



BOROUGH OF OAKLAND, NEW JERSEY

TO: Planning Board

FROM: Glen Turi

This is to advise you that on October 11, 2022 a denial was issued to the resident Brian Comitto for the location 8 Vassar Place Avenue, Oakland, NJ 07436

Block: 4402 Lot: 53

Zoning District: RA-3

For: Installing an in-ground pool

For the following reasons:


- 1) 59-47 (7) Swimming Pools: side yard setback 5 ft. proposed, 10 ft. minimum required

The Ordinances pertaining to this application are:

Chapter 59-47 (7)

Fee: \$50.00 Paid by: # Check 241 LOD: #Z-0911002

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**

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

Date 10/14/22

**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

Check nature of the application:

- ☐ Appeal interpretation of Building Inspector. (Type A)
☒ Bulk variance, requesting relief from dimensional zoning code requirement
(Type C).
☐ Use variance from zoning code permitted uses. (Type D)

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 an in-ground swimming pool.

1. APPLICANT INFORMATION

- a. Name: Brian Comitto
- b. Address: 8 Vassar Place
- c. Telephone & Email address (include fax number if desired):
551-427-5147 Brian.comitto@gmail.com
- d. Applicant is a: (check applicable status)
____ Corporation ____ Partnership ____ LLC ☒ 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): _____

b. Proposed: Behind front setback line 7.90' 57' 5.80'

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

Purchased home 5/21 and nothing since I have been the homeowner.

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>
<u>59-47(7)</u>	<u>10' side yard setback</u>	<u>5' left side yard setback</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

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.

Rear yard septic/field

5. OTHER REQUIRED INFORMATION

Attach certification of payment of taxes from Tax Collector.

Attach completed checklist.

Attach current survey showing existing & proposed improvements and septic system if applicable. Refer to item #3 on checklist.

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>10,125</u> sf	<u>10,125</u> sf
Lot Width	<u>100</u> ft min	<u>75</u> ft	<u>75</u> ft
Lot Depth	<u>140</u> ft min	<u>135</u> ft	<u>135</u> ft
Building Coverage* (calculated: total building footprint square footage divided by lot area x 100%)	<u>20</u> % max	<u>17.6</u> %	<u>17.6</u> %
Impervious Coverage** (calculated: total impervious footprint square footage divided by lot area x 100%)	<u>40</u> % max	<u>32.1</u> %	<u>39.9</u> %
Front Setback <i>Behind front setback line</i>	_____ ft min	_____ ft	_____ ft
Side Setback	<u>10</u> ft min	_____ ft (Left) _____ ft (Right)	<u>5.80</u> ft (Left) <u>57</u> ft (Right)
Rear Setback	<u>5</u> ft min	_____ ft	<u>7.90</u> ft
Building Height	<u>35</u> ft max <u>2 1/2</u> stories max	<u>30</u> ft <u>2 1/2</u> stories	<u>30</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.

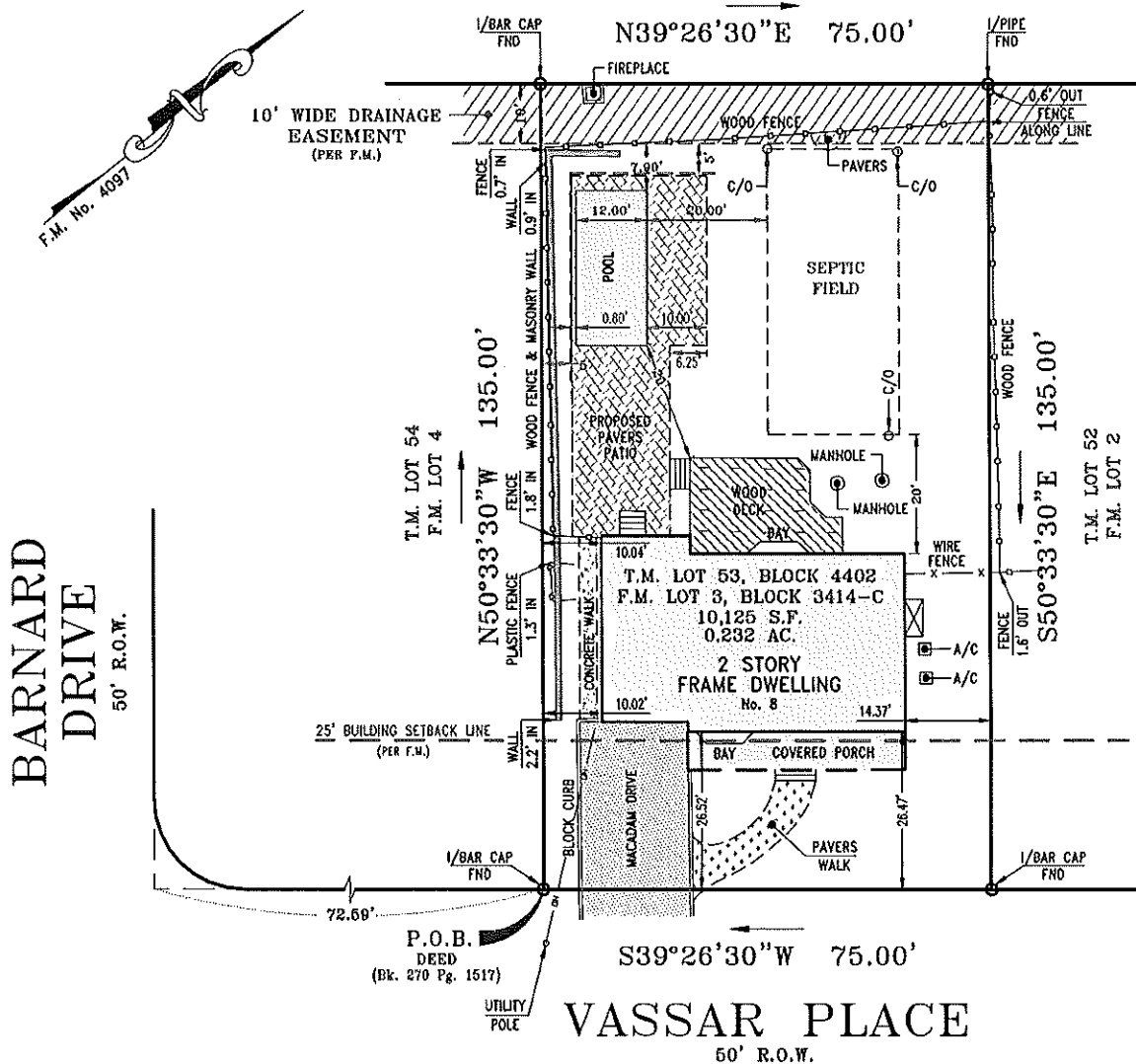
AS-BUILT LOT COVERAGE CALCULATION

	EXISTING
HOUSE & GARAGE	1,548.6 S.F.
COVERED PORCH	232.7 S.F.
PAVERS WALK	141.4 S.F.
MACADAM DRIVE	511.4 S.F.
WOOD DECK	355.4 S.F.
CONCRETE WALK	91.4 S.F.
POOL	312 S.F.
PROPOSED PAVERS PATIO	846.7 S.F.
TOTAL	4,039.6 S.F.
	39.9 %

DESCRIPTION:

BEING KNOWN & DESIGNATED AS LOT 3, BLOCK 3414-C ON A MAP ENTITLED "SUBDIVISION PLAT, OAKLAND COTTAGE ESTATES, BOROUGH OF OAKLAND, BERGEN COUNTY, NEW JERSEY" DATED OCTOBER, 1950 & FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON APRIL 6, 1951 AS MAP No. 4097.

T.M. LOT 31



CERTIFIED TO:

- BRIAN COMITTO AND MELISSA COMITTO
- WELLS FARGO BANK N.A., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR
- CARNEGIE TITLE, LLC (TITLE No. 602-167357)
- WFG NATIONAL TITLE INSURANCE COMPANY
- ERICH H. KAMM, ESQ.

JAMES P. DEADY SURVEYOR, LLC
PROFESSIONAL LAND SURVEYING SERVICES
205 ROUTE 22 EAST, ONE SALEM SQUARE
SUITE 202 WEST
WHITEHOUSE STATION, NJ 08889
(908) 634-0145 (908) 634-0147 FAX

REVISIONS	DATE

SURVEY
of
TAX LOT 53-BLOCK 4402
LOCATED IN THE
BOROUGH OF OAKLAND
BERGEN COUNTY, NEW JERSEY

By:

John C. Ritt
John C. Ritt N.J.P.L.S. Lic. No. 24GS04324100
Certificate No. 24GA28199000