

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

LAND DEVELOPMENT APPLICATION

Date February 2021

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)

<input checked="" type="checkbox"/> New Application	<input type="checkbox"/> Major Subdivision Preliminary	<input type="checkbox"/> Major Site Plan Preliminary
<input type="checkbox"/> Amendment to prior approval	<input type="checkbox"/> Major Subdivision Final	<input type="checkbox"/> Major Site Plan Final
<input type="checkbox"/> Concept Plan (PB only)	<input type="checkbox"/> General Development Plan	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> 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: Gregory Liss and Denise Liss
- b. Address: 33 Chicasaw Drive, Oakland, NJ 07436
- c. Telephone (include fax number if desired): (201) 337-5448
- 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: Francis J. Battersby, Esq.
Address: 4 Ramapo Valley Rd., P.O. Box 370, Oakland, NJ 07436
Telephone: (201) 337-4104 Fax: (201) 337-6121
- h. Preparation of Plans by:
Name: Robert J. Weissman
Address: 686 Godwin Avenue, Midland Park, NJ 07432
Tel: (201) 445-2799 Fax: (201) 445-0483

2. PROPERTY INFORMATION

- a. Street address 59 Glen Grey Road
- b. Tax Map Block(s) 901 Lot (s) 13
- c. Zone District RA-1
- d. Existing Use of Property Single family home
- e. Please list prior applications or municipal actions regarding this property:
None

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. No

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): The applicants seek approval to replace the existing single family dwelling on the subject property with a new two story single family*

- c. ☐ Non-Residential Development (clearly detail proposed use of property): _____

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)

Plot Plan of Robert J. Weissman last revised 6/8/20.

Survey of Robert J. Weissman dated 11/9/20

DEP Permit- Approval dated 2/4/21

Architectural Plans of Archstone Architecture

- 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).

*home. The new dwelling will be constructed substantially within the same foot print of the existing dwelling.

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>
Ch 59 Sect 47 Sch A	30'	20.46' *
Ch 59 Sect 47 Sch A	30'	16'
* This is a pre-existing non-conformity		

5. **SPECIFIC DESIGN WAIVER (S) RELIEF REQUESTED**

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

7. **SPECIFIC RELIEF REQUESTED**

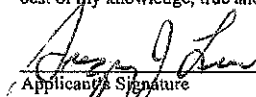
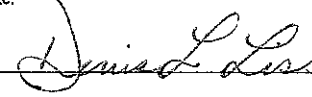
If relief is requested in connection with this development proposal for any category as indicated on the front page of this application and outlined above, attach hereto a separate exhibit(s) for each category of relief sought, stating the factual basis, legal theory, and whether they have been previously 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**

- 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.

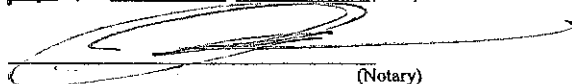
  2/19/21
Applicant's Signature Date

- 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 _____ Date _____

Sworn and Subscribed to before me

19 day of Feb, 2021 (Year)


(Notary)

FRANCIS J. BATTERSBY

An Attorney At Law of
the State of New Jersey

STATEMENT OF AUTHORIZED IMPACTS:

The authorized activities allow for the permittee to undertake impacts to regulated areas as described below. Additional impacts to regulated areas without prior Department approval shall constitute a violation of the rules under which this document is issued and may subject the permittee and/or property owner to enforcement action, pursuant to N.J.A.C. 7:13-21.8

Riparian Zone Vegetation	Area of riparian zone (Acres)
Permanent Disturbed	0
Temporary Disturbed	0

STANDARD CONDITIONS:

1. The issuance of a permit shall in no way expose the State of New Jersey or the Department to liability for the sufficiency or correctness of the design of any construction or structure(s). Neither the State nor the Department shall, in any way, be liable for any loss of life or property that may occur by virtue of the activity or project conducted as authorized under a permit.
2. The issuance of a permit does not convey any property rights or any exclusive privilege.
3. The permittee shall obtain all applicable Federal, State, and local approvals prior to commencement of regulated activities authorized under a permit.
4. A permittee conducting an activity involving soil disturbance, the creation of drainage structures, or changes in natural contours shall obtain any required approvals from the Soil Conservation District or designee having jurisdiction over the site.
5. The permittee shall take all reasonable steps to prevent, minimize, or correct any adverse impact on the environment resulting from activities conducted pursuant to the permit, or from noncompliance with the permit.
6. The permittee shall immediately inform the Department of any unanticipated adverse effects on the environment not described in the application or in the conditions of the permit. The Department may, upon discovery of such unanticipated adverse effects, and upon the failure of the permittee to submit a report thereon, notify the permittee of its intent to suspend the permit.
7. The permittee shall immediately inform the Department by telephone at (877) 927-6337 (WARN DEP hotline) of any noncompliance that may endanger public health, safety, and welfare, or the environment. The permittee shall inform the Division of Land Resource Protection by telephone at (609) 777-0454 of any other noncompliance within two working days of the time the permittee becomes aware of the noncompliance, and in writing within five working days of the time the permittee becomes aware of the noncompliance. Such notice shall not, however, serve as a defense to enforcement action if the project is found to be in violation of this chapter. The written notice shall include:

- i. A description of the noncompliance and its cause;
 - ii. The period of noncompliance, including exact dates and times;
 - iii. If the noncompliance has not been corrected, the anticipated length of time it is expected to continue; and
 - iv. The steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance.
8. Any noncompliance with a permit constitutes a violation of this chapter and is grounds for enforcement action, as well as, in the appropriate case, suspension and/or termination of the permit.
 9. It shall not be a defense for a permittee in an enforcement action that it would have been necessary to halt or reduce the authorized activity in order to maintain compliance with the conditions of the permit.
 10. The permittee shall employ appropriate measures to minimize noise where necessary during construction, as specified in N.J.S.A. 13:1G-1 et seq. and N.J.A.C. 7:29.
 11. The issuance of a permit does not relinquish the State's tidelands ownership or claim to any portion of the subject property or adjacent properties.
 12. The issuance of a permit does not relinquish public rights to access and use tidal waterways and their shores.
 13. The permittee shall allow an authorized representative of the Department, upon the presentation of credentials, to:
 - i. Enter upon the permittee's premises where a regulated activity, project, or development is located or conducted, or where records must be kept under the conditions of the permit;
 - ii. Have access to and copy, at reasonable times, any records that must be kept under the conditions of the permit; and
 - iii. Inspect, at reasonable times, any facilities, equipment, practices, or operations regulated or required under the permit. Failure to allow reasonable access under this paragraph shall be considered a violation of this chapter and subject the permittee to enforcement action.
 14. The permittee shall not cause or allow any unreasonable interference with the free flow of a regulated water by placing or dumping any materials, equipment, debris or structures within or adjacent to the channel while the regulated activity, project, or development is being undertaken. Upon completion of the regulated activity, project, or development, the permittee shall remove and dispose of in a lawful manner all excess materials, debris, equipment, and silt fences and other temporary soil erosion and sediment control devices from all regulated areas.
 15. The permittee and its contractors and subcontractors shall comply with all conditions, site plans, and supporting documents approved by the permit.

16. All conditions, site plans, and supporting documents approved by a permit shall remain in full force and effect, so long as the regulated activity, project, or development, or any portion thereof, is in existence, unless the permit is modified pursuant to the rules governing the herein approved permits.
17. The permittee shall perform any mitigation required under the permit in accordance with the rules governing the herein approved permits.
18. If any condition or permit is determined to be legally unenforceable, modifications and additional conditions may be imposed by the Department as necessary to protect public health, safety, and welfare, or the environment.
19. Any permit condition that does not establish a specific timeframe within which the condition must be satisfied (for example, prior to commencement of construction) shall be satisfied within six months of the effective date of the permit.
20. A copy of the permit and all approved site plans and supporting documents shall be maintained at the site at all times and made available to Department representatives or their designated agents immediately upon request.
21. The permittee shall provide monitoring results to the Department at the intervals specified in the permit.
22. A permit shall be transferred to another person only in accordance with the rules governing the herein approved permits.
23. A permit can be modified, suspended, or terminated by the Department for cause.
24. The submittal of a request to modify a permit by the permittee, or a notification of planned changes or anticipated noncompliance, does not stay any condition of a permit.
25. Where the permittee becomes aware that it failed to submit any relevant facts in an application, or submitted incorrect information in an application or in any report to the Department, it shall promptly submit such facts or information.
26. The permittee shall submit written notification to the Bureau of Coastal and Land Use Compliance and Enforcement, 401 East State Street, 4th Floor, PO Box 420, Mail Code 401-04C, Trenton, NJ 08625, at least three working days prior to the commencement of regulated activities.
27. The permittee shall record the permit, including all conditions listed therein, with the Office of the County Clerk (the Registrar of Deeds and Mortgages, if applicable) of each county in which the site is located. The permit shall be recorded within 30 calendar days of receipt by the permittee, unless the permit authorizes activities within two or more counties, in which case the permit shall be recorded within 90 calendar days of receipt. Upon completion of all recording, a copy of the recorded permit shall be forwarded to the Division of Land Resource Protection at the address listed on page one of this permit.

APPROVED PLAN(S):

The drawings hereby approved consist of two (2) sheets prepared by Robert J. Weissman, P.E. & L.S., entitled:

"LOT 13, BLOCK 901 CURRENT TAX ASSESSMENT MAP 59 GLEN GREY ROAD BOROUGH OF OAKLAND, BERGEN COUNTY, NEW JERSEY"

"EXISTING CONDITIONS SURVEY", Sheet No. 1 of 1, dated March 9, 2020, last revised November 9, 2020

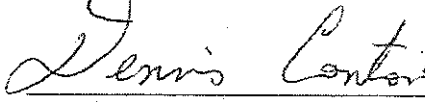
"NJDEP FHA PLAN ", Sheet No. 1 of 1, dated August 3, 2020, unrevised

APPEAL OF DECISION:

Any person who is aggrieved by this decision may submit an adjudicatory hearing request within 30 calendar days after public notice of the decision is published in the DEP Bulletin (available at www.nj.gov/dep/bulletin). If a person submits the hearing request after this time, the Department shall deny the request. The hearing request must include a completed copy of the Administrative Hearing Request Checklist (available at www.nj.gov/dep/landuse/forms.html). A person requesting an adjudicatory hearing shall submit the original hearing request to: NJDEP Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, Mail Code 401-04L, P.O. Box 402, 401 East State Street, 7th Floor, Trenton, NJ 08625-0402. Additionally, a copy of the hearing request shall be submitted to the Director of the Division of Land Resource Protection at the address listed on page one of this permit. In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see www.nj.gov/dep/odr for more information on this process.

If you need clarification on any section of this permit or conditions, please contact the Division of Land Resource Protection's Technical Support Call Center at (609) 777-0454.

Approved By:

 2-4-2021

Dennis Contois, Supervisor
Division of Land Resource Protection

- c: Municipal Clerk, Oakland Borough
Municipal Construction Official, Oakland Borough
Agent (original) – Robert Weissman, PE & LS

New Jersey Department of Environmental Protection
Land Use Regulation Program

FLOOD HAZARD AREA ENVIRONMENTAL REPORT – SHORT FORM

Division File No.: 0242-20-0007.1
Activity No.: LUP200001
90th Day: 3/26/2021

Applicant: Greg & Denise Liss
Block: 901 Lot: 13
Municipality: Oakland
County: Bergen
Watershed Mgmt. Area: Pompton, Pequannock, Wanaque, Ramapo
Watershed: Ramapo River
Sub-watershed: Ramapo R (Crystal Lk br to BearSwamp Bk)
Stream: Ramapo River NJ SWQS Stream Classification: FW2-NT (C1)

Environmental Specialist: A. Windawi Environmental Engineer: D. Contois

ENVIRONMENTAL REVIEW ELEMENTS:

PROJECT: The proposed project involves the demolition of an existing single-family dwelling and the construction of a new one.

Based on the information provided, no additional environmental conditions are necessary. The information provided indicates the following:

- The closest watercourse to the subject parcel is Ramapo River. Ramapo River is classified as FW2-NT (C1) waterway and is located over three hundred feet away from the subject parcel. Therefore, no impacts to riparian zone vegetation are anticipated as there is no riparian zone on-site.

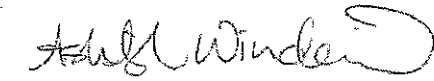
RECOMMENDATION:

Since there is no riparian zone on-site, the proposed project activities comply with the environmental standards set forth in N.J.A.C. 7:13. I therefore recommend approval of the project as proposed.

REVIEWED PLANS: The reviewed plans consist one (1) sheet prepared by Robert J. Weissman, P.E., P.L.S., of Weissman Engineering Co., P.C., dated August 3, 2020, unrevised, entitled:

"NJDEP FHA PLAN, SOIL EROSION AND SEDIMENT CONTROL PLAN, LOT 13, BLOCK 901, CURRENT TAX ASSESSMENT MAP, 59 GLEN GRAY ROAD, BOROUGH OF OAKLAND, BERGEN COUNTY, NEW JERSEY".

Prepared by:



Ashleigh Windawi, Environmental Specialist 2

Date: 1/21/20

Reviewed by:



Rebecca Grike, Environmental Specialist 3

Date: 1/28/2021

ENGINEERING REPORT

APPLICANT: GREGORY AND DENISE LISS

FILE NO. 0242-20-0007.1 LUP 200001

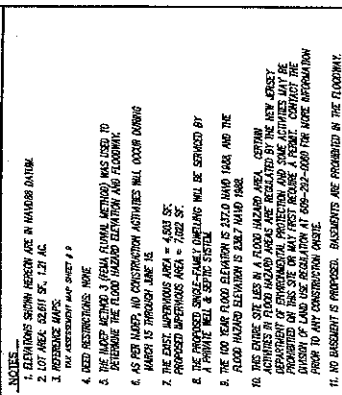
The applicant is proposing to replace an existing single family dwelling located in the floodway of the Ramapo River. A Flood Hazard Verification is required. The stream is Federally and state studied. The FEMA 100 year flood elevation is 237 feet NAVD. So the flood hazard elevation is 238.0 feet. As per John Scordato, the flood hazard elevation from the state study is 238.7 feet. This is the regulatory elevation. The Existing Conditions Survey submitted by Bob Weissman has the FEMA 100 year flood elevation labeled and the state flood hazard elevation. The state study is not referenced on the plan. Also, it is not noted the entire property is located within the stream's floodway.

The existing dwelling is proposed to be demolished. Also, the existing basement will be filled in. The proposed dwelling will be slightly larger (10 ft wider) than the existing structure but will not be a further obstruction to floodwaters. A cut of 1000 cu ft is proposed to compensate for the amount of fill proposed. It has been demonstrated that NJAC 7:13-12.5 (h) has been satisfied that the proposed dwelling will not result in further obstruction to the flow of floodwaters.

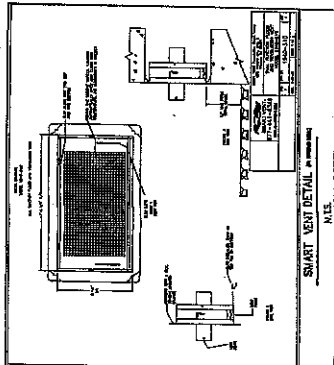
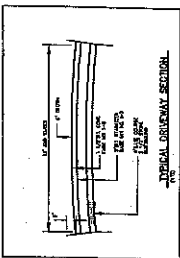
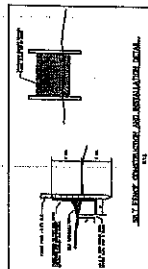
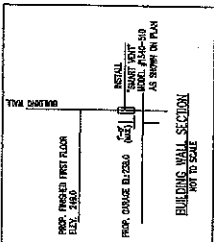
A new septic field is proposed to be placed at grade. Although not required by the DEP, two (2) seepage pits are proposed.

Recommendation: Approval Dennis Contois

D.P. 2-4-2021



GARAGE VENTING
 FLOOD VENTING REQUIREMENT
 GARAGE AREA = 2,608 SF.
 VENTING REQUIREMENT = 2,608 SQ. INCHES
 USE "SMART VENT" = 200 SQ. INCHES PER UNIT
 2,608 / 200 = 13.04 UNITS - USE 14 UNITS
 ADD (14) "SMART VENTS" FOR GARAGE SPACE AREA



OWNER/APPLICANT		MR. & MRS. LEO 33 CHICAGO DRIVE CARLTON, N.J. 07436	
1	11/9/70	PER	COMMENTS
2	DATE	DESCRIPTION	
<div style="display: flex; justify-content: space-between;"> <div> <p>10/25/70</p> <p>11/9/70</p> <p>11/16/70</p> <p>11/23/70</p> <p>11/30/70</p> <p>12/7/70</p> <p>12/14/70</p> <p>12/21/70</p> <p>12/28/70</p> <p>1/4/71</p> <p>1/11/71</p> <p>1/18/71</p> <p>1/25/71</p> <p>2/1/71</p> <p>2/8/71</p> <p>2/15/71</p> <p>2/22/71</p> <p>2/29/71</p> <p>3/6/71</p> <p>3/13/71</p> <p>3/20/71</p> <p>3/27/71</p> <p>4/3/71</p> <p>4/10/71</p> <p>4/17/71</p> <p>4/24/71</p> <p>5/1/71</p> <p>5/8/71</p> <p>5/15/71</p> <p>5/22/71</p> <p>5/29/71</p> <p>6/5/71</p> <p>6/12/71</p> <p>6/19/71</p> <p>6/26/71</p> <p>7/3/71</p> <p>7/10/71</p> <p>7/17/71</p> <p>7/24/71</p> <p>7/31/71</p> <p>8/7/71</p> <p>8/14/71</p> <p>8/21/71</p> <p>8/28/71</p> <p>9/4/71</p> <p>9/11/71</p> <p>9/18/71</p> <p>9/25/71</p> <p>10/2/71</p> <p>10/9/71</p> <p>10/16/71</p> <p>10/23/71</p> <p>10/30/71</p> <p>11/6/71</p> <p>11/13/71</p> <p>11/20/71</p> <p>11/27/71</p> <p>12/4/71</p> <p>12/11/71</p> <p>12/18/71</p> <p>12/25/71</p> <p>1/1/72</p> <p>1/8/72</p> <p>1/15/72</p> <p>1/22/72</p> <p>1/29/72</p> <p>2/5/72</p> <p>2/12/72</p> <p>2/19/72</p> <p>2/26/72</p> <p>3/5/72</p> <p>3/12/72</p> <p>3/19/72</p> <p>3/26/72</p> <p>4/2/72</p> <p>4/9/72</p> <p>4/16/72</p> <p>4/23/72</p> <p>4/30/72</p> <p>5/7/72</p> <p>5/14/72</p> <p>5/21/72</p> <p>5/28/72</p> <p>6/4/72</p> <p>6/11/72</p> <p>6/18/72</p> <p>6/25/72</p> <p>7/2/72</p> <p>7/9/72</p> <p>7/16/72</p> <p>7/23/72</p> <p>7/30/72</p> <p>8/6/72</p> <p>8/13/72</p> <p>8/20/72</p> <p>8/27/72</p> <p>9/3/72</p> <p>9/10/72</p> <p>9/17/72</p> <p>9/24/72</p> <p>10/1/72</p> <p>10/8/72</p> <p>10/15/72</p> <p>10/22/72</p> <p>10/29/72</p> <p>11/5/72</p> <p>11/12/72</p> <p>11/19/72</p> <p>11/26/72</p> <p>12/3/72</p> <p>12/10/72</p> <p>12/17/72</p> <p>12/24/72</p> <p>12/31/72</p> <p>1/7/73</p> <p>1/14/73</p> <p>1/21/73</p> <p>1/28/73</p> <p>2/4/73</p> <p>2/11/73</p> <p>2/18/73</p> <p>2/25/73</p> <p>3/4/73</p> <p>3/11/73</p> <p>3/18/73</p> <p>3/25/73</p> <p>4/1/73</p> <p>4/8/73</p> <p>4/15/73</p> <p>4/22/73</p> <p>4/29/73</p> <p>5/6/73</p> <p>5/13/73</p> <p>5/20/73</p> <p>5/27/73</p> <p>6/3/73</p> <p>6/10/73</p> <p>6/17/73</p> <p>6/24/73</p> <p>7/1/73</p> <p>7/8/73</p> <p>7/15/73</p> <p>7/22/73</p> <p>7/29/73</p> <p>8/5/73</p> <p>8/12/73</p> <p>8/19/73</p> <p>8/26/73</p> <p>9/2/73</p> <p>9/9/73</p> <p>9/16/73</p> <p>9/23/73</p> <p>9/30/73</p> <p>10/7/73</p> <p>10/14/73</p> <p>10/21/73</p> <p>10/28/73</p> <p>11/4/73</p> <p>11/11/73</p> <p>11/18/73</p> <p>11/25/73</p> <p>12/2/73</p> <p>12/9/73</p> <p>12/16/73</p> <p>12/23/73</p> <p>12/30/73</p> <p>1/6/74</p> <p>1/13/74</p> <p>1/20/74</p> <p>1/27/74</p> <p>2/3/74</p> <p>2/10/74</p> <p>2/17/74</p> <p>2/24/74</p> <p>3/2/74</p> <p>3/9/74</p> <p>3/16/74</p> <p>3/23/74</p> <p>3/30/74</p> <p>4/6/74</p> <p>4/13/74</p> <p>4/20/74</p> <p>4/27/74</p> <p>5/4/74</p> <p>5/11/74</p> <p>5/18/74</p> <p>5/25/74</p> <p>6/1/74</p> <p>6/8/74</p> <p>6/15/74</p> <p>6/22/74</p> <p>6/29/74</p> <p>7/6/74</p> <p>7/13/74</p> <p>7/20/74</p> <p>7/27/74</p> <p>8/3/74</p> <p>8/10/74</p> <p>8/17/74</p> <p>8/24/74</p> <p>8/31/74</p> <p>9/7/74</p> <p>9/14/74</p> <p>9/21/74</p> <p>9/28/74</p> <p>10/5/74</p> <p>10/12/74</p> <p>10/19/74</p> <p>10/26/74</p> <p>11/2/74</p> <p>11/9/74</p> <p>11/16/74</p> <p>11/23/74</p> <p>11/30/74</p> <p>12/7/74</p> <p>12/14/74</p> <p>12/21/74</p> <p>12/28/74</p> <p>1/4/75</p> <p>1/11/75</p> <p>1/18/75</p> <p>1/25/75</p> <p>2/1/75</p> <p>2/8/75</p> <p>2/15/75</p> <p>2/22/75</p> <p>2/29/75</p> <p>3/6/75</p> <p>3/13/75</p> <p>3/20/75</p> <p>3/27/75</p> <p>4/3/75</p> <p>4/10/75</p> <p>4/17/75</p> <p>4/24/75</p> <p>5/1/75</p> <p>5/8/75</p> <p>5/15/75</p> <p>5/22/75</p> <p>5/29/75</p> <p>6/5/75</p> <p>6/12/75</p> <p>6/19/75</p> <p>6/26/75</p> <p>7/3/75</p> <p>7/10/75</p> <p>7/17/75</p> <p>7/24/75</p> <p>7/31/75</p> <p>8/7/75</p> <p>8/14/75</p> <p>8/21/75</p> <p>8/28/75</p> <p>9/4/75</p> <p>9/11/75</p> <p>9/18/75</p> <p>9/25/75</p> <p>10/2/75</p> <p>10/9/75</p> <p>10/16/75</p> <p>10/23/75</p> <p>10/30/75</p> <p>11/6/75</p> <p>11/13/75</p> <p>11/20/75</p> <p>11/27/75</p> <p>12/4/75</p> <p>12/11/75</p> <p>12/18/75</p> <p>12/25/75</p> <p>1/1/76</p> <p>1/8/76</p> <p>1/15/76</p> <p>1/22/76</p> <p>1/29/76</p> <p>2/5/76</p> <p>2/12/76</p> <p>2/19/76</p> <p>2/26/76</p> <p>3/5/76</p> <p>3/12/76</p> <p>3/19/76</p> <p>3/26/76</p> <p>4/2/76</p> <p>4/9/76</p> <p>4/16/76</p> <p>4/23/76</p> <p>4/30/76</p> <p>5/7/76</p> <p>5/14/76</p> <p>5/21/76</p> <p>5/28/76</p> <p>6/4/76</p> <p>6/11/76</p> <p>6/18/76</p> <p>6/25/76</p> <p>7/2/76</p> <p>7/9/76</p> <p>7/16/76</p> <p>7/23/76</p> <p>7/30/76</p> <p>8/6/76</p> <p>8/13</p></div></div>			

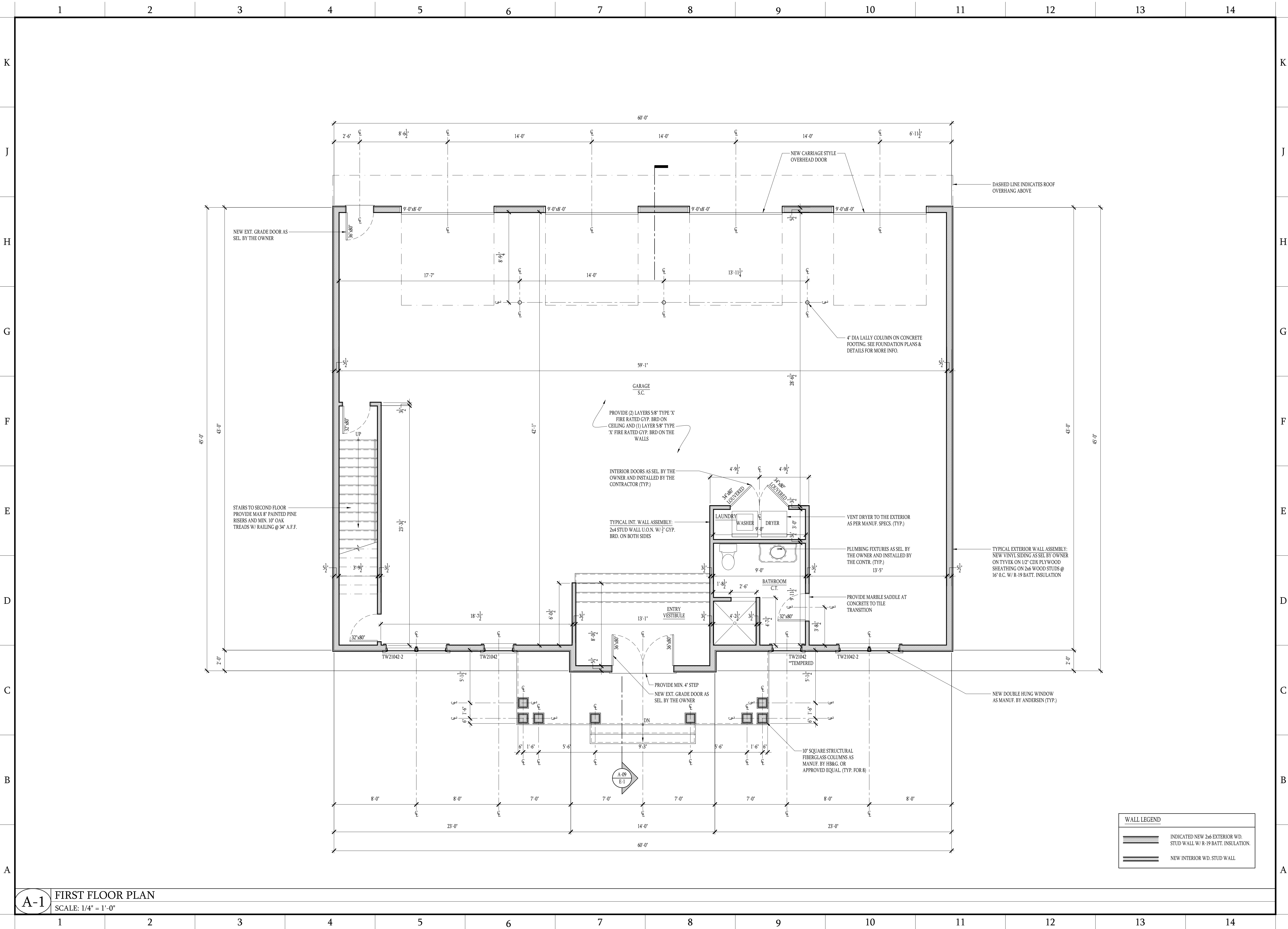
NJDEP FHA PLAN
SOIL EROSION AND SEDIMENT CONTROL PLAN
LOT 13, BLOCK 901
CURRENT TAX ASSESSMENT MAP

59 GLEN GREY ROAD,
BORDMOUTH OF OAKLAND, BERKELEY COUNTY, NEW JERSEY
SCALE: 1"=50' (HORIZONTAL) 1"=10' (VERTICAL)
1"=50' (HORIZONTAL) 1"=10' (VERTICAL)

ROBERT J. WEISSMAN, P.E. & L.S.
WEISSMAN ENGINEERING CO., P.C.
PROFESSIONAL ENGINEER AND LAND SURVEYOR
10201 10TH AVE. SUITE 100, #100
DENVER, COLORADO 80231
COMPUTER OF AUTOCAD, 154775000

Robert J. Weissman
N.E. P.E. No. 115, N.E. 100, 10000

11



ARCHSTONE

295 Bloomfield Ave, Ste. C
Caldwell, NJ 07006
Tel. 973.830.1302
ArchStone Architecture, LLC

Michael Doster Architect
NJ Lic. No. 21A102180200

Client:

Mr. & Mrs. Liss
33 Chicasaw Drive
Oakland, NJ 07436

Project:

New Single Family
Home at:
59 Glen Grey Road
Oakland, NJ 07436

Consultant:

Issued:	Description:	Subm. No.
19-07-10	Schematic Design	A
19-07-23	Schematic Design II	B
19-08-03	Schematic Design III	C
19-11-19	Pricing Set	D
20-01-21	For Owner Review	E
21-02-23	For Board Review	F

Issued:	Description:	Rev. No.

This drawing is the property of the Architect. All designs, inventions and methods are reserved by the architect and may not be reused without his express written permission to do so.

Project Number:

1679

Drawing Title:

First Floor Plan

Drawing Number:

A-01

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



Client:

Mr. & Mrs. Liss
33 Chicasaw Drive
Oakland, NJ 07436

Project:
New Single Family
Home at:
59 Glen Grey Road
Oakland, NJ 07436

Consultant:

Issued:	Description:	Subm. No.
19-07-10	Schematic Design	A
19-07-23	Schematic Design II	B
19-08-03	Schematic Design III	C
19-11-19	Pricing Set	D
20-01-21	For Owner Review	E
21-02-23	For Board Review	F

Issued:	Description:	Rev. No.

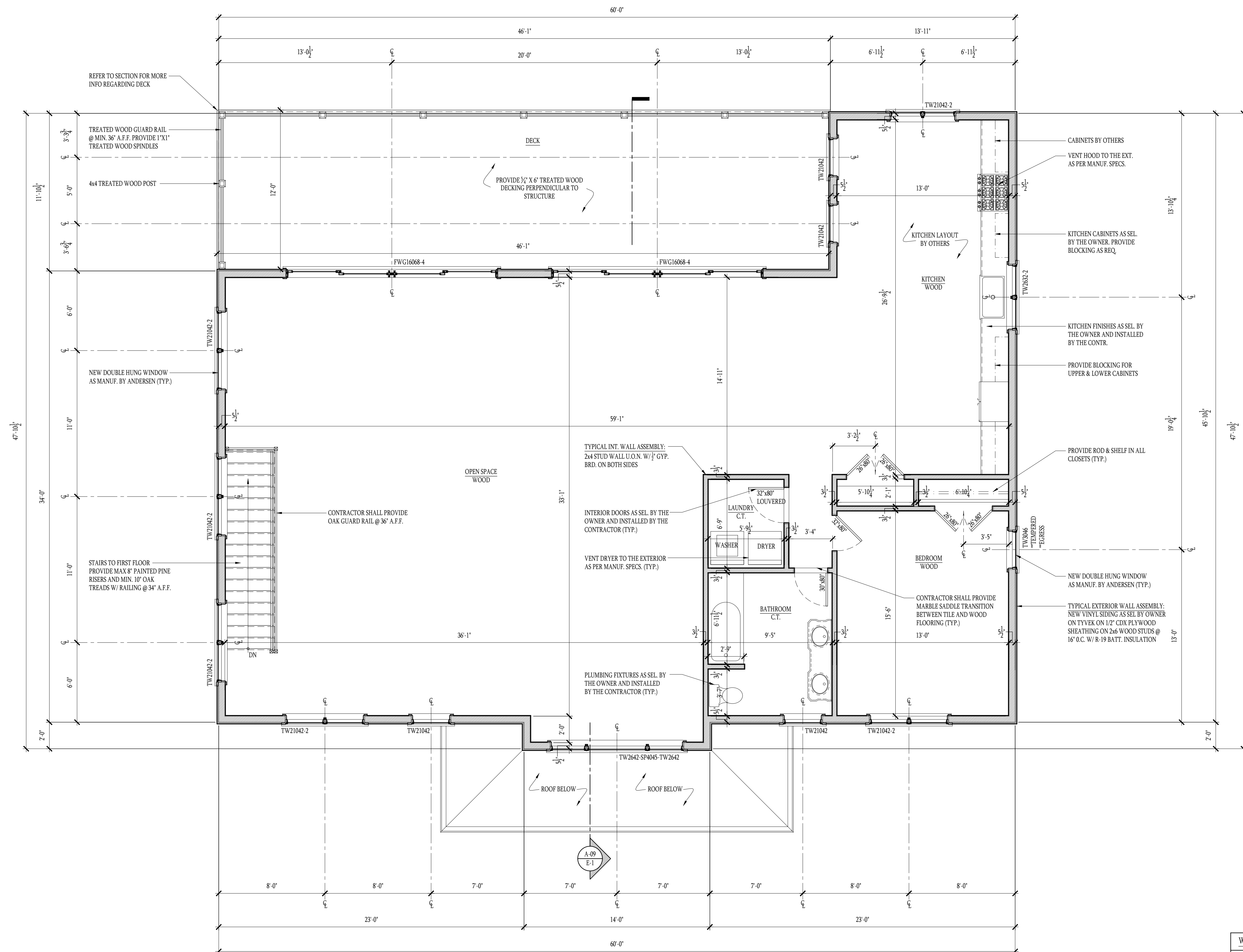
This drawing is the property of the Architect All designs, inventions and methods are reserved by the architect and may not be reused without his express written permission to do so.

Project Number:	1679
-----------------	------

Drawing Title:
Second Floor
Plan

Drawing Number:

A-02



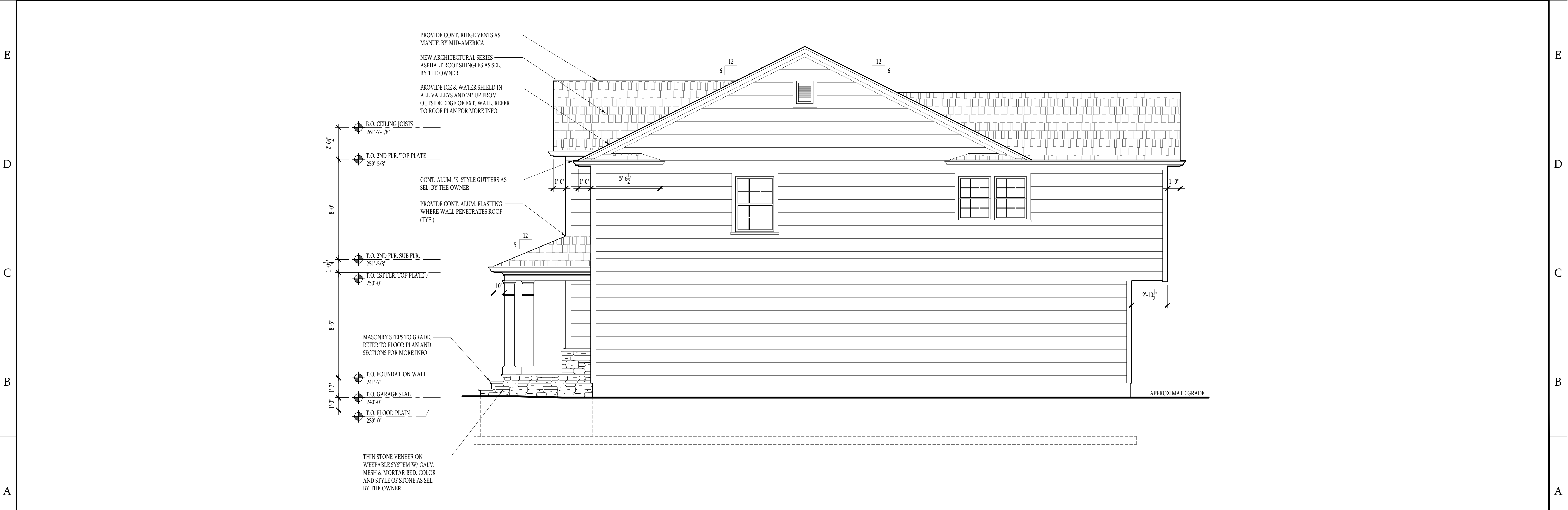
A-1 SECOND FLOOR PLAN

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


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



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



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



295 Bloomfield Ave, Ste. C
Caldwell, NJ 07006
Tel. 973.830.1302
ArchStone Architecture, LLC

Michael Doster Architect
NJ Lic. No. 21A102180200

Client:

Mr. & Mrs. Liss
33 Chicasaw Drive
Oakland, NJ 07436

Project:

New Single Family
Home at:
59 Glen Grey Road
Oakland, NJ 07436

Consultant:

Issued:	Description:	Subm. No.
19-07-10	Schematic Design	A
19-07-23	Schematic Design II	B
19-08-03	Schematic Design III	C
19-11-19	Pricing Set	D
20-01-21	For Owner Review	E
21-02-23	For Board Review	F

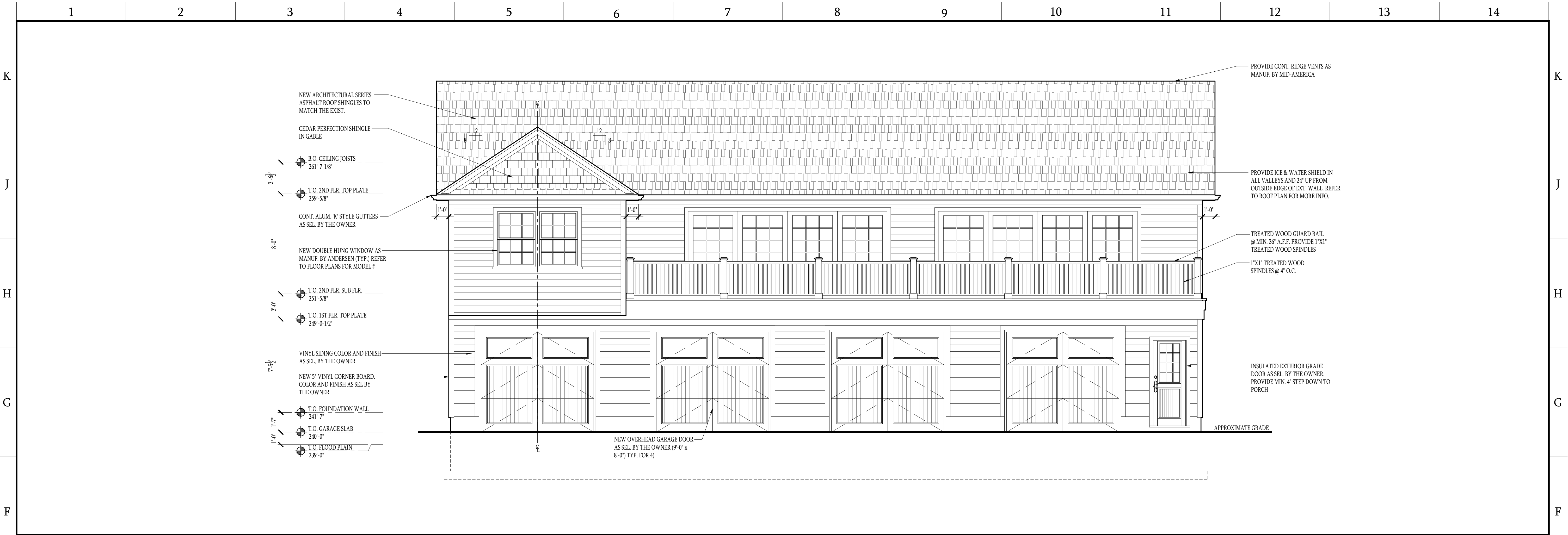
Issued:	Description:	Rev. No.

This drawing is the property of the Architect. All designs, inventions and methods are reserved by the architect and may not be reused without his express written permission to do so.

Project Number:
1679

Drawing Title:
Exterior Elevations


Drawing Number:
A-03



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



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



295 Bloomfield Ave, Ste. C
Caldwell, NJ 07006
Tel. 973.830.1302
ArchStone Architecture, LLC

Michael Doster Architect
NJ Lic. No. 21A102180200

Client:

Mr. & Mrs. Liss
33 Chicasaw Drive
Oakland, NJ 07436

Project:

New Single Family Home at:
59 Glen Grey Road
Oakland, NJ 07436

Consultant:

Issued:	Description:	Subm. No.
19-07-10	Schematic Design	A
19-07-23	Schematic Design II	B
19-08-03	Schematic Design III	C
19-11-19	Pricing Set	D
20-01-21	For Owner Review	E
21-02-23	For Board Review	F

Issued:	Description:	Rev. No.

This drawing is the property of the Architect. All designs, inventions and methods are reserved by the architect and may not be reused without his express written permission to do so.

Project Number:
1679

Drawing Title:
Exterior Elevations

Drawing Number:
A-04

