

**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**

<input type="checkbox"/> Use Variance (N.J.S.A. 40:55D-70.d)	<input type="checkbox"/> Bulk Variance(s) (N.J.S.A.40:55D-70.c)
<input type="checkbox"/> RSIS Exception (N.J.A.C. 5: 21-3.2)	<input type="checkbox"/> Design Standard Waiver(s) <input type="checkbox"/> 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.

*August J. L...* *David L. L...* 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)

*[Signature]*  
 (Notary)

**FRANCIS J. BATTERSBY**  
 An Attorney At Law of  
 the State of New Jersey



**STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
DIVISION OF LAND RESOURCE PROTECTION**

Mail Code 501-02A, P.O. Box 420, Trenton, New Jersey 08625-0420  
Telephone: (609) 777-0454 or Fax: (609) 777-3656  
www.nj.gov/dep/landuse



## PERMIT

<p>In accordance with the laws and regulations of the State of New Jersey, the Department of Environmental Protection hereby grants this permit to perform the activities described below. This permit is revocable with due cause and is subject to the terms, conditions, and limitations listed below and on the attached pages. For the purpose of this document, "permit" means "approval, certification, registration, authorization, waiver, etc." Violation of any term, condition, or limitation of this permit is a violation of the implementing rules and may subject the permittee to enforcement action.</p>		Approval Date <b>02/04/2021</b>
		Expiration Date <b>02/03/2026</b>
<b>Permit Number(s):</b> 0242-20-0007.1 LUP200001	<b>Type of Approval(s):</b> FHA Individual Permit--SFH/Duplex FHA Verification Method 1	<b>Governing Rule(s):</b> N.J.A.C. 7:13-1.1(b)
<b>Permittee:</b> Denise Liss 33 Chicasaw Drive Oakland, NJ 07436	<b>Site Location:</b> Block(s) & Lot(s): [901, 13] Municipality: Oakland Borough County: Bergen	
<b>Description of Authorized Activities:</b>  <p>This document Verifies the flood hazard elevation of the Ramapo River and authorizes the demolition and construction of a new single family dwelling in the floodway of said stream on above noted parcel.</p> <p><i>The Department has determined that the herein approved activities meet the requirements of the (FHACA/CZM) rules. This approval does not obviate the local Floodplain Administrator's responsibility to ensure all development occurring within their community's Special Flood Hazard Area is compliant with the local Flood Damage Prevention Ordinance, and minimum NFIP standards, regardless of any state-issued permits. FEMA requires communities to review and permit all proposed construction or other development within their SFHA in order to participate in the NFIP.</i></p>		
<b>Prepared by:</b>  Dennis Contois	<b>Received and/or Recorded by County Clerk:</b>	
<p>If the permittee undertakes any regulated activity, project, or development authorized under this permit, such action shall constitute the permittee's acceptance of the permit in its entirety as well as the permittee's agreement to abide by the requirements of the permit and all conditions therein.</p>		
<p><b>This permit is not valid unless authorizing signature appears on the last page.</b></p>		

**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

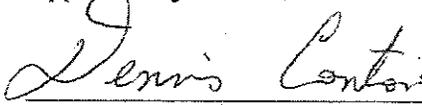
“NJDEP FHA PLAN “, Sheet No. 1 of 1, dated August 3, 2020, unrevised

**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](http://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](http://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](http://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  
90<sup>th</sup> 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:

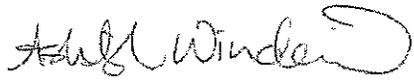
- The closest watercourse to the subject parcel is Ramapo River. Ramapo River is classified as FW2-NT (C1) waterway and is located over three hundred feet away from the subject parcel. Therefore, no impacts to riparian zone vegetation are anticipated as there is no riparian zone on-site.

**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:  Date: 1/21/20  
Ashleigh Windawi, Environmental Specialist 2

Reviewed by:  Date: 1/28/2021  
Rebecca Grike, Environmental Specialist 3

**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.C. 2-4-2021



**NOTES**

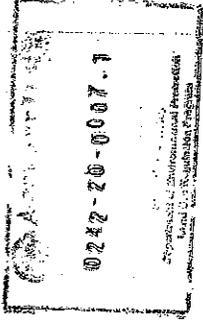
1. ELEVATIONS SHOWN HEREON ARE IN THE NAVD88 DATUM.
2. LOT AREA: 52,611 SF., 1.2 AC.
3. REFERENCE MAP:  
TAX ASSESSMENT MAP SHEET # 9
4. DEED RESTRICTIONS: NONE
5. FLOOD ELEVATIONS BASED ON FIRM PANEL 61 OF 332,  
MAP REV. 8/28/2019.

GRAPHIC SCALE

( IN FEET )  
1 inch = 30 ft.

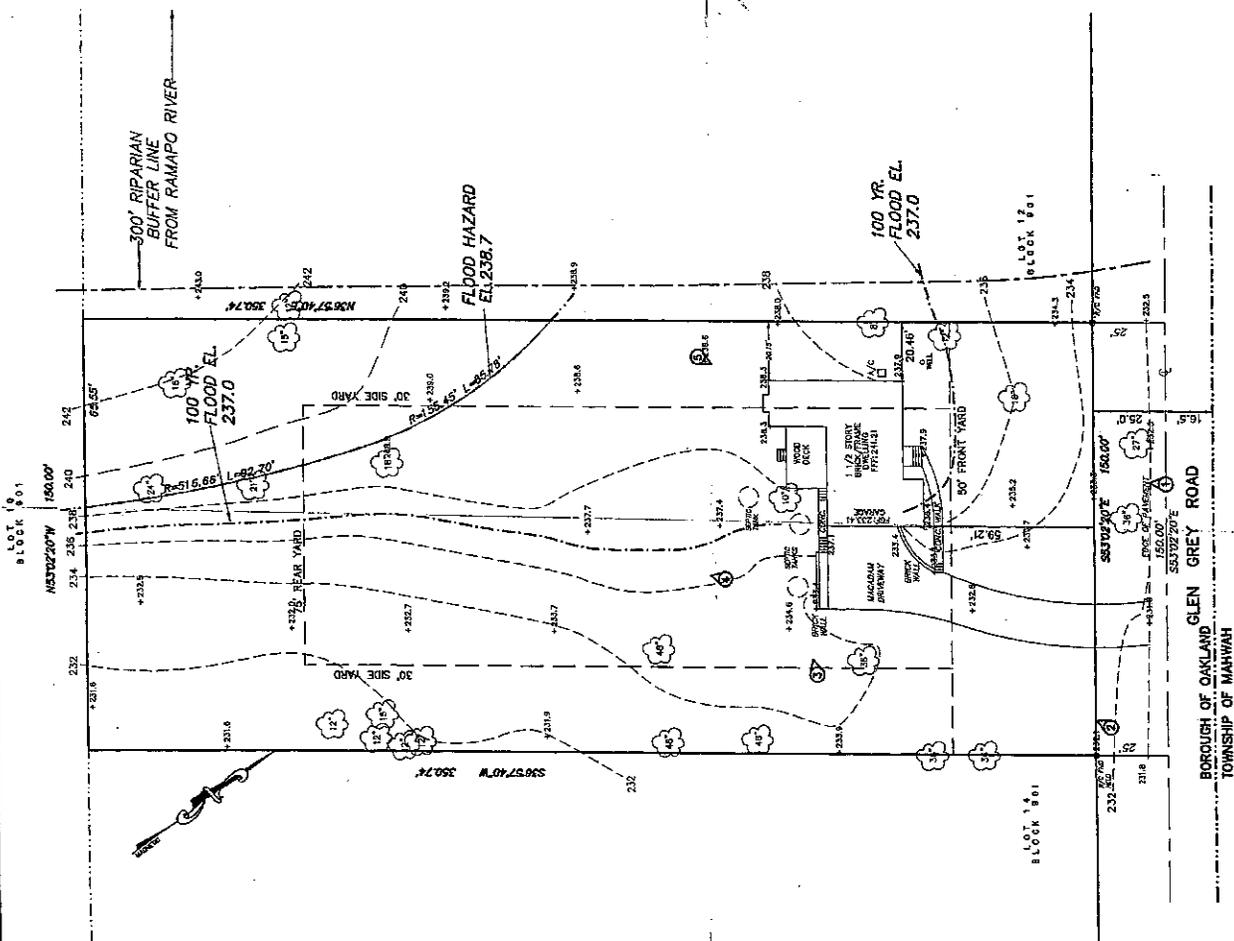
**EXISTING CONDITIONS SURVEY**

CURRENT TAX ASSESSMENT MAP NO. 9  
**LOT 13, BLOCK 901**  
**59 GLEN GREY ROAD**  
 BOROUGH OF OAKLAND, BERGEN COUNTY, NEW JERSEY  
 SCALES: DRAFTED BY: DJL DATE: 05/20/19 SHEET: 1 OF 1  
 1-20 CHECKED BY: RJW 05/23/20 1-2019-05-23  
**ROBERT J. WEISSMAN, P.E. & L.S.**  
**WEISSMAN ENGINEERING CO. P.C.**  
 408 GOWAN AVENUE, MIDLAND PARK, NJ 07433  
 PROFESSIONAL ENGINEER AND LAND SURVEYOR  
 CERTIFICATE OF AUTHORIZATION # 26042202800  
 https://www.state.nj.gov/officeofprofessions/



A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:10-5.1(i)

NO.	DATE	DESCRIPTION	BY
1	11/9/20	PER DEP COMMENTS	RJW



THIS SURVEY IS CERTIFIED AS BEING ACCURATE AND CORRECT TO:  
DENISE LISS

BOROUGH OF OAKLAND  
TOWNSHIP OF MARWAT





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

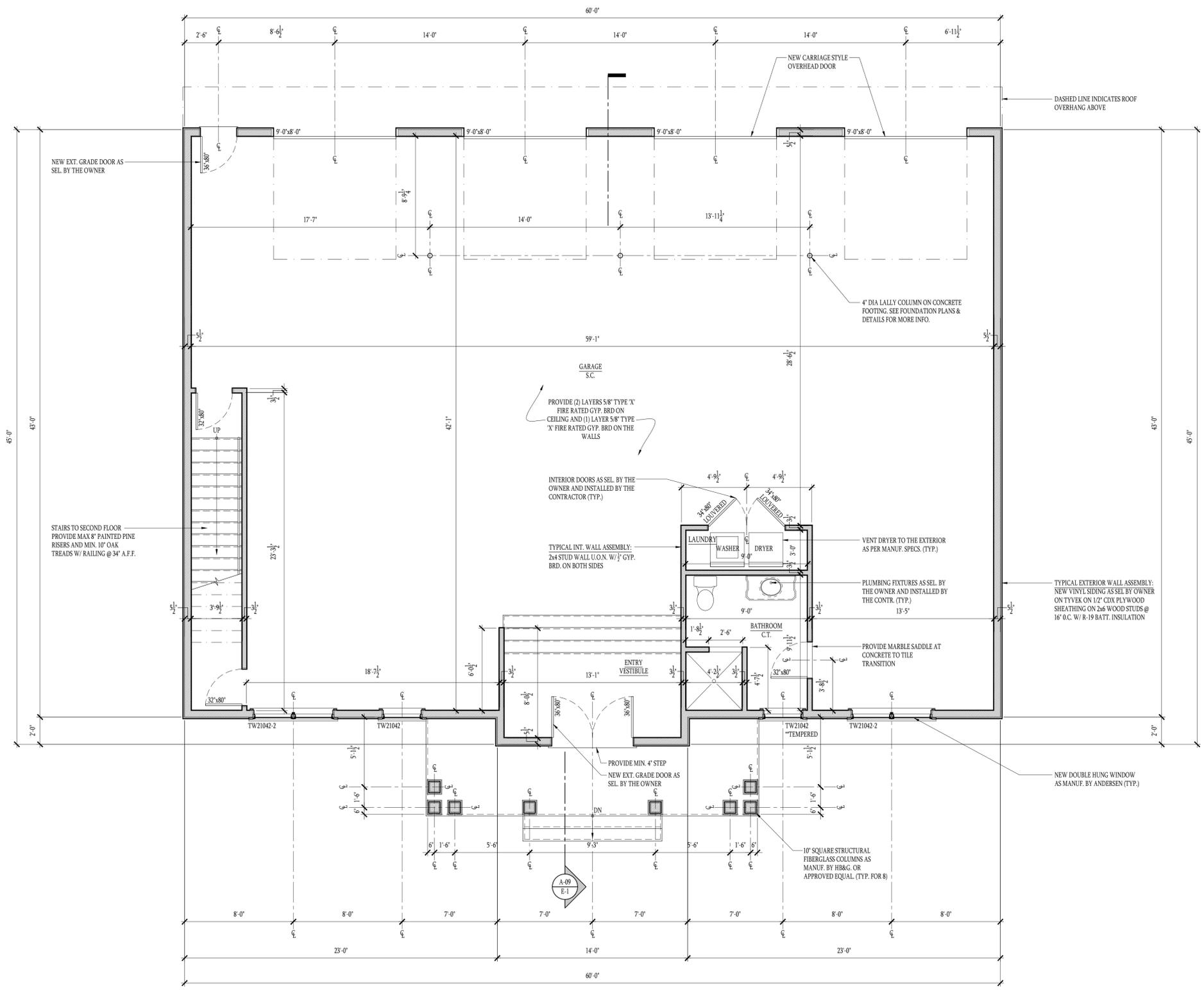
Issued:	Description:	Rev. No.

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**



**WALL LEGEND**

	INDICATED NEW 2x6 EXTERIOR W.D. STUD WALL W/ R-19 BATT. INSULATION.
	NEW INTERIOR W.D. STUD WALL

**A-1** FIRST FLOOR PLAN  
 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

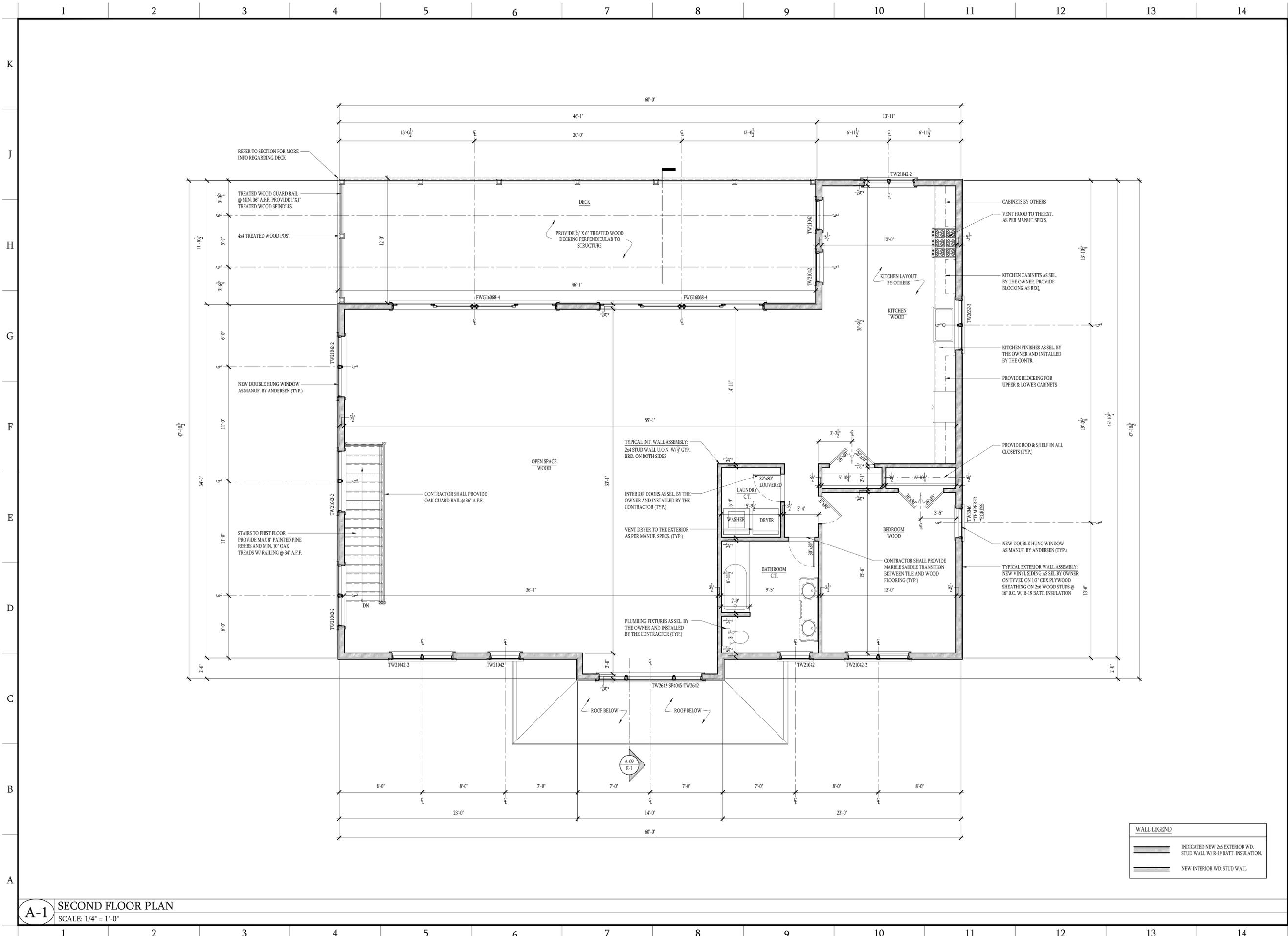
Issued:	Description:	Rev. No.

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Project Number:  
**1679**

Drawing Title:  
**Second Floor Plan**

Drawing Number:  
**A-02**



**WALL LEGEND**

	INDICATED NEW 2x6 EXTERIOR W.D. STUD WALL W/ R-19 BATT. INSULATION.
	NEW INTERIOR W.D. STUD WALL

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

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

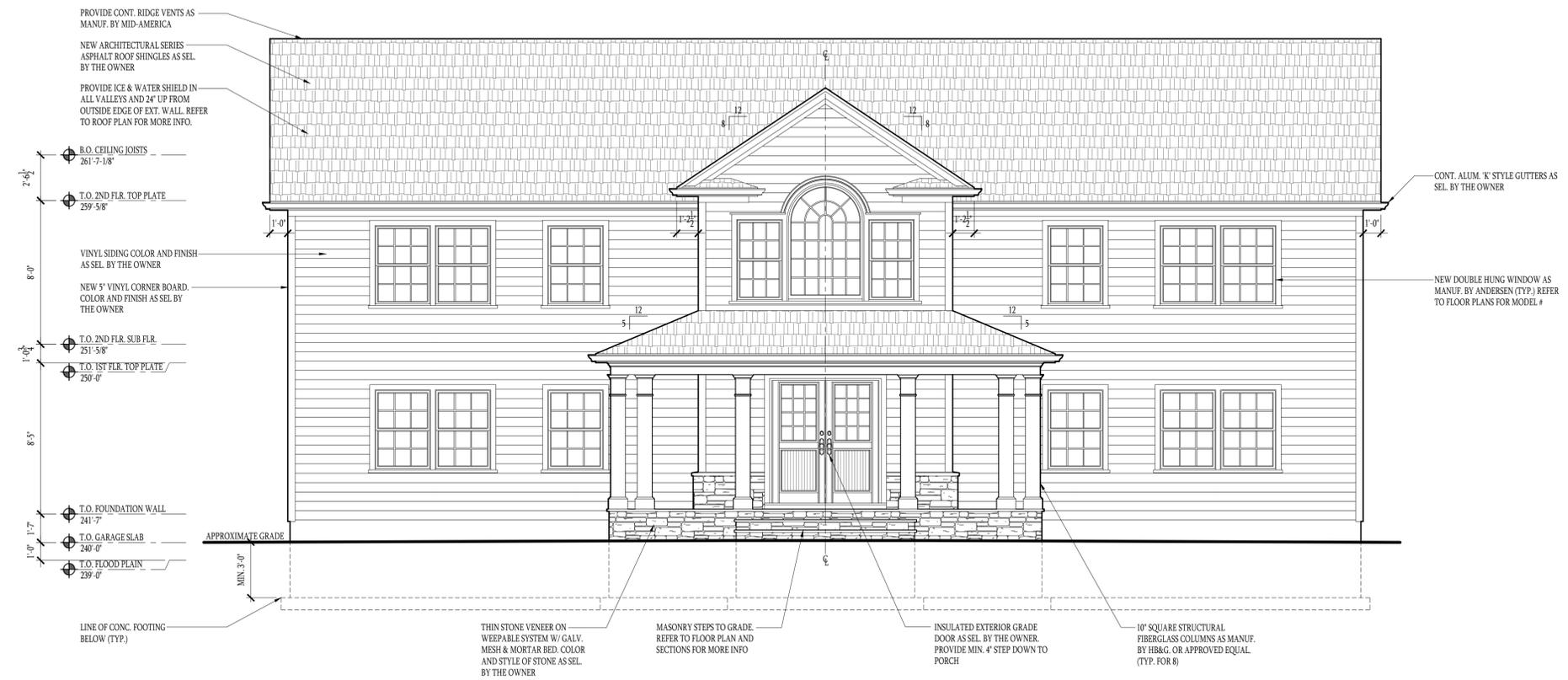
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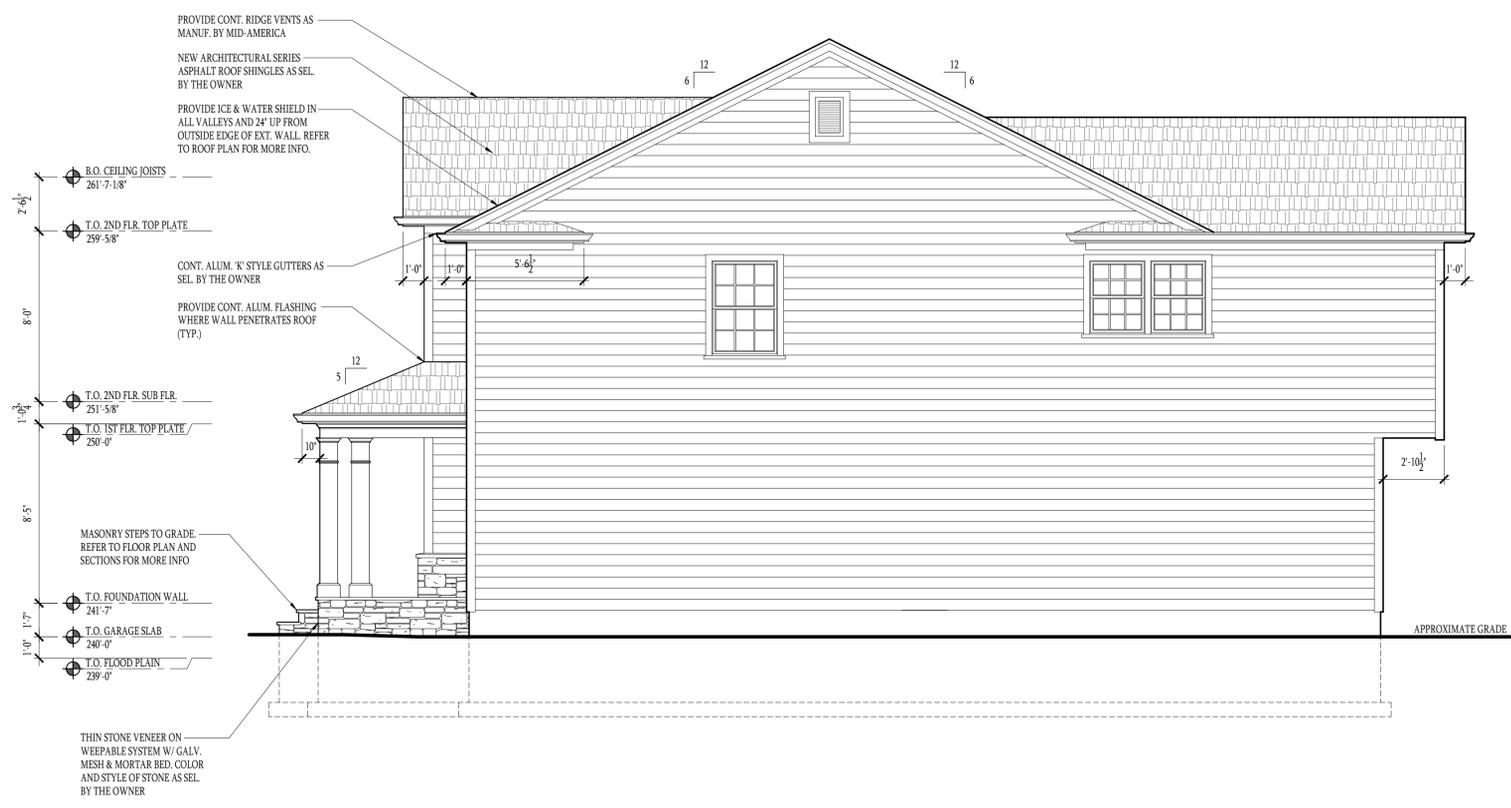
Project Number:  
 1679

Drawing Title:  
 Exterior Elevations

Drawing Number:  
**A-03**



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



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

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.

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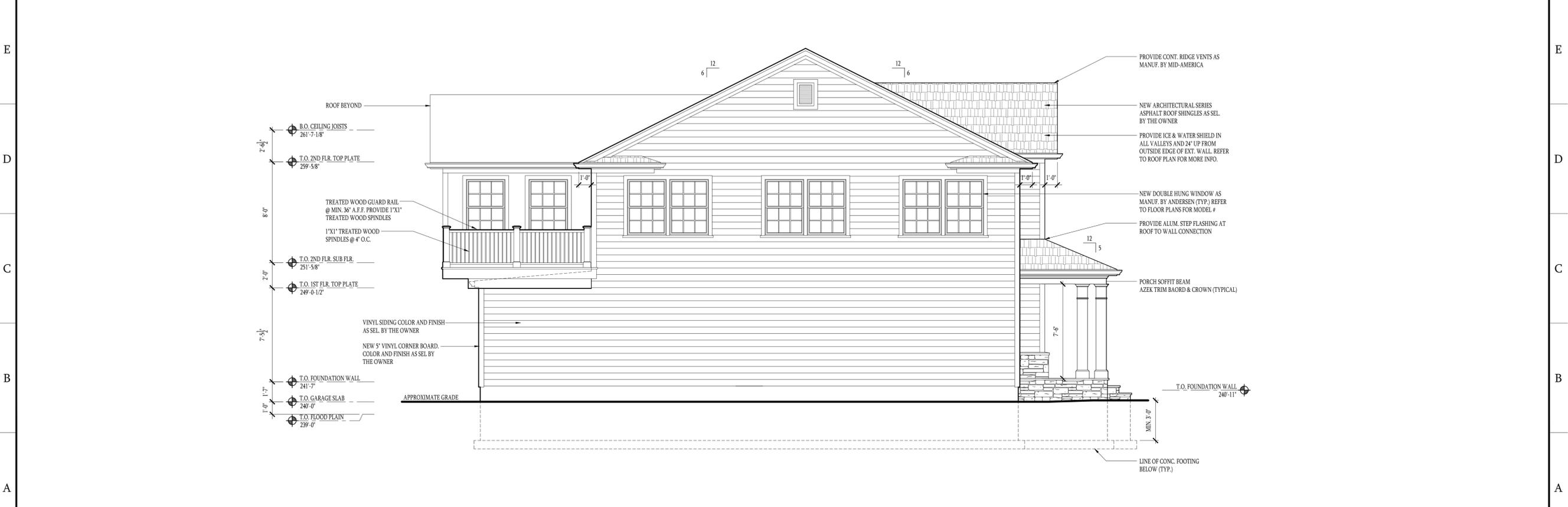
Project Number:  
 1679

Drawing Title:  
 Exterior Elevations

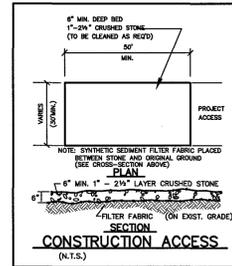
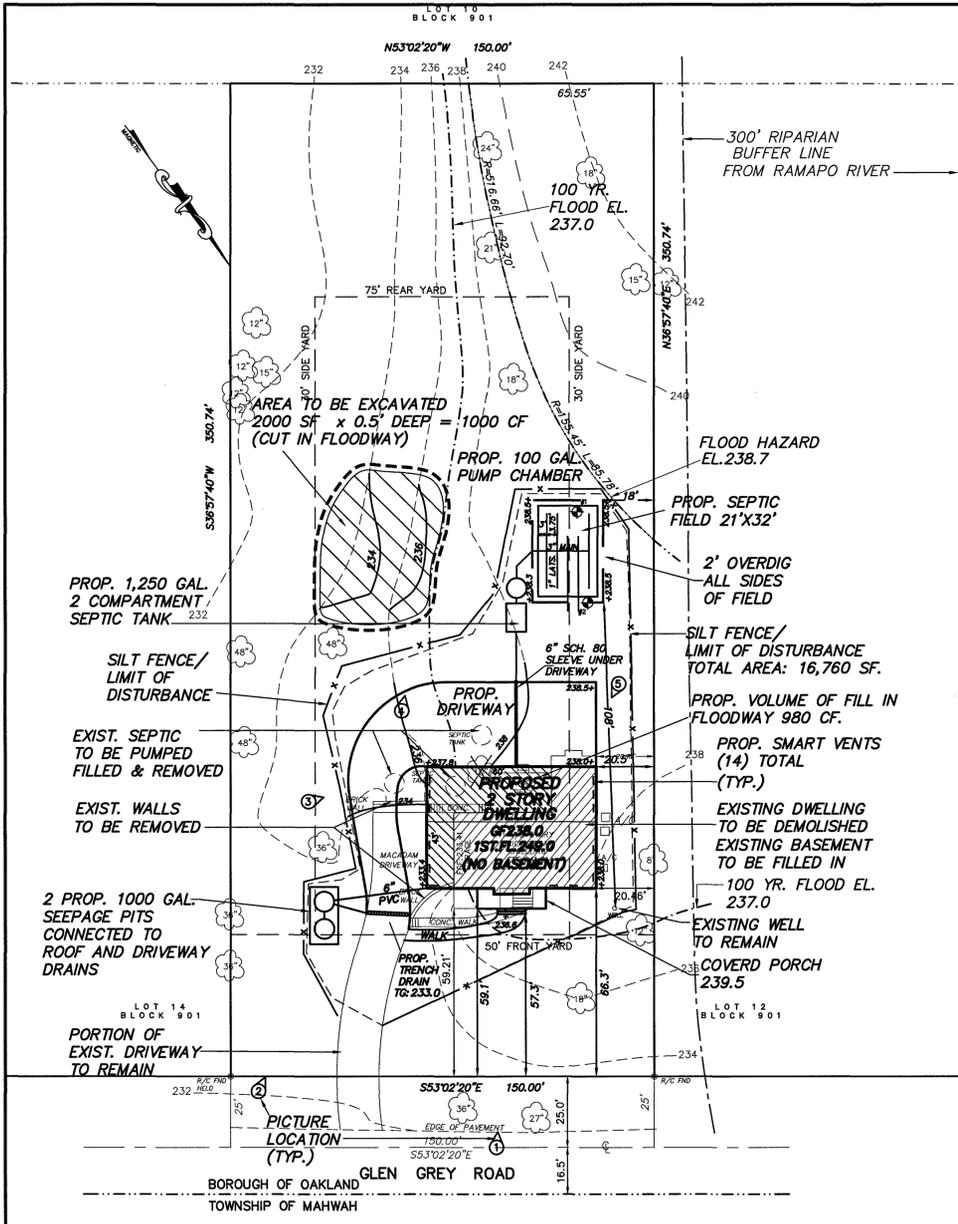
Drawing Number:  
**A-04**



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



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

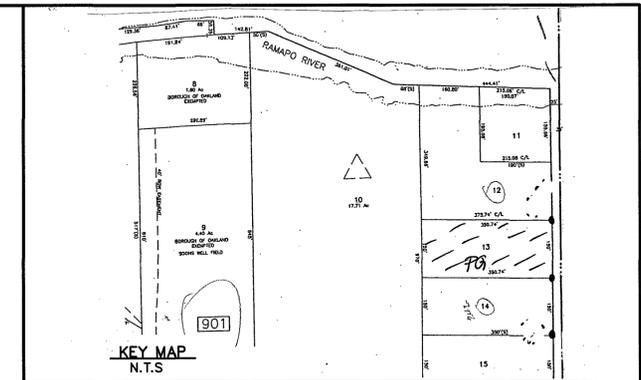


**COVERAGE BREAKDOWN:**  
(EXISTING)

DWELLING:	1,796 SF.
PORCHES:	46 SF.
BUILDING COVERAGE:	1,842 SF. = 3.50%
MACADAM DRIVEWAY:	2,159 SF.
DECK:	313 SF.
WALK:	189 SF.
TOTAL IMP COVERAGE:	4,503 SF. = 8.56%

**COVERAGE BREAKDOWN:**  
(PROPOSED)

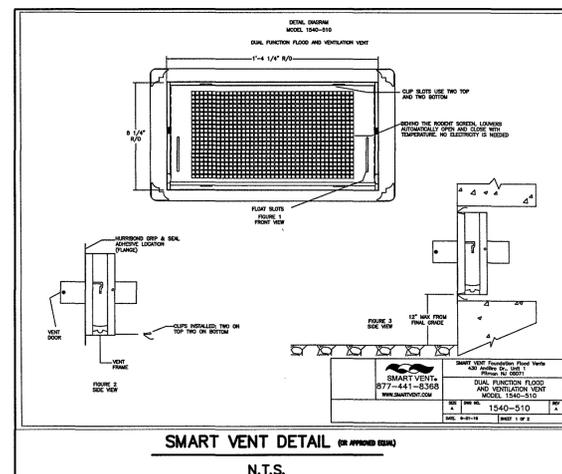
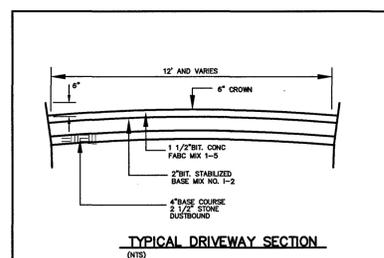
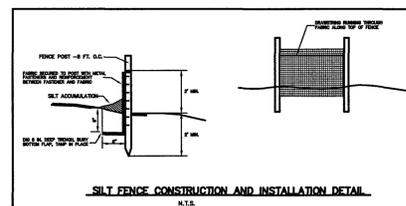
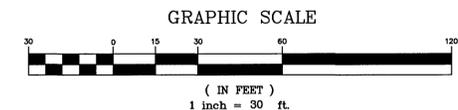
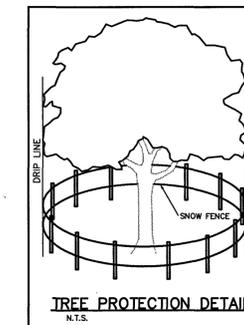
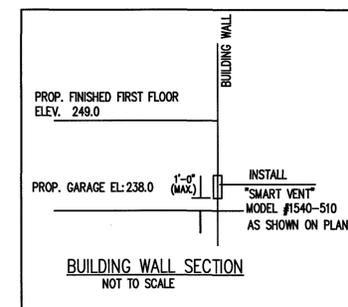
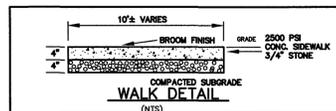
DWELLING:	2,608 SF.
COVERED PORCH:	144 SF.
BUILDING COVERAGE:	2,752 SF. = 5.23%
DRIVEWAY:	4,088 SF.
WALK:	182 SF.
TOTAL IMP COVERAGE:	7,022 SF. = 13.35%



- NOTES**
- ELEVATIONS SHOWN HEREON ARE IN NAVD88 DATUM.
  - LOT AREA: 52,611 SF., 1.21 AC.
  - REFERENCE MAPS:  
TAX ASSESSMENT MAP SHEET # 9
  - DEED RESTRICTIONS: NONE
  - THE NJDEP METHOD 3 (FEMA FLUMAL METHOD) WAS USED TO DETERMINE THE FLOOD HAZARD ELEVATION AND FLOODWAY.
  - AS PER NJDEP, NO CONSTRUCTION ACTIVITIES WILL OCCUR DURING MARCH 15 THROUGH JUNE 15.
  - THE EXIST. IMPERVIOUS AREA = 4,503 SF. PROPOSED IMPERVIOUS AREA = 7,022 SF.
  - THE PROPOSED SINGLE-FAMILY DWELLING WILL BE SERVICED BY A PRIVATE WELL & SEPTIC SYSTEM.
  - THE 100 YEAR FLOOD ELEVATION IS 237.0 NAVD 1988, AND THE FLOOD HAZARD ELEVATION IS 238.7 NAVD 1988.
  - THIS ENTIRE SITE LIES IN A FLOOD HAZARD AREA. CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A PERMIT. CONTACT THE DIVISION OF LAND USE REGULATION AT 609-292-0060 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ONSITE.
  - NO BASEMENT IS PROPOSED. BASEMENTS ARE PROHIBITED IN THE FLOODWAY.

**GARAGE VENTING**  
FLOOD VENTING REQUIREMENT  
GARAGE AREA = 2,608 S.F.  
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

- ADDITIONAL NOTES:**  
NJAC 7:13-11.3
- The overland flow of stormwater is not impeded or floodwaters can freely enter and exit the disturbed area, unless the area is graded to impound water for a stormwater management structure that meets the requirements of the Stormwater Management rules at N.J.A.C. 7:8;
  - Any slope of greater than 50 percent (a ratio of two horizontal to one vertical) is stabilized using soil bioengineering, retaining walls rip-rap or other appropriate slope protection;
  - The excavation, fill and/or grading does not endanger the integrity of any existing structure and;
  - All excavated material is disposed of lawfully
- NJAC 7:13-11.5 (n)
- The enclosure/garage is used solely for parking of vehicles, building access or storage;
  - The floor of the enclosure/garage is situated at or above the adjoining exterior grade along at least one entire exterior wall, in order to provide positive drainage of the enclosed area; and
  - The enclosure/garage is constructed with permanent flood openings that meet the requirements of the Uniform Construction Code at N.J.A.C. 5:23.
- NJAC 7:13-11.5(o)
- The garage meets the requirements for an enclosure under (n), 2 and 3 above;
  - The garage is not being constructed as part of a residential subdivision or multi-unit development; and
  - The lot on which the garage is being constructed did not receive preliminary or final subdivision approval after November 5, 2007.



**LEGEND**

---	EXIST. CONTOUR
---	PROPOSED CONTOUR
---	PROPERTY LINE
---	EDGE OF PAVEMENT
---	PROPOSED HOUSE
---	PROPOSED CURB
⊗	TREE TO BE REMOVED
⊗	TREE TO REMAIN
---	EXIST. GRADE
---	PROP. GRADE

**OWNER/APPLICANT:**  
MR. & MRS. LISS  
33 CHICASAW DRIVE  
OAKLAND, N.J. 07436

NO.	DATE	DESCRIPTION	BY
1	11/9/20	PER DEP COMMENTS	RJW

**NJDEP FHA PLAN**  
SOIL EROSION AND SEDIMENT CONTROL PLAN

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

SCALE: DRAFTED BY: JDL DATE: 8/3/2020 JOB NO.: SHEET: 1 OF 1  
CHECKED BY: RW 2019-197 (NJ) 2019-197 (NJ) 2019-197 (NJ)

**ROBERT J. WEISSMAN, P.E. & L.S.**  
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PROFESSIONAL ENGINEER AND LAND SURVEYOR  
686 GOWAN AVENUE, MIDLAND PARK, NJ 07432  
VOICE (201) 445-2789, FAX (201) 445-0483  
CERTIFICATION # AUTHORIZATION # 246A27928800

N.J. P.E. & L.S. LIC. NO. 29,624