

BOROUGH OF MOUNTAIN LAKES
ARCHITECT'S CHECKLIST AND CERTIFICATION FOR
ELIGIBILITY FOR BULK INCENTIVES

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

ELIGIBILITY FOR BULK INCENTIVE

Applicant _____
Address _____
Owner _____
Address _____
Block Number _____ Lot(s) _____
Application Number _____

Certification that the proposed alterations comply with all of the requirements of § 40-49B. Certain terms are used as defined in the Mountain Lakes Land Use Administration Ordinance:

_____ The alterations to all street-facing facades will be compatible with the existing or original structure. (§ 40-49B(1))

_____ The proportion between the width and height of the proposed alterations will be compatible with any street-facing facade of the existing or original structure. (§ 40-49B(1)(a))

_____ The proportions and relationships between doors and windows in street-facing facades will be compatible with the existing or original structure. (§ 40-49B(1)(b))

_____ (If applicable, check here and confirm below that one of the requirements below applies) Alterations include side additions to a street-facing facade.

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

_____ There was, on August 11, 2012, an existing side addition or side porch to a street-facing facade (§ 40-49B(1)(d)):

_____ an open-air porch that existed on August 11, 2012, and does not comply with the 12-inch setback requirement will be enclosed within the existing plane of the porch, and overall bulk requirements will be complied with. (§ 40-49B(1)(d)[1])

_____ a side addition that existed on August 11, 2012, and does not comply with the 12-inch setback requirement will be extended no more than a further five feet to the side of the same plane as the existing side addition, and overall bulk requirements will be complied with. (§ 40-49B(1)(d)[2])

_____ The height of the proposed alterations will be compatible with the existing structure. (§ 40-49B(2))

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

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

_____ (If applicable, check here and confirm that the requirement below applies)
Alterations include new or altered dormers.

_____ Any new or altered dormers will be compatible with the typical styles of dormers associated with the original structure. (§ 40-49B(2))

_____ Architectural details and materials will be incorporated as necessary to relate the new with the old and to preserve and enhance the character-defining features of the existing or original structure. (§ 40-49B(3))

_____ (If applicable, check here and confirm that the requirement below applies)
Windows will be replaced or have been replaced since August 11, 2012.

_____ The replacement windows contain real or simulated divided lights, grille patterns, sizes and shapes that are compatible with the typical styles of windows associated with the original structure and otherwise comply with the requirements of this subparagraph (3). (§ 40-49B(3))

_____ After completion of the proposed alterations, 100% of the existing street-facing facade width and height will be retained intact consistent with the other requirements of this checklist. (§ 40-49B(4)(a))

_____ After completion of the proposed alterations, at least 75% of the floor area of the original structure as it existed on December 31, 1931 will remain.
(Interior renovations and any restoration to match the original will not be deducted in determining compliance with the 75% requirement.) (§ 40-49B(4)(b))

_____ I have read and am familiar with the publication entitled, "Historic Mountain Lakes – Restoration and Renovation Handbook." (Available on the

Mountain Lakes Historic Preservation Committee website, or upon written request to the Mountain Lakes Historic Preservation Committee.)

To the best knowledge of the person signing this certification, any alterations to the structure that were performed after August 11, 2012, and prior to the date hereof and still exist as of the date hereof fully comply with the requirements of § 40-49B.

Certified by: _____ Print Name: _____
License #: _____ Date: _____

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

Signature: _____ Date: _____
Mountain Lakes Zoning Officer