

Ben R. Cascio
Attorney at Law
684 Route 208
Franklin Lakes, New Jersey 07417

Telephone: (201) 848-7811

Bencascio@aol.com

Facsimile: (201) 848-9174

April 22, 2021

HAND DELIVERED

Oakland Board of Adjustment
Municipal Plaza
Oakland, NJ 07436
Attn: Mariela Castro

Re: Bellizzi – 62 Monhegan Ave. & 89 Manito Ave., B5501, L1&2

Dear Ms. Castro:

In response to Boswell Engineering's report dated March 31, 2021, enclosed please find the following documents regarding the above application for a Minor Subdivision:

1. Twenty (20) copies of the Minor Subdivision & Plot Plan prepared by Richard Wostbrock & Associates;
2. Twenty (20) copies of a completed Bergen County Subdivision Approval Application;

If you have any questions or require anything further, please do not hesitate to contact me.

Very truly yours,

Ben R. Cascio

BRC/scd
Encls.

cc: Client

SUBDIVISION

Application # SD

James J. Tedesco, III
County Executive



Joseph A. Femia, P.E.
Director/County Engineer

COUNTY OF BERGEN
Department of Planning & Engineering
One Bergen County Plaza, Hackensack N.J. 07601-7000 (201) 336-6446

APPLICATION FOR SUBDIVISION APPROVAL

The undersigned hereby applies for approval of the accompanying real estate subdivision. Four (4) copies of this Application accompanied by the Initial Filing Fee and four (4) copies of the plat conforming to the minimum details as outlined in Appendix C, Subdivision Details, of the County of Bergen Land Development Standards for Sustainable Development. Permission is hereby given to walk the property for review purposes. We acknowledge that the reporting period set forth in N.J.S.A. 40:27-6.7 shall not begin to run until this application and accompanying plans are COMPLETE IN ALL RESPECTS. We acknowledge and agree that if this application is not completed within one year of the date of filing, it will be subject to administrative dismissal without prejudice. The copies of the plan(s) submitted for review should be FOLDED, not rolled.

(1) Municipality..... Borough of Oakland (2) Project Name Bellizzi Residence Driveway
(3) Full Project Description..... Minor subdivision and plot plan adjust lot line and
construct residential driveway.
(4) Location (Street address and nearest intersecting street) 62 Monhegan Avenue & 89 Manito Avenue
(5) County Facilities Affected none
(6) Block(s)..... 5501 (7) Lot(s) 1 & 2 (8) Plot Area (ACRES)..... 0.72
(9) Is the total amount of additional impervious coverage greater than one [1] acre (43,560 sf)? no
(10) Municipal Zoning..... RA-3 (11) Existing Use residential (12) Proposed Use..... residential
(13) If residential, indicate the number of Dwelling Units 2 existing, no changes proposed
(14) Number of Proposed Lots no new lots, lot line adjustment proposed
(15) Impervious Area Existing..... 7,786 Sq.Ft. New 336 Sq.Ft. Total 8,122 Sq.Ft.

(16) This plan has also been filed with the following municipal / regional agencies:

Planning Bd. (Date) 3/21 Bd. Of Adjustment (Date) Const. Official (Date) Status..... Pending
NJ Sports & Exposition Authority (Date) Status Highlands Comm. (Date) Status
Soil Conservation District (Date) Status

Name, Address, Telephone Number and E-mail Address of:

(18) Applicant Gerard Bellizzi
(19) Attorney Ben R. Cascio

- (20) Property Owner Lot 1 - Daniel Maas; Lot 2 - Gerard Bellizzi
- (21) Plan Preparer William Manning, PLS & Richard Wostbrock, PE
- (22) Contract Purchaser Gerard Bellizzi
- (23) **Certification of Applicant or Agent**

Please check I do hereby apply for subdivision review and approval. I hereby submit four (4) copies of the application form, four (4) prints of the signed and sealed drawing(s), the filing fee and the Public Advocate fee. I hereby grant permission to the County of Bergen to enter onto the subject property for site investigation purposes. I understand that the life of this application is one (1) calendar year from the date it is accepted by this office for filing. I further understand that if this application is deemed incomplete due to errors, omissions, missing information, missing reports or incorrect fees then the application may be dismissed within two (2) weeks of notification from this department

Please check ^X I do hereby apply for subdivision review and exemption. I hereby submit one (1) copy of the application form, two (2) copies of the signed and sealed minor subdivision plat and the exemption fee. I further understand that if this application is deemed incomplete due to errors, omissions, missing information, missing reports or incorrect fees then the application may be dismissed within two (2) weeks of notification from this department.

I certify that the forgoing statements and materials submitted are true and correct. I further certify that I am the individual applicant or applicant's agent and that I am authorized to sign the application.

Gerard Bellizzi

Printed Name of Applicant or Agent



Signature of Applicant or Agent

Sign Here
Sign Here

**** ALL FIELDS MUST BE FILLED OUT - INCOMPLETE FORMS WILL BE RETURNED -(MARK SECTIONS N/A if not applicable)**

PLEASE SEE FEE SCHEDULE FOR FEES

FOR OFFICIAL USE ONLY

RECEIVED

Filing Fee Public Advocate Fee..... Reproducible Plan Processing Fee Deed

Performance Guarantee Soil Other..... Final Approval..... ADA.....

Approved Plan Received by: Date:

ADDENDUM
for Contact Information

Applicant: Gerard Bellizzi
62 Monhegan Ave., Oakland, NJ 07436
(551)804-0525
GerardBellizzi@yahoo.com

Attorney: Ben Cascio
684 State Rt 208, Franklin Lakes, NJ 07417
(201)848-7811
BenCascio@aol.com

Property Owners:

Lot 1
Daniel Maas
89 Manito Avenue
Oakland, NJ 07436
(201)290-0891
DMAas@mahwahtwp.org

Lot 2
Gerard Bellizzi
62 Monhegan Ave., Oakland, NJ 07436
(551)804-0525
GerardBellizzi@yahoo.com

Plan Preparers:

Engineer
Richard Wostbrock
Richard Wostbrock & Associates
44 Garret Place
Midland Park, NJ 07432
(201)978-4519
WostbrockEngr@gmail.com

Surveyor
William T Manning
PAX Surveying & Environmental Consulting, LLC
271 US 46 West
Suite G208
Fairfield, NJ 07004



SCALE: 1"=30'
ELEVATION DATUM NAVD'88
CONTOUR AT 1' INTERVALS

60.00'
S 53°42'30" W

SURVEY REFERENCES

1. BEING KNOWN AND DESIGNATED AS LOT NOS. 12-A AND 12-B, IN BLOCK 3612, SECTION 3, OF PREMISES LAID OUT AND SHOWN ON A CERTAIN MAP ENTITLED, "RAMAPO MOUNTAIN LAKES, SECTION 3, SITUATED IN THE BOROUGH OF OAKLAND, BERGEN COUNTY, NEW JERSEY" WHICH MAP WAS FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON MAY 21, 1945, AS MAP NO. 3387
2. TAX ASSESSMENT MAP OF THE BOROUGH OF OAKLAND, BERGEN COUNTY, NEW JERSEY
3. VERTICAL DATUM PER NAVD'88 AT BENCHMARK

FILED MAP
LOT 12-A
BLOCK 3612

FILED MAP
LOT 12-B
BLOCK 3612

M 55°42'30" S
100.00'

PER FM#3387

WOOD DECK

18.3

EXISTING

DWELLING

#89

24.9

N 36°17'30" W

225.00'

CONCRETE PATIO

20.5

N 36°17'30" W

250.00'

VINYL FENCE

SLATE

472

472

COVERED
POOL
WATER'S
EDGE
UNKNOWN

DRAIN

BLOCK WALL

250.00'

S 36°17'30" E

POOL EQUIPMENT

TM LOT 2
BLOCK 5501
15,000 SF
0.34±AC

SEPTIC MH (TYP)

ICV

GEN

STEPS

BLOCK 5501
LOT 2

1 STORY FRAME DWELLING

#62

FFI 475.18

PAVER WALK

BB CURB

RETAINING
BLOCK WALL

PILLAR (TYP)

PAVERS

60.00'

S 53°42'30" E

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March 23, 2021

HAND DELIVERED

Oakland Board of Adjustment
Municipal Plaza
Oakland, NJ 07436
Attn: Mariela Castro

Re: Bellizzi – 62 Monhegan Ave. & 89 Manito Ave., B5501, L1&2

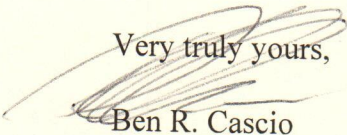
Dear Ms. Castro:

Please find enclosed the following documents regarding the above application for a Minor Subdivision:

1. Sixteen (16) copies of a completed Minor Subdivision Application;
2. Sixteen (16) copies of Reasons to Grant Variance;
3. Sixteen (16) (reduced) copies of the Minor Subdivision & Plot Plan;
4. Sixteen (16) copies of Determination of Completeness Checklist;
5. Sixteen (16) copies of Survey by PAX Surveying & Environmental Consultants, LLC dated 03/11/21;
6. Sixteen (16) copies of Minor Subdivision & Plot Plan sealed by Richard Wostbrock & Associates, dated 03/11/21;
7. Two checks payable to the Borough of Oakland for \$250.00 for Filing Fees and \$3,200.00 for Professional Escrow.

If you have any questions or require anything further, please do not hesitate to contact me.

Very truly yours,


Ben R. Cascio

BRC/scd
Encls.

cc: Client

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

LAND DEVELOPMENT APPLICATION

Date _____

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

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

1. APPLICANT INFORMATION

- a. Name: GERARD BELLIZZI
- b. Address: 62 Monhegan Avenue, Oakland NJ 07436
- c. Telephone (include fax number if desired): _____
- 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: Ben R. Cascio, Esq. Email: Bencascio@aol.com
Address: 684 Route 208, Franklin Lakes NJ 07417
Telephone: 201-848-7811 Fax: 201-848-9174
- h. Preparation of Plans by:
Name: Richard Wostbrock & Associates Email: WostbrockEngr@gmail.com
Address: 44 Garret Place Midland Park, NJ
Tel: 201-978-4519 Fax: _____

2. PROPERTY INFORMATION

- a. Street address 62 Monhegan Avenue & 89 Manito Avenue, Oakland NJ 07436
- b. Tax Map Block(s) 5501 Lot (s) 1 & 2
- c. Zone District RA-3 Residential
- d. Existing Use of Property Single family residence
- 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. Existing septic system

3. NATURE OF APPLICATION: (check where appropriate)

a. ☒ Minor Subdivision/ Major Subdivision:

- (1) Indicate total tract size: 32,365sf .809 acres Lot 1 - 17,365sf Lot 2 - 15,000sf
(2) Proposed number of lots: 2 to remain as is +/- 588sf

- b. ☒ Residential Development (clearly detail proposed use of property): Subdivide 14'x42' (588sf) from Lot 1 to provide off street parking for Lot 2. Lot 1.01 will contain 16,777sf & Lot 2.01 will contain 15,588 where 15,000sf is required.

- 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)

Minor Subdivision & Plot Plan, prepared by Richard Wostbrock & Associates,
dated March 11, 2021

- 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. **Attached**

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.

Applicant's Signature Gerard Bellizzi

Date 3/22/21

- 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 Gerard Bellizzi, Lot 2

Daniel Maas
Daniel Maas, Lot 1

Date 3/22/21

Sworn and Subscribed to before me

22 day of March 2021 (Year)

Ben R. Cascio, Esq.
Attorney at Law of NJ

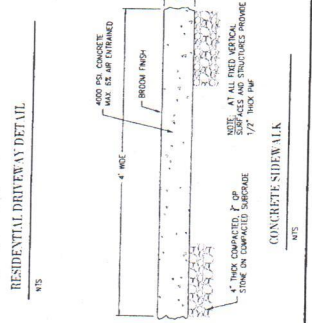
(Notary)

7. Specific Relief Requested

Gerard Bellizzi is the owner of property located at 62 Monhegan Avenue, purchased in June 2008, where he resides with his wife and three children. In January 2020, the septic failed and was required to be replaced and moved from the rear to the front yard. In doing so, the ability to park in front was lost. Although there is a driveway where two vehicles can be parked, there will be no room for visitors to park, and most importantly their three teenagers are coming-of-age, and will have no place to park their cars, as on-street parking is not permitted on Manito Avenue.

The applicant has made arrangements with the adjoining neighbor, Daniel Maas, at 89 Manito Avenue to acquire a 14' x 42' (588 ft.²) parcel, in accordance with the plans submitted, in order to provide adequate parking. Since the "Maas" lot fronts on Manito, it will not be visually or negatively affected. Both lots will remain conforming; lot 1 will contain 16,777 ft.² and lot 2 will contain 15,588 ft.², where 15,000 ft.² is required.

It is the applicant's contention that this very minor subdivision will be a positive benefit in improving the safety of the area, especially in its proximity to Manito School, and will not have any negative affect on the surrounding neighborhood.



APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF OAKLAND		MINOR SUBDIVISION & PLOT PLAN	
			
BELLIZZI RESIDE DRIVE W 13 52 MORELAND ROAD & 28 MANITO AVENUE BLOCK 550 LOTS 1 & 2 BOROUGH OF OAKLAND		NEW JERSEY 	
BECKEN COUNTY		RICHARD WESTBROCK & ASSOCIATES 400 WEST 10TH STREET (201) 278-4510 RichardEng.com	
Date _____		RICHARD WESTBROCK, P.E. 	
Board Chairman _____		GABRIEL PACEY 2010 10TH STREET (201) 278-4510	
Board Secretary _____		RICHARD WESTBROCK & ASSOCIATES 400 WEST 10TH STREET (201) 278-4510	
Board Engineer _____		PROJECT NO. 24101 SHEET 1 OF 1 DATE 1/17/2017	

PLANNING BOARD
BOROUGH OF OAKLAND
DETERMINATION OF COMPLETENESS CHECKLIST
MINOR SUBDIVISION

Project Title Minor Subdivision and Plot Plan for
Bellizzi Residential Driveway
 Lot, Block Lots 1 & 2, Block 5501
 Docket No. _____

ITEM	YES	NO	N/A	COMMENTS
(1) 16 copies of subdivision map.	<u>x</u>	_____	_____	_____
(2) Scale not less than 1"=50'.	<u>x</u>	_____	_____	_____
(3) Statement of certification as to the accuracy of the plat, signed and sealed by Licensed Professional Engineer.	_____	_____	_____	_____
(4) Statement of certification as to the accuracy of the topographical survey signed and sealed by Licensed Professional Land Surveyor.	_____	_____	_____	_____
(5) The location of the lots to be created in relation to the entire tract.	<u>x</u>	_____	_____	_____
(6) All existing structures and natural features within the subdivision and two- hundred (200') feet thereof.	_____	<u>x</u>	_____	subdivision internal to the lots; aerial exhibit provided for reference
(7) The name of the owner and of all property owners within 200 feet.	<u>x</u>	_____	_____	_____
(8) Lot, Block and Tax Map Sheet Numbers.	<u>x</u>	_____	_____	_____
(9) All Streets and streams within two hundred (200') feet of the subdivision, including width of paving and rights-of-way.	<u>x</u>	_____	_____	subdivision internal to the lots; aerial exhibit provided for reference

ITEM	YES	NO	N/A	COMMENTS
(10) Acreage of tract being subdivided and area of all lots to be created.	<u>x</u>	—	—	_____
(11) Key Map Drawn to a scale of not less than 1"=400'	<u>x</u>	—	—	_____
(12) Reference to easement, covenants, deed restriction, and subsequent waivers and variances.	—	—	<u>x</u>	_____
(13) List of required variances on the map.	<u>x</u>	—	—	_____
(14) Map Title	<u>x</u>	—	—	_____
(15) Zone Boundaries	<u>x</u>	—	—	_____
(16) Approval block bearing titles of Chairman and Secretary of Planning Board and the Borough Engineer.	<u>x</u>	—	—	_____
(17) Map preparation date, north arrow and scale.	<u>x</u>	—	—	_____
(18) Location of existing and proposed building setback lines of all proposed lots.	<u>x</u>	—	—	_____
(19) Appropriate minimum frontage and indicate frontage of any corner lot.	—	<u>x</u>	—	variance requested for lot width _____
(20) Survey data of all proposed and existing lot lines.	<u>x</u>	—	—	_____
(21) Location of existing and proposed buildings, including the floor elevations.	<u>x</u>	—	—	_____



SCALE: 1"=30'
ELEVATION DATUM NAVD'88
CONTOUR AT 1' INTERVALS

60.00'
S 53°42'30" W

SURVEY REFERENCES

1. BEING KNOWN AND DESIGNATED AS LOT NOS. 12-A AND 12-B, IN BLOCK 3612, SECTION 3, OF PREMISES LAID OUT AND SHOWN ON A CERTAIN MAP ENTITLED, "RAMAPO MOUNTAIN LAKES, SECTION 3, SITUATED IN THE BOROUGH OF OAKLAND, BERGEN COUNTY, NEW JERSEY" WHICH MAP WAS FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON MAY 21, 1945, AS MAP NO. 3387
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FILED MAP
LOT 12-A
BLOCK 3612

FILED MAP
LOT 12-B
BLOCK 3612

M. 06.27.59 S
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PER FM#3387

WOOD DECK

18.3

EXISTING

DWELLING

#89

24.9

N 36°17'30" W
225.00'

WOOD DECK

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CONCRETE PATIO

250.00'

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BLOCK WALL

POOL EQUIPMENT

250.00'

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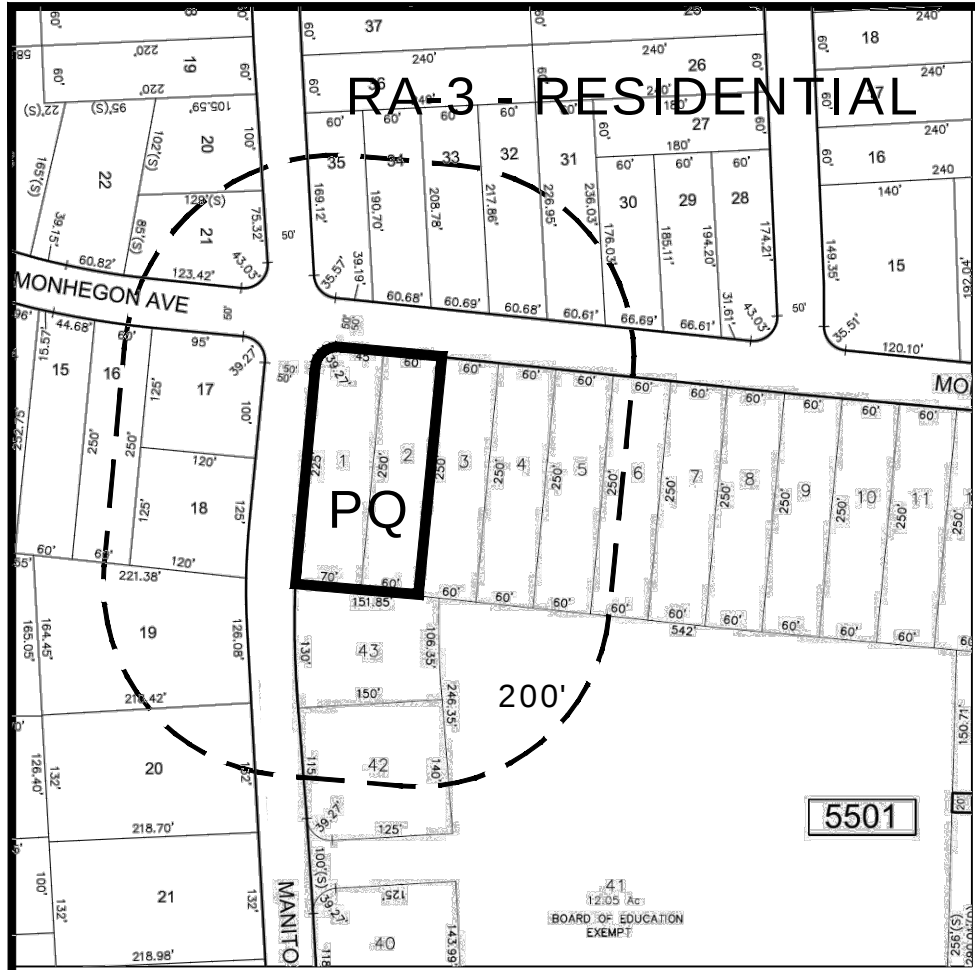
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TAX/ZONING MAP

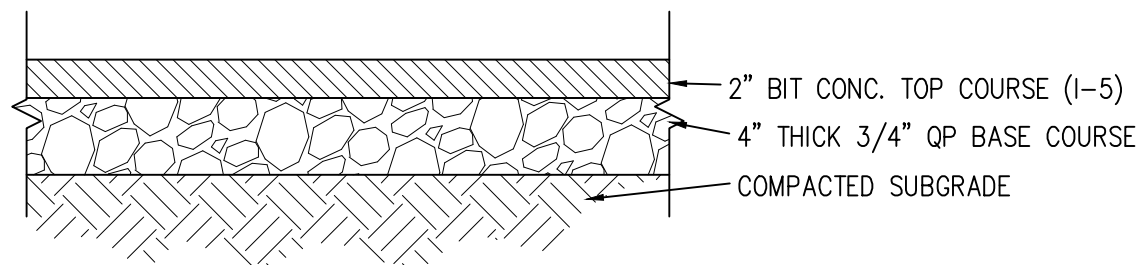
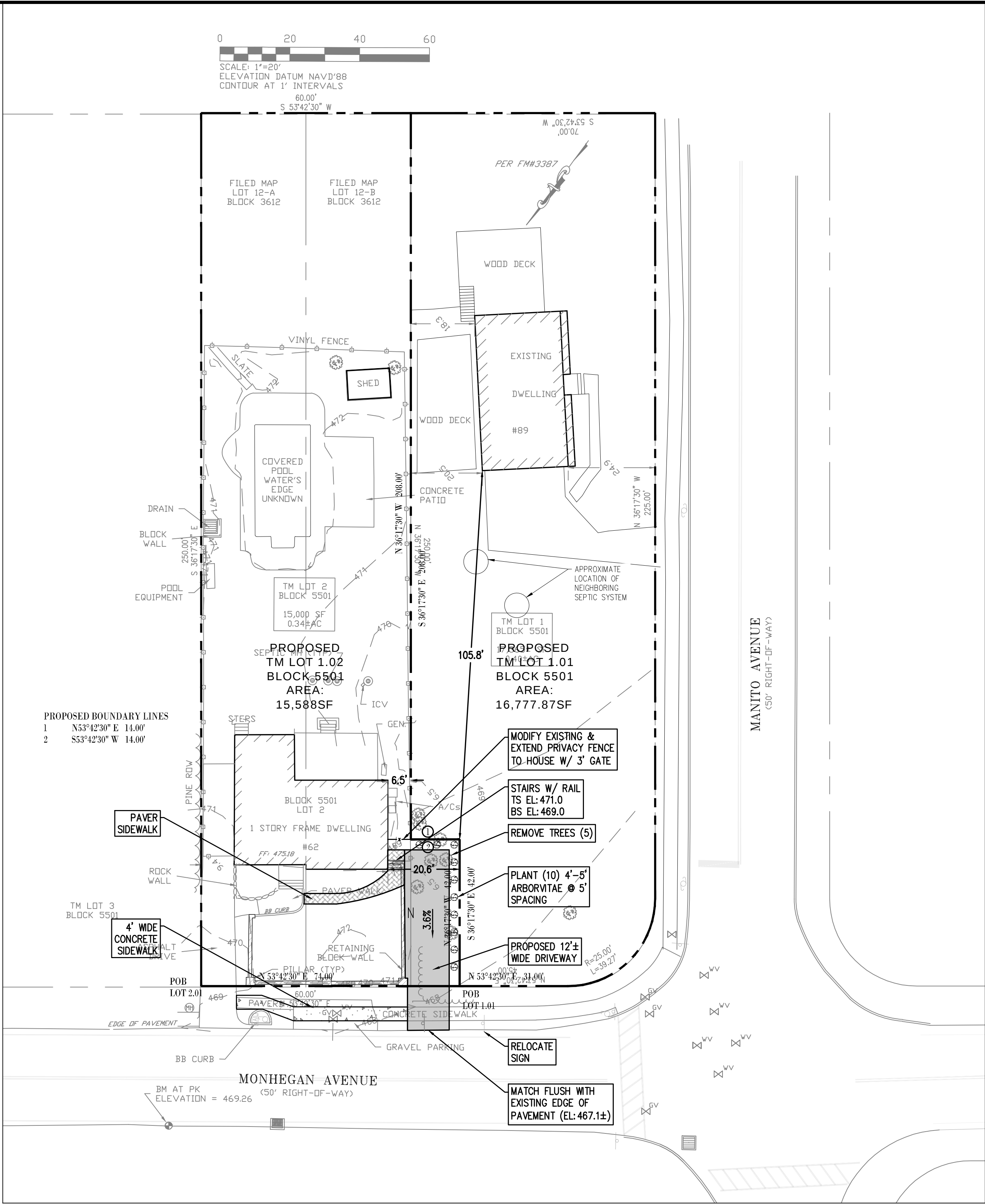
SCALE: 1" = 200' SHEETS 50, 51, 54 & 55

PROPERTY OWNERS WITHIN 200'	LOT	OWNER	LOCATION	STREET	CITY, STATE, ZIP
5004	16	HART, G&P	52 MONHEGAN AVE	52 MONHEGAN AVE	OAKLAND, NJ 07436
5004	17	MOORE, MARIE J.	92 MANITO AVE	92 MANITO AVE	OAKLAND, NJ 07436
5004	18	DOMINGUEZ, P&J	96 MANITO AVE	96 MANITO AVE	OAKLAND, NJ 07436
5004	19	ZAPOROSHAN, M&T	102 MANITO AVE	102 MANITO AVE	OAKLAND, NJ 07436
5004	20	BECKER, DAWN	108 MANITO AVE	108 MANITO AVE	OAKLAND, NJ 07436
5101	20	HORN, T & PRUIKSMA, C	82 MANITO AVE	82 MANITO AVE	OAKLAND, NJ 07436
5101	21	ABDELMESSIH, P et al	84 MANITO AVE	84 MANITO AVE	OAKLAND, NJ 07436
5401	30	HARRIS, B&D	69 MONHEGAN AVE	69 MONHEGAN AVE	OAKLAND, NJ 07436
5401	31	SAMRA, S & TUFARO, J	67 MONHEGAN AVE	67 MONHEGAN AVE	OAKLAND, NJ 07436
5401	32	TAMAYO, C&G	65 MONHEGAN AVE	65 MONHEGAN AVE	OAKLAND, NJ 07436
5401	33	SHINER, L&M	63 MONHEGAN AVE	63 MONHEGAN AVE	OAKLAND, NJ 07436
5401	34	ROONEY, K&K	61 MONHEGAN AVE	61 MONHEGAN AVE	OAKLAND, NJ 07436
5401	35	MORTENSEN, NATALIE	85 MANITO AVE	85 MANITO AVE	OAKLAND, NJ 07436
5501	1	MAAS, D&D	89 MANITO AVE	89 MANITO AVE	OAKLAND, NJ 07436
5501	2	BELLIZZI, G&H	62 MONHEGAN AVE	62 MONHEGAN AVE	OAKLAND, NJ 07436
5501	3	CAJINA, R&M	64 MONHEGAN AVE	64 MONHEGAN AVE	OAKLAND, NJ 07436
5501	4	WEIDMANN, F&S	66 MONHEGAN AVE	66 MONHEGAN AVE	OAKLAND, NJ 07436
5501	5	GRIDER, J&D	68 MONHEGAN AVE	68 MONHEGAN AVE	OAKLAND, NJ 07436
5501	6	KARSOS, E&C	70 MONHEGAN AVE	70 MONHEGAN AVE	OAKLAND, NJ 07436
5501	41	BOE-MANITO SCHOOL	111 MANITO AVE	111 MANITO AVE	OAKLAND, NJ 07436
5501	42	GAVIRIA-RIOS, L&G	107 MANITO AVE	107 MANITO AVE	OAKLAND, NJ 07436
5501	43	DRISCOLL, EUGENE	101 MANITO AVE	101 MANITO AVE	OAKLAND, NJ 07436

UTILITIES & AUTHORITIES
Bergen County Planning Board
One Bergen County Plaza
Room 415
Hackensack, NJ 07601-7076

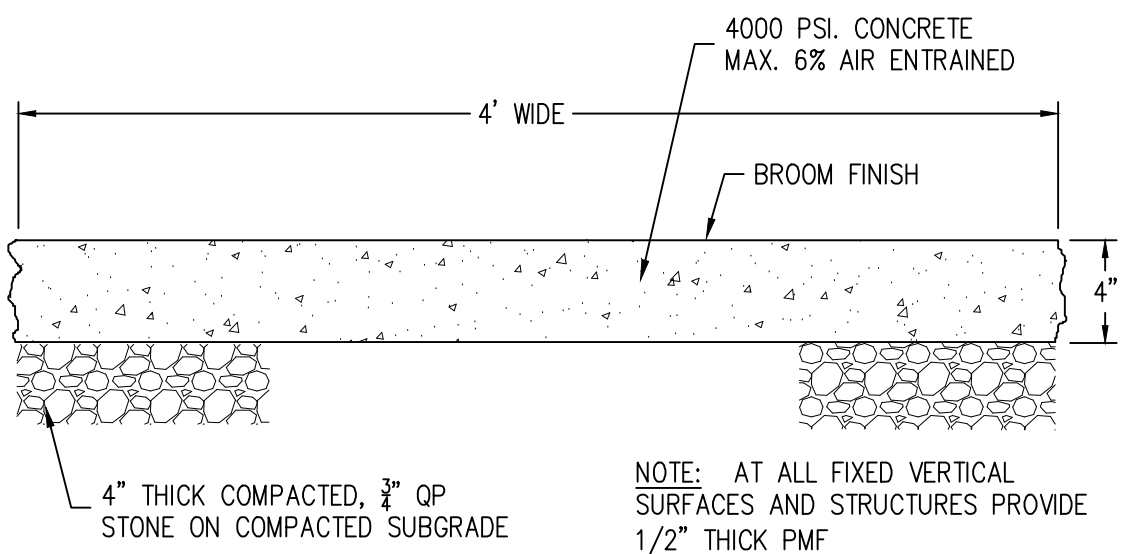
Rockland Electric Co.
Att: Edw. M. McDonough
One Blue Hill Plaza
Pearl River, N.Y. 10965

Public Service Electric & Gas
Manager - Corporate Properties
80 Park Plaza, 768
Newark, NJ 07102



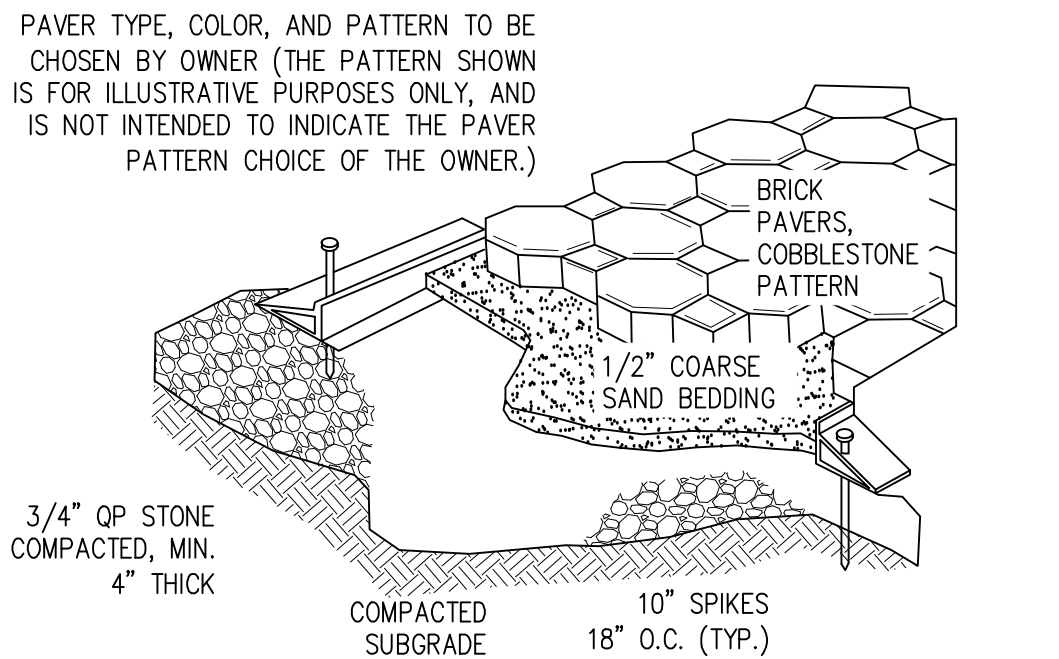
RESIDENTIAL DRIVEWAY DETAIL

NTS



CONCRETE SIDEWALK

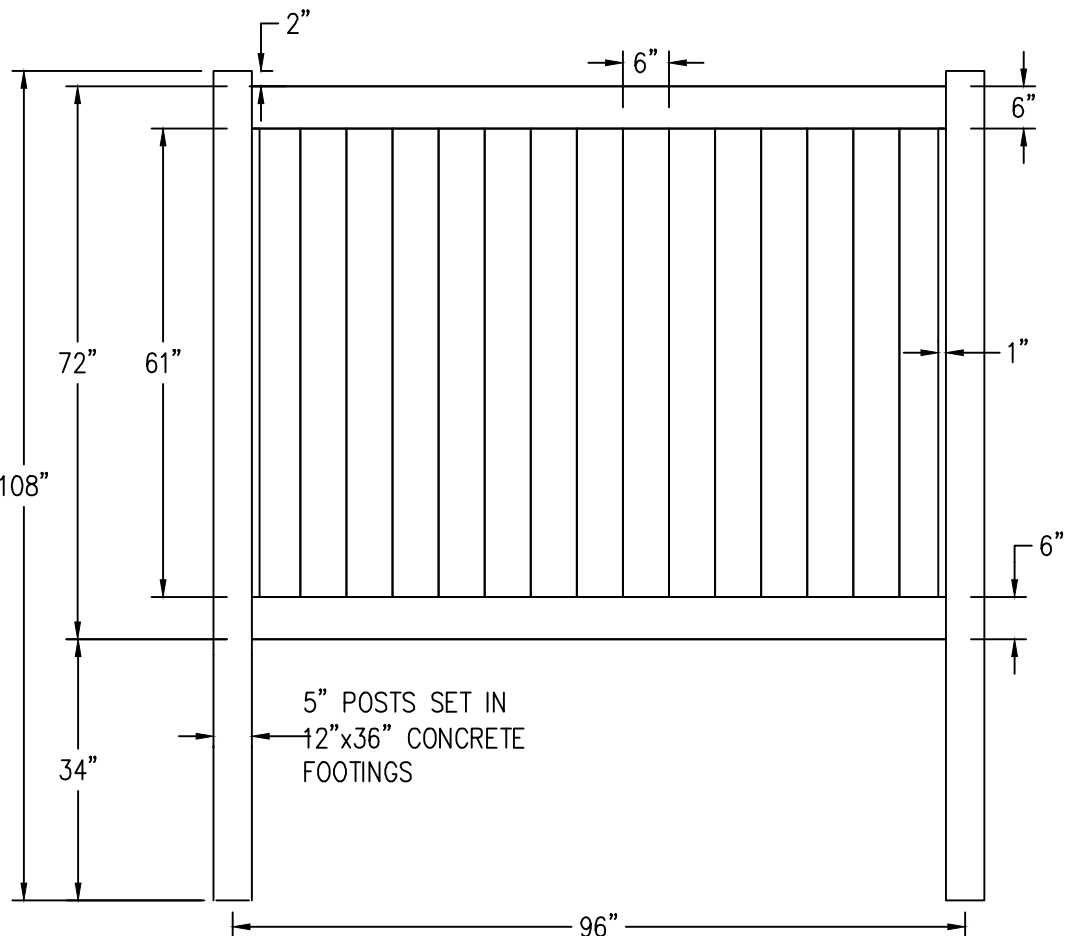
NTS



NOTES:
1. INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
2. INSTALL EDGE PAVER UNITS AT ALL PERIMETERS.
3. WHERE PAVERS ABOUT CONCRETE CURBS, CONTRACTOR SHALL INSTALL PAVERS SUCH THAT THERE IS NO LIP OR VERTICAL DISCREPANCY THAT COULD POSE A TRIPPING HAZARD BETWEEN CONCRETE CURB AND PAVERS.

CONCRETE PAVER DETAIL

NTS



FENCE - PVC PRIVACY

NTS

BULK ZONING REQUIREMENTS (RA-3 RESIDENTIAL ZONE)

DESCRIPTION	PERMITTED	LOT 1 EXISTING	LOT 2 EXISTING	LOT 1.01 PROPOSED	LOT 2.01 PROPOSED	COMMENT
MINIMUM LOT AREA (SF)	15,000	17,365	15,000	16,777	15,588	
MINIMUM LOT WIDTH (FT)	100	70	60	70/56 (1)	74/60 (1)	V/ENC
MINIMUM LOT DEPTH (FT)	140	250	250	250	250	
MAXIMUM BUILDING COVERAGE (%)	20	10.2	12.6	10.5	12.1	
MAXIMUM IMPERVIOUS COVERAGE (%)	40	19.3	29.5	20.0	32.5	
MAXIMUM NUMBER OF STORIES	2 1/2	2	1	2	1	NO CHANGE
MAXIMUM HEIGHT (FT)	35	<35	<35	<35	<35	NO CHANGE
MINIMUM FRONT YARD (FT)	40		35.70		35.7	
MINIMUM FRONT YARD, CORNER LOT (FT)	40	147.6		147.6/105.6 (1)		
MINIMUM SIDE YARD, EACH (FT)	15		6.5/9.4		6.5/9.4	ENC - IMPROVED AT FRONT CORNER
MINIMUM SIDE YARD, CORNER LOT (FT)	40	24.9		24.9		ENC
MINIMUM INTERIOR SIDE (FT)	15	18.3		18.3		NO CHANGE
MINIMUM REAR YARD (FT)	35		178.0		178.0	
MINIMUM REAR YARD, CORNER LOT (FT)	35	58.0		58.0		NO CHANGE

ENC - EXISTING NON-CONFORMING CONDITION
V - VARIANCE REQUIRED
(1) - SMALLER DISTANCE MEASURED TO AREA OF LAND BEING TRANSFERRED

IMPERVIOUS SURFACE AREAS (SF)

DESCRIPTION	LOT 1 EXISTING	LOT 2 EXISTING	LOT 1.01 PROPOSED	LOT 2.01 PROPOSED
LOT AREA	17,365	15,000	16,777	15,588
DWELLING	1,180	1,318	1,180	1,318
DECK	588	474	588	474
SHED		100		100
DRIVEWAY	829	593	829	1,093
FRONT WALK & STAIRS	147	164	147	
WOOD PLATFORM	615		615	
A/C & GENERATOR PAD(S)		15		15
POOL & PATIO		1590		1,590
POOL EQUIPMENT PAD		17		17
REAR STEPS		12		12
REAR SLATE WALK		31		31
WALL		113		113
TOTAL	3,359	4427	3,359	4763
IMPERVIOUS COVERAGE (%)	19.3%	29.5%	20.0%	30.6%
CHANGE IN IMPERVIOUS AREA (SF)			0	336
BUILDING COVERAGE (%)	10.2	12.6	10.5	12.1



Before You Dig, Drill Or Blast!
CALL US TOLL FREE
1 (800) 272-1000
Jersey Underground Facility Protection Act.
N.J.S.A. 48:2-73 thru N.J.S.A. 48:2-91 &
N.J.A.C. 14:2.1 thru N.J.A.C. 14:2-6.4

APPLICANT INFORMATION:
GERARD & HEATHER BELLIZZI
62 MONHEGAN ROAD
OAKLAND, NJ 07436
(551) 804-0525
GERARDBELLIZZI@YAHOO.COM

OWNER INFORMATION:
LOT 1:
DANIEL & DEBORAH MAAS
89 MANITO AVENUE
OAKLAND, NJ 07436
(201) 838-6904

LOT 2:
GERARD & HEATHER BELLIZZI
62 MONHEGAN ROAD
OAKLAND, NJ 07458
(551) 804-0525
GERARDBELLIZZI@YAHOO.COM

SURVEY REFERENCES:
1. SURVEY, PREPARED BY PAX SURVEYING & ENVIRONMENTAL CONSULTING DATED 4/21/20, LAST REVISED 11/17/20
2. NJGEOWEB - NO MAPPED FRESHWATER WETLANDS ON SITE OR WITHIN 150' OF PROJECT AREA

DATE	REVISION				
GRAPHIC SCALE					
MINOR SUBDIVISION & PLOT PLAN					
BELLIZZI RESIDENCE DRIVEWAY					
62 MONHEGAN ROAD & 89 MANITO AVENUE BLOCK 5501 LOTS 1 & 2 BOROUGH OF OAKLAND NEW JERSEY					
RICHARD WESTBROCK & ASSOCIATES					
44 GARRET PLACE MIDLAND PARK, NEW JERSEY (201) 978-4519 WestbrockEng@gmail.com					
PROFESSIONAL ENGINEER No. GE41117					
PROJECT No.	DRAWN	CHECKED	SCALE	DATE	SHEET No.
21401	RW	RW	1"=20'	3/11/2021	1