 20 feet required, 9.1 and 9.6 feet existing, 7.1 feet proposed (to one story addition), 17 feet proposed (to second story addition), 0 feet proposed (to outdoor shower), and 2.0 feet proposed (to porch);**
- **Minimum Front Yard Setback (Wooley Lane - Pergola) – 20 feet required; 0.0 feet proposed;**
- **Maximum Building Coverage – 40% maximum allowable, 43.7% proposed; and**
- **Maximum Lot Coverage – 60% allowed, 71.5 % proposed.**

The existing non-conforming conditions are provided for the Board's information as no variances are required for them to remain. Bulk variances will be required for the proposed non-conformities **bolded** above.

2. Code Section 17-10.4 limits fences in front yards to no more than 4 feet in height. The site visit revealed that there is an existing concrete wall along a portion of Wooley Lane, and the site plan indicates a wall along the Wooley Lane property line but does not include any information regarding this wall. The Board should elicit testimony regarding these features and further require the plans to be revised to show the height, material, and limits of these walls, and consider variance relief if warranted based on the Applicant's testimony.
3. Code Section 17-10.7 sets forth the off-street parking requirements for all properties throughout the Borough. The architectural indicate that with the proposed addition, the dwelling will have four (4) bedrooms, thus requiring two (2) 9'X19' off street (on-site) parking. However, the site layout only appears to provide a single off-street parking space. The Board should elicit testimony regarding this issue and the proposed impervious surfaces immediately adjacent that do not appear to provide any function. Regardless, a variance will be required for the proposed non-conformity.
4. The site plan provided does not provide any topography and is silent with regard to how the increased stormwater to be generated on the proposed impervious surfaces will be discharged. The Board should elicit testimony regarding this issue and consider requiring the Applicant to develop a Grading Plan with stormwater mitigation to eliminate the possibility of impacting the adjoining properties or the adjacent roadways.
5. The application package did not include a survey prepared by a licensed land surveyor. This matters as approximately 10 years ago, the Borough Engineer was asked to develop a way to loop the existing water main in Wooley Lane to that in 17th Avenue. One of the options was to seek an easement across the subject property. While the survey information provided does not indicate an easement (nor does it depict the fire hydrant along Wooley Lane at the subject property), the Board should (1) elicit testimony regarding the easement, and (2) require the Applicant to provide a signed and sealed version of the survey submitted.

I trust this report is suitable for your purposes. If you have any questions regarding this application, please contact me.

Very truly yours,
H2M ASSOCIATES, INC.



Alan P. Hilla, Jr., P.E., P.P., CME
Planning Board Engineer

cc: Chris Mott Builders, LLC., Applicant
Adam Schnelder, Esq., Board Attorney