

**BOROUGH OF OAKLAND
BERGEN COUNTY, NEW JERSEY**

LAND DEVELOPMENT APPLICATION

Date _____

**NOTE: APPLICATION SETS MUST BE COLLATED AND
SUBMITTED IN PACKET FORM FOR PROCESSING.**

Application No. _____

Date Received _____

Fee Submitted _____

Jurisdiction Date _____

Complete Date _____

Decision Date by _____

Board Action _____

FOR OFFICIAL USE ONLY

The undersigned, as Applicant/Owner of the subject property identified herein hereby makes application to the
Borough of Oakland for (check all that apply)

- | | | |
|--|--|--|
| ☒ New Application | ☐ Major Subdivision Preliminary | ☐ Major Site Plan Preliminary |
| ☐ Amendment to prior approval | ☐ Major Subdivision Final | ☐ Major Site Plan Final |
| ☐ Concept Plan (PB only) | ☐ General Development Plan | ☐ Conditional Use |
| ☐ Minor Subdivision | ☒ Minor Site Plan | |

Indicate Relief to be Requested in Conjunction with this Application

- | | |
|--|---|
| ☐ Use Variance (N.J.S.A. 40:55D-70.d) | ☐ Bulk Variance(s) (N.J.S.A.40:55D-70.c) |
| ☐ RSIS Exception (N.J.A.C. 5: 21-3.2) | ☐ Design Standard Waiver(s) ☐ Environmental Protection Waiver |

I. APPLICANT INFORMATION

- a. Name: 16 Thornton NJ, LLC
- b. Address: 15 Lincoln Street, Hawthorne, NJ 07506
- c. Telephone (include fax number if desired): (973) 423-9266
- d. Applicant is a: (check applicable status)
- ☒ Corporation ☐ Partnership ☐ Individual (s)
- e. If applicant is a corporation or a partnership, please list the names and addresses of persons having a 10 % interest or more in the corporation or partnership on a separate sheet and attach to this application.
- f. Relationship of applicant to property (check applicable status):
- ☒ Owner ☐ Purchaser under contract ☐ Lessee
- ☐ Other (please specify): _____
- g. If applicant is represented by an attorney:
- Name: Aaron Brotman
- Address: Cole Scholz P.C., 1325 Avenue of the Americas, 19th Floor, New York, NY 10019
- Telephone: 646-532-5321 Fax: _____
- h. Preparation of Plans by:
- Name: Derosier Engineering
- Address: 35 Gates Avenue, Warren, NJ 07059
- Tel: (201) 993-0665 Fax: _____

2. PROPERTY INFORMATION

- a. Street address 16 Thornton Road, Oakland, NJ 07436
- b. Tax Map Block(s) 3201 Lot(s) 2
- c. Zone District I-P
- d. Existing Use of Property Warehouse / Office
- e. Please list prior applications or municipal actions regarding this property:
- _____
- _____

f. Property is located (check applicable status):

- ____ Within 200 feet of another municipality. ____ Adjacent to a State Highway.
- ____ Adjacent to an existing or proposed County road. ____ Adjacent to other County land.

Note: If any category is checked, notification concerning this application to the appropriate agency is required.

- g. Property has public sanitary sewer access available? Yes / No. If not what solution is proposed to handle sanitary waste.
- _____
- _____

3. NATURE OF APPLICATION: (check where appropriate)

- a. ____ Minor Subdivision/ Major Subdivision:

- (1) Indicate total tract size: _____ acres
- (2) Proposed number of lots: _____

- b. ____ Residential Development (clearly detail proposed use of property): _____
- _____
- _____

- c. ☒ Non-Residential Development (clearly detail proposed use of property): _____
- Adding Loading Docks to an Existing Building.
- _____
- _____

- d. Contemplated form of ownership (check all that apply):

☒ Fee simple ____ Condominium ____ Cooperative ____ Rental

- e. Are there any existing Deed Restrictions? ____ No ____ Yes (attach copy of restriction)

- f. Are there any proposed Deed Restrictions? ____ No ____ Yes (attach copy of restriction)

- g. List exhibits accompanying this application: (attach separate sheet if necessary)

Site Plans (9-Sheets)

Architectural Plans

- h. Indicate if this is a bifurcated use variance application: ____ yes ☒ no

If yes, note that any approval, if granted by the Board of Adjustment, shall be conditioned upon submittal of a completed site plan application being submitted to the Board of Adjustment for approval (N.J.S.A. 40:55D-76).

4. VARIANCE(S) REQUESTED: If this application requires a variance from the strict application of the Borough of Oakland Zoning Ordinance for a use permitted in the Zone in which the property is located complete the section below requesting said relief. You may attach additional sheets if needed.

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

5. SPECIFIC DESIGN WAIVER (s) RELIEF REQUESTED

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

7. SPECIFIC RELIEF REQUESTED

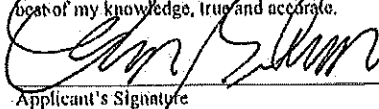
If relief is requested in connection with this development proposal for any category as indicated on the front page of this application and outlined above, attach hereto a separate exhibit(s) for each category of relief sought, stating the factual basis, legal theory, and whether they have been previously granted. Failure to supply this information if applicable will result in your application being deemed incomplete.

8. OTHER INFORMATION REQUIRED

- Attach completed checklist.
- Attach certification of payment of taxes from Township Tax Collector.
- Attach any other government approvals if received in connection with this application such as NJDEP permits, NJDOT permits, Passaic County Approvals etc.

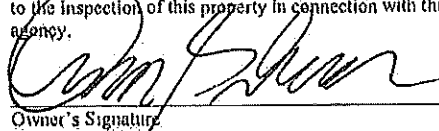
9. VERIFICATION AND AUTHORIZATION

- a. Applicant's Statement: 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, to the best of my knowledge, true and accurate.


Applicant's Signature

11/15/22
Date

- b. Owner's Statement: I, the undersigned, being the owner of the property described in this application, hereby consent to the making of this application and the approval of the plans submitted. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency.


Owner's Signature

11/15/22
Date

Sworn and Subscribed to before me

15TH day of NOVEMBER 2022 (Year)

Kristina L. De Ritter, Notary Public
(Notary)

Kristina L. De Ritter
NOTARY PUBLIC OF NEW JERSEY
Commission # 2453885
My Commission Expires 10/1/2025

MINOR SITE PLAN

NEW LOADING DOCKS

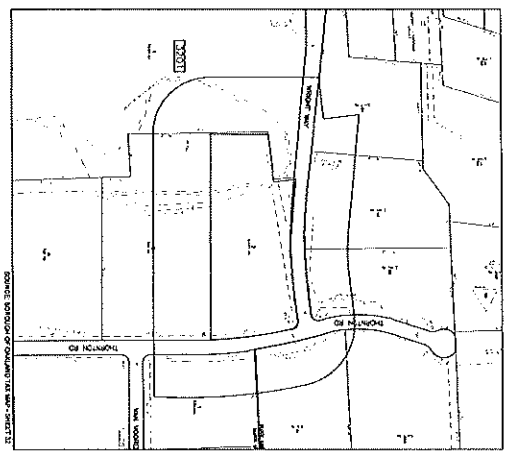
16 THORNTON ROAD

BLOCK 3201, LOT 2

BORO OF OAKLAND, BERGEN COUNTY, NEW JERSEY

GENERAL NOTES

1. THE PROPOSED MINOR SITE PLAN IS SUBMITTED TO THE BOARD OF PLANNING FOR REVIEW AND APPROVAL. THE BOARD OF PLANNING IS THE FINAL AUTHORITY ON THIS MATTER.
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3. THE PROPOSED MINOR SITE PLAN IS SUBMITTED TO THE BOARD OF PLANNING FOR REVIEW AND APPROVAL. THE BOARD OF PLANNING IS THE FINAL AUTHORITY ON THIS MATTER.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BOARD OF PLANNING'S DECISIONS.
5. THE PROPOSED MINOR SITE PLAN IS SUBMITTED TO THE BOARD OF PLANNING FOR REVIEW AND APPROVAL. THE BOARD OF PLANNING IS THE FINAL AUTHORITY ON THIS MATTER.



1 SITE MAP
SOURCE: OFFICE OF PLANNING & ZONING

ZONE PLANNING

ZONE	REQUIREMENTS	REQUIREMENTS	REQUIREMENTS
INDUSTRIAL	2.0000	2.0000	2.0000
INDUSTRIAL	2.0000	2.0000	2.0000
INDUSTRIAL	2.0000	2.0000	2.0000
INDUSTRIAL	2.0000	2.0000	2.0000
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INDUSTRIAL	2.0000	2.0000	2.0000
INDUSTRIAL	2.0000	2.0000	2.0000
INDUSTRIAL	2.0000	2.0000	2.0000

PLANNING ANALYSIS

OPERATION	PLANNING ANALYSIS	REQUIREMENTS
INDUSTRIAL	2.0000	2.0000
INDUSTRIAL	2.0000	2.0000
INDUSTRIAL	2.0000	2.0000
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INDUSTRIAL	2.0000	2.0000

APPLICANT

16 THORNTON NJ, LLC
16 THORNTON ROAD, OAKLAND, NJ
BROOKLYN RD, OAKLAND, NJ

OWNER

16 THORNTON NJ, LLC
16 THORNTON ROAD, OAKLAND, NJ
BROOKLYN RD, OAKLAND, NJ

SIGNATURES

THIS SITE PLAN WAS REVIEWED BY THE PLANNING BOARD OF THE BOROUGH OF OAKLAND.

DATE: _____
SIGNATURE: _____
DATE: _____
SIGNATURE: _____

INDEX OF DRAWINGS

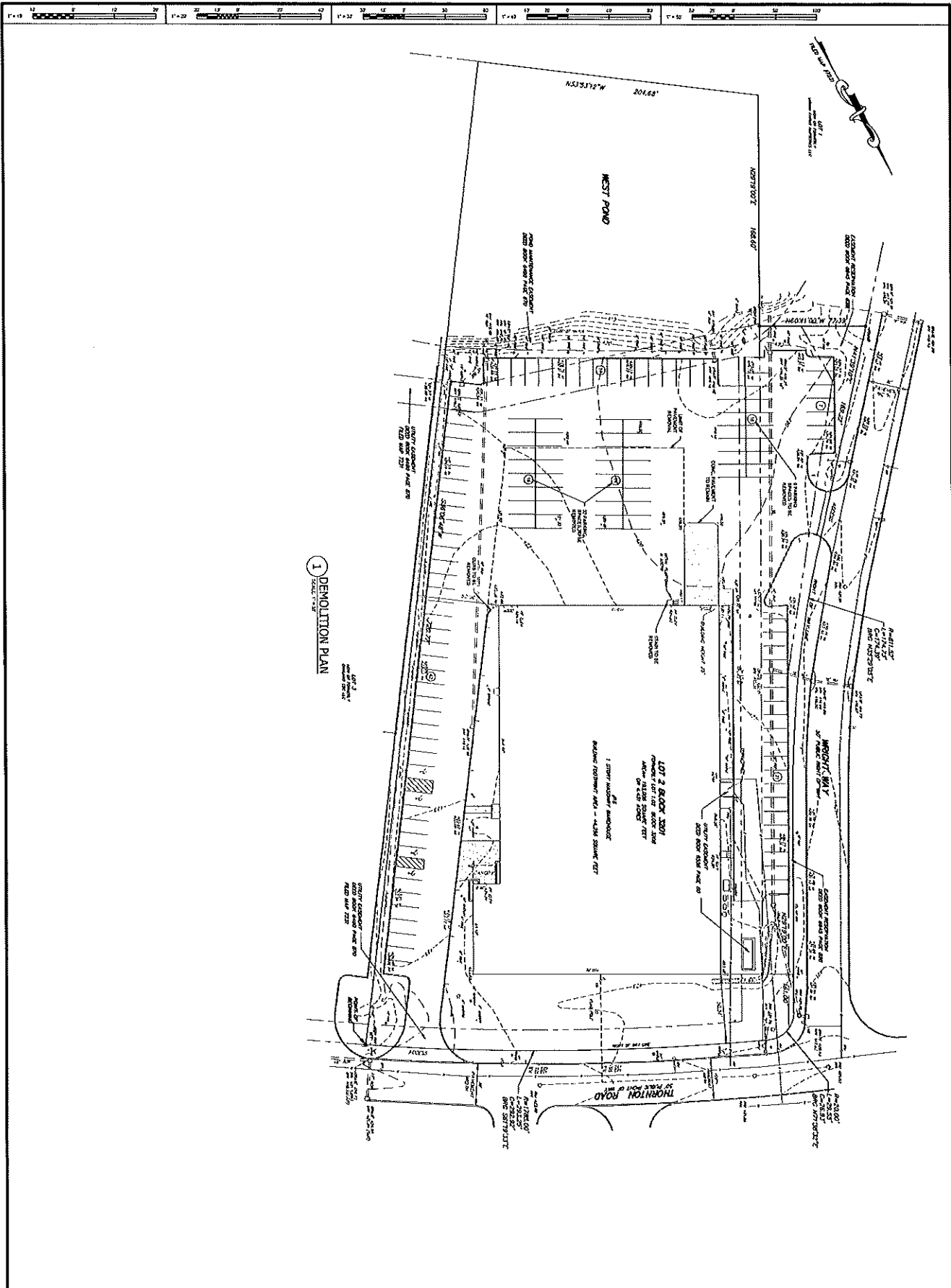
SHEET	NO.	DRAWING NAME
1	1	COVER SHEET
2	2	PLANNING ANALYSIS
3	3	TRUCK CIRCULATION PLAN
4	4	TRUCK CIRCULATION PLAN
5	5	TRUCK CIRCULATION PLAN
6	6	TRUCK CIRCULATION PLAN
7	7	TRUCK CIRCULATION PLAN
8	8	TRUCK CIRCULATION PLAN
9	9	TRUCK CIRCULATION PLAN
10	10	TRUCK CIRCULATION PLAN

16 THORNTON NJ, LLC
SITE ALTERATIONS
16 THORNTON ROAD, OAKLAND, NJ
BLOCK 3201 LOT 2
BOROUGH OF OAKLAND, BERGEN COUNTY, STATE OF NEW JERSEY

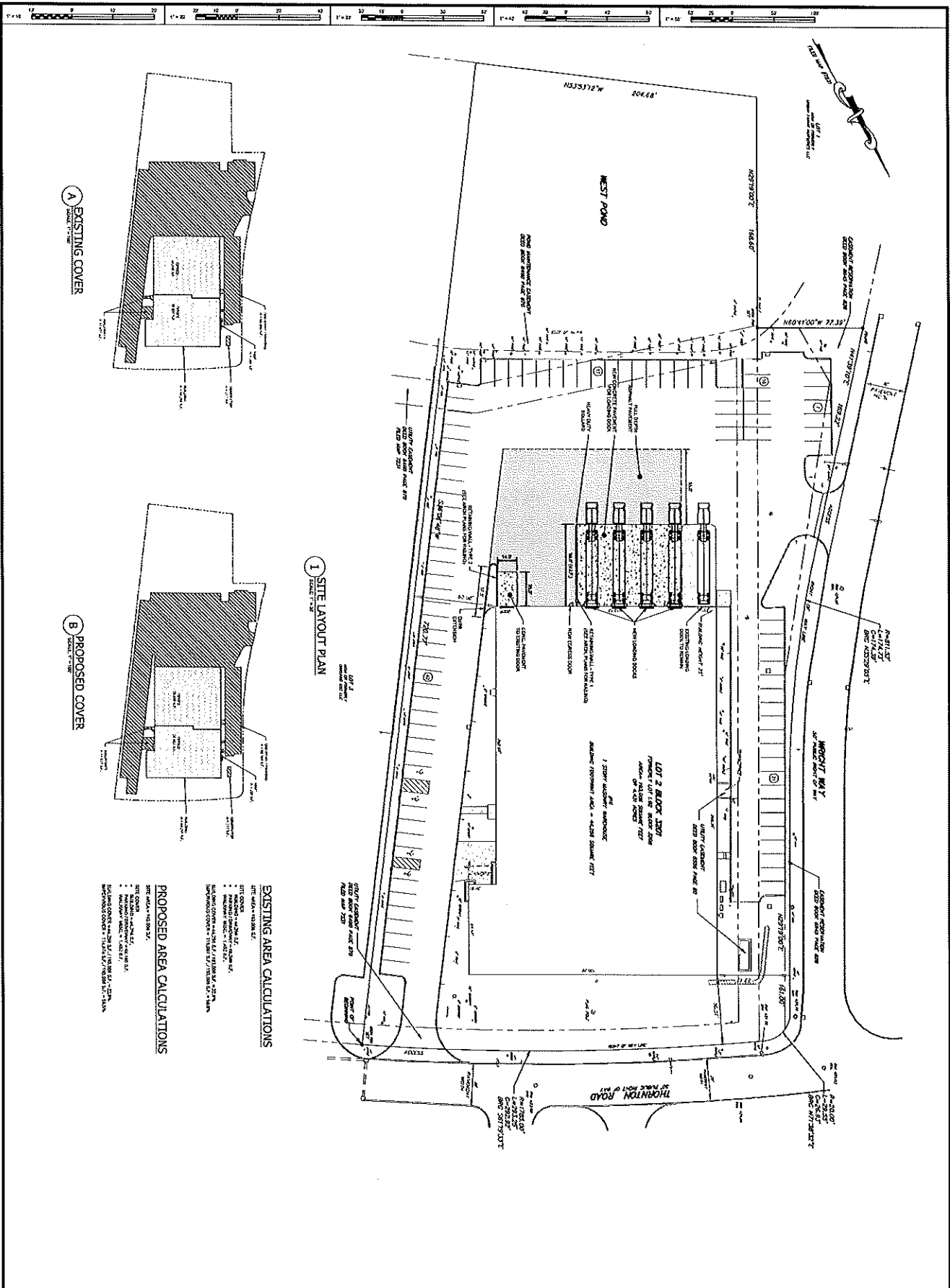
COVER SHEET

DEROSIER ENGINEERING
16 THORNTON NJ, LLC
16 THORNTON ROAD, OAKLAND, NJ
BLOCK 3201 LOT 2
BOROUGH OF OAKLAND, BERGEN COUNTY, STATE OF NEW JERSEY

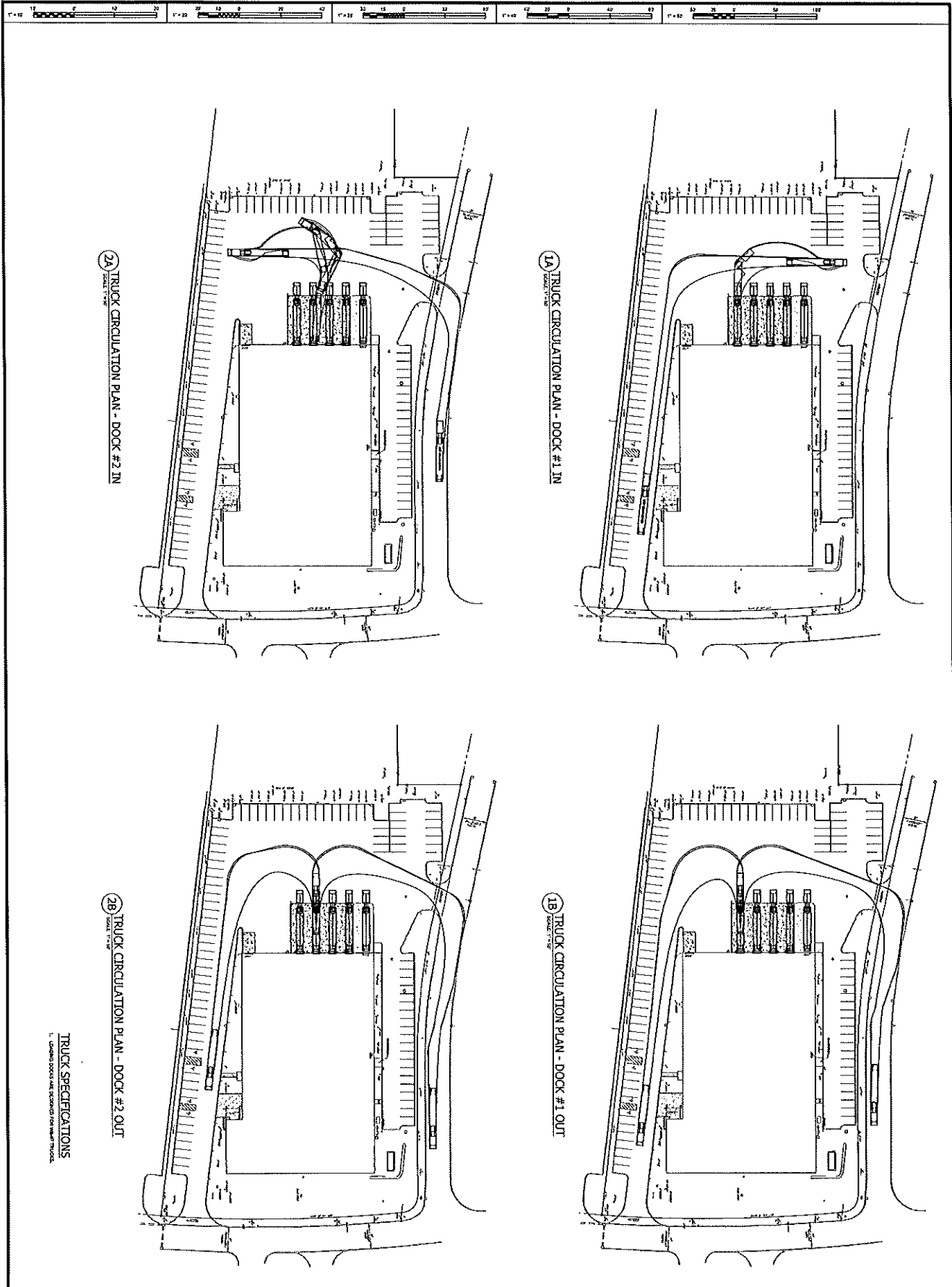
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18 THORNTON NJ, LLC		SITE ALTERATIONS 18 THORNTON ROAD, OAKLAND, NJ BLOCK 3201 LOT 2 BOROUGH OF OAKLAND BERGEN COUNTY STATE OF NEW JERSEY		DEMOLITION PLAN				DEROSIER ENGINEERING 18 THORNTON ROAD, OAKLAND, NJ BOROUGH OF OAKLAND BERGEN COUNTY STATE OF NEW JERSEY		C-101		2		18 THORNTON ROAD, OAKLAND, NJ BOROUGH OF OAKLAND BERGEN COUNTY STATE OF NEW JERSEY	
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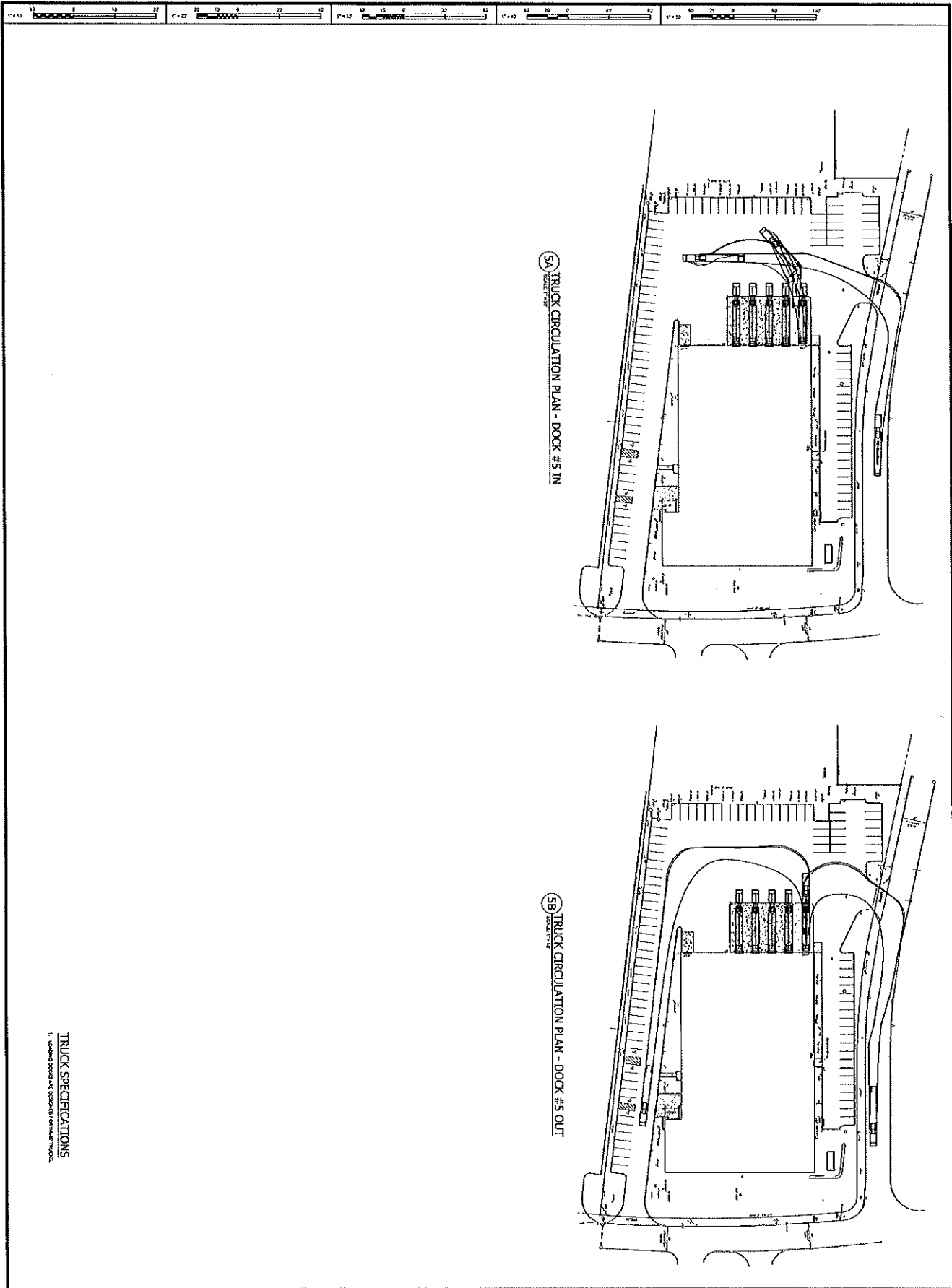


16 THORNTON NJ, LLC		SITE ALTERATIONS		16 THORNTON ROAD, OAKLAND, NJ		LOT 2													
BOROUGH OF OAKLAND		BERGEN COUNTY		STATE OF NEW JERSEY															
SITE LAYOUT PLAN																			
PERCORA ENGINEERING, INC. 1000 ROUTE 100, SUITE 100 ROCKAWAY, NJ 07866 TEL: 201-991-1000 WWW.PERCORA-ENG.COM DATE: 10/10/2011 BY: [Signature] CHECKED: [Signature] APPROVED: [Signature]																			
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16 THORNTON NJ, LLC		SITE ALTERATIONS	
16 THORNTON ROAD, OAKLAND, NJ		BLOCK 3201 LOT 2	
BOROUGH OF OAKLAND		BERGEN COUNTY STATE OF NEW JERSEY	
DEROSER ENGINEERING 16 THORNTON ROAD, OAKLAND, NJ 07033 TEL: 201-261-1111 WWW.DEROSERENGINEERING.COM 16 THORNTON NJ, LLC 16 THORNTON ROAD, OAKLAND, NJ 07033 TEL: 201-261-1111 WWW.16THORNTONNJ.COM			
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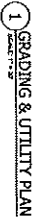
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2	15' WIDE	DESIGNED FOR HEAVY TRUCKS	ASD	ASD
3	15' WIDE	DESIGNED FOR HEAVY TRUCKS	ASD	ASD

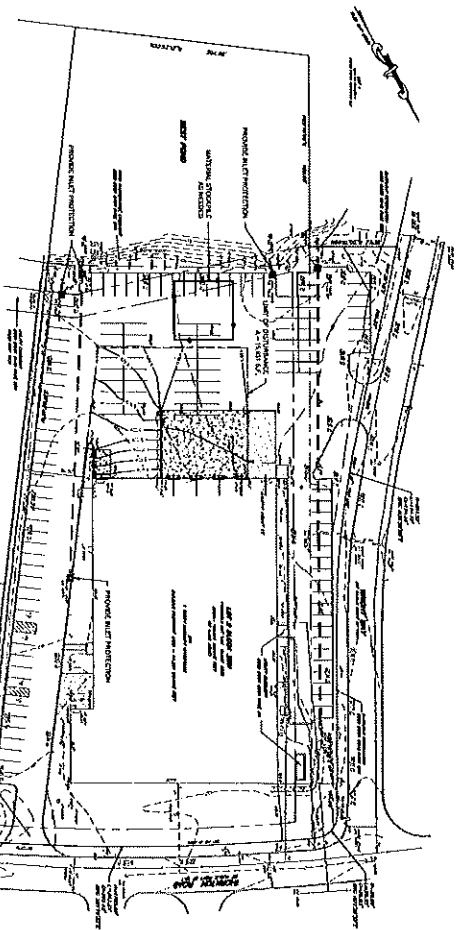


TRUCK SPECIFICATIONS

1. LOADED TRUCKS ARE REQUIRED TO WEIGH 10,000 LBS.

16 THORNTON NJ, LLC SITE ALTERATIONS 16 THORNTON ROAD, OAKLAND, NJ BLOCK 3201 LOT 2 BOROUGH OF OAKLAND BERGEN COUNTY STATE OF NEW JERSEY		TRUCK CIRCULATION PLAN	
Derosier Engineering 1600 Route 208, Suite 200 Oak Ridge, NJ 07076 Tel: 908.426.1234 Fax: 908.426.1235 Email: info@derosiereng.com		DATE: 10/15/2011 BY: JAD CHECKED: JAD APPROVED: JAD PROJECT NO: C-2014 SHEET NO: 6	

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LEGEND

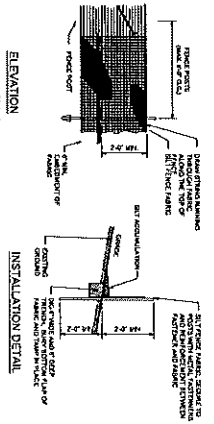
Symbol	Description
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Circle with cross	Water Outlet
Circle with horizontal lines	Grass
Circle with vertical lines	Gravel
Circle with diagonal lines	Gravel
Circle with cross-hatch	Gravel
Circle with dots	Gravel
Circle with horizontal lines	Gravel
Circle with vertical lines	Gravel
Circle with diagonal lines	Gravel
Circle with cross-hatch	Gravel
Circle with dots	Gravel

SOIL DE-COMPACT AND TESTING REQUIREMENTS

TOPSOIL SPECIFICATIONS

SEEDING SPECIFICATIONS (TEMP & PERMANENT)

1. TOPSOIL SHALL BE A MINIMUM OF 4 INCHES DEEP AND A MINIMUM OF 10% HUMUS.
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10. TOPSOIL SHALL BE A MINIMUM OF 4 INCHES DEEP AND A MINIMUM OF 10% HUMUS.

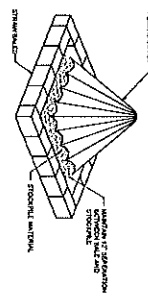


2 SILT FENCE DETAIL

3 SOIL STOCKPILE PROTECTION DETAIL

SECTION AA

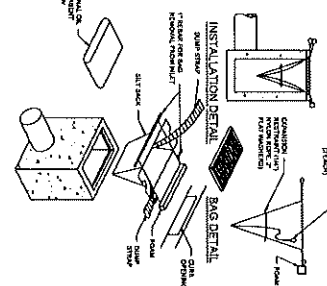
COMPONENT	THICKNESS	LENGTH
GRAVEL	12"	10'
GRAVEL	12"	10'
GRAVEL	12"	10'
GRAVEL	12"	10'
GRAVEL	12"	10'
GRAVEL	12"	10'
GRAVEL	12"	10'
GRAVEL	12"	10'
GRAVEL	12"	10'



1 SOIL EROSION & SEDIMENT CONTROL PLAN

SEQUENCE OF CONSTRUCTION

1. THE EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE LOCAL HEALTH DEPARTMENT FOR REVIEW AND APPROVAL.
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4 STABILIZED CONSTRUCTION ENTRANCE DETAIL

5 INLET PROTECTION DETAIL

DUST CONTROL NOTES

1. DUST CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
2. DUST CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
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10. DUST CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.

SOIL EROSION & SEDIMENT CONTROL PLAN

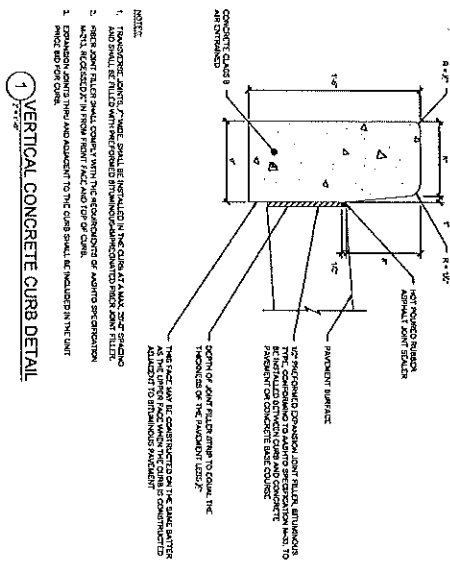
NO.	DESCRIPTION	DATE	BY
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3	SOIL EROSION & SEDIMENT CONTROL PLAN	10/1/2010	J. DEROSIER
4	SOIL EROSION & SEDIMENT CONTROL PLAN	10/1/2010	J. DEROSIER
5	SOIL EROSION & SEDIMENT CONTROL PLAN	10/1/2010	J. DEROSIER
6	SOIL EROSION & SEDIMENT CONTROL PLAN	10/1/2010	J. DEROSIER
7	SOIL EROSION & SEDIMENT CONTROL PLAN	10/1/2010	J. DEROSIER
8	SOIL EROSION & SEDIMENT CONTROL PLAN	10/1/2010	J. DEROSIER
9	SOIL EROSION & SEDIMENT CONTROL PLAN	10/1/2010	J. DEROSIER
10	SOIL EROSION & SEDIMENT CONTROL PLAN	10/1/2010	J. DEROSIER

16 THORNTON NJ, LLC
 SITE ALTERATIONS
 15 THORNTON ROAD, OAKLAND, NJ
 BOROUGH OF OAKLAND BERSEH COUNTY STATE OF NEW JERSEY

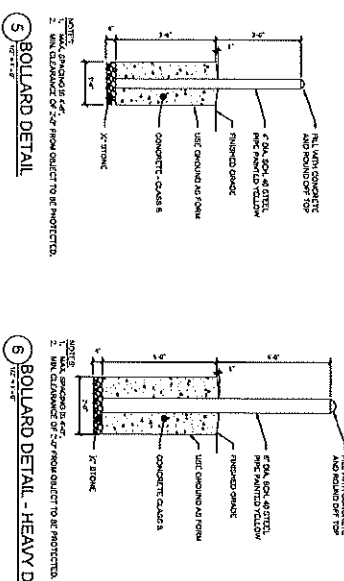
SOIL EROSION & SEDIMENT CONTROL PLAN

DEROSIER ENGINEERING
 1000 ROUTE 100, SUITE 100
 OAKLAND, NJ 07033
 TEL: 908.326.1000
 FAX: 908.326.1001
 WWW.DEROSIERENGINEERING.COM

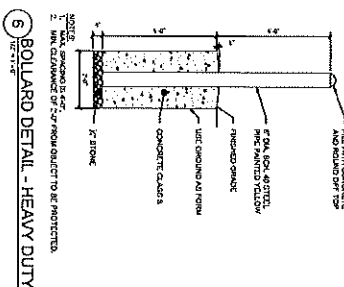
C-801
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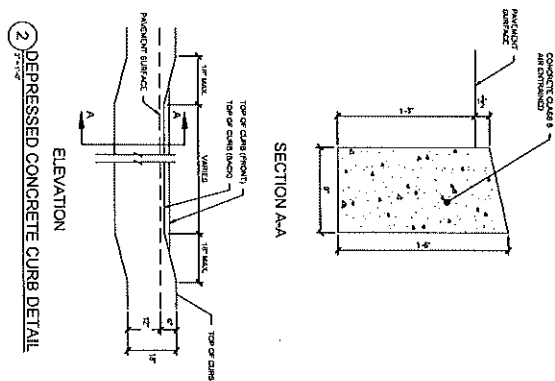
1 VERTICAL CONCRETE CURB DETAIL



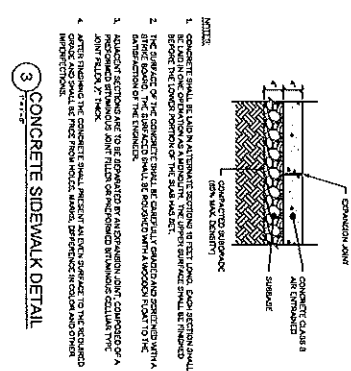
5 BOLLARD DETAIL.



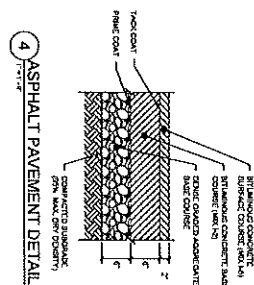
6 BOLLARD DETAIL - HEAVY DUTY
1/2" x 1" x 8"



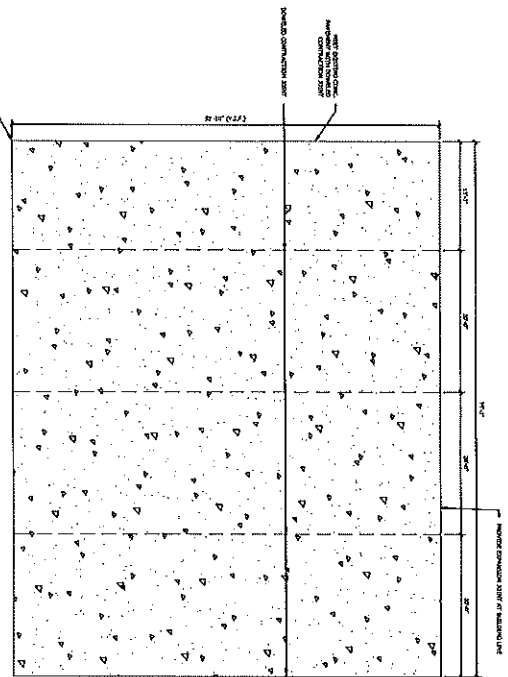
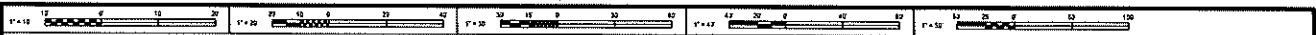
2 DEPRESSED CONCRETE CURB DETAIL



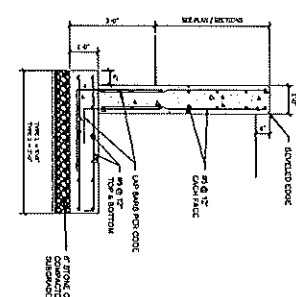
3 CONCRETE SIDEWALK DETAIL



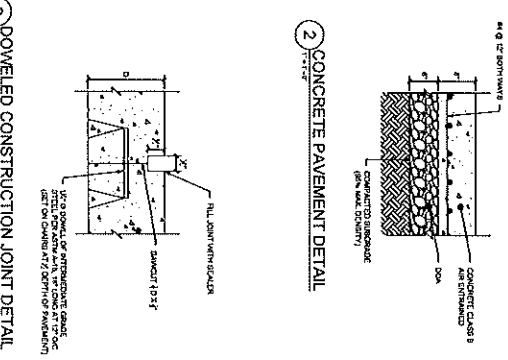
4 ASPHALT PAVEMENT DETAIL



1 PAVEMENT JOINT LAYOUT



2 CONCRETE PAVEMENT DETAIL



3 DOWELED CONSTRUCTION JOINT DETAIL

LAP SPlice LENGTHS FOR CONCRETE L₁ (IN.)

SIZE (IN.)	4,000 PSI	5,000 PSI	6,000 PSI
1/2	12	12	12
3/4	12	12	12
1	12	12	12
1 1/4	12	12	12
1 1/2	12	12	12
1 3/4	12	12	12
2	12	12	12
2 1/4	12	12	12
2 1/2	12	12	12
2 3/4	12	12	12
3	12	12	12
3 1/4	12	12	12
3 1/2	12	12	12
3 3/4	12	12	12
4	12	12	12
4 1/4	12	12	12
4 1/2	12	12	12
4 3/4	12	12	12
5	12	12	12
5 1/4	12	12	12
5 1/2	12	12	12
5 3/4	12	12	12
6	12	12	12
6 1/4	12	12	12
6 1/2	12	12	12
6 3/4	12	12	12
7	12	12	12
7 1/4	12	12	12
7 1/2	12	12	12
7 3/4	12	12	12
8	12	12	12
8 1/4	12	12	12
8 1/2	12	12	12
8 3/4	12	12	12
9	12	12	12
9 1/4	12	12	12
9 1/2	12	12	12
9 3/4	12	12	12
10	12	12	12
10 1/4	12	12	12
10 1/2	12	12	12
10 3/4	12	12	12
11	12	12	12
11 1/4	12	12	12
11 1/2	12	12	12
11 3/4	12	12	12
12	12	12	12

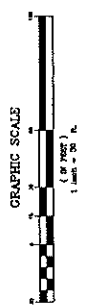
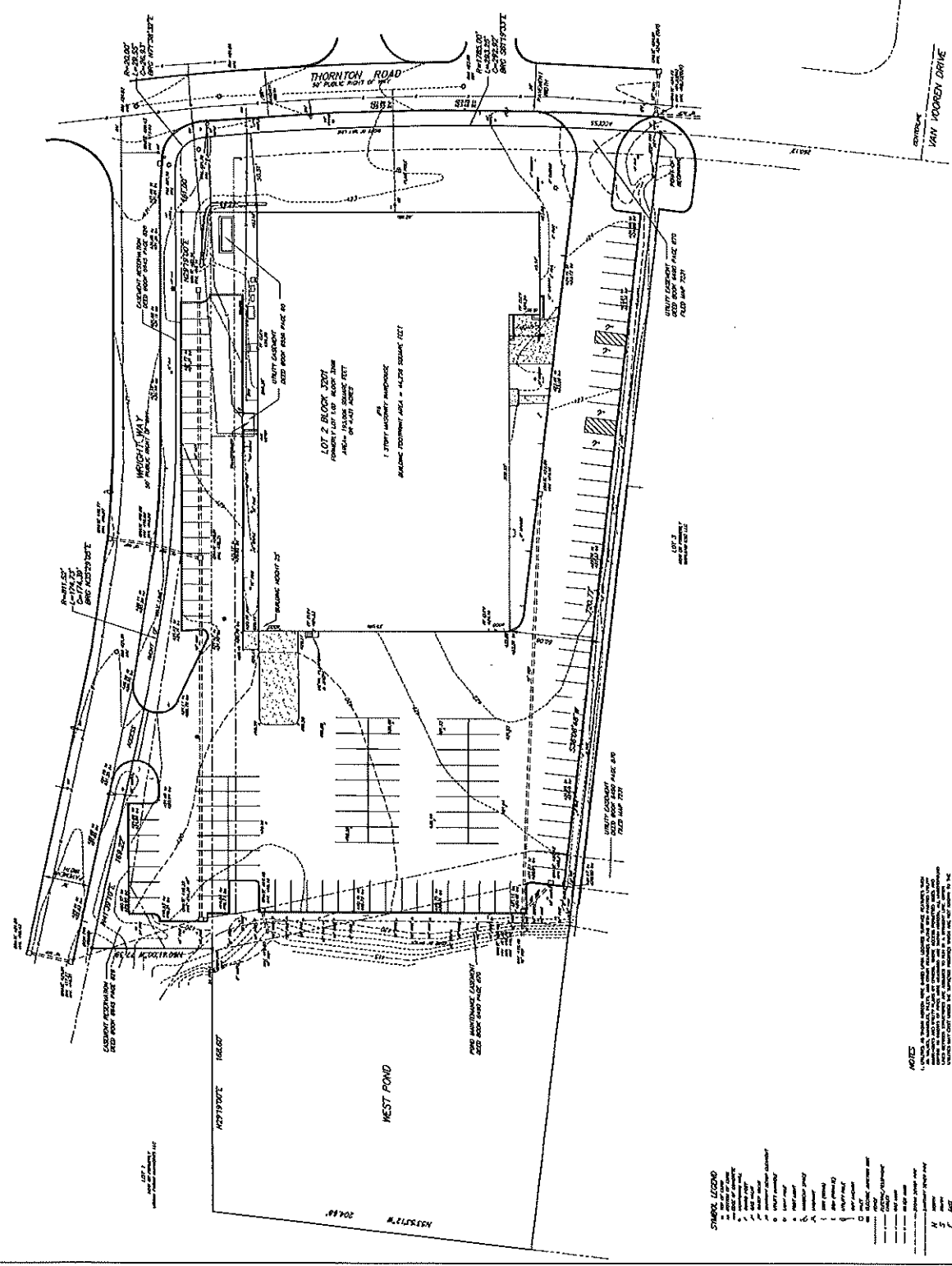
HOOKED BAR TENSION DEVELOPMENT LENGTHS FOR CONCRETE L₁ (IN.)

SIZE (IN.)	4,000 PSI	5,000 PSI	6,000 PSI
1/2	12	12	12
3/4	12	12	12
1	12	12	12
1 1/4	12	12	12
1 1/2	12	12	12
1 3/4	12	12	12
2	12	12	12
2 1/4	12	12	12
2 1/2	12	12	12
2 3/4	12	12	12
3	12	12	12
3 1/4	12	12	12
3 1/2	12	12	12
3 3/4	12	12	12
4	12	12	12
4 1/4	12	12	12
4 1/2	12	12	12
4 3/4	12	12	12
5	12	12	12
5 1/4	12	12	12
5 1/2	12	12	12
5 3/4	12	12	12
6	12	12	12
6 1/4	12	12	12
6 1/2	12	12	12
6 3/4	12	12	12
7	12	12	12
7 1/4	12	12	12
7 1/2	12	12	12
7 3/4	12	12	12
8	12	12	12
8 1/4	12	12	12
8 1/2	12	12	12
8 3/4	12	12	12
9	12	12	12
9 1/4	12	12	12
9 1/2	12	12	12
9 3/4	12	12	12
10	12	12	12
10 1/4	12	12	12
10 1/2	12	12	12
10 3/4	12	12	12
11	12	12	12
11 1/4	12	12	12
11 1/2	12	12	12
11 3/4	12	12	12
12	12	12	12

STRAIGHT BAR DEVELOPMENT LENGTHS FOR CONCRETE L₁ (IN.)

SIZE (IN.)	4,000 PSI	5,000 PSI	6,000 PSI
1/2	12	12	12
3/4	12	12	12
1	12	12	12
1 1/4	12	12	12
1 1/2	12	12	12
1 3/4	12	12	12
2	12	12	12
2 1/4	12	12	12
2 1/2	12	12	12
2 3/4	12	12	12
3	12	12	12
3 1/4	12	12	12
3 1/2	12	12	12
3 3/4	12	12	12
4	12	12	12
4 1/4	12	12	12
4 1/2	12	12	12
4 3/4	12	12	12
5	12	12	12
5 1/4	12	12	12
5 1/2	12	12	12
5 3/4	12	12	12
6	12	12	12
6 1/4	12	12	12
6 1/2	12	12	12
6 3/4	12	12	12
7	12	12	12
7 1/4	12	12	12
7 1/2	12	12	12
7 3/4	12	12	12
8	12	12	12
8 1/4	12	12	12
8 1/2	12	12	12
8 3/4	12	12	12
9	12	12	12
9 1/4	12	12	12
9 1/2	12	12	12
9 3/4	12	12	12
10	12	12	12
10 1/4	12	12	12
10 1/2	12	12	12
10 3/4	12	12	12
11	12	12	12
11 1/4	12	12	12
11 1/2	12	12	12
11 3/4	12	12	12
12	12	12	12

- NOTES
1. THESE DEVELOPMENT AND SPlice LENGTHS ARE COMPUTED FOR INDICATED BAR IN NORMAL WEIGHT CONCRETE WITH A MINIMUM COVER OF 1.5 IN. SPACERS AND LAPS OTHER ELEMENTS.
 2. THESE DEVELOPMENT AND SPlice LENGTHS SHALL BE MULTIPLIED BY ALL OF THE FOLLOWING FACTORS THAT FOLLOW:
 3. REINFORCING WITH COVER OR SPACING LESS THAN THAT SPECIFIED IN NOTE 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
 4. LAPS SHALL BE USED AS A MEANS OF JOINING BARS WITH MORE THAN 12 TIMES OF FRESH CONCRETE BELOW.
 5. ALL STEEL REINFORCEMENT AND WIRE SHALL BE COVER COATED.



BOUNDARY & TOPOGRAPHIC SURVEY

16 THORNTON ROAD
BLOCK 3204
LOT 2

STIRES ASSOCIATES, P.A.
A PROFESSIONAL CORPORATION
4300 West 10th Street, Suite 200
Tulsa, Oklahoma 74107-1000
Phone: (918) 752-0200 Fax: (918) 757-9611

RICHARD C. MATTHEWS
Surveyor
08/15/22
Scale: 1" = 30'
Project No. 2204

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. THE SURVEY WAS MADE BY THE METHOD OF TRIANGULATION AND THE RESULTS ARE AS SHOWN ON THE PLAN.
3. THE SURVEY WAS MADE BY THE METHOD OF TRIANGULATION AND THE RESULTS ARE AS SHOWN ON THE PLAN.
4. THE SURVEY WAS MADE BY THE METHOD OF TRIANGULATION AND THE RESULTS ARE AS SHOWN ON THE PLAN.
5. THE SURVEY WAS MADE BY THE METHOD OF TRIANGULATION AND THE RESULTS ARE AS SHOWN ON THE PLAN.

DATE	BY	REVISION
08/15/22	RCM	1.0
08/15/22	RCM	1.1
08/15/22	RCM	1.2
08/15/22	RCM	1.3
08/15/22	RCM	1.4
08/15/22	RCM	1.5
08/15/22	RCM	1.6
08/15/22	RCM	1.7
08/15/22	RCM	1.8
08/15/22	RCM	1.9
08/15/22	RCM	2.0

APPLICATION WAIVER JUSTIFICATION RIDER

The Applicant requests that the Planning Board grant its waivers from the Determination of Completeness Checklist – Site Plan:

1. Item 12: Location of All Structures Within 100' of the Property. The Applicant requests a waiver from this requirement because the Property is surrounded by other large, industrial properties, and including the full structure for each within 100' would create a drawing without sufficient detail to describe what is proposed on the Property. The Site Map on civil drawing C-001 provides sufficient identification of the surrounding properties. Additionally, there is no proposed change to ingress or egress to the Property.
2. Item 18: Dimension of all adjacent streets and roadway improvements, and all existing driveways within 100' of the site. The Applicant requests a partial waiver from this requirement only for the obligation to provide locations of driveways within 100'. There is no change to the access proposed under this application. The types of vehicles will not change, either. No impact on neighboring driveways shall result from this application that is not already in place. Additionally, there is no proposed change to ingress or egress to the Property.

APPLICANT OWNERSHIP INFORMATION

The Applicant is a limited liability company owned as follows:

- 50% of the Applicant is owned by the Darren M. Gilmore 2012 Family Trust, which has an address of 4376 N Forestdale Drive, Unit 16, Park City, UT 84098;
- 50% of the Applicant is owner by the Rita M. Gilmore 2012 Family Trust, which has an address of 4376 N Forestdale Drive, Unit 16, Park City, UT 84098.

ZONING COMPLIANCE RIDER

The Applicant does not believe any variance relief is required for the Planning Board to approve the Application. However, the Applicant presents the following zoning information for the proposed application for the Planning Board's consideration:

1. Zoning Chart

ZONE: I-P INDUSTRIAL PARK

BULK REQUIREMENT	REQUIRED	EXISTING	PROPOSED
LOT AREA	2 ACRES	4,431 AC.	4,431 AC.
FRONT YARD (THORNTON ROAD)	50 FT.	50.51 FT.	50.51 FT.
FRONT YARD (WRIGHT WAY)	50 FT.	52.47 FT.	52.47 FT.
SIDE YARD - INTERIOR (SCHEDULE A.1)	15 FT.	60.08 FT.	60.08 FT.
REAR YARD (SCHEDULE A.1)	20 FT.	374.81 FT.	374.81 FT.
BUILDING HEIGHT	2 ST. / 40 FT.	1-ST. /	1-ST. /
BLDG. COVER	25% MAX. = 48,252 S.F.	44,256 S.F. (22.9%)	44,256 S.F. (22.9%)
IMPERVIOUS COVER	50% MAX. = 96,503 S.F.	115,097 S.F. (59.6%)(e)	114,874 S.F. (59.5%)(e)
PARKING	⁹⁶ (SEE ANALYSIS)	135 SPACES	97 SPACES

(e) EXISTING NON CONFORMITY
(c) C-VARIANCE
(d) D-VARIANCE
(w) DESIGN WAIVER

OTHER VARIANCES

112-102 (G) NO PARKING WITHIN 50 FT. FRONT YARD (e)

2. The Property contains two (2) existing non-conformities, impervious coverage and the existence of parking within the 50' front yard area. The impervious coverage will be reduced by approximately 200 sf, but the final condition will remain non-conforming with the requirements of the Zoning Ordinance.

OAK - _____

PLANNING BOARD
BOROUGH OF OAKLAND
DETERMINATION OF COMPLETENESS CHECKLIST
SITE PLAN

Project Title 16 Thornton NJ, LLC - Loading Docks
 Lot, Block Block 3201, Lot 2
 Docket No. _____

ITEM	YES	NO	N/A	COMMENTS
(1) Site plan drawn to a scale of not more than 1"=50', unless permitted by Board.	<u>X</u>	<u> </u>	<u> </u>	
(2) Signed and sealed statement of certifications by both N. J. registered professional Engineer and Land Surveyor, as to the accuracy of the site plan and topographical map.	<u>X</u>	<u> </u>	<u> </u>	
(3) Name and title of applicant, owner and plan preparer.	<u>X</u>	<u> </u>	<u> </u>	
(4) Approval block bearing titles of Chairman and Secretary of Planning Board and the Borough Engineer.	<u>X</u>	<u> </u>	<u> </u>	
(5) Lot, Block, and Tax Map Sheet Numbers,	<u>X</u>	<u> </u>	<u> </u>	
(6) Date, scale and north arrow.	<u>X</u>	<u> </u>	<u> </u>	
(7) Zone Boundaries of adjoining properties.	<u>X</u>	<u> </u>	<u> </u>	
(8) Existing/proposed contours referred to U.S.C.&G.S. datum.	<u>X</u>	<u> </u>	<u> </u>	NAVD 88
(9) Location of zoning setback lines and existing man-made or natural features.	<u>X</u>	<u> </u>	<u> </u>	EXISTING BLDG. SETBACK DIM. PROVIDED
(10) Existing/proposed signage and lighting detail and location.	<u>X</u>	<u> </u>	<u> </u>	NO CHANGE

ITEM	YES	NO	N/A	COMMENTS
(11) Location of existing/ proposed buildings and structures.	X	—	—	—
(12) Location of all structures within one hundred (100') feet of the property.	—	X	—	WAIVER REQUESTED
(13) Proposed sanitary sewers and water systems.	—	—	X	—
(14) Building floor plans and elevations drawings of proposed principal building and accessory structures.	X	—	—	—
(15) Complete storm drainage system.	—	—	X	—
(16) Drainage Design Data/ Calculations.	—	—	X	—
(17) Location and detail of existing/ proposed site improvements (i.e. curbs, sidewalks, etc.)	X	—	—	—
(18) Dimensions of all adjacent streets and roadway improve- ments, and all existing driveways within 100' of site.	X	—	—	WAIVER REQUESTED FOR 100' NO CHANGE TO DRIVEWAYS
(19) Location and detail of sidewalk and street shade trees.	X	—	—	—
(20) Profiles and construction cross section for parking, aisles and driveways, curbing, walkways, exterior stairways and railings.	—	—	X	—
(21) Proposed off-street parking Schedule.	X	—	—	—
(22) Number and type of proposed uses of land, buildings and units, together with the floor area for same and the estimated number of employees or occupants of each unit.	X	—	—	—

ITEM	YES	NO	N/A	COMMENTS
(23)Detail and location of fire protection systems.	—	—	X	NO CHANGE
(24)Reference to covenants, deed restrictions, easements and subsequent waivers and variances.	X	—	—	SEE SURVEY
(25) Soil Erosion and Sediment Control Plan and Details.	X	—	—	—
(26) Adherence to the Flood Damage Prevention Ordinance No. 85 Code 56.	X	—	—	—
(27) Survey data together with Description of all areas Dedicated to the Borough of Oakland.	X	—	—	—
(28)Required survey data.	X	—	—	—
(29)Property owners within 200 feet.	—	X	—	To be submitted as part of final application per discussion with Board Secretary
(30)Retaining wall design detail and calculations bearing seal and signature of a N. J. registered professional Engineer.	X	—	—	—
(31)Soil Movement Application, Plan and Cross Sections prepared in accordance with Paragraph 59-67 of the Code.	X	—	—	—
(32)Landscaping Plan and Planting Schedule.	—	—	X	—
(33)Any additional information deemed necessary by the Planning Board.	—	—	X	Applicant will provide additional information upon request
(34)The Board reserves the right to reject any and all drawings which are not clear, concise, and legible.	—	—	—	—

ITEM	YES	NO	N/A	COMMENTS
(35) Locate area on National Wetlands Inventory Map.	—	—	X	—
(36) Submittal of variance application.	—	—	X	—
(37) <u>Residential Cluster (i.e. Townhouses):</u>				
a) The amount and location of common open space to be provided.	—	—	X	—
b) The location and description of any common facilities to be provided.	—	—	X	—
Name and responsibilities of the homeowner association if applicable.	—	—	X	—

(38) <u>Final Site Plan:</u> in addition to the aforesaid requirements, show or include the following:				
- Final contours of site (100 feet of same at two (2) foot intervals.	X	—	—	—
- Final Elevations at the corners of all proposed buildings and paved areas and at property corners.	X	—	—	—
- Floor Plan and elevation drawings of the proposed building bearing the seal and signature of preparing architect.	X	—	—	—
- Landscaping Plan and Planting Schedule.	—	—	X	—

Note: Corporation making application MUST be represented by Counsel at any Planning Board Meetings.

NOTICE TO UTILITIES

Chapter 245 of the MLUL was amended to require that notice of hearings on application for site plans or major subdivisions be given to all public utilities and cable television companies owning land or possessing rights-of-way or easements within 200 feet of the property which is the subject of the hearing.

ADDITIONAL COMMENTS
