

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

**APPLICATION FOR RESIDENTIAL VARIANCE FROM  
LOT AREA AND SETBACK REQUIREMENTS**

Date 04/29/2022

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

Date Received \_\_\_\_\_  
Fee Submitted \_\_\_\_\_  
Jurisdiction Date \_\_\_\_\_  
Complete Date 11-6-2022  
Date by \_\_\_\_\_  
Board Action \_\_\_\_\_

**FOR OFFICIAL USE ONLY**

The undersigned, as Applicant/Owner of the subject property listed below hereby makes application to the Borough of Oakland Board of Adjustment for relief from residential zone requirements relating to lot area or setback requirements of the Borough Zoning Ordinance pursuant to N.J.S.A. 40:55D-70 C (1) or C (2) and applicable laws of the Borough of Oakland in order to: (briefly describe proposal)

Installation of a stand-by generator to power my home in the event of a power outage.

The proposed location of the generator is on the east-facing side, parallel to East Court

**I. APPLICANT INFORMATION**

- a. Name: Peter Brandt
- b. Address: 55 Ryerson Avenue, Oakland NJ, 07436
- c. Telephone (include fax number if desired): 201-296-5133
- 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: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

2. PROPERTY INFORMATION

- a. Street address 55 Ryerson Avenue, Oaklan NJ, 07436
- b. Tax Map Block(s) 3701 Lot(s) 54
- c. Zone District RA-2
- d. Lot Area 0.51 Acres Lot Dimensions 146.23' x 139.29'
- e. 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.

- f. Property is sewered N/A Septic system X
- g. Current number of bedrooms 4 Proposed number of bedrooms No Change
- h. Current number of bathrooms 4 Proposed number of bathrooms No Change
- i. Height of building: Existing Stories 2 Feet \_\_\_\_\_  
Proposed Stories No change Feet \_\_\_\_\_
- j. Percentage of lot occupied by building:  
Now: Unknown% With proposed addition: No Change%
- k. Setback from property lines:

	Front	Rear	Right Side	Left Side
a. Existing:	<u>50.9</u>	<u>50</u>	<u>51.1</u>	<u>52.5</u>
b. Proposed:	<u>No Change</u>	<u>No Change</u>	<u>37'-40'</u>	<u>No Change</u>

- l. Please list prior applications or municipal actions regarding this property:

Letter of denial with respect to this matter was mailed by the Borough Zoning Official 04/22/2022.



6. 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.

[Signature]  
Applicant's Signature

04/29/2022  
Date

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
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.

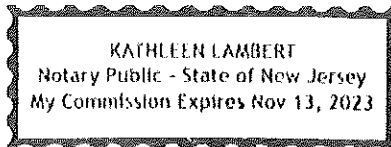
[Signature]  
Owner's Signature

04/29/2022  
Date

Subscribed and sworn to before me this

29 day of April, 2022 (Year)

[Signature]  
(Notary)



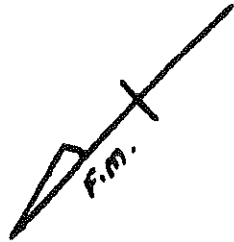
### ZONING TABLE

*This MUST be completely filled out in order for your application to be deemed complete*  
 ZONE OF SUBJECT PROPERTY: RA-2

	REQUIRED	EXISTING	PROPOSED
Lot Area	Unknown <u>30k ft</u> _____ sf min	<u>22,216</u> sf	No Change _____ sf
Lot Width	Unknown <u>135 ft</u> _____ ft min	<u>146.23'</u> ft	No Change _____ ft
Lot Depth	Unknown <u>175 ft</u> _____ ft min	<u>139.29'</u> ft	No Change _____ ft
Building Coverage* (calculated: total building footprint square footage divided by lot area x 100%)	Unknown <u>20</u> _____ % max	No change <u>4.66%</u> _____ %	No change <u>4.66%</u> _____ %
Impervious Coverage** (calculated: total impervious footprint square footage divided by lot area x 100%)	Unknown <u>40</u> _____ % max	No change <u>11.33%</u> _____ %	No change <u>11.33%</u> _____ %
Front Setback	<u>50'</u> ft min	<u>50'</u> ft	No change _____ ft
Side Setback	<u>50'</u> ft min	<u>52.5'</u> ft (Left) <u>51.1'</u> ft (Right)	No change <u>ft</u> (Left) <u>37'-40'</u> ft (Right)
Rear Setback	<u>50'</u> ft min	<u>52.5'</u> ft	No change _____ ft
Building Height	Unknown <u>35 ft</u> _____ ft max Unknown <u>2.5</u> _____ stories max	Unknown <u>25 ft</u> _____ ft <u>2</u> stories	No change <u>ft</u> _____ ft No change <u>stories</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.

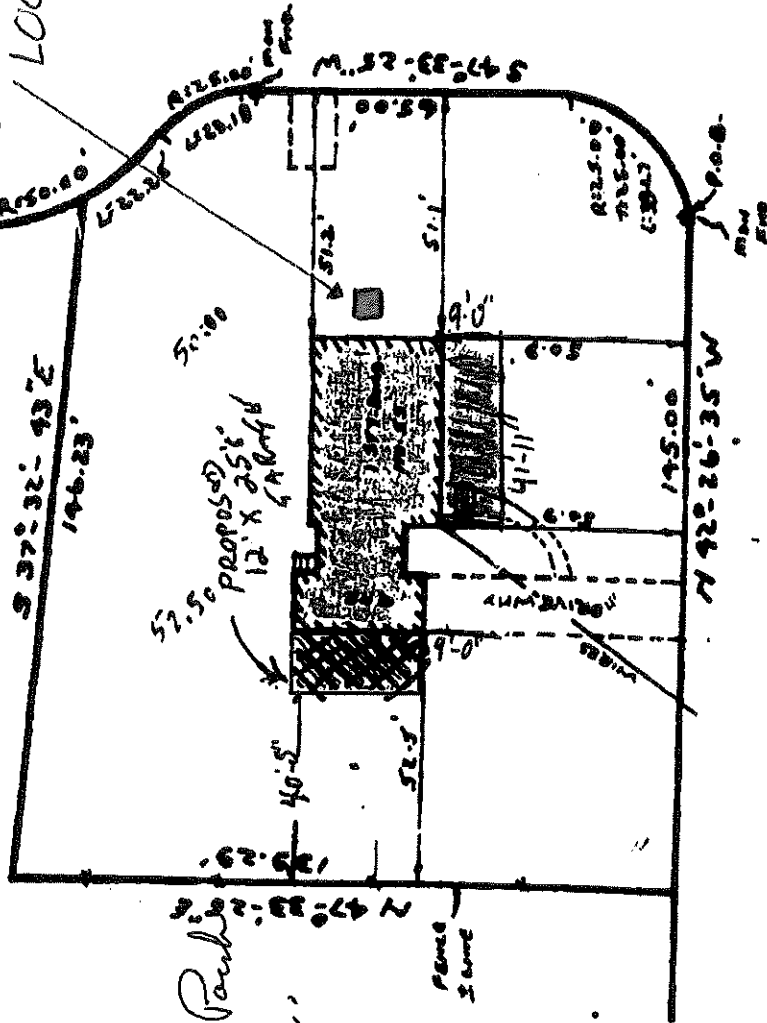
\*\*Impervious Surfaces: surfaces covered by roofs, pavement, walks, patios, and other materials so that underlying soils are highly resistant to infiltration of water. This includes all buildings, porous paving, paver blocks, gravel, crushed stone, decks, patios, elevated structures, and other similar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



*Copy OK for East Park  
as per Resolution  
8/2/00  
B. P.*

GENERATOR  
LOCATION

EAST COURT  
(40' wide)



*BB* RYERSON STREET  
(50' wide)

MARKING OF THE PROPERTY CORNERS FOR  
LOT 4, BLOCK 3324, TAX MAP,  
HAS BEEN OMITTED BY WRITTEN  
CONTRACTUAL AGREEMENT WITH ULTIMATE  
USER OR HIS ATTORNEY.

REFERENCE: LOT-4, BLK-3324, SEC. NO-1  
"RAMAPO HILLS ESTATES", FILED ON -  
OCT. 21, 1955, AS MAP NO. 4894

CERTIFIED TO: PHILIP & JANET MARCHBANK  
COMMONWEALTH LAND TITLE INSURANCE  
COMPANY, NORTHEAST SAVINGS F.A.  
ITS SUCCESSIONS AND/OR ITS ASSIGNS

PROPERTY OF

PHILIP & JANET MARCHBANK

BOROUGH OF OAKLAND, BERGEN COUNTY, N.J.

C.S. BRIDGES ASSOCIATES  
LAND SURVEYING  
INDIAN PARK NEW JERSEY

SCALE

1"=40'

DRAWN BY R.P.B.

REVISED

LAND SURVEYOR

ROBERT P. BOSLAND

N.J. LIC. NO. 11

DATE

2/11/89

*Robert P. Bosland*

CREATED BY



## **BOROUGH OF OAKLAND, NEW JERSEY**

TO: Board of Adjustment

FROM: Glen Turi

This is to advise you that on April 7, 2022 a denial was issued to the resident Peter Brandt for the location 55 Ryerson Avenue, Oakland, NJ 07436

Block: 3704 Lot: 54

Zoning District: RA-2

For: Installing a standby generator

For the following reasons:

- 1) 59-44 Definition Accessory Structure
- 2) 59 Attachment 6 Side Yard: less than 50 ft. proposed, 50 ft. minimum required

The Ordinances pertaining to this application are:

Chapter 59-44 Definitions: Accessory Structure

Fee: \$50.00 Paid by: # 115 LOD: #Z-0407004

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  
1 MUNICIPAL PLAZA OAKLAND, NEW JERSEY 07436  
Glen Turi [Zoningofficer@oakland-nj.org](mailto:Zoningofficer@oakland-nj.org) 201-337-8111 X 2022

A CURRENT SURVEY AND CHECK MUST BE SUBMITTED WITH APPLICATION

PLEASE PRINT CLEARLY

1. SITE ADDRESS: 55 Ryerson Ave BLOCK: 3704 LOT: 54 QUAL:     

2. Applicant's Name: Peter Brandt Tel. No.: 201-296-5133

Address: 55 Ryerson Ave Oakland, NJ

3. Property Owner's Name: Peter Brandt Tel. No.: 201-296-5133

Address: 55 Ryerson Ave Oakland NJ

4. Is a pool located on the property? Yes ☐ No ☒ Fence ☐ Height:     

Driveway ☐: Repaving ☐ or Expansion ☐ AC Unit ☐ Generator ☒ Shed ☐ Deck ☐

New Construction ☐ Addition ☐ New Pool ☐ Patio ☐ Retaining Wall ☐ Maximum Height:       
PODS      OTHER     

5. Has the subject premises been the subject of prior application to the Zoning Board of Adjustment or Planning Board to the applicant's knowledge. Yes ☐ No ☒ If Yes, state date:     

*Retaining wall 4 ft or greater in height: ZONING, ENGINEERING and BUILDING permits required.  
Sheds: UNDER 200 sq ft - Zoning permit only. Greater than 200 sq ft - Zoning & Building permit required.*

ALL APPLICATIONS MUST BE SIGNED:

Peter Brandt  
Applicant Signature

Peter Brandt  
Print Name (Applicant)

Property Owner Signature or Designated Agent

Print Name (Owner)

\*\*\*\*\* OFFICE USE ONLY: \*\*\*\*\*

Based on the information submitted and the requirements of the Borough Zoning Ordinance, your application for a Zoning Permit is hereby:

APPROVED ☒ DENIED ☒ DATE 4/7/22 CHECK # 115

*If approved, valid for 1 year from date of approval*

Comments on Decision:     

      
Signature of Zoning Officer

4/7/22 LOD  
Date

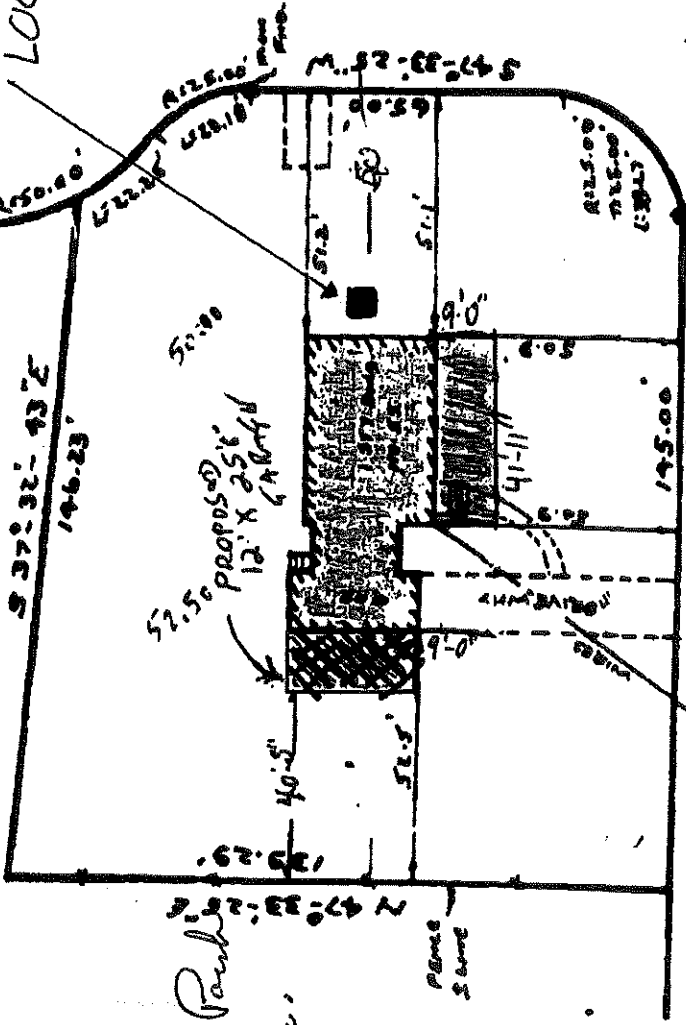




Copy OK for East Park  
as per Resolution  
8/2/00  
Baff

GENERATOR  
LOCATION

EAST COURT  
(40' wide)



MUST be 90'  
from property line  
06/4/22

RYERSON STREET  
(50' wide)

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CERTIFIED TO: PHILIP & JANET MARCHBANK  
COMMONWEALTH LAND TITLE INSURANCE  
COMPANY, NORTHEAST SAVINGS F.A.  
ITS SUCCESSIONS AND/OR ITS ASSIGNS

PROPERTY OF <b>PHILIP &amp; JANET MARCHBANK</b> BOROUGH OF OAKLAND, BERGEN COUNTY, N.J.		DATE BY <b>R.P.</b>
C.S. BRIDGES ASSOCIATES LAND SURVEYING INDLAND PARK NEW JERSEY	SCALE <b>1"=40'</b>	RECORD
LAND SURVEYOR <b>ROBERT P. BOSLAND</b> N.J. LIC. NO. 11		
DATE <b>2/11/89</b>	SIGNED <b>Robert P. Bosland</b>	



Construction Department

Peter Brandt  
55 Ryerson Ave  
Oakland NJ 07436

[illegible]