



BOROUGH OF OAKLAND, NEW JERSEY

TO: Planning Board

FROM: Glen Turi

This is to advise you that on March 29, 2022 a denial was issued to the resident John Bryjak for the location 135 Hiawatha Boulevard, Oakland, NJ 07436

Block: 5204 Lot: 48

Zoning District: RA-3 For: Construction of a second floor addition and front porch

For the following reasons:

- 1) Side Yard Setback (left) 15 feet required, 6.7 feet proposed
- 2) Side Yard Setback (right) 15 feet required, 6.2 feet proposed
- 3) Front Yard Setback 40 feet required, 35.56 feet proposed

The Ordinances pertaining to this application are:

Chapter 59

Attachment 6 Schedule A-1

Fee: \$50.00 Paid by: # LOD: #Z-0329004

An appeal to the Planning Board 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**

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

Date 4/6/2022

**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)

Construct Second Story Addition and
a Front Porch Addition.

1. APPLICANT INFORMATION

- a. Name: John Bryjak
- b. Address: 135 Hiawatha Blvd.
- c. Telephone (include fax number if desired): 201-410-3465
- 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 135 Hiawatha Blvd.
- b. Tax Map Block(s) 5204 Lot(s) 48
- c. Zone District RA-3
- d. Lot Area 14,068 ft² Lot Dimensions 60' x 251.74'

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 sewer ☐ Septic system ☒
- g. Current number of bedrooms 3 Proposed number of bedrooms 4
- h. Current number of bathrooms 1 Proposed number of bathrooms 3
- i. Height of building: Existing Stories 1.5 Feet 18.08
- Proposed Stories 2.5 Feet 32.55

j. Percentage of lot occupied by building:

Now: 8.31 % With proposed addition: 9.27 %

k. Setback from property lines:

	Front	Rear	Right Side	Left Side
a. Existing:	<u>40.60</u>	<u>150.01</u>	<u>6.20</u>	<u>6.70</u>
b. Proposed:	<u>35.56</u>	<u>148.01</u>	<u>6.20</u>	<u>6.70</u>

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

3. NATURE OF APPLICATION: This is an application for 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. The proposed construction is contrary to the following provisions of the Zoning Code of the Borough (the Zoning Officer should be consulted to determine the appropriate sections) You may attach additional sheets if needed.

Relief Requested:

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
59-47 Front yard	40'	35.56'
59-47 side yard	15'	6.20'
59-47 side yard	15'	6.70'
_____	_____	_____

4. REASONS FOR REQUEST IN SUPPORT OF THIS APPLICATION

This variance is sought because of (check applicable):

- (a) ☒ Exceptional narrowness of property. (b) ☐ Exceptional shallowness of property.
(c) ☐ Shape of property. (d) ☐ Exceptional topographic or physical features of the site.
(e) ☐ Other extraordinary or exceptional situation.

Describe property features or situation if items (d) or (e) are checked. You may attach additional information if desired to support your application.

5. OTHER REQUIRED INFORMATION

- a. Attach certification of payment of taxes from Tax Collector.
b. Attach completed checklist.
c. Attach current survey showing existing & proposed improvements and septic system if applicable.

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.

John Benjes
Applicant's Signature

4/6/2022
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.

John Benjes
Owner's Signature

4/6/2022
Date

Subscribed and sworn to before me this

6th day of April, 2022 (Year)

Jill Gregg
(Notary)

JILL GREGG
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES NOV. 24, 2023

ZONING TABLE

This MUST be completely filled out in order for your application to be deemed complete
 ZONE OF SUBJECT PROPERTY: RA-3

	REQUIRED	EXISTING	PROPOSED
Lot Area	<u>15,000</u> sf min	<u>14,068</u> sf	<u>14,068</u> sf
Lot Width	<u>100</u> ft min	<u>60</u> ft	<u>60</u> ft
Lot Depth	<u>140</u> ft min	<u>234.46</u> ft	<u>234.46</u> ft
Building Coverage* (calculated: total building footprint square footage divided by lot area x 100%)	<u>20</u> % max	<u>8.31</u> %	<u>9.27</u> %
Impervious Coverage** (calculated: total impervious footprint square footage divided by lot area x 100%)	<u>40</u> % max	<u>19.92</u> %	<u>20.64</u> %
Front Setback	<u>40</u> ft min	<u>40.60</u> ft	<u>35.56</u> ft
Side Setback	<u>15</u> ft min	<u>6.70</u> ft (Left) <u>6.20</u> ft (Right)	<u>6.70</u> ft (Left) <u>6.20</u> ft (Right)
Rear Setback	<u>35</u> ft min	<u>150.0</u> ft	<u>148.0</u> ft
Building Height	<u>35</u> ft max <u>2.5</u> stories max	<u>18.00</u> ft <u>1.5</u> stories	<u>32.55</u> ft <u>2.5</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.



JOHN BRYJAK
ARCHITECT

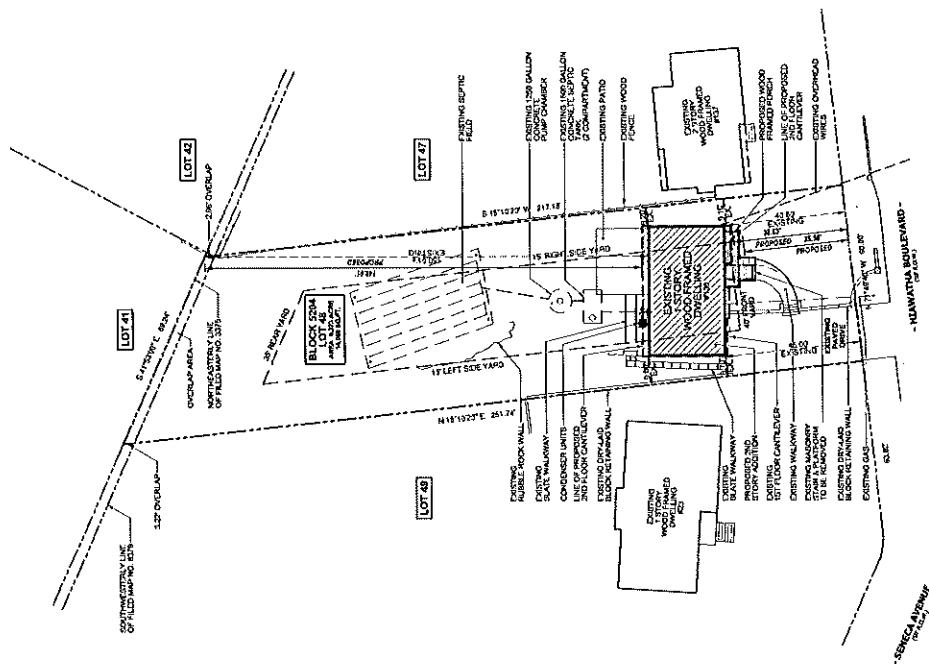
345 Boulevard, Suite 4
Haddonfield, NJ 07904
610.418.3465
610.337.1524
jbarchitect@outlook.com
NJ Professional Planner
LIC # 2310052260

SITE DATA:
ZONE: R-3 Single-Family Residence
USE: Single-Family Residence (Haddonfield)
BLOCK: 2004
LOT: 46

BULK REQUIREMENTS:

ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE
LOT INFORMATION:				
LOT AREA (SF)	15,000	14,000 SF	N/A	PRE-EXISTING
LOT WIDTH (FT)	100	86 FT	N/A	PRE-EXISTING
LOT DEPTH (FT)	150	234.44	N/A	PRE-EXISTING
BUILDING COVERAGE (%)	20	9.31	9.37	-
IMPERV. LOT COVERAGE (%)	40	19.82	20.08	-
PRINCIPAL BUILDING - SETBACKS:				
FRONT YARD (FT)	40	40.00	35.00	YES
LEFT SIDE YARD (FT)	15	6.20	NO CHANGE	YES
RIGHT SIDE YARD (FT)	15	6.20	NO CHANGE	YES
REAR YARD (FT)	20	100.21	140.21	-
PRINCIPAL BUILDING INFORMATION:				
FOOTPRINT	25	14.05	22.00	-
ACROSS FRONT	25	13	23	-
HEIGHT	10	10	10	-
PC	10	10	10	-
NOT ACCESSIBLE BY THIS WORK PRE-EXISTING NON-COMPLYING CONDITION IMPROVED				

PROJECT AREAS:			
EXISTING	ALTERED	ADDITION	TOTAL
1,071	1,171	0	1,171
240 FLOOR	0	0	1,100
TOTAL AREA	1,311	1,311	2,622 SF



ALL LOT, LOT, AND ADJACENT AREAS ARE SHOWN FOR INFORMATION ONLY. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION.

A SITE PLAN

SCALE: 1" = 20'

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PROJECT
PROPOSED ADDITION & ALTERATIONS
TO THE SINGLE FAMILY DWELLING FOR
THE BRYJAK FAMILY
135 HAWAYTHA BOULEVARD
HADDONFIELD, NJ 07604
OAKLAND, NJ

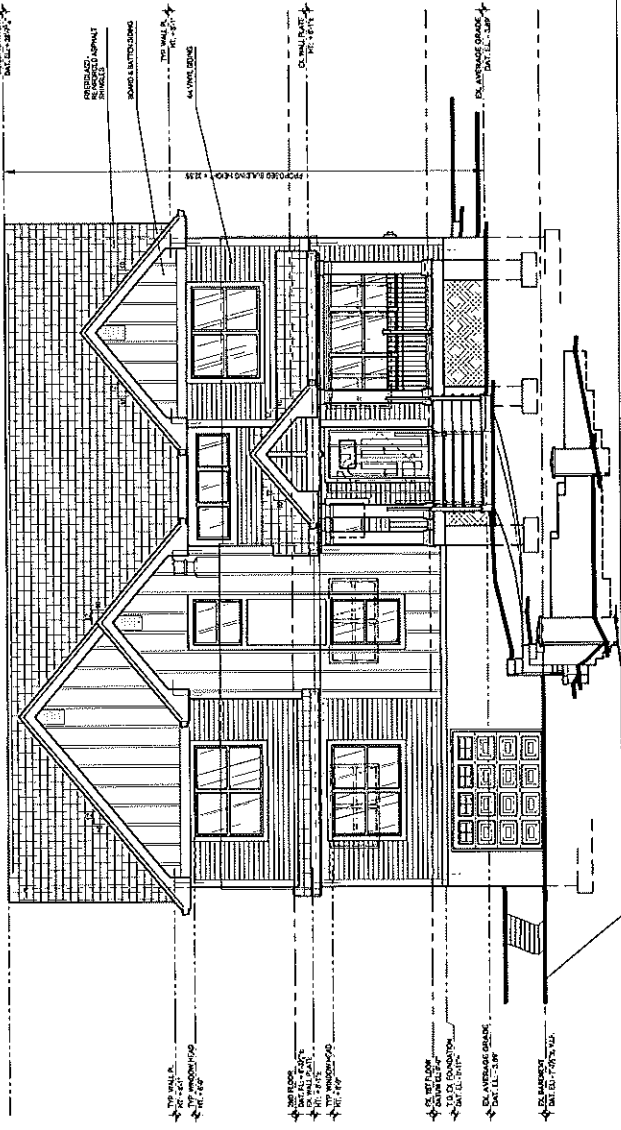
SHEET NAME
ELEVATIONS 1

DATE	03.03.2021
PROJECT	200-000
DESIGN	#
PERMIT NO.	25
SHEET NO.	25

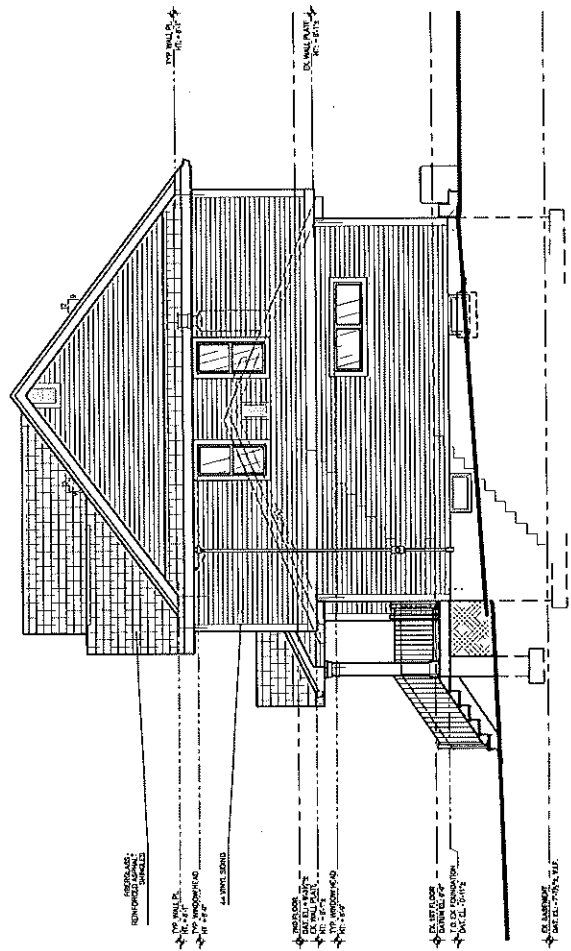
A1.1

SCALE: 1/8" = 1'-0"
DATE: 03.03.2021
SHEET NO. 25

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A SOUTH ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"



B EAST ELEVATION (RIGHT)
SCALE: 1/8" = 1'-0"



U.C. # 33U00632800

RESEARCH



These drawings may not be modified, sold or otherwise distributed except that these drawings may be used solely by the Owner of Construction of the indicated project for the purpose of completing the indicated project in accordance with the Terms of Contract. No party may create derivative work based on information provided within these drawings in whole or in part. These drawings and specifications are instruments of service and are a sole property of John Crigler Associates, LLC. No part of these drawings or specifications may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of John Crigler Associates, LLC.



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NORTH ARROW



PROJECT:

PROPOSED ADDITION & ALTERATIONS
TO THE SINGLE FAMILY DWELLING FOR
THE BRYJAK FAMILY
135 KAWATIA BOULEVARD
BLOCK 500, LOT 48
CARLTON, NJ

SHEET NAME:

BASEMENT PLAN

DATE:	03/20/2011
PROJECT:	22-010
DATE:	03/20/2011
DATE:	03/20/2011
DATE:	03/20/2011

A2.1

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

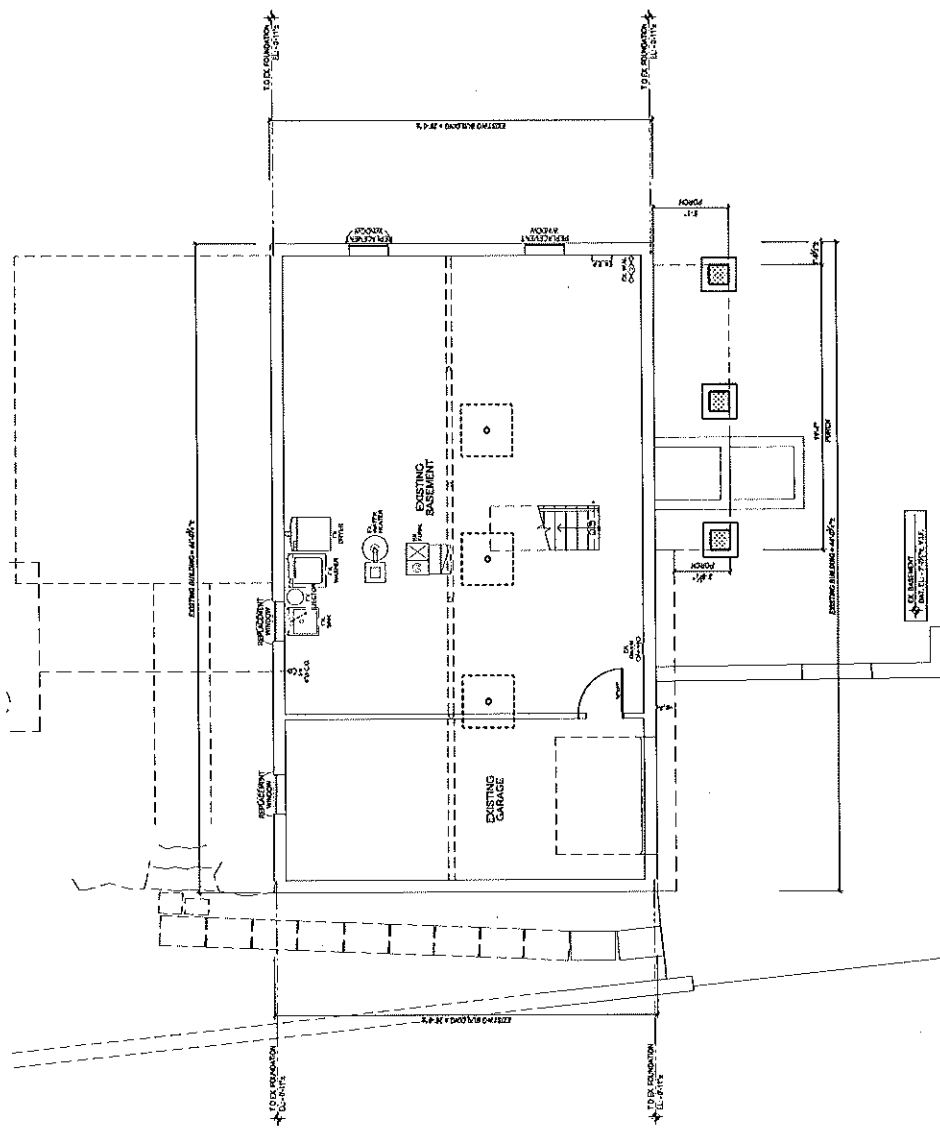
DATE: 03/20/2011

DATE: 03/20/2011

DATE: 03/20/2011

DATE: 03/20/2011

DATE: 03/20/2011



A BASEMENT PLAN

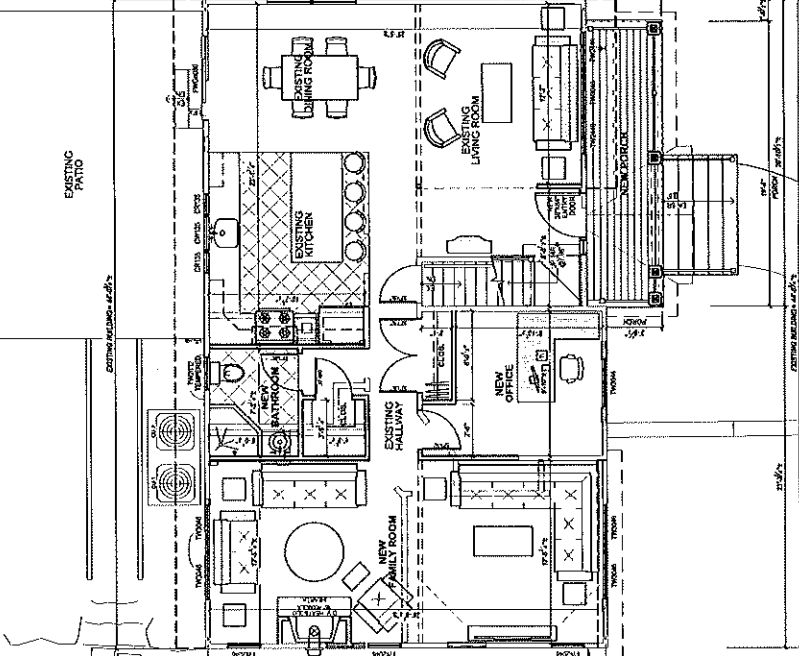
SCALE: 1/8" = 1'-0"

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J.B. Architectural
N.J. Professional Planner
LIC. # 33100632800
jbarchitect@outlook.com

PLATE DATUM ELEVATION IN METRIC DIMENSIONS
Depicted at Load Bearing Walls. "EL" dimension is measured from D.M.P. "SL" is "SL" which is top of Sub-Area "PIT" dimension is measured from floor datum of floor plan they are labeled on, unless noted otherwise.



PROF
TO THE
F

FIRST FLOOR PLAN

DATE:	06/01/08
PROJECT:	22W-108
DRAWN:	JB
CHECKED:	JB
SHEET NO.:	

3445	50
3446	50

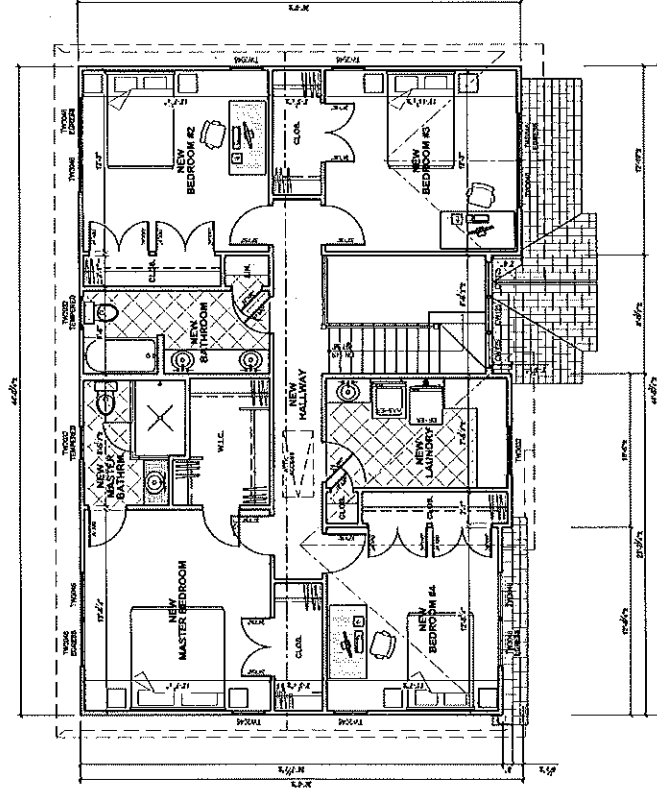
SCALE: $\frac{1}{4}" = 1'-0"$

[illegible]



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NEW BATH

A SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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FOOTING



PROJECT

PROPOSED ADDITION & ALTERATIONS
TO THE SINGLE FAMILY DWELLING FOR
THE BRYJAK FAMILY
135 HAWTHORNE BOULEVARD
HOBOKEN, NJ 07030
OAKLAND, NJ

SHEET NAME

SECOND FLOOR PLAN

DATE: 03.27.15
PROJECT: 201-15
DRAWN: J.B.
CHECKED: J.B.
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

SHEET NO. A2.3

DATE: 03.27.15