



## BOROUGH OF OAKLAND, NEW JERSEY

November 28, 2023

Benjamin & Cayla Carapezza  
Re: Zoning Permit Application  
94 Dogwood Drive  
Oakland, NJ 07436  
Block 3502 Lot 3 Zone RA-2

Dear Benjamin & Cayla Carapezza,

Please be advised that your zoning permit application referenced above is hereby denied for the following reasons

- 1) Rear Yard Setback: Less than 75 ft. proposed, 75 ft. minimum required

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

Fee: \$50.00 Paid by: Check #662

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 11/30/2023

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

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: Benjamin + Cayla Carapezza

b. Address: 94 Dogwood Drive Oakland, NJ 07436

c. Telephone 717 578 8756 Email: ben.carapezza@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: \_\_\_\_\_

Address: \_\_\_\_\_

Tel: \_\_\_\_\_ Email: \_\_\_\_\_

- h. (Engineer) Preparation of Plans by:

Name: Steven Baldisserotto, P.E.

Address: 12 Lakeside Trail Kinnelon, NJ 07405

Tel: 973-492-7171 Email: \_\_\_\_\_

2. PROPERTY INFORMATION

a. Street address 94 Dogwood Drive Oakland, NJ 07436

b. Tax Map Block(s) 3502 Lot(s) 3

c. Zone District RA-2

d. Existing Use of Property single family residence

e. Proposed Use Property: single family residence + new rear deck

- f. Residential applications:

Current number of bedrooms 4 Proposed number of bedrooms 4

Current number of bathrooms 3 Proposed number of bathrooms 3

g. Property is sewered \_\_\_\_\_ Septic system X

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: \_\_\_\_\_  
\_\_\_\_\_

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)

I am building a new deck on the back of my house, sized at 16' by 32'.

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

My proposed deck is less than the 75 ft rear yard setback. The back of my house is not even within this 75 ft. setback, so I am requesting relief to be able to add this structure.

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 MLUL 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)

<u>Borough Code Section</u>	<u>Required</u>	<u>Proposed</u>
<u>Ch. 59, Attachment 5</u>	<u><del>75</del> 75 feet</u>	<u>40 feet</u>

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

	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Lot Area	<u>30000</u> sf min	<u>22500</u> sf	<u>22500</u> sf
Lot Width	<u>135</u> ft min	<u>150</u> ft	<u>150</u> ft
Lot Depth	<u>175</u> ft min	<u>150</u> ft	<u>150</u> ft
Building Coverage* (calculated: total building footprint square footage divided by lot area x 100%)	<u>20</u> % max	<u>10.1</u> %	<u>10.1</u> %
Impervious Coverage** (calculated: total impervious footprint square footage divided by lot area x 100%)	<u>40</u> % max	<u>20.3</u> %	<u>22</u> %
Front Setback	<u>50</u> ft min	<u>51.8</u> ft	<u>51.8</u> ft
Side Setback	<u>30</u> ft min	<u>43.1</u> ft (Left)/ <u>43.5</u> <u>39.5</u> ft (Right)/ <u>39.2</u>	<u>43.1</u> ft (Left)/ <u>43.5</u> <u>39.5</u> ft (Right)/ <u>39.2</u>
Rear Setback	<u>75</u> ft min	<u>60.2</u> ft / <u>60.6</u>	<u>60.2</u> ft / <u>60.6</u>
Building Height	<u>35</u> ft max <u>2 1/2</u> stories max	<u>19</u> ft <u>1</u> stories	<u>19</u> ft <u>1</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.

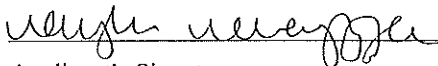
\*\*Impervious Surfaces: surfaces covered by roofs, pavement, walks, patios, and other materials so that underlying soils are highly resistant to infiltration of water. This includes all buildings, porous paving, paver blocks, gravel, crushed stone, decks, patios, elevated structures, and other similar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

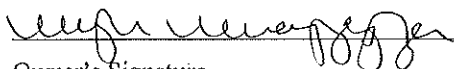


Applicant's Signature

12/19/23

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.



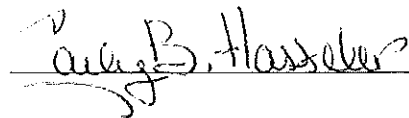
Owner's Signature

12/19/23

Date

Sworn and Subscribed to before me this

19<sup>th</sup> day of December, 2023 (Year)



(Notary)

Cathy B Hasseler  
NOTARY PUBLIC  
Bergen County, New Jersey  
ID # 50193003  
My Commission Expires 4/24/2027

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: Cayla Casapezza / Ben Casapezza
- Relationship to property: Owner (i.e. owner/contract purchaser/lessee)
- Address of property: 94 Dogwood Drive, Oakland, NJ 07436
- Lot: 3 Block: 3502 on the tax assessment map of the Borough of Oakland
- Zone: RA-2
- Description of proposed project: New deck
- Section(s) of Code from which relief is sought:  
Chapter 59 Section 5 Schedule \_\_\_\_\_  
Chapter \_\_\_\_\_ Section \_\_\_\_\_ Schedule \_\_\_\_\_  
Chapter \_\_\_\_\_ Section \_\_\_\_\_ Schedule \_\_\_\_\_
- Requirement(s) pursuant to relevant Code: (e.g. required 20 ft. rear yard setback)  
Required 75 ft rear yard setback
- Proposed deviation from relevant Code: (e.g. proposed 5ft rear yard setback)  
proposed 40 ft rear yard setback

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](mailto: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.

Cayla Casapezza / Ben Casapezza 94 Dogwood Drive  
(Applicant Name & Address)





## BOROUGH OF OAKLAND, NEW JERSEY

Scott J. Holzhauer  
Tax Assessor

Assessment Division

Phone: (201) 337-8111  
Ext. 2007/2008  
Fax: 201-337-1520

### REQUEST FOR 200' PROPERTY OWNERS LIST

APPLICANT: Benjamin Carapizza / Cayla Carapizza  
Name/Address 94 Dogwood Drive Oakland, NJ 07436

I HEREBY REQUEST A CERTIFIED LIST OF NAMES AND ADDRESSES OF PROPERTY OWNERS TO WHOM THE APPLICANT IS REQUIRED TO GIVE NOTICE PURSUANT TO THE MUNICIPAL LAND USE LAW FOR PROPERTY LOCATED AT: 94 Dogwood Drive  
KNOWN AS BLOCK # 3502 LOT # 3  
ON THE TAX MAPS OF THE BOROUGH OF OAKLAND.

DATED: 11/30/2023

SIGNATURE [Signature]  
PHONE NO. 717-578-8750

CHECK ONE: ☐ LIST WILL BE PICKED UP BY APPLICANT  
☐ MAIL LIST TO ADDRESS BELOW  
☒ EMAIL LIST TO ADDRESS BELOW

Email/Mail To: Ben. carapizza @ gmail . com

NOTE: A FEE OF \$10.00 MUST ACCOMPANY THIS REQUEST. CASH OR CHECK MADE PAYABLE TO "BOROUGH OF OAKLAND".

\*\*\*\*\*

FOR OFFICE USE ONLY: PAID: CASH OR CHECK NO. \_\_\_\_\_

SCHEDULED HEARING DATE: \_\_\_\_\_

1 MUNICIPAL PLAZA OAKLAND, NEW JERSEY 07436

## PROCEDURAL CHECKLIST FOR VARIANCE APPLICATIONS

(Application to be typed or printed clearly)

- ☐ 1. Apply to Zoning Officer for a permit. If appropriate, a letter of denial will be issued and signed by the Zoning Officer citing the reasons for the denial of a building permit or certificate of occupancy.
- ☐ 2. Secure a copy of the Zoning Board application form from the Board Secretary or Borough Website. If appealing from the Zoning Officer's decision, applications must be filed within twenty (20) days of the issuance of denial from the Zoning Officer.
- ☐ 3. Plans and Survey must be prepared and certified by a licensed land surveyor, architect and/or engineer, as applicable.
  - Survey plan submitted with the application must be to-scale and correctly and completely reflect current conditions on the site and be less than five (5) years old.
  - Plans must be drawn to scale indicating the relation of existing and/or the proposed structure with structures on all adjoining properties and a scale drawing of existing and/or proposed structures indicating changes or alterations contemplated. Please specify the location of all wells, septic systems, or sewer lines on plans. Submitted plans must show floor plan (footprint) of all levels and elevations. All submitted plans shall include the date prepared and all revision dates, be signed by the plan preparer and include a name on the plan(s)
- ☐ 4. Submit completed application package which includes:
  - 20 copies of the completed, fully executed, notarized Zoning Board Application
  - 20 copies of folded (not rolled) Engineering/Architect Plans
  - 20 copies of Property Survey
  - 20 copies of Zoning Officer's denial letter
  - 1 copy of Certification of Taxes
  - 1 copy of request for list of Property Owners with 200'
  - 1 copy of proposed Legal Notice of Hearing for approval (fill in date once assigned)
  - Submit 1 PDF of entire packet & send electronically to [planning@oakland-nj.org](mailto:planning@oakland-nj.org). All copies mentioned must be in packet form collated and submitted to the Board Secretary.
- ☐ 5. Two separate checks for the application fees and escrow fees made out to the Borough of Oakland.
- ☐ 6. A hearing date will be assigned upon the receipt of a completed application packet, review process, and receipt of appropriate fees. The Board of Adjustment regularly meets on the second Tuesday of each month at 7:00 p.m. in the Oakland Council Chambers, 10 Lawlor Drive, Oakland, New Jersey.
- ☐ 7. When notice must be sent. Once your application has been deemed complete, you have obtained a list of all property owners within 200-feet of the property in question, your proposed Notice of Hearing has been reviewed, and a hearing date has been assigned, you must execute Legal Notice. Notice of the hearing must be mailed or hand delivered, **AND** published in the newspaper, at least 10 calendar days **prior** to the date of the hearing. The date of the hearing shall not count as one of the 10 days. Failure to comply with this deadline will result in your hearing being rescheduled to a later date. A Sample Notice form is a part of your application package given by the Board Secretary and on the Borough website.

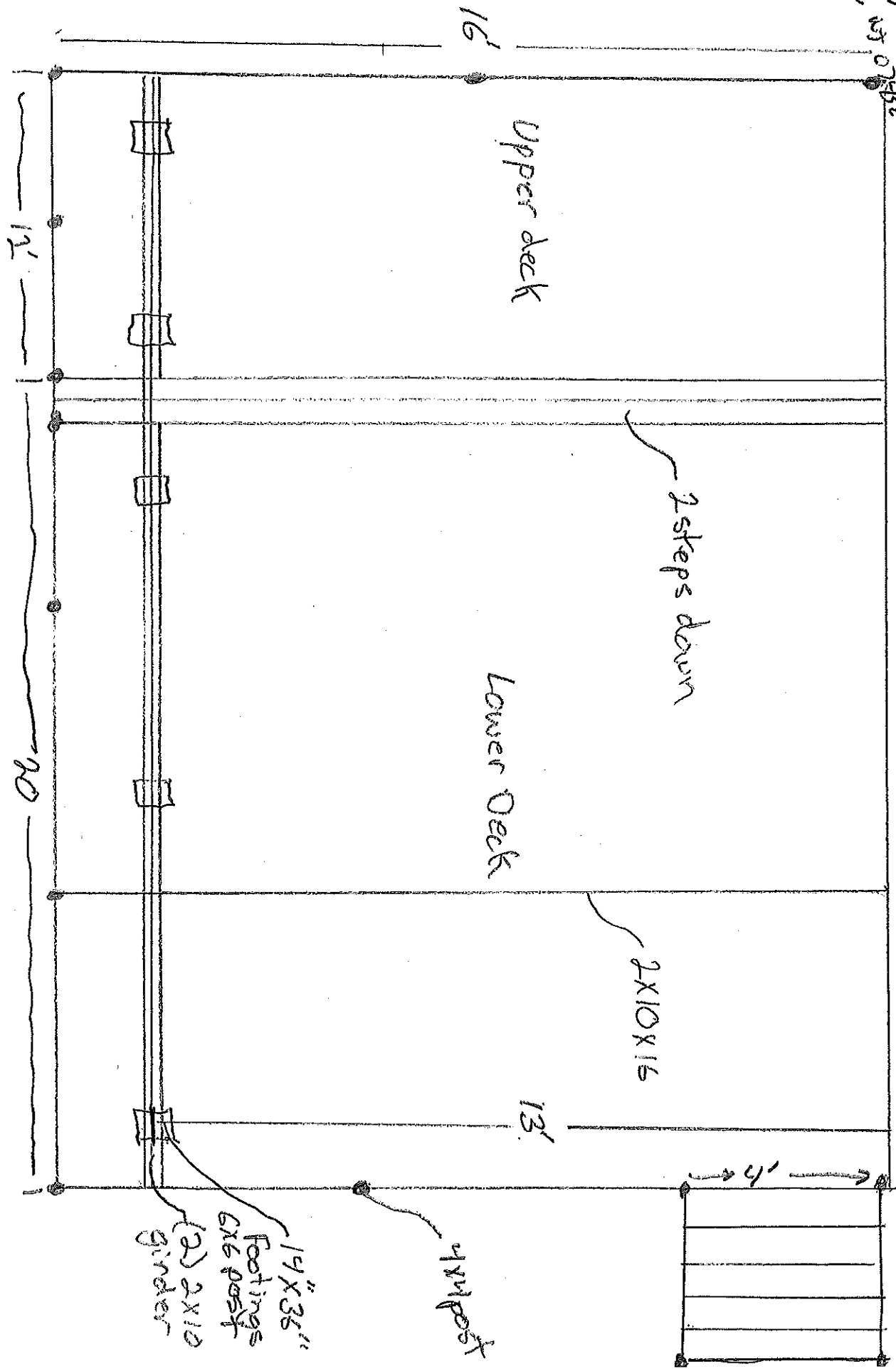
- 8. Who must be served notice.
- Notice must be published in the official newspaper of the Borough (The Record).
  - Notice must be sent by certified mail or hand delivery to the following:
    - The owners, as shown on the certified property owners' list, of all real property located within 200 feet in all directions of the property which is the subject of the hearing.
    - Appropriate utilities, if applicable.
    - If the property is located within 200 feet of an adjoining municipality, the clerk of such municipality.
    - If the property is located adjacent to an existing County road, proposed County road shown on the official County map or on the county master plan, adjoining other County land or situated within 200 feet of a municipal boundary, the Bergen County Planning Board.
    - If the property is adjacent to a State highway, the Commissioner of the New Jersey Department of Transportation.
  - If notice is hand delivered, the property owner listed on the 200-foot list, or his agent in charge of the property, must sign and date a receipt stating that he/she has received the notice. The receipt must identify the owner or agent who is signing the receipt. Please note that only the owner or agent may sign the receipt. Spouses or other family members, friends, tenants, associates, employees or other persons who are not owners or agents in charge of the property may not sign the notice receipt.
- 9. Submit proof to the Board Secretary that notice has been served. This must be provided at least 3 business days before the hearing date. Proof of notice must include the actual Notice executed, and:
- For hearing notice published in the newspaper, an affidavit confirming that the notice was published. (Provided by newspaper).
  - For hearing notice mailed (must be certified mail) to property owners and governmental agencies, utilities, etc., the white postal receipts with date of mailing stamped by the post office for each address that was sent notice.
  - [Only if hand delivered,] hearing notice hand delivered to property owners requires a signed affidavit from the applicant stating the owners served, the content of the notice and the date notice was served, along with the printed name of the property owner served, the owner's signature and the date signed.
- 10. Appear at public hearing in person, by agent or attorney. All Corporations must be represented by an attorney at all Board hearings.
- 11. Expiration of variances. Please note that any variances granted by the Board will expire unless construction commences within one (1) year of approval.



Bill

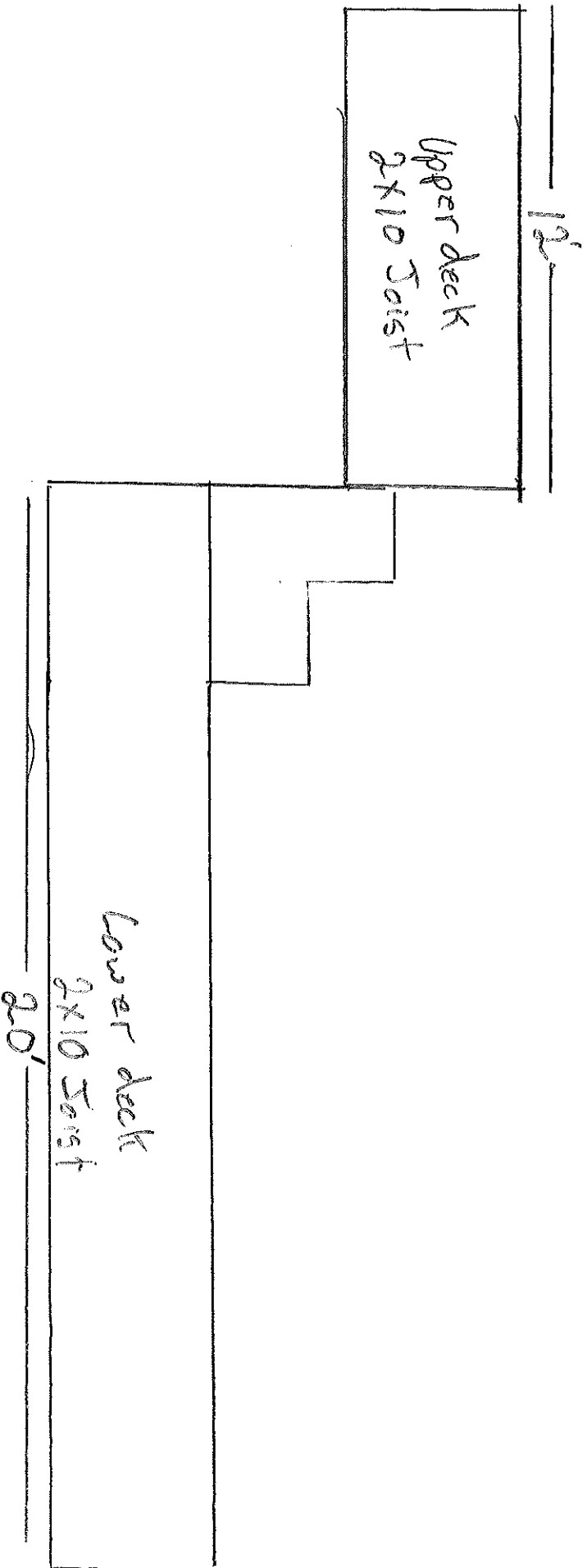
94 Deeward Drive  
Oakland, NJ 07036

House





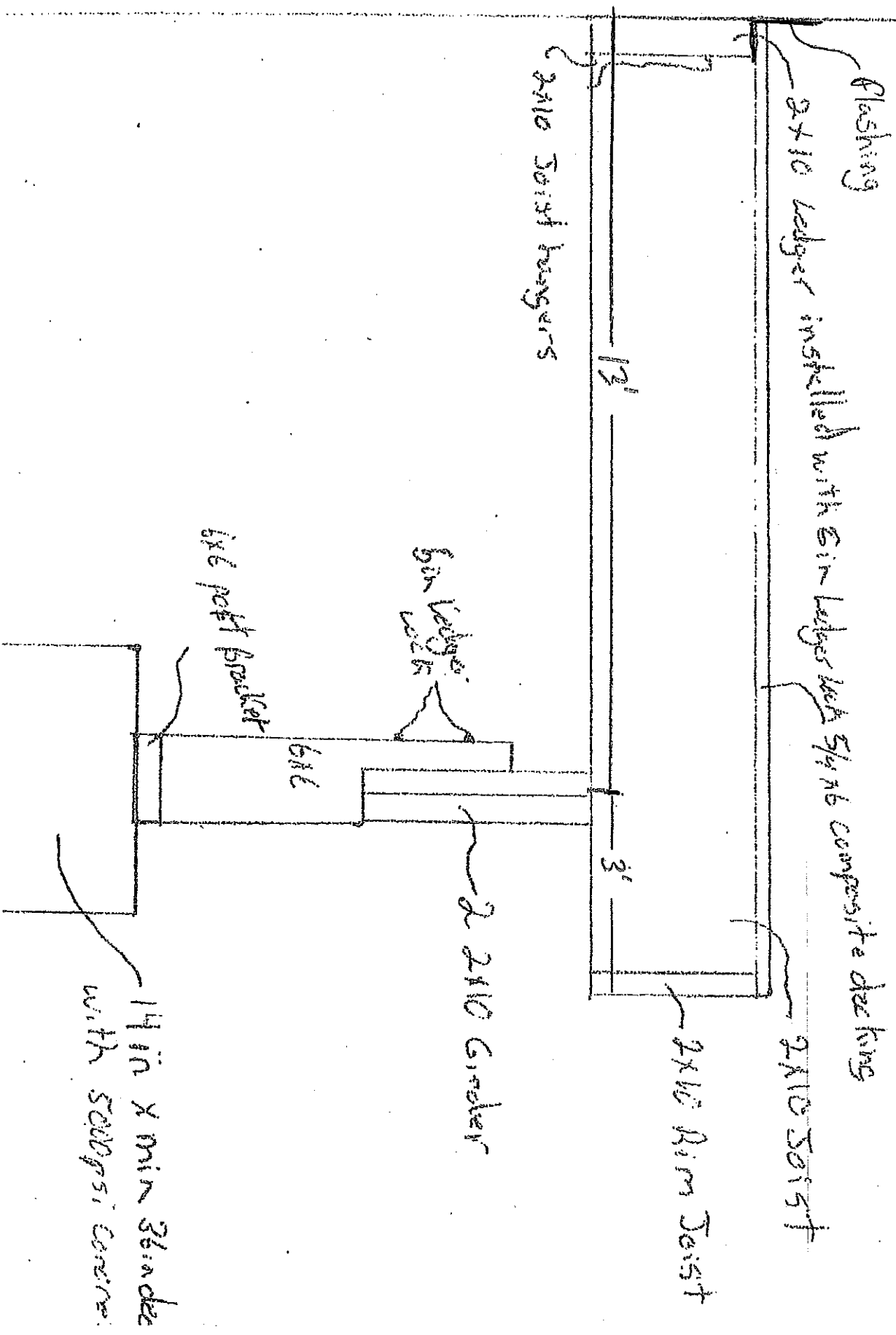
Bills  
94 Degwood Drive  
Oakland, WI 07436





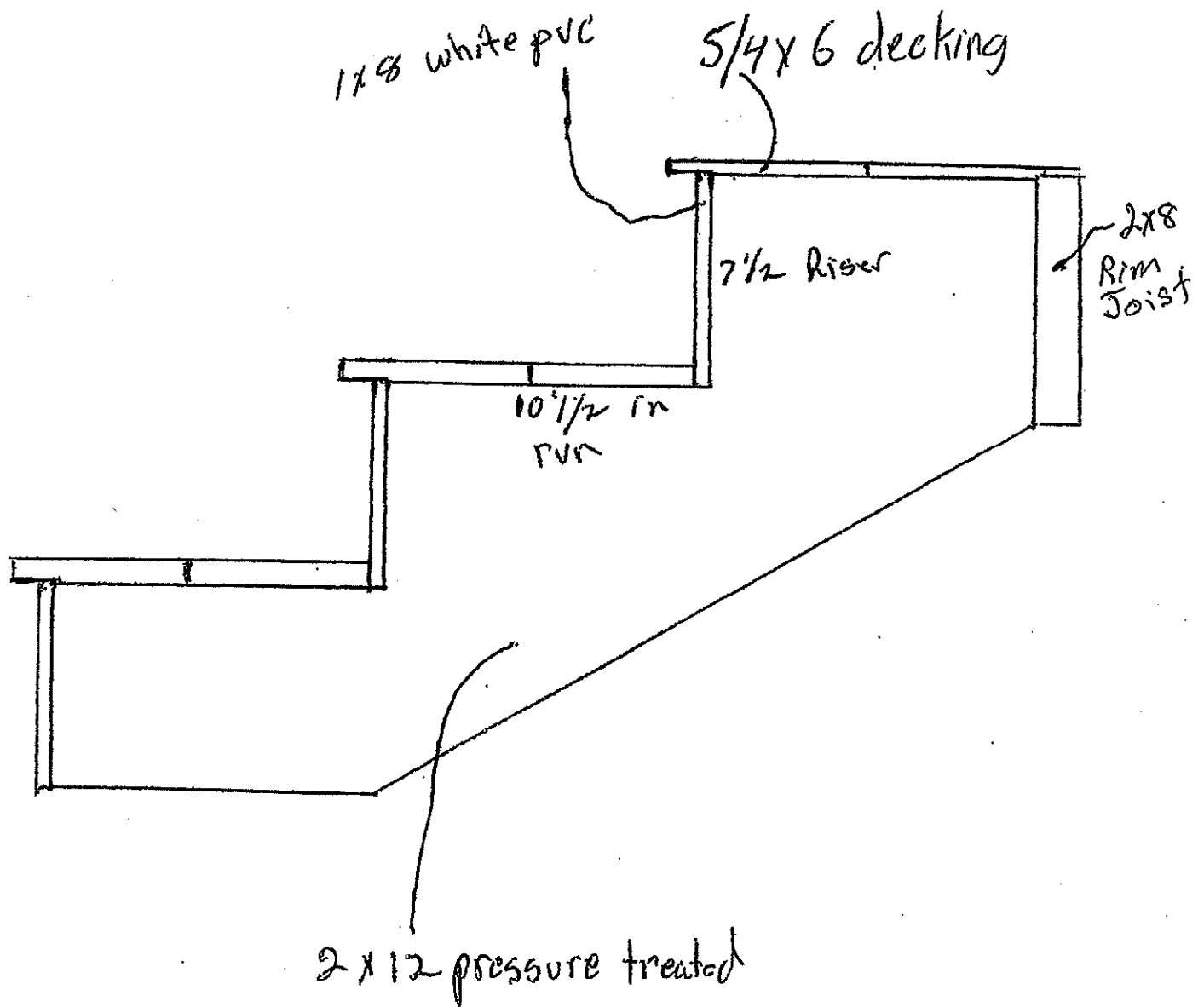


Bill  
774 Dugwood Drive  
Oakland, CA 94613





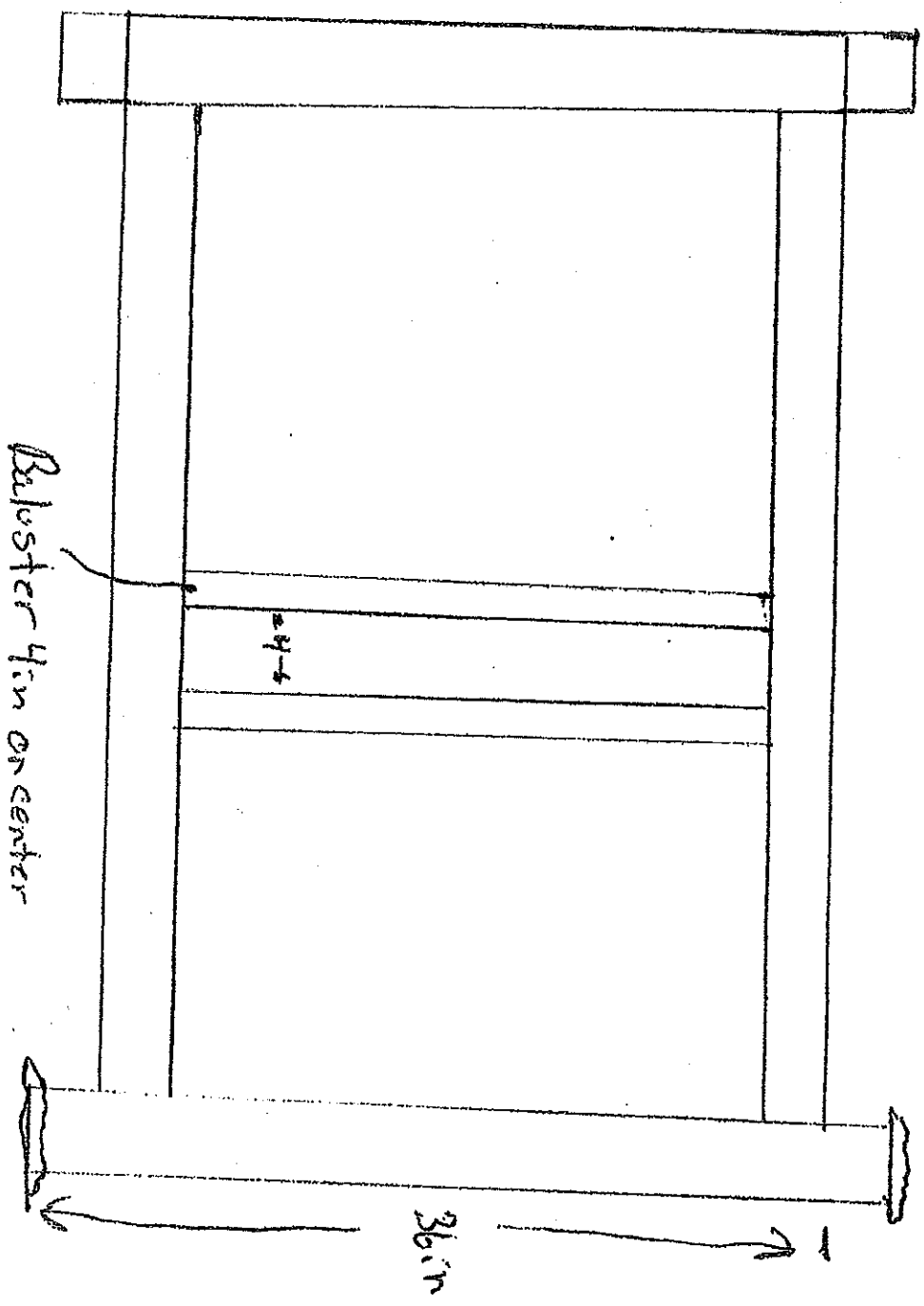
Bill  
941 Daywood Drive  
Oakland, CA 94612





Billie  
94 Raymond Ave  
Oakland, NJ 07436

Handrails to be installed to code





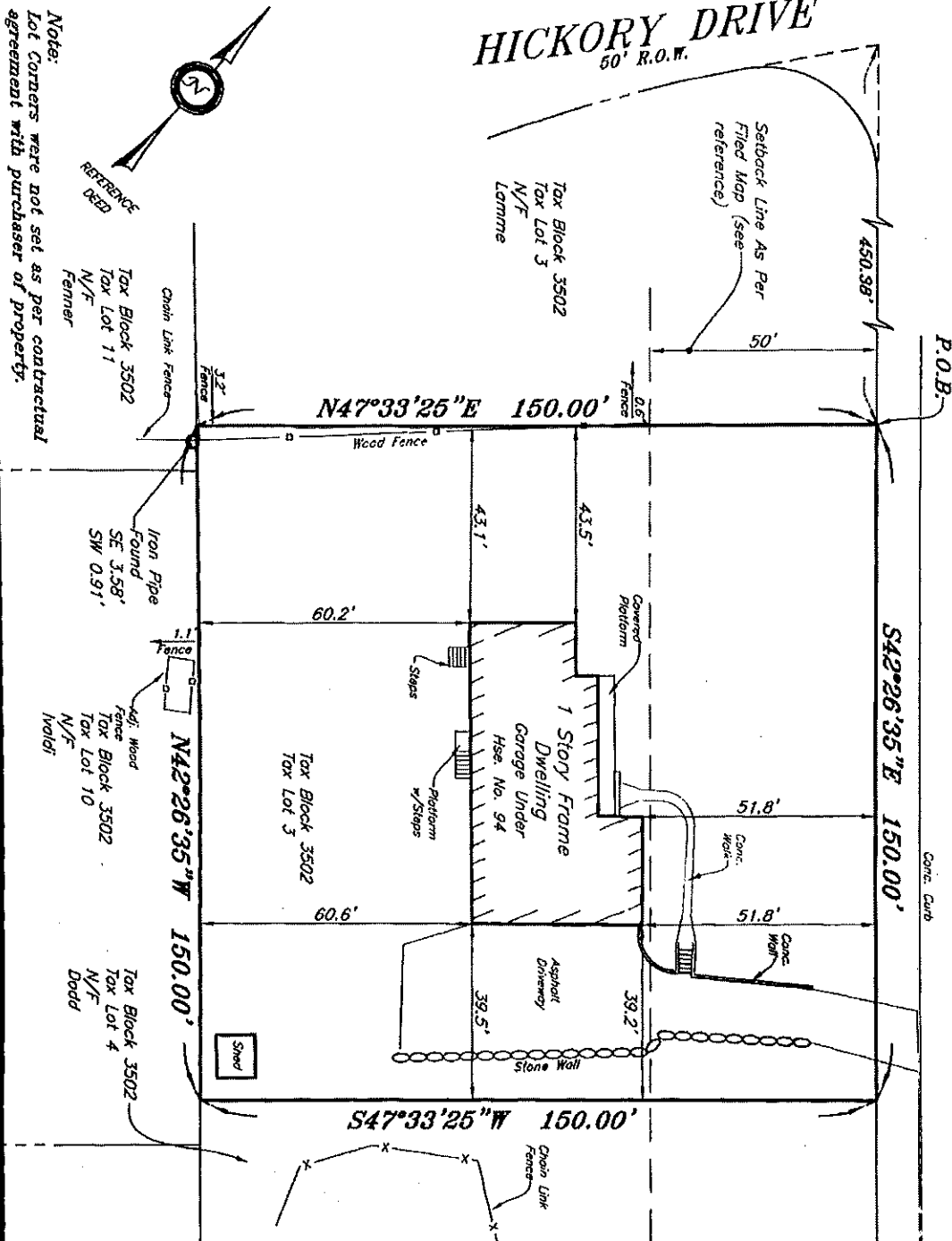
# DOGWOOD DRIVE

50' R.O.W.

Conc. Curb

HICKORY DRIVE

50' R.O.W.



Note:  
Lot Corners were not set as per contractual  
agreement with purchaser of property.

## Reference:

Being known as Lot 3 in Block 3330 On A Map Titled "Final Map Section No. 3 Map Of Oak View Estates Situate in Borough Of Oakland Bergen Co. New Jersey" filed in the Bergen County Clerk's Office on January 29, 1959, as Map No. 5335.

Deed: Book 5718, Page 11  
Tax Lot 3, Block 3502  
Area: 22,500 Sq. Ft./0.5165 Ac.

**SURVEYING INSPECTION OF "TYPICALS"** of this map are FURNISHED. This map MAY NOT BE COPIED or used as a part of any other map, plan, or specification, or for any purpose of construction, or for any other purpose, without the written consent of the Surveyor. This map was prepared for a specific transaction involving ONLY the parties named below (Certified Only to):

## Certified Only To:

Benjamin A. Carapezza  
Cayla Carapezza, husband and wife  
Old Republic Title Insurance Company  
Main Street Title & Settlement Services  
Doreen L. Dandero, Esq.  
PHH Home Loans, LLC, its successors  
and/or assigns, as their interest may appear

*Michael L. Ritchie*

Michael L. Ritchie, L.S.

N.J. Professional Land Surveyor #15665

ONLY copies of this map showing the DISTANCE, size of Michael Ritchie or W.L.D. Certifications are NOT transferable to additional institutions or subsequent owners. Easements or Rights of Way on or below the surface of the ground that are NOT visible on this map, shall be subject to the findings of a COMPLETE and UP TO DATE site search.

## Boundary Survey Map

PREPARED FOR

Benjamin A. Carapezza  
& Cayla Carapezza

Husband and Wife

94 Dogwood Drive

Block 3502 - Lot 3

Borough of Oakland

Bergen County New Jersey

December 13, 2017 Scale: 1" = 30'



Azolina & Feun Engineering Inc.  
PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
2010 State Street, Suite 200, Newark, NJ 07102  
Tel: 973.244.1234 Fax: 973.244.1235

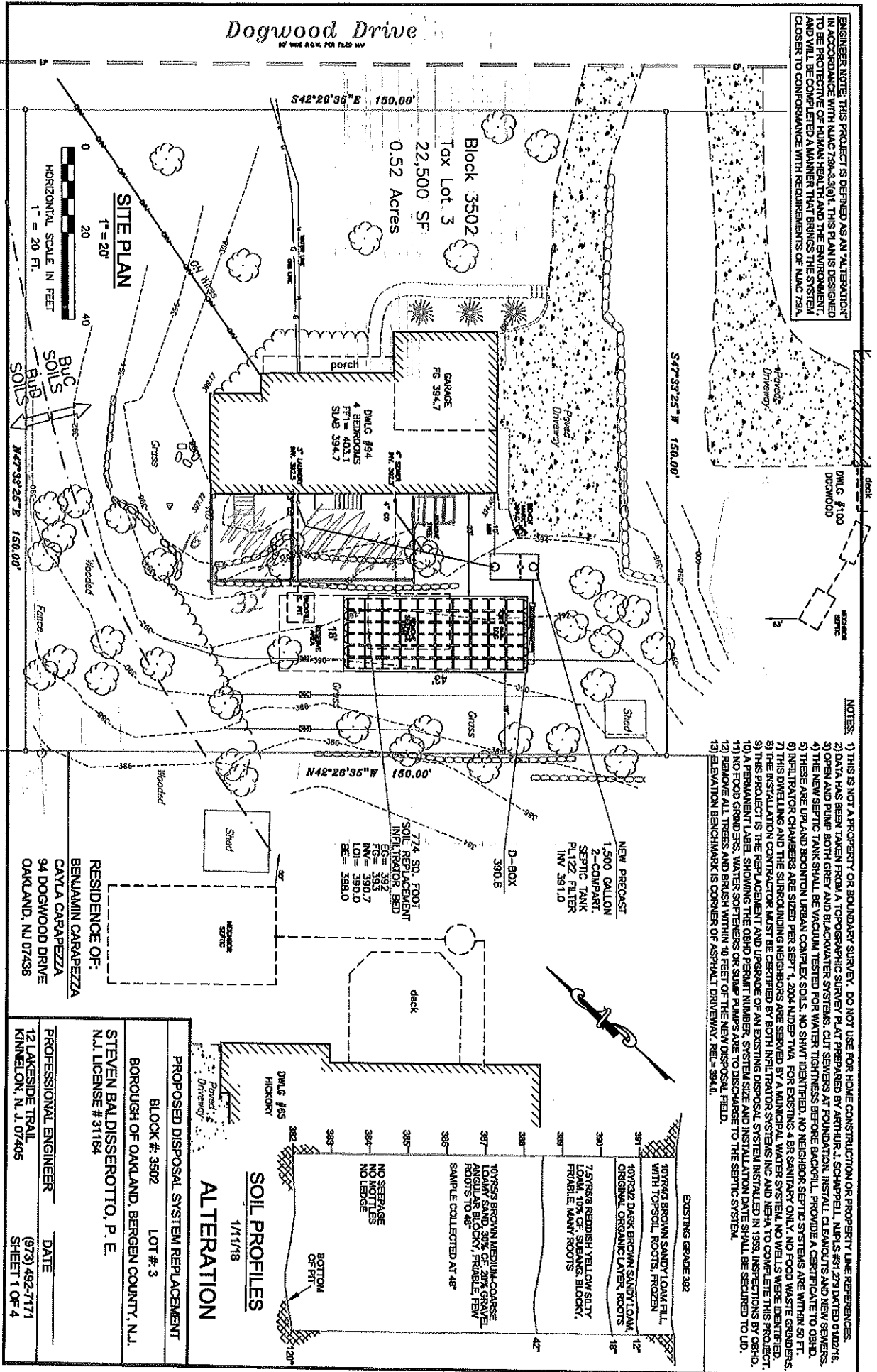
N.J. CERTIFICATE OF  
AUTHORIZATION  
36G43808800

File No. MS-95132  
Job No. 3222-2413





ENGINEER NOTE: THIS PROJECT IS DESIGNED AS AN "ALTERATION" IN ACCORDANCE WITH NJAC 7:29-2.3(9)1. THIS PLAN IS DESIGNED TO BE PROTECTIVE OF HUMAN HEALTH AND THE ENVIRONMENT, AND WILL BE COMPLETED IN A MANNER THAT BRINGS THE SYSTEM CLOSER TO CONFORMANCE WITH REQUIREMENTS OF NJAC 7:29.



- NOTES:
- 1) THIS IS NOT A PROPERTY OR BOUNDARY SURVEY. DO NOT USE FOR HOME CONSTRUCTION OR PROPERTY LINE REFERENCES.
  - 2) DATA HAS BEEN TAKEN FROM A TOPOGRAPHIC SURVEY PLAT PREPARED BY ARTHUR J. SCHWARTZ, N.J. REG. 681,228 DATED 01/02/18.
  - 3) OPEN AND BUMP BOTH GREY AND BLACK WATER SYSTEMS. CUT SEWERS AT FOUNDATION INSTALL CLEANOUTS AND NEW SEWERS.
  - 4) THE NEW SEPTIC TANK SHALL BE VACUUM TESTED FOR WATER TIGHTNESS BEFORE BACKFILL. PROVIDE A CERTIFICATE TO OSH.
  - 5) THESE ARE UPD AND BOUNDARY URBAN COMPLEX SOILS. NO SHAW IDENTIFIED. NO NEIGHBOR SEPTIC SYSTEMS ARE WITHIN 50 FT.
  - 6) INFL. TANK CHAMBERS ARE SIZED PER SEP. 1,200 GALLON PER DAY FOR EXISTING 4 BR SANITARY ONLY. NO FOOD WASTE GRINDERS.
  - 7) THE NEW DISPOSAL SYSTEMS ARE SERVED BY A MUNICIPAL WATER SYSTEM. NO WELLS WERE IDENTIFIED.
  - 8) THE INSTALLATION CONTRACTORS SHALL BE IDENTIFIED BY BOTH INFL. TANK SYSTEMS INC AND NEMA TO COMPLETE THIS PROJECT.
  - 9) THIS PROJECT IS THE BEST AGENT AND BEHOLD OF AN EXISTING DISPOSAL SYSTEMS INC AND NEMA TO COMPLETE THIS PROJECT.
  - 10) A PERMANENT LIME SHOWING THE OLD DISPOSAL SYSTEMS AND INSTALLATION DATE SHALL BE SECURED TO LID.
  - 11) NO FOOD GRINDERS, WATER SODAS OR SLIP RUMORS SHALL BE INSTALLED OR USED IN THE SEPTIC SYSTEM.
  - 12) REMOVE ALL TREES AND BRUSH WITHIN 10 FEET OF THE NEW DISPOSAL FIELD.
  - 13) ELEVATION BENCHMARK IS CORNER OF ASPHALT DRIVEWAY, REL. 394.1.

