

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

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

Date 12-7-20

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

Date Received _____
Fee Submitted _____
Jurisdiction Date _____
Complete Date _____
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)

Removal of existing 1 story sunroom, deck and detached Garage
Addition of 2 car attached Garage
Addition of 1 story entry with covered Portico
Add-a-level for 4 Bedrooms, 2 Baths, Laundry and Closets
Add new deck, patio, driveway and walks

1. APPLICANT INFORMATION

a. Name: Adam Brown

b. Address: 734 Howard Road

c. Telephone (include fax number if desired): (201) 538-3317

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: David Rutherford

Address: 141 Dayton St #203 Ridgewood NJ 07450

Telephone: 201-652-8500 Fax: 201-652-2995

Bruce Whitaker,

- 201-934-0110

2. PROPERTY INFORMATION

- a. Street address 20 Princeton Terrace
- b. Tax Map Block(s) 4911 Lot(s) 3
- c. Zone District RA-3
- d. Lot Area 11,202 Lot Dimensions 90x125
- 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.

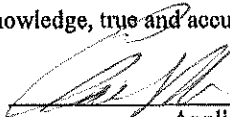
- f. Property is sewerred ☐ Septic system ☒
- g. Current number of bedrooms 2 Proposed number of bedrooms 4
- h. Current number of bathrooms 1 Proposed number of bathrooms 2 1/2
- i. Height of building: Existing Stories 1 Feet 19.50
Proposed Stories 2 Feet 31.00
- j. Percentage of lot occupied by building:
Now: 12.48 % With proposed addition: 14.69 %
- k. Setback from property lines:

	Front	Rear	Right Side	Left Side
a. Existing:	<u>26.5</u>	<u>12.5</u>	<u>32.40</u>	<u>49.00</u>
b. Proposed:	<u>26.75</u>	<u>22.00</u>	<u>32.40</u>	<u>26.50</u>

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

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.



Applicant's Signature

12/7/2020

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.




Owner's Signature

12/7/2020

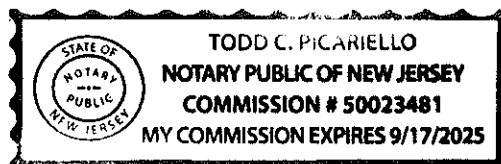
Date

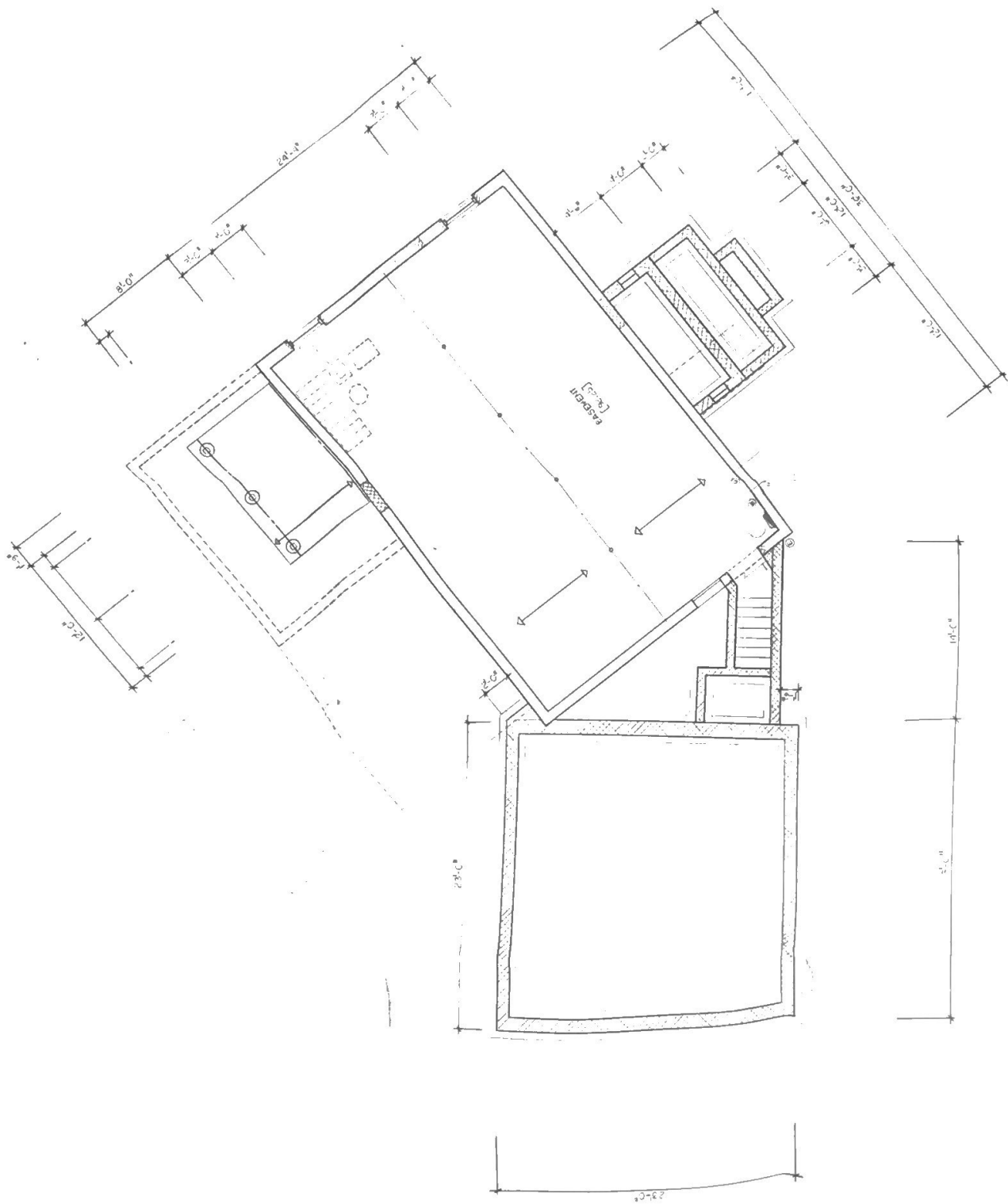
Subscribed and sworn to before me this

7 day of December, 2020 (Year)



(Notary)





BASMENT / FOUNDATION PLAN
BASMENT - 10'-0"

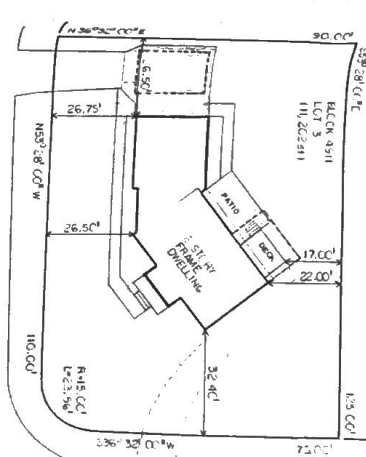
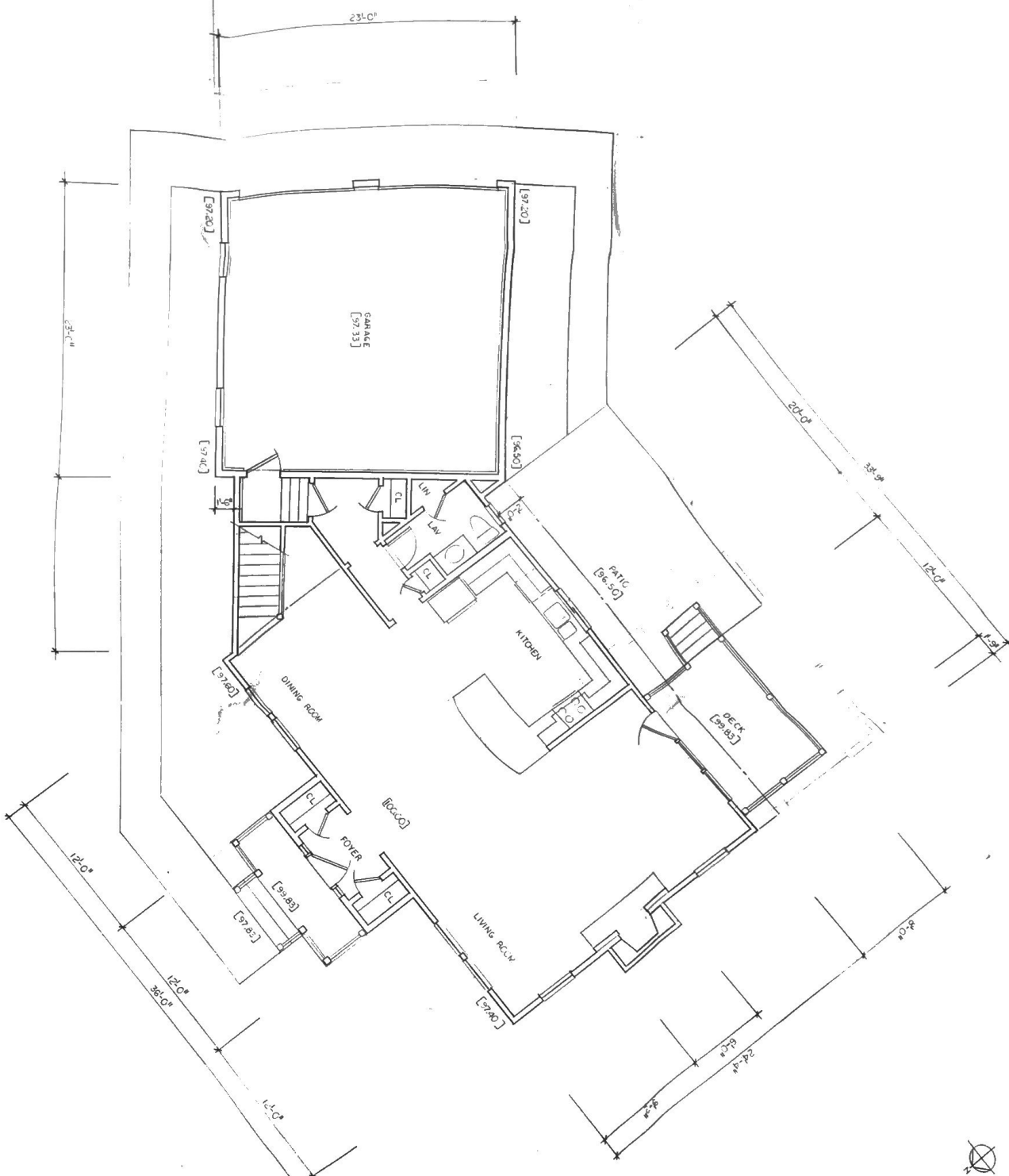
HOUSE ADDITION & ALTERATION
BROWN RESIDENCE
30 PRINCETON TERRACE
OAKLAND, NEW JERSEY

EDWIN P. SHERMAN, R.A., P.P.

N.J. ARCHITECT 9995
NCA#B
N.J. PLANNER 4054

26 SMITHFIELD ROAD
WALDOWICK, N.J. 07463
(201) 812-0896

DATE: 8-29-20	PROJECT NO.: 20104	Client: J. Sherman
REVISIONS: 1. 10-2-20	DRAWING A-2	OF
NOT VALID UNLESS SEALED		



EXISTING CONDITIONS

ITEM	QUANTITY	UNIT	PRICE	TOTAL
1. EXISTING CONCRETE	100	YD	10.00	1000.00
2. EXISTING BRICK	100	YD	10.00	1000.00
3. EXISTING ROOF	100	YD	10.00	1000.00
4. EXISTING FLOOR	100	YD	10.00	1000.00
5. EXISTING WALL	100	YD	10.00	1000.00
6. EXISTING DOOR	100	YD	10.00	1000.00
7. EXISTING WINDOW	100	YD	10.00	1000.00
8. EXISTING STAIR	100	YD	10.00	1000.00
9. EXISTING PORCH	100	YD	10.00	1000.00
10. EXISTING GARAGE	100	YD	10.00	1000.00

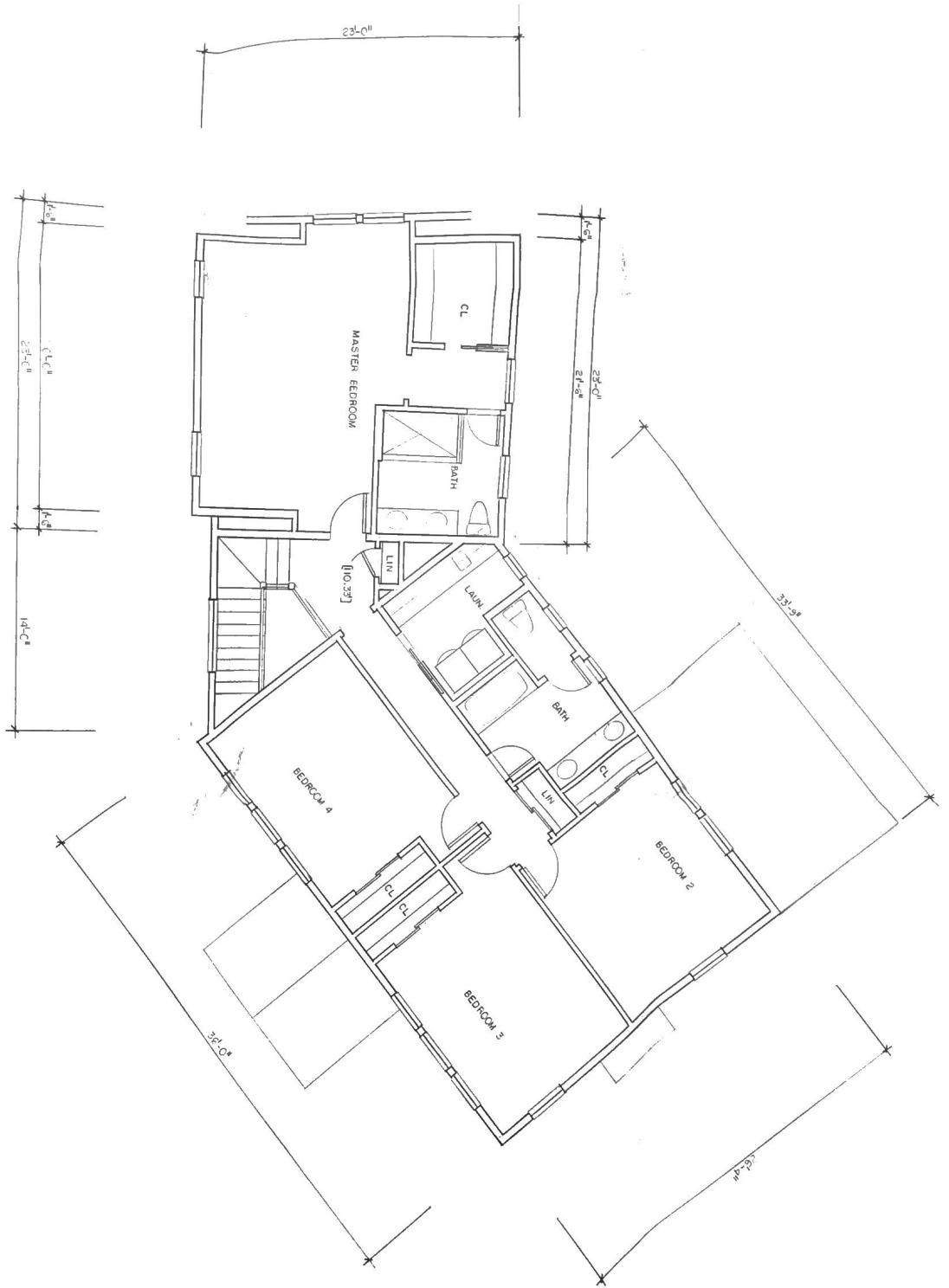
PROPOSED CONDITIONS

ITEM	QUANTITY	UNIT	PRICE	TOTAL
1. NEW CONCRETE	100	YD	10.00	1000.00
2. NEW BRICK	100	YD	10.00	1000.00
3. NEW ROOF	100	YD	10.00	1000.00
4. NEW FLOOR	100	YD	10.00	1000.00
5. NEW WALL	100	YD	10.00	1000.00
6. NEW DOOR	100	YD	10.00	1000.00
7. NEW WINDOW	100	YD	10.00	1000.00
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9. NEW PORCH	100	YD	10.00	1000.00
10. NEW GARAGE	100	YD	10.00	1000.00

HOUSE ADDITION & ALTERATION
 BROWN RESIDENCE
 20 PRINCETON TERRACE
 OAKLAND, NEW JERSEY

EDWIN P. SHERMAN, R.A., P.P.
 N.J. ARCHITECT 8906
 N.J. PLANNER 4054
 28 SARTHELD ROAD
 WALDWICK, N.J. 07463
 (201) 812-0886

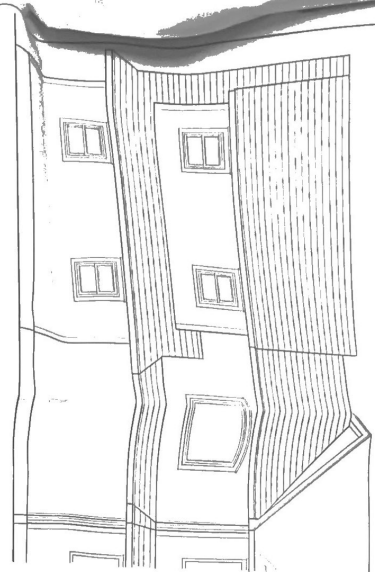
DATE:	8-28-20	PROJECT NO.:	20104	DESIGNER:	Edwin P. Sherman
REVISIONS:	10-28-20	DRAWING	A-3	NOT VALID UNLESS SEALED	



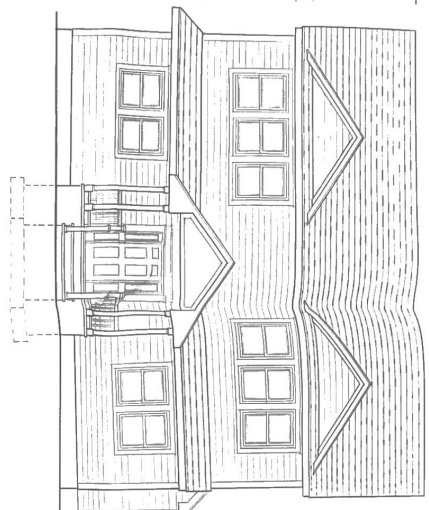
SECOND FLOOR PLAN SECOND FLCH 1566sf
Scale: 1/4"=1'-0"

HOUSE ADDITION & ALTERATION BROWN RESIDENCE 20 PRINCETON TERRACE OAKLAND, NEW JERSEY		
EDWIN P. SHERMAN, R.A., P.P.		
N.J. ARCHITECT 9986 NCA#B N.J. PLANNER 4054		
28 SMITHFIELD ROAD WALDWICK, N.J. 07463 (201) 812-0886		
DATE: 8-28-20	PROJECT NO.: 20104	Edwin P. Sherman
REVISIONS: A 10-28-20	DRAWING A-4	NOT VALID UNLESS SEALED

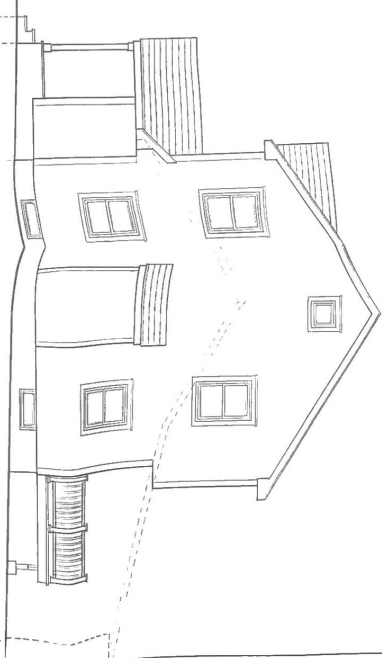
FRONT ELEVATION VALE WAY
Scale 1/4"=1'-0"



FRONT ELEVATION PRINCETON TERRACE
Scale 1/4"=1'-0"



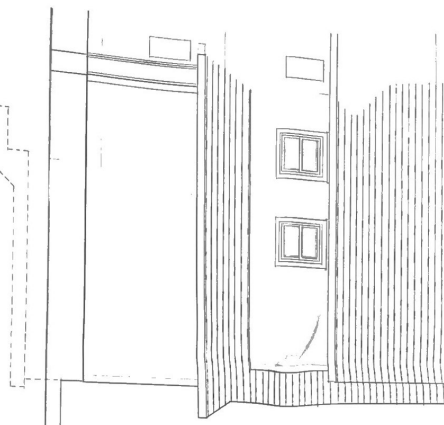
RIGHT SIDE ELEVATION
Scale 1/4"=1'-0"



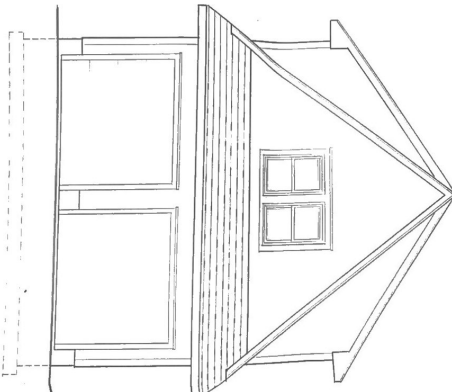
REAR ELEVATION
Scale 1/4"=1'-0"



REAR ELEVATION
Scale 1/4"=1'-0"



LEFT SIDE ELEVATION
Scale 1/4"=1'-0"



HOUSE ADDITION & ALTERATION
BROWN RESIDENCE
20 PRINCETON TERRACE
OAKLAND, NEW JERSEY

EDWIN P. SHERMAN, R.A., P.P.

N.J. ARCHITECT 9995
N.CARB
N.J. PLANNER 4064
26 SMITHFIELD ROAD
WALDOWICK, N.J. 07463
(201) 512-0896

DATE: 8-28-20
PROJECT NO.: 20104
DRAWING: A-5
NOT VALID UNLESS SEALED

REVISIONS:
A 10-28-20

OF
A-5
NOT VALID UNLESS SEALED