

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

LAND DEVELOPMENT APPLICATION

Date _____

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

Application No. _____
Date Received _____
Fee Submitted _____
Jurisdiction Date _____
Complete Date _____
Decision Date by _____
Board Action _____

FOR OFFICIAL USE ONLY

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

| | | |
|------------------------------------------------------|-------------------------------------------------------------------|------------------------------------------------------|
| <input checked="" type="checkbox"/> New Application | <input checked="" type="checkbox"/> Major Subdivision Preliminary | <input type="checkbox"/> Major Site Plan Preliminary |
| <input type="checkbox"/> Amendment to prior approval | <input checked="" 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.e) |
| <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: 637 Ramapo Valley Road, LLC.
- b. Address: 10-16 Plymouth Drive, Fair Lawn, NJ 07410
- c. Telephone (include fax number if desired): 347-821-0344 Gilbert Karni
- d. Applicant is a: (check applicable status)
- ☐ Corporation ☐ Partnership ☐ Individual (s) ☒ LLC.
- 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: HOUSER ENGINEERING, LLC
- Address: 1141 GREENWOOD LAKE TURNPIKE, RINGWOOD, NJ 07456
- Tel: 973-728-2945 Fax: 973-506-1524

2. PROPERTY INFORMATION

- a. Street address 637 Ramapo Valley Road
- b. Tax Map Block(s) 1301 Lot (s) 40
- c. Zone District RA-1
- d. Existing Use of Property SINGLE FAMILY RESIDENCE
- e. Please list prior applications or municipal actions regarding this property:

- f. Property is located (check applicable status):

☐ Within 200 feet of another municipality. ☐ Adjacent to a State Highway.

☒ Adjacent to an existing or proposed County road. ☐ Adjacent to other County land.

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

- g. Property has public sanitary sewer access available? ~~Yes~~ / No. If not what solution is proposed to handle sanitary waste. NO SEWER SEPTICS TO BE INSTALLED

3. NATURE OF APPLICATION: (check where appropriate)

- a. ☒ Minor Subdivision/ Major Subdivision:

(1) Indicate total tract size: 3.396 acres

(2) Proposed number of lots: 3

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

SUBDIVIDE INTO THREE (3) CONFORMING RESIDENTIAL BUILDING LOTS

- 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)

MAJOR SUBDIVISION PLAN, PREPARED BY HOUSER ENGINEERING 2/15/21

- 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> |
|---------------------------------------------------------------|-----------------|-----------------|
| <u>PROPOSED LOT 40.03 HAS NO FRONTAGE AN AN IMPROVED ROAD</u> | | |
| <u>59-66.3 DENSITY PERMITTED - 2.9 LOTS, 3 PROPOSED</u> | | |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

5. SPECIFIC DESIGN WAIVER (S) RELIEF REQUESTED

| <u>Section</u> | <u>Required</u> | <u>Proposed</u> |
|---------------------------------------------------------------------------|-----------------|-----------------|
| <u>(16) PARTIAL WAIVER: TOPOGRAPHY IS IN ASSUMED DATUM</u> | | |
| <u>(20) STORMWATER RUNOFF REPORT: WAIVER REQUESTED FOR HEARING</u> | | |
| <u>PURPOSED ONLY. ANALYSIS AND DESIGN WILL BE PROVIDED AS A CONDITION</u> | | |
| <u>OF APPROVAL IF RECEIVED.</u> | | |
| <u>(26) ALL STREETS AND STREAMS WITHIN 200'</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. (SEE ATTACHED)
- 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 Gilbert Karni, Managing Member, 637 Ramapo Valley Road, LLC. 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 Gilbert Karni, Managing Member, 637 Ramapo Valley Road, LLC. Date

Sworn and Subscribed to before me

12th day of April 2021 (Year)

Ben R. Cascio
Attorney at Law of NJ (Notary)

7. Specific Relief Requested:

This is a Major Subdivision application to subdivide a 3.396 acre lot into three (3) conforming building lots. The subject property located at 637 Ramapo Valley Road, also known as Block 1301 lot 40, and is located in the RA-1 Single Family Residence Zone, upon which presently exists a single-family residence and barn. The property fronts on Ramapo Valley Road with a twenty (20) foot wide access easement from Apache Drive to the rear portion of the property where the third lot is to be located.

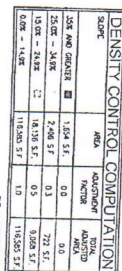
The applicant proposes to subdivide the 3+ acre parcel into three conforming building lots, in accordance with the plans submitted, entitled: "Major Subdivision Plan 637 Ramapo Valley Road, Borough of Oakland, Block 1301, Lot 40, prepared by Houser Engineering, LLC., dated February 15, 2021.

The proposed lots will be fully conforming, each containing more than the required minimum area of 43,560sf. However, in accordance with the Oakland Density Control Calculations, 2.9 lots are permitted, where 3 are proposed, thereby requiring a technical variance.

The only other variance required is for proposed Lot 40.03 which does not have frontage on an approved road, and will be accessed by a twelve (12) foot wide paved driveway through the twenty (20) foot wide access easement from Page Drive.

Testimony will be presented to demonstrate that the variances requested are reasonable and required because of the special reasons involving the unique location, size, shape and topography of the property; and the proposed Subdivision, if approved, will not substantially impair the intent or purpose of the Zoning Ordinance, nor have any negative impact on the surrounding area, zone plan or zoning ordinance.

RECEIVED BY PROSECUTOR GENERAL
ATTORNEY GENERAL
NEW YORK
DATED SEPTEMBER 30, 1979



- AVERAGE END AREA CALCULATIONS
- TOTAL FILL 878 CY
- TOTAL CUT 364 CY
- NET MOVEMENT (FILL - CUT) 514 CY FILL
- GROSS MOVEMENT (FILL + CUT) 1242 CY

ARTHUR J. SCHAPPELL JR. PLS PP
N 1700 E 5500 AVE 1 AND S 1400 VETERAN AVE, ARL, VA 22204

DATE _____
SURVEY AND SUBDIVISION PREPARED BY
PREPARED BY ARTHUR I. SCHIAFFELL JR., P.L.S.
PHILADELPHIA

SOIL LOGS

WITNESSED BY: KATHA COPIANO, REUS OF BOLD
0'-14" TOP SOIL
14"-120" 100% S SAND AND GRAVEL, 50% 10% 2%
SMALL GRAIN, MOST LOOSE
SAMPLE: @ 84" (X3)
NO ROOTS/NO SEEDS/NO LODE

MINERALS BY: XESTIN CAPRINO, REHS OF BOID
0'-12" TOP SOIL

SPRUE DOWN, MOST LOOSE
TERMINATE ON Boulders AT 88"
NO WOTTLES/NO SEEPAGE/NO LITING

SOIL TOOLS - JANUARY 29, 2021
WITNESSED BY: KRISTIN CARPANO, REPS OF BCHO
0"-13" TOP SOIL

29°-30° 107W/6 SAND AND GRAVEL NOT RECORDED

SAMPLE: 0 65" (K1)
NO MOTTLES/NO SEEDFACE/NO LIDOC

0"-1" TOP SOIL

33°-72° 10M3/6 SAND AND GRAVEL, 30X, 10X, 2X
SINGLE GRAIN, MOST 100SE

annual water, moist (cool)

SAMPLE: 0 95 (K4)

SOIL LOGS - JANUARY 29, 2021
WITNESSED BY: KRISTINA CAPELINO, REHS OF BCHD

0°-120° 10MM/5 SAND AND GRAVEL, 10%, 10%, 10%
SINGLE GRAIN, MOST: 1.005E

SOIL LOG/6 - JANUARY 29, 2021
WITNESSED BY: KRISTIN CARBON, BROS OF COLOR

6"-94" 10M3/6 SAND AND GRAVEL 10%, 10%, 10%
SAND GRAV. MOST LOOSE

NO BOTTLES/NO SEEPAGE/NO LEAK

CHECKLIST WAIVERS REQUEST

PURPOSES ONLY. ANALYSIS AND DESIGN SHALL BE THE RESPONSIBILITY OF THE USER. THE CONDITION OF APPROVAL IS RECEIVED

VARIANCES REQUESTED

DEVELOPMENT NOTES.

THE PROJECT DISTURBS 63,460 SF (1,437 ACRES) AND PROJECT PLAN IS REQUIRED FOR FINAL, CONTEMPLATED IMPROVEMENTS.

AND CALCULATIONS WILL BE PROVIDED PENDING VARIANCE

LEGEND:

EXISTING MAJOR CONTOURS
705- PROPOSED MAJOR CONTOURS

PROPOSED ROCK WALL
EXISTING ROCK WALL

EXISTING TREE
TO BE REMOVED
EXISTING GRADE
TEST HOLE
LOCATION

1

[illegible][illegible]

| IMPERVIOUS COVERAGE | | | |
|---------------------|----------------|------------------|--------------------|
| ITEM | ENGINEER LOT # | FIELD DATA SHEET | INSTRUMENTED LOT # |
| BLADING COVERAGE | 2.40/ 57/ 35 | 2.85/ 57/ 45 | 2.95/ 57/ 45 |
| DOORWAY | 0.25/ 57/ 35 | 2.85/ 57/ 45 | 2.95/ 57/ 45 |
| WALKWAY | 3.35/ 57/ 25 | 1.25/ 57/ 45 | 3.15/ 57/ 35 |
| TOTAL | 11.55/ 57/ 105 | 7.95/ 57/ 45 | 4.30/ 57/ 35 |

GENERAL NOTES:

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MAJOR SUBMISSION PLAYS APPROVED AT A REEPLYING MEETING FOR MAY AND JUNE 1994.

CHURCH OF THE GOOD
S.A.C.

MECHANICAL ENGINEER

[illegible]

637 RAMAPO VALLEY ROAD
BOROUGH OF OAKLAND
NJ 07642
908-833-1111

BERGEN COUNTY
HOUSE
T.J. VANDEBART
NEW JERSEY
SHEET NO. 10

PROFESSIONAL ENGINEER

[illegible]

OAK - _____

PLANNING BOARD
BOROUGH OF OAKLAND
DETERMINATION OF COMPLETENESS CHECKLIST
MAJOR SUBDIVISION

Project Title _____
Lot, Block _____
Docket No. _____

| ITEM | YES | NO | N/A | COMMENTS |
|-----------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|--------------------------|----------|
| (1) Drawing preparation date and all subsequent revision dates. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| (2) Key Map drawn to a scale of not less than 1"=400'. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| (3) Title of Development and Title of each drawing. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| (4) North Arrow | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| (5) Subdivision plat drawn to a scale of not less than 1"=50'. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| (6) Lot and block numbers of the site. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| (7) Name and address of owner and/or applicant. If a corporation, indicate name and address of partner or officer(s). | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| (8) Name, address, license no. and seal of the preparing New Jersey registered professional Land Surveyor. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| (9) Required survey data of all proposed and existing lots, easement, roadways, etc. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| (10) Property owners within 200 feet. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____ |

| ITEM | YES | NO | N/A | COMMENTS |
|------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|------------------------|
| (11)Zone boundaries of the adjoining properties. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| (12)Proposed and existing setback lines. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| (13)Reference to proposed or existing covenants or deed restrictions. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| (14)Distance along right-of-way lines to the nearest intersection. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| (15)Existing structures and natural features within 200 feet thereof. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| (16)Existing/proposed contours referred to U.S.C.&G.S. datum. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | FACTUAL WAVED |
| (17)Location of existing natural and man-made features (i.e. rock outcrops, streams, culverts, etc.) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| (18)Cross-sections and profile of the proposed roadways. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| (19)Location of existing/ proposed sanitary sewer and water facilities and appurtenances. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| (20)Detailed existing and proposed storm runoff drainage report, and area drainage map prepared in accordance with Section 59-38C. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | WAVED FOR HEARING ONLY |
| (21)Acreage of tract to the nearest tenth of acre and area of all lots in square feet. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

| ITEM | YES | NO | N/A | COMMENTS |
|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|----------|
| (22) Location of existing and proposed monuments. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| (23) Location and nature of spaces designated as "common area" for the common use of all property owners. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| (24) Soil percolation test report and location of test holes in accordance with the requirements of Board of Health or other applicable agencies. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| (25) Individual sewage disposal System | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| (26) All streets and streams within two hundred (200) feet of the subdivision, including width of paving and right-of-ways. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Wanted |
| (27) Proposed buildings including floor elevations when deemed necessary. Site grading plan when required by Planning Board and/or Borough Engineer. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| (28) Location of existing and proposed building setback lines. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| (29) Retaining wall design data prepared, sealed and signed by a New Jersey registered professional Engineer. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| (30) Soil Erosion and Sediment Control Plan. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| (31) Soil movement application, plans and cross sections, as per Paragraph 59-67. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

| ITEM | YES | NO | N/A | COMMENTS |
|-----------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|-------------------------------------|-----------------|
| (32) Adherence to the Flood Damage Prevention Ordinance No. 85-Code 56. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| (33) Indicate limit of grading and/or disturbance. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| (34) Such other information or date as may be required by the approving authority or the County Planning Board. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| (35) The Board reserves the right to reject any and all drawings which are not clear, concise and legible. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| (36) Locate area on National Wetlands Inventory Map. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Shown on photo. |
| (37) Submittal of variance application. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

NOTE: Corporations making application MUST be represented by Counsel at any Planning Board Meetings.

Additional Comments: _____

