



BOROUGH OF OAKLAND, NEW JERSEY

TO: Board of Adjustment

FROM: Glen Turi

This is to advise you that on May 18, 2021 a denial was issued to the resident Scott Crimmwl for the location 7 Yale Way, Oakland, NJ 07436

Block: 4910 Lot: 18

Zoning District: RA-3 For: Construction of an addition

For the following reasons:

- 1) Minimum lot size 10,400 square foot proposed, 15,000 square feet required
- 2) Front Yard: 25.64' ft. proposed, 40 ft. minimum required

The Ordinances pertaining to this application are:

Chapter 59

Attachment 5

Fee: \$50.00 Paid by: # 2762 LOD: #Z-0518002

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 6/15/2021

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

Date Received _____
Fee Submitted _____
Jurisdiction Date _____
Complete Date JUN 20 2021
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)

Add a second level to the home within the original
footprint of the existing first floor.

1. APPLICANT INFORMATION

- a. Name: Scott Crimmel
- b. Address: 7 Yale Way Oakland NJ
- c. Telephone (include fax number if desired): (973) 897-5777
- d. Applicant is a: (check applicable status)
- ____ Corporation ____ Partnership X 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):
- X Owner ____ Purchaser under contract ____ Lessee
- ____ Other (please specify): _____
- g. If applicant is represented by an attorney:
- Name: N/A
- Address: N/A
- Telephone: _____ Fax: _____

2. PROPERTY INFORMATION

- a. Street address 7 Yale Way
- b. Tax Map Block(s) 4910 Lot(s) 18
- c. Zone District RA-3
- d. Lot Area 10,400 sqft Lot Dimensions 80' x 130'

- 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 sewerer ☐ Septic system X
- g. Current number of bedrooms 2 Proposed number of bedrooms 3
- h. Current number of bathrooms 2 Proposed number of bathrooms 3
- i. Height of building: Existing Stories 1 Feet 18'-6"
Proposed Stories 2 Feet 26'-9"
- j. Percentage of lot occupied by building:
Now: 11.2 % With proposed addition: 11.2 %

- k. Setback from property lines:

a. Existing:	<u>25.64'</u> ^{Front}	<u>77.43'</u> ^{Rear}	<u>15'</u> ^{Right Side}	<u>18.12'</u> ^{Left Side}
b. Proposed:	<u>25.64'</u>	<u>77.43'</u>	<u>15'</u>	<u>18.12'</u>

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

N/A

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:

Section	Required	Proposed
<u>59.60.A</u> front yard	<u>30'</u>	<u>25.64'</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

4. REASONS FOR REQUEST IN SUPPORT OF THIS APPLICATION

This variance is sought because of (check applicable):

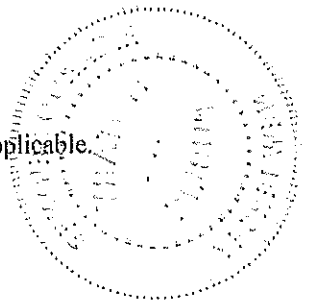
- (a) ____ Exceptional narrowness of property. (b) ____ Exceptional shallowness of property.
(c) ____ Shape of property. (d) ____ Exceptional topographic or physical features of the site.
(e) X Other extraordinary or exceptional situation.

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

Existing nonconforming conditions, please see attached.

- ## 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.

M. W.
Applicant's Signature

6/14/21
Date

[Signature]
Applicant's Signature

6/14/21
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

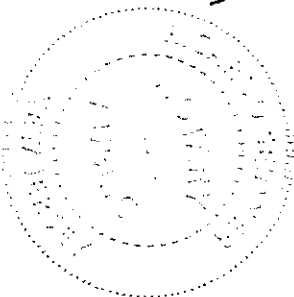
6/15/21
Date

Subscribed and sworn to before me this

15th day of June, 2021. (Year)

[Signature]
(Notary)

RICARDO SEIDNER
NOTARY PUBLIC OF NEW JERSEY
COMMISSION EXPIRES 1/15/2024



ZONING TABLE

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

	REQUIRED	EXISTING	PROPOSED
Lot Area	<u>15000</u> sf min	<u>10,400</u> sf E.N.C.	<u>10,400</u> sf NO change
Lot Width	<u>100</u> ft min	<u>80</u> ft E.N.C.	<u>80</u> ft NO change
Lot Depth	<u>140</u> ft min	<u>130</u> ft E.N.C.	<u>130</u> ft NO change
Building Coverage* (calculated: total building footprint square footage divided by lot area x 100%)	<u>20</u> % max	<u>13</u> % 13.07 10,400 $\overline{)13,608}$	<u>13</u> % NO change
Impervious Coverage** (calculated: total impervious footprint square footage divided by lot area x 100%)	<u>40</u> % max	<u>24</u> % 23.72 10,400 $\overline{)24,672}$	<u>24</u> % NO change
Front Setback less than 1000 ft	<u>30</u> ft min	<u>25.64</u> ft E.N.C.	<u>25.64</u> ft NO change
Side Setback	<u>15</u> ft min	<u>18</u> ft (Left) <u>15</u> ft (Right)	<u>18</u> ft (Left) NO <u>15</u> ft (Right) change
Rear Setback	<u>35</u> ft min	<u>22</u> ft	<u>22</u> ft NO change
Building Height	<u>35</u> ft max <u>2 1/2</u> stories max	<u>19</u> ft <u>1</u> stories	<u>27</u> ft <u>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.

Additional information from page 3.

Homeowner unknowingly purchased a property with existing nonconforming conditions such as undersized lot and front yard setback caused by an amendment to the zoning requirements adopted after the home was constructed in either 1979 or 1989. The original construction of the home did meet the requirements in 1951, and the same conditions remain today. The nature of the proposed project would not have triggered the need for a variation had the original requirements been maintained along with its current and original design. The existing non-conforming condition is an unnecessary hardship caused by the amended ordinance and because no additional provisions have been adopted to allow for this old stock home to continue to conform with its original construction, there arises the necessity for a variation.

Upon extensive review of the property, it was found that there are no reasonable ways to accomplish the same desired results aside from adding a second level to the home over the existing footprint as proposed. The requested relief from the ordinance to do so, does not change the intentions of how the property was originally designed. The request is not unreasonable in light of the general purposes of any current governing ordinance and remains consistent with the purposes and intentions of the town's plan. For this particular property, the relief would provide a benefit to the owner and their property that far outweighs the negative circumstance caused by the ordinance. The relief would not create any undesirable changes to the community, nor does it bring any known detriment to the neighbors, the homeowner, the environment, any infrastructure, or the public (as private or as a whole).

Attached images that show the original subdivision plat approved by the Oakland's Mayor and Council, Bergen County Planning Board, Oakland Planning Board, and Borough Engineer in April of 1951, showing front yard setback of 25' that prevailed while the home was originally constructed.

First American Title Insurance Company

1 First American Way, Santa Ana, California 92707

Issuing Agent

First Jersey Title Services, Inc.

P.O. Box 2525 (25-00 Broadway) Fair Lawn, NJ 07410

201-791-4200 Fax: 201-791-9050

www.firstjerseytitle.com

File No: 089675

SCHEDULE A
Legal Description

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Oakland, County of Bergen, State of New Jersey.

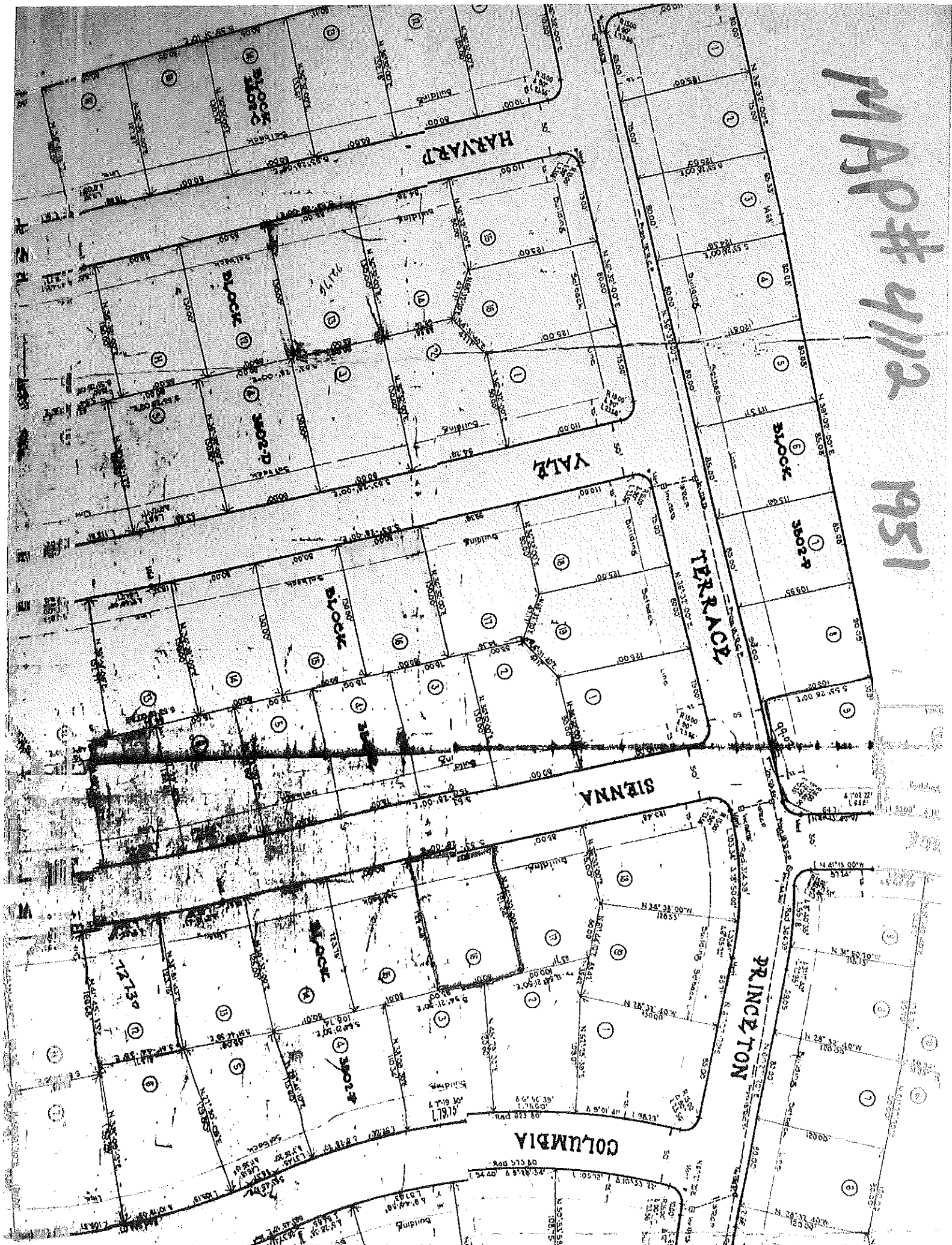
BEING known and designated as Lot 16 in Block 3502-E as shown on a certain map entitled "Subdivision Plat, Oakland Heights, Section Number Two, Borough of Oakland, Bergen County, New Jersey", said map being filed in the Office of the Clerk of Bergen County on May 9th, 1951, as Map No. 4112.

Commonly known as:

7 Yale Way
Oakland, New Jersey

IN COMPLIANCE with Chapter 157, Laws of 1977, premises herein are Block 18 Lot 4910, on the tax map of the above municipality.

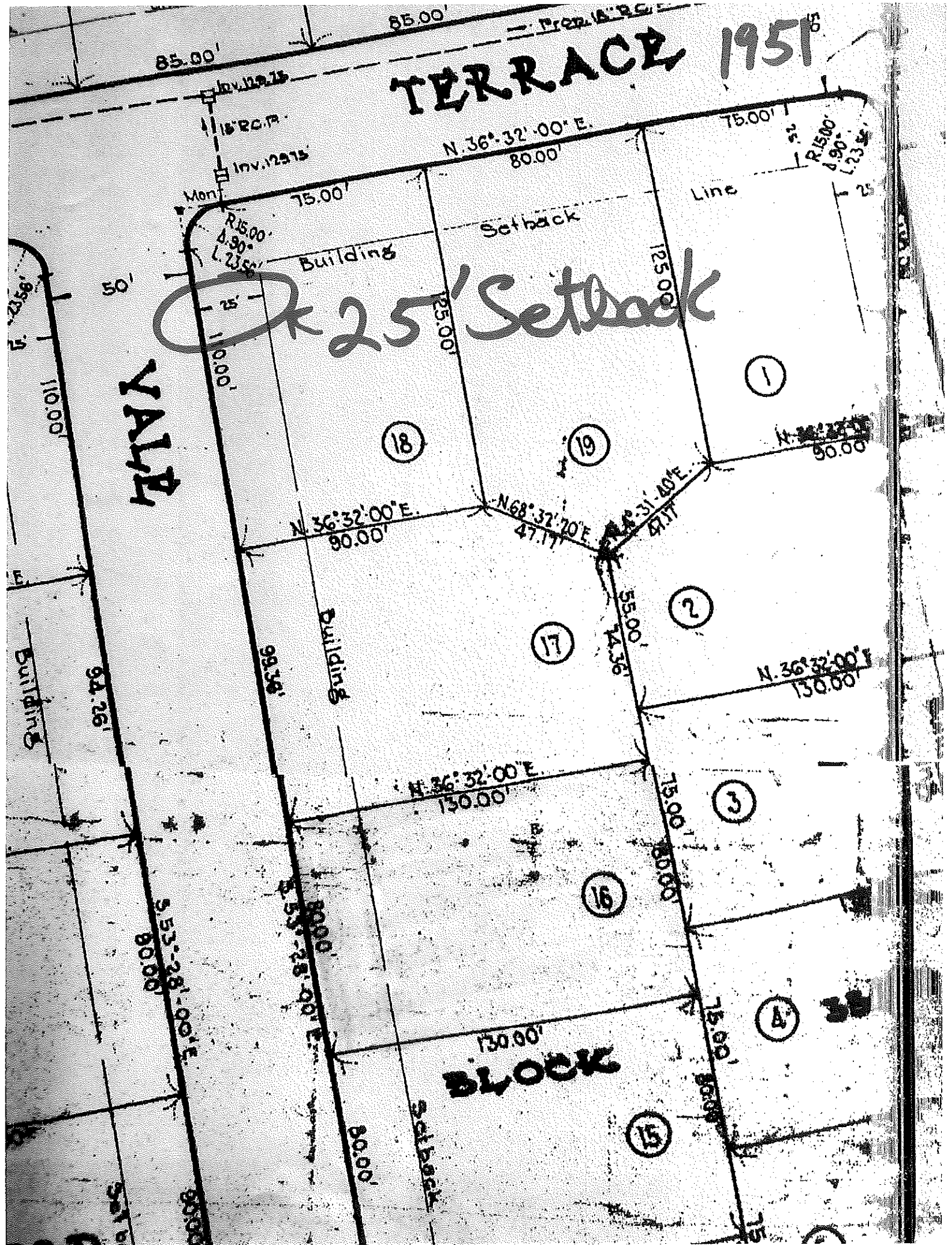
MAP # 4112 1951



85.00' 85.00' Prop. 18' R.C.P.
TERRACE 1951

VALLEY

25' Setback



PROCEDURAL CHECKLIST FOR VARIANCE APPLICATIONS

(Application to be typed or printed clearly please)

- ☒ 1. Apply to Zoning Officer for a permit for a use or structure not permitted by the zoning ordinance. 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 application form from the Board Secretary. 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 or engineer. 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.
- ☐ 4. Submit ²⁰ 16 copies of completed application (signed and notarized), 16 copies of Zoning Officer's denial letter, 16 copies folded plans and 16 copies of most recent sealed survey of the property. All copies mentioned must be in packet form and submitted to the Board Secretary. *plus a pdf copy planning @Oakland - n*
- ☐ 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, review process and appropriate fees. The Board of Adjustment regularly meets on the second Tuesday of each month at 8:00 p.m. in the Oakland Council Chambers, 10 Lawlor Drive, Oakland, New Jersey.
- ☐ 7. Obtain a list of all property owners within 200-feet of the property in question from the Tax Assessor's office after variance application has been filed with the Board Secretary and a meeting date has been assigned.
- ☐ 8. Once a hearing date has been assigned and a 200-foot property owner list has been obtained, send notice of appeal to property owners within 200-feet. Sample forms are a part of your application package given by the Board Secretary. Notice must be served to all property owners in adjoining municipalities, if applicable. In such cases, notice must be served to the Municipal Clerk of that Borough. Every Notice must be served no less than 10 days prior to hearing date by certified mail or in person. If noticing in person, the applicant must have each property owner print name and address, sign and date a copy of the notice that they have been informed. Notice is to be placed in the official newspaper of the Borough (The Record) no less than 10 days prior to the hearing date.
- ☐ 9. Upon the completion of service to all applicable property owners, the notice must be sworn before a notary by the person making the service. Proof of service must be given to the Board Secretary prior to the hearing date, which should include, copy of the letter served to property owners, affidavit from the official newspaper and white postal receipts with date of mailing stamped by the post office.
- ☐ 10. Appear at public hearing in person, by agent or attorney. All Corporations must be represented by an attorney at all Board hearings.

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June 14, 2021
12:53 PM

BOROUGH OF OAKLAND
Tax Account Detail Inquiry

Page N

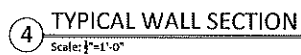
BLQ: 4910. 18. Tax Year: 2021 to 2021
Owner Name: CRIMMEL, SCOTT HOWARD & MICHELLE ROSE Property Location: 7 YALE WAY

Tax Year: 2021	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	2,426.19	2,426.19	2,664.04	0.00	7,516.42
Payments:	2,426.19	2,426.19	0.00	0.00	4,852.38
Balance:	0.00	0.00	2,664.04	0.00	2,664.04

Date	Qtr	Type	Description	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2021 Prin
			Original Billed						7,516.42		7
02/08/21	1	Payment	CORELOGIC 2021.1	001	WIRE	CK	17675 1298	CORELOGI	2,426.19	0.00	5
04/29/21	2	Payment	CORELOGIC 2021.2	001	WIRE	CK	18289 1330	CORELOGI	2,426.19	0.00	2

Total Principal Balance for Tax Years in Range: 2

6.14.21
I verify that this information
reflects the municipal tax record
Tax Collector: [Signature]
Municipality: Borough of Oakland
County: Sergeant



Crimmel Addition

infect:

Sean R. Crane, R.A., PE

DATE	
TIME	
NAME	
NO.	

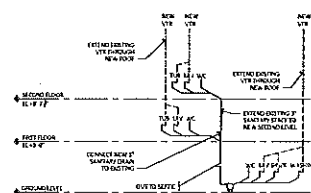
FLOOR PLANS
AND
WALL SECTION

Solve As Stated
Year 1: 3.5% 243
Brown Eyed MC
Checked By
Project NY

A



3 PLUMBING RISER DIAGRAM



Crimmel Addition

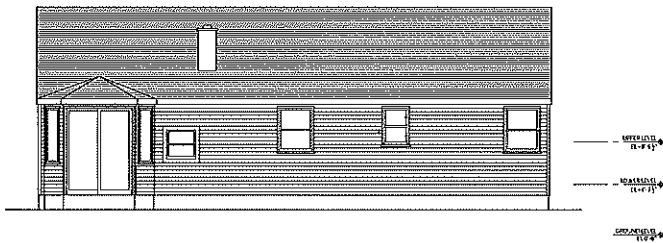
architect:
Sean R. Crane P.A. PE

100%
 100%
 100%

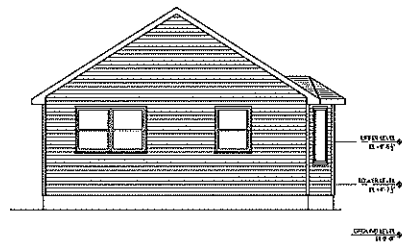
ELECTRIC
RISE

Date: A.P.N. Page 14 of 25 Draw by: Checked by: Project No:

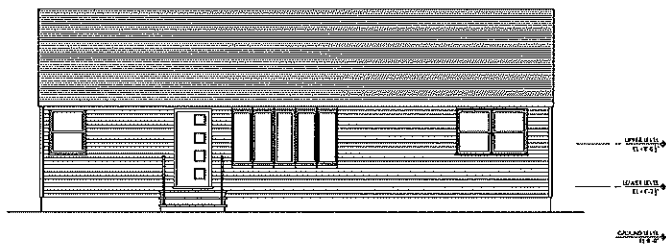
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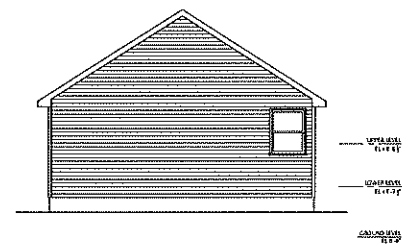
1 EXISTING REAR ELEVATION
Scale: $\frac{1}{4}"=1'-0"$



2 EXISTING RIGHT ELEVATION
Scale: $\frac{1}{4}"=1'-0"$



3 EXISTING FRONT ELEVATION
Scale: $\frac{1}{4}"=1'-0"$



4 EXISTING LEFT ELEVATION
Scale: $\frac{1}{4}"=1'-0"$

Crimmel Addition
7 Yale Way
Oakland, NJ 07036

Architect:
Sean R. Crane, R.A., PE
380 Mountain Ave.
Westfield, New Jersey 07090
862.287.0179

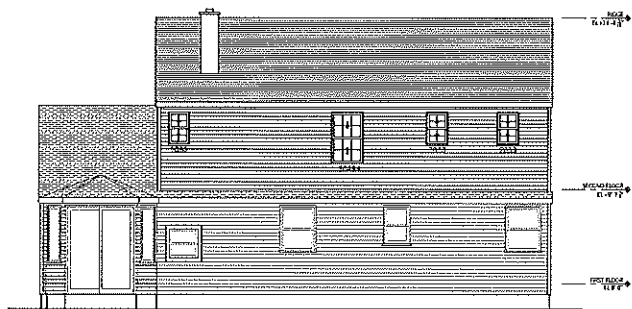
Scale: $\frac{1}{4}"=1'-0"$
Date: 11/11/11
Drawn by: S.R.C.
Checked by: S.R.C.
Project: 111



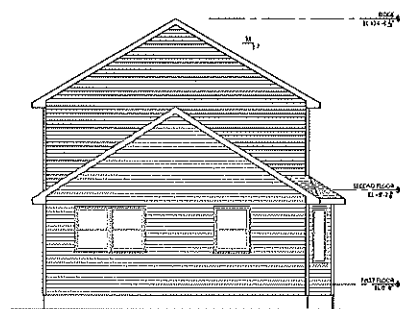
EXISTING
ELEVATIONS

Scale: $\frac{1}{4}"=1'-0"$
Date: 11/11/11
Drawn by: S.R.C.
Checked by: S.R.C.
Project: 111

A
4



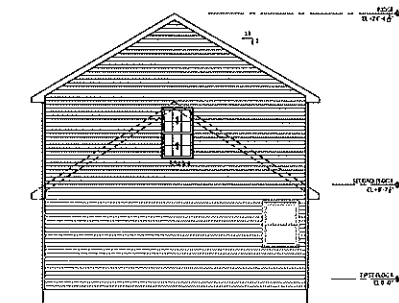
① NEW REAR ELEVATION
Scale: $\frac{1}{4}"=1'-0"$



② NEW RIGHT ELEVATION
Scale: $\frac{1}{4}"=1'-0"$



③ NEW FRONT ELEVATION
Scale: $\frac{1}{4}"=1'-0"$



④ NEW LEFT ELEVATION
Scale: $\frac{1}{4}"=1'-0"$

Crimmel Addition

7 Yale Way
Oxford, NJ 07866

Architect
Sean R. Crane, R.A., P.E.
330 Mountain Ave.
Westfield, New Jersey 07090
802.287.0179

DATE: 08/10/19

BY: SEAN R. CRANE

PROJECT: 19-001

DATE: 08/10/19

BY: SEAN R. CRANE

PROJECT: 19-001

DATE: 08/10/19

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PROJECT: 19-001

NEW ELEVATIONS

DATE: 08/10/19

BY: SEAN R. CRANE

PROJECT: 19-001

DATE: 08/10/19

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PROJECT: 19-001

