



BOROUGH OF OAKLAND, NEW JERSEY

TO: Planning Board

FROM: Glen Turi

This is to advise you that on August 8, 2023, a denial was issued to the resident Andrew Borsellino for the location 5 Kiowa Terrace, Oakland, NJ 07436

Block: 5004 Lot: 41

Zoning District: RA-3

For: Addition/Deck

For the following reasons: 59-Attachment 5

- 1) Side Yard Setback Addition: Minimum 15 Feet, Proposed 11 Feet
- 2) Side Yard Setback Deck: Minimum 15 Feet, Proposed 11 Feet

The Ordinances pertaining to this application are:
Chapter 59-Attachment 5

Fee: \$50.00 Paid by: # Check #284 LOD: #Z-08082023

An appeal to the Board of Adjustment of the determination must be made within twenty (20) days of the date of this determination.


Glen Turi
Zoning Official

BOROUGH OF OAKLAND
BERGEN COUNTY, NEW JERSEY

ZONING BOARD APPLICATION

Date 8/9/23

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

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

Date Received: _____

Fee Submitted: _____

Complete Date: _____

FOR OFFICIAL USE ONLY

☒ Appeal from the decision of the Zoning Officer [N.J.S.A. 40:55D-70(a)]

☐ Bulk Variance(s) [N.J.S.A. 40:55D-70(c)]

☐ Use Variance / Expansion of Non-conforming Use / Conditional Use [N.J.S.A. 40:55D-70(d)(1)(2)(3)]

☐ Floor Area Ratio / Density [N.J.S.A. 40:55D-70(d)(4)(5)]

☐ Site Plan Review [N.J.S.A. 40:55D-76(b)]

1. APPLICANT INFORMATION

a. Name: Andrew Borsellino

b. Address: 5 Kiowa ter

c. Telephone 914-804-8714 Email: Andrew.Borsellino@gmail.com

d. Applicant is a: (check applicable status)

☐ Corporation

☐ Partnership

☒ Individual(s)

☐ LLC

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.

e. Relationship of applicant to property (check applicable status):

☒ Owner ☐ Contract Purchaser ☐ Lessee ☐ Other (specify _____)

f. If applicant is represented by an attorney:

Name: _____

Address: _____

Telephone: _____ Email: _____

g. (Architect) Preparation of Plans by:

Name: Axis Architectural Group - Steven Lazarus

Address: 16 Highland Road, Englewood NJ 07631

Tel: 201-816-1818 Email: STEVEN@axis-ag.com

h. (Engineer) Preparation of Plans by:

Name: _____

Address: _____

Tel: _____ Email: _____

2. PROPERTY INFORMATION

a. Street address 5 Kiowa Ter

b. Tax Map Block(s) 5004 Lot (s) 41

c. Zone District RA-3

d. Existing Use of Property Residential Home

e. Proposed Use Property: " "

f. Residential applications:

Current number of bedrooms 3 Proposed number of bedrooms 5

Current number of bathrooms 3 Proposed number of bathrooms 3.5

g. Property is sewered X Septic system _____

h. Are there any existing Deed Restrictions/Easements? X No ___ Yes (attach copy of restriction)

Are there any proposed Deed Restrictions/Easements? X No ___ Yes (attach copy of restriction)

i. Does the applicant/owner own any property which adjoins/is adjacent to this property? ___ Yes X No

j. Please list prior applications or municipal actions regarding this property and attach Resolutions related to same: N/A

k. 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.

3. NATURE OF APPLICATION: (clearly detail proposal- attach additional sheets if necessary)

2nd Floor Addition and DECK. 2nd Floor
Will be built over existing 1st Floor footprint.

4. JUSTIFICATION FOR RELIEF: (statement setting forth reasons justifying granting of this application- attach additional sheets if necessary)

Additional living space needed for our
growing family.

5. BULK VARIANCE RELIEF IS SOUGHT BECUASE OF: (check applicable)

☒ Exceptional narrowness of property

☐ Exceptional shallowness of property

☐ Shape of property

☐ Exceptional topographic/physical features of the site

☐ Other extraordinary/exceptional situation

☐ One or more listed purpose of M.L.U.I., advanced

6. Indicate if this is a bifurcated use variance application: ☐ Yes ☒ No

Note: If yes, 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).

7. **VARIANCE(S) REQUESTED:** (List all Sections of Borough Code for which relief is sought- attach additional sheets if necessary)

Borough Code Section	Required	Proposed
59- Attachment 5	15	11

8. **ZONING TABLE:** (This MUST be completely filled out in order for your application to be deemed complete)

	REQUIRED	EXISTING	PROPOSED
Lot Area	<u>1500</u> sf min	<u>1264</u> sf	<u>1264</u> sf
Lot Width	<u>100</u> ft min	<u>100</u> ft	<u>100</u> ft
Lot Depth	<u>140</u> ft min	<u>125</u> ft	<u>125</u> ft
Building Coverage* (calculated: total building footprint square footage divided by lot area x 100%)	<u>20</u> % max	<u>11</u> %	<u>14</u> %
Impervious Coverage** (calculated: total impervious footprint square footage divided by lot area x 100%)	<u>40</u> % max	<u>29.5</u> %	<u>29.6</u> %
Front Setback	<u>40</u> ft min	<u>46.3</u> ft	<u>46.3</u> ft
Side Setback	<u>15</u> ft min	<u>11</u> ft (Left) <u>38.6</u> ft (Right)	<u>11</u> ft (Left) <u>38.6</u> ft (Right)
Rear Setback	<u>35</u> ft min	<u>50.5</u> ft	<u>35.7</u> ft
Building Height	<u>35</u> ft max <u>2 1/2</u> stories max	<u>23.3</u> ft <u>1</u> stories	<u>34.3</u> ft <u>2 1/2</u> stories

*Building Coverage: that percentage of a lot covered by the roof(s) of all principal and accessory building(s), including roofed over porches and similar extensions of a building such as roofed decks.

**Impervious Surfaces: surfaces covered by roofs, pavement, walks, patios, and other materials so that underlying soils are highly resistant to infiltration of water. This includes all buildings, porous paving, paver blocks, gravel, crushed stone, decks, patios, elevated structures, and other similar structures, surfaces, or improvements.

9. ADDITIONAL REQUIREMENT OF SUBMISSION:

- a. Attach Zoning Officer's Decision
- b. Attach certification of payment of taxes from Borough Tax Collector
- c. Submit Request for 200' Property Owners' List
- d. Submit Legal Notice of Hearing for review prior to mailing & publishing
- e. Attach completed checklist.
- f. Attach Property Survey
- g. Attach Site Plan & Architectural Drawings, if applicable
- h. Attach any other agency and/or government approvals if received in connection with this application such as NJDEP permits, NJDOT permits, Bergen County Approvals etc.

10. VERIFICATION AND AUTHORIZATION

- a. **Applicant's Statement:** I hereby certify that the above statements made by me and the statements and information contained in the papers submitted in connection with this application are, to the best of my knowledge, true and accurate.

Andrew Borsellino

Applicant's Signature

8/9/23
Date

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

Andrew Borsellino

Owner's Signature

8/9/23
Date

Sworn and Subscribed to before me this

9 day of August, 2023 (Year)

Adriana Isaacs

(Notary)

ADRIANA ISAACS

Notary Public
New Jersey

My Commission Expires April 11, 2024
No 2444761

NOTICE OF HEARING
ZONING BOARD OF ADJUSTMENT
BOROUGH OF OAKLAND

Pursuant to the provisions of the Municipal Code of the Borough of Oakland and the provisions of N.J.S.A. 40:55D-12, notice is hereby given that the following applicant has filed an application with the Zoning Board of Adjustment of the Borough of Oakland seeking variances/relief from the provisions of the Borough Code, more fully described below:

- Applicant name: Andrew Borsellino
- Relationship to property: OWNER (i.e. owner/contract purchaser/lessee)
- Address of property: 5 Kiowa Ter
- Lot: 41 Block: 5004 on the tax assessment map of the Borough of Oakland
- Zone: RA-3
- Description of proposed project: Addition + Deck
- Section(s) of Code from which relief is sought:
Chapter 54 Section 5 Schedule _____
Chapter _____ Section _____ Schedule _____
Chapter _____ Section _____ Schedule _____
- Requirement(s) pursuant to relevant Code: (e.g. required 20 ft. rear yard setback setback)
Required 15 ft Side Setback
- Proposed deviation from relevant Code: (e.g. proposed 5ft rear yard setback)
Current Dwelling 11 ft

In addition to the foregoing, the applicants will also seek any and all other variances, waivers, deviations or exceptions the Board deems to be required.

Notice is hereby given that the Borough of Oakland Board of Adjustment has scheduled a public hearing at the Oakland Council Chambers, 10 Lawlor Drive, Oakland, New Jersey Tuesday, _____ at 7:00 P.M. This hearing is open to all interested parties and those desiring to be heard.

Copies of the application are available for review at the office of the Secretary to the Board, Oakland Municipal Building, 1 Municipal Plaza, Oakland, NJ, during office hours and on the Website of the Borough of Oakland (<https://www.oakland-nj.org>) or by contacting Mariela Castro, Board Secretary at 201-337-8111 extension 2007 or at planning@oakland-nj.org.

Members of the public may participate in the public meeting according to the customary practice and procedures of the Zoning Board of Adjustment of the Borough of Oakland.

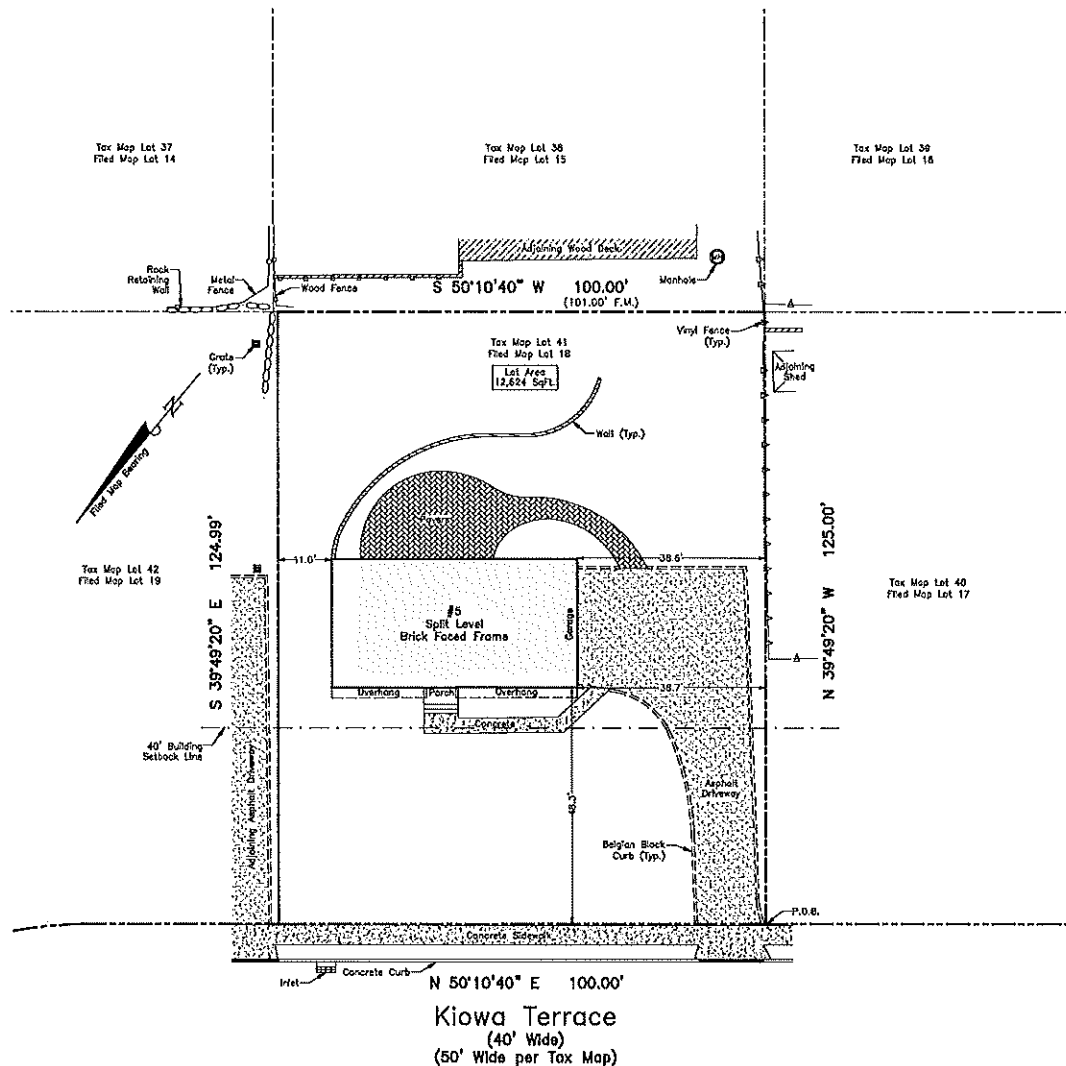
Andrew Borsellino, 5 Kiowa Ter
(Applicant Name & Address)

References:

1. KNOWN AND DESIGNATED as Lot 18 Block 3530 as shown on a certain map entitled, "Final Map Alura Estates, Section 2, Borough of Oakland, Bergen County, N.J." filed in the Bergen County Clerk's Office on September 2, 1964 as Map No. 6190.
2. KNOWN AND DESIGNATED as Lot 41 Block 5004 as shown on the current Tax Assessment Map, Borough of Oakland, Bergen County, New Jersey.
3. Deed Book V5000 Page 407

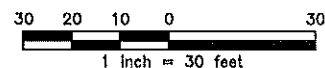
Notes:

1. This survey is for title purpose only.
2. Only surface conditions are shown on this map. The surveyor takes no responsibility for buried pipes, wires, wells, and other utilities.
3. Property subject to easements and restrictions of record and findings of a current title report.
4. Subject to easements, restrictions, terms and conditions as described in Deed Book 4506 Page 326, Deed Book 4787 Page 38, Deed Book 4770 Page 203, Deed Book 4776 Page 108 and as shown on Filed Map No. 6190.



This Survey is certified to:

Andrew Borsellino and Janine Borsellino, husband and wife
Weiss Title Group, LLC (WTG-NJ-1168)
Fidelity National Title Insurance Company
Christopher G. Weigl, Esq.
NJ Lenders Corp., ISAOA/ATIMA



Schmidt
Surveying

66 Hunting Drive, Dumont, NJ 07628
Phone: (201) 403-5801
Fax: (201) 244-6163
www.schmidtsurveying.weebly.com

Certificate of Authorization No. 24GA28182800

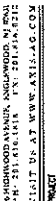
Andrew A. Schmidt

Andrew A. Schmidt

NJ Professional
Land Surveyor
No. 24GS04330100

Survey of Property
Tax Lot 41 - Block 5004
5 Kiowa Terrace
Borough of Oakland
Bergen County, New Jersey

Drawn: TT/JTC	Checked: AS	Date: 6-12-23	Scale: 1" = 30'
------------------	----------------	------------------	--------------------



Legend

BORSSELLINO RESIDENCE
5 KIOWA TERRACE
OAKLAND, NEW JERSEY

Dr. J. S. R. S. R.

DATE	SCALE
6/30/73	AS NOTED
REASON BY	QUOTED BY
RWR	SL

**SITE PLAN
ZONING**

[illegible]

STEVEN R. LIZARD, M.D.
 101 ALABAMA ST. 2ND FLOOR
 BIRMINGHAM, AL 35203
 205/975-1100

MICRO P. GARCIA, M.D.
 301 ALABAMA ST. 2ND FLOOR
 BIRMINGHAM, AL 35203
 205/975-1100

DATE RECEIVED _____

72-544

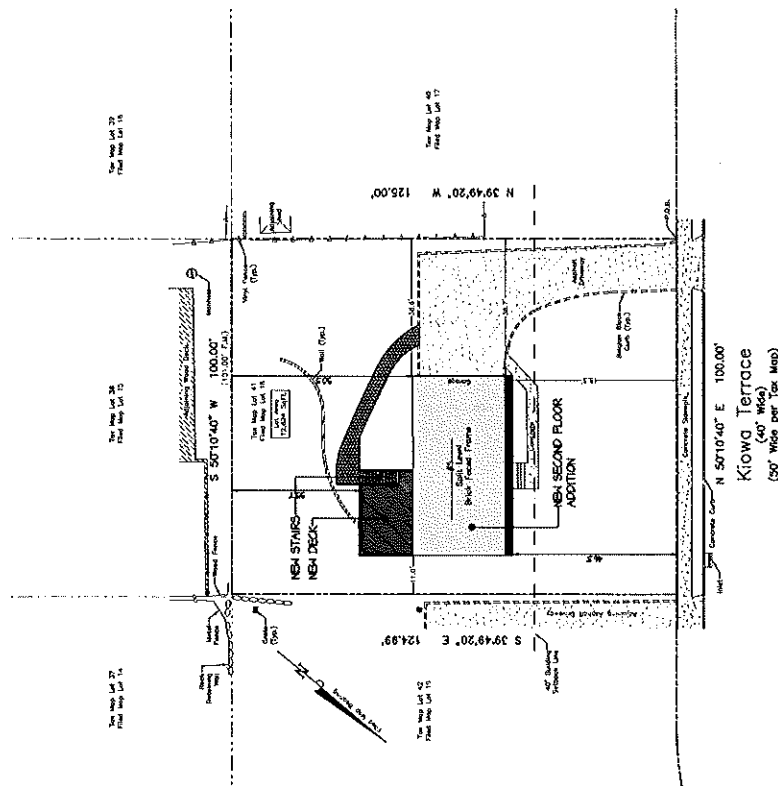
DATE: 1963
PAGE 17

km 6.5 *Longwood* *MD 1* *not used*

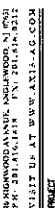
15

191

ZONING INFORMATION
RA-3 SF Res.

[illegible]

SITE PLAN
SCALE: 1/8" = 1'-0"



WORK

BORSELLINO RESIDENCE
5 KIOWA TERRACE
OAKLAND, NEW JERSEY

ENVIRONMENT

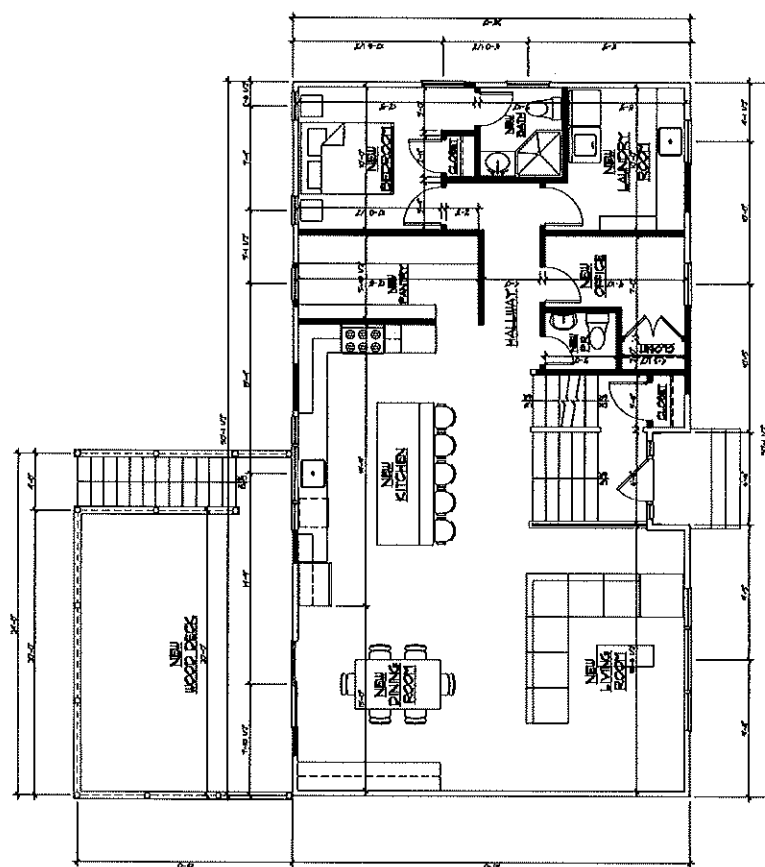
DATE	6/20/73	SCALE	AS NOTED
DRUM BY	RWR	ORDERED BY	SL

**MID LEVEL
FLOOR PLAN**

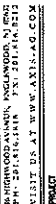
[illegible]

STEVEN R. LIZAREK, A.J.
 17 AL 10000
 18 AL 10000
 19 AL 10000
 20 AL 10000
 21 AL 10000
 22 AL 10000
 23 AL 10000
 24 AL 10000
 25 AL 10000
 26 AL 10000
 27 AL 10000
 28 AL 10000
 29 AL 10000
 30 AL 10000
 31 AL 10000
 32 AL 10000
 33 AL 10000
 34 AL 10000
 35 AL 10000
 36 AL 10000
 37 AL 10000
 38 AL 10000
 39 AL 10000
 40 AL 10000
 41 AL 10000
 42 AL 10000
 43 AL 10000
 44 AL 10000
 45 AL 10000
 46 AL 10000
 47 AL 10000
 48 AL 10000
 49 AL 10000
 50 AL 10000
 51 AL 10000
 52 AL 10000
 53 AL 10000
 54 AL 10000
 55 AL 10000
 56 AL 10000
 57 AL 10000
 58 AL 10000
 59 AL 10000
 60 AL 10000
 61 AL 10000
 62 AL 10000
 63 AL 10000
 64 AL 10000
 65 AL 10000
 66 AL 10000
 67 AL 10000
 68 AL 10000
 69 AL 10000
 70 AL 10000
 71 AL 10000
 72 AL 10000
 73 AL 10000
 74 AL 10000
 75 AL 10000
 76 AL 10000
 77 AL 10000
 78 AL 10000
 79 AL 10000
 80 AL 10000
 81 AL 10000
 82 AL 10000
 83 AL 10000
 84 AL 10000
 85 AL 10000
 86 AL 10000
 87 AL 10000
 88 AL 10000
 89 AL 10000
 90 AL 10000
 91 AL 10000
 92 AL 10000
 93 AL 10000
 94 AL 10000
 95 AL 10000
 96 AL 10000
 97 AL 10000
 98 AL 10000
 99 AL 10000
 100 AL 10000
 101 AL 10000
 102 AL 10000
 103 AL 10000
 104 AL 10000
 105 AL 10000
 106 AL 10000
 107 AL 10000
 108 AL 10000
 109 AL 10000
 110 AL 10000
 111 AL 10000
 112 AL 10000
 113 AL 10000
 114 AL 10000
 115 AL 10000
 116 AL 10000
 117 AL 10000
 118 AL 10000
 119 AL 10000
 120 AL 10000
 121 AL 10000
 122 AL 10000
 123 AL 10000
 124 AL 10000
 125 AL 10000
 126 AL 10000
 127 AL 10000
 128 AL 10000
 129 AL 10000
 130 AL 10000
 131 AL 10000
 132 AL 10000
 133 AL 10000
 134 AL 10000
 135 AL 10000
 136 AL 10000
 137 AL 10000
 138 AL 10000
 139 AL 10000
 140 AL 10000
 141 AL 10000
 142 AL 10000
 143 AL 10000
 144 AL 10000
 145 AL 10000
 146 AL 10000
 147 AL 10000
 148 AL 10000
 149 AL 10000
 150 AL 10000
 151 AL 10000
 152 AL 10000
 153 AL 10000
 154 AL 10000
 155 AL 10000
 156 AL 10000
 157 AL 10000
 158 AL 10000
 159 AL 10000
 160 AL 10000
 161 AL 10000
 162 AL 10000
 163 AL 10000
 164 AL 10000
 165 AL 10000
 166 AL 10000
 167 AL 10000
 168 AL 10000
 169 AL 10000
 170 AL 10000
 171 AL 10000
 172 AL 10000
 173 AL 10000
 174 AL 10000
 175 AL 10000
 176 AL 10000
 177 AL 10000
 178 AL 10000
 179 AL 10000
 180 AL 10000
 181 AL 10000
 182 AL 10000
 183 AL 10000
 184 AL 10000
 185 AL 10000
 186 AL 10000
 187 AL 10000
 188 AL 10000
 189 AL 10000
 190 AL 10000
 191 AL 10000
 192 AL 10000
 193 AL 10000
 194 AL 10000
 195 AL 10000
 196 AL 10000
 197 AL 10000
 198 AL 10000
 199 AL 10000
 200 AL 10000
 201 AL 10000
 202 AL 10000
 203 AL 10000
 204 AL 10000
 205 AL 10000
 206 AL 10000
 207 AL 10000
 208 AL 10000
 209 AL 10000
 210 AL 10000
 211 AL 10000
 212 AL 10000
 213 AL 10000
 214 AL 10000
 215 AL 10000
 216 AL 10000
 217 AL 10000
 218 AL 10000
 219 AL 10000
 220 AL 10000
 221 AL 10000
 222 AL 10000
 223 AL 10000
 224 AL 10000
 225 AL 10000
 226 AL 10000
 227 AL 10000
 228 AL 10000
 229 AL 10000
 230 AL 10000
 231 AL 10000
 232 AL 10000
 233 AL 10000
 234 AL 10000
 235 AL 10000
 236 AL 10000
 237 AL 10000
 238 AL 10000
 239 AL 10000
 240 AL 10000
 241 AL 10000
 242 AL 10000
 243 AL 10000
 244 AL 10000
 245 AL 10000
 246 AL 10000
 247 AL 10000
 248 AL 10000
 249 AL 10000
 250 AL 10000
 251 AL 10000
 252 AL 10000
 253 AL 10000
 254 AL 10000
 255 AL 10000
 256 AL 10000
 257 AL 10000
 258 AL 10000
 259 AL 10000
 260 AL 10000
 261 AL 10000
 262 AL 10000
 263 AL 10000
 264 AL 10000
 265 AL 10000
 266 AL 10000
 267 AL 10000
 268 AL 10000
 269 AL 10000
 270 AL 10000
 271 AL 10000
 272 AL 10000
 273 AL 10000
 274 AL 10000
 275 AL 10000
 276 AL 10000
 277 AL 10000
 278 AL 10000
 279 AL 10000
 280 AL 10000
 281 AL 10000
 282 AL 10000
 283 AL 10000
 284 AL 10000
 285 AL 10000
 286 AL 10000
 287 AL 10000
 288 AL 10000
 289 AL 10000
 290 AL 10000
 291 AL 10000
 292 AL 10000
 293 AL 10000
 294 AL

SPECIAL AGENT IN CHARGE
 PROJECT 1
 23-044
 DWG 40
 A-2
 3 5 1



MID LEVEL PLAN
SCALE 1/8" = 1'-0"



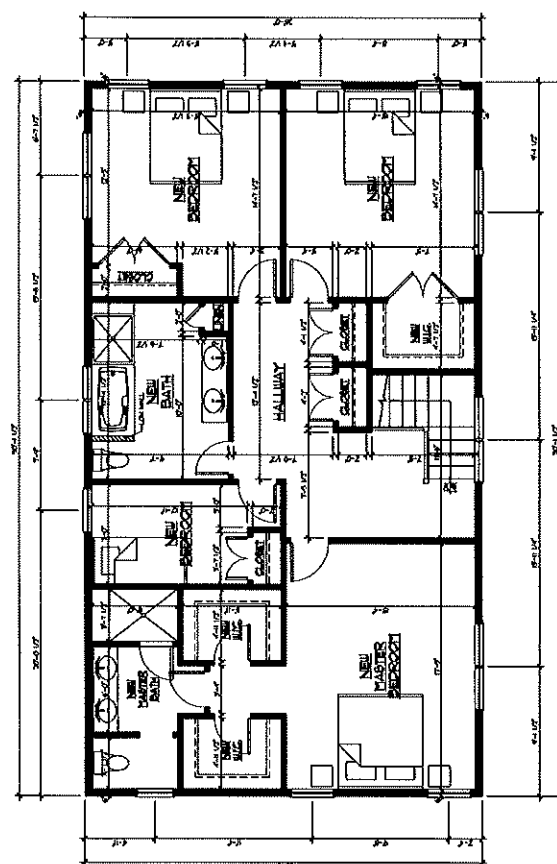
BORSELLINO RESIDENCE
5 KIOWA TERRACE
OAKLAND, NEW JERSEY

CONSULTANT

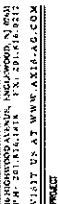
DATE	BY	REMARKS	SL	CHANGED BY
2009/07/09				
2009/07/09				

UPPER LEVEL
FLOOR PLAN[illegible][illegible]

PROJECT # 73-044
ENC NO A-3
JUN 15 1968



UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"



BORSELLINO RESIDENCE
5 KIOWA TERRACE
OAKLAND, NEW JERSEY

DATE	6/30/73	SOLE	AS NOTED
PREPARED BY	RWR	ORDERED BY	SL
ENC. TITLE			

ELEVATIONS

[illegible]

STEVEN R. LAZARUS, ALA.
WJ ALABAMA CT 4444
WJ 10/11/16
MC 692 MA 12041

MICRO P. C. HUNTER, ALA.
WJ ALABAMA IN 52118
WJ 10/11/16

REAL & SIGNATURE

PROJECT # 23-044

DWG NO A-4

3 OF 3

John B. L...

