

July 17, 2023

Oakland Borough Zoning Board of Adjustment
One Municipal Plaza
Oakland, NJ 07436

**RE: Proposed Accessory Building for
Deer Ledge Ramapo Estate, LLC at
2 Deer Ledge Road, Oakland, NJ**

**Block 401 Lot 3
Project No. 22116-F**

Esteemed Chairman and Commissioners:

This letter is a description of the application before you in connection with the above referenced Project and Subject Premises. Reference is made herein to the drawings attached hereto, which include:
Variance Map prepared by Schwanewede Hals & Vince, dated July 17, 2023, and
Architectural Drawings A2 & A3 prepared by my office, dated June 30, 2023.

DESCRIPTION OF SUBJECT PREMISES:

The Subject Premises lies within the "C" Conservation District which allows for detached Single Family Residence on lots of no less than 5 acres.

The Subject Lot is a conforming 5.5 acre sloping parcel which is improved with one principal single family residential structure, an on-site septic system, driveway, patios, walkways, and one two story accessory garage structure. Previously, there was also a second two story accessory building which had burned down approximately 2 years ago. The existing foundation and concrete pad of this building still remains on the site.

The current survey of the Subject Lot reveals that a small portion of the original lot lies on the Wanaque side the municipal boundary line, which is in contrast to what is represented on the Municipal Tax Map. This condition is shown clearly on the site plan, and has been accounted for in the lot area calculations.

THE PROPOSED PROJECT:

The Owner-Applicant proposes to construct a 993 sq.ft. single story accessory structure at the same location as the previously burned down accessory building had existed. The existing foundation and concrete pad of the previous structure is to be removed. The proposed accessory building is to serve as a fitness and recreation facility for his own use, as well as for guests and family. It includes an internal "endless pool" and a sauna for therapy, a full bathroom and other ancillary amenities. The proposed ridge height above the average grade plane of this new accessory building is 21.9 ft. which allows for the necessary internal air volume, extensive natural light, and space for a mezzanine to house the required mechanical equipment.

VARIANCE:

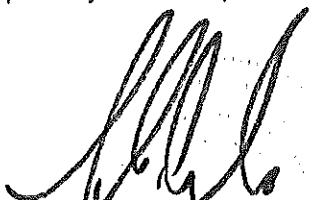
The bulk requirements set forth for the Conservation District do not provide a height limitation for accessory structures, except for two specified lots as indicated under 59-57.D. Here, the height limit is set at 22 ft. This is the limit that we applied when designing the proposed accessory structure, as it seemed to be the nearest applicable regulation. Pursuant to the Zoning Officer's determination, this regulation does not apply. In the absence of any regulation, he has chosen to apply the 15 ft. height regulation from Schedule B (Attachment 7) which is the schedule for Accessory Buildings and Structures on Inside Lots that applies to the three regular Residential Zones; RA-1, RA-2 & RA-3.

We, therefore respectfully request relief from this 15 ft. requirement, to allow the proposed 21.9 ft. height for the following reasons:

1. The primary exceptional reason to support approval of this variance request is because no regulation is provided, and in the absence of any regulation it is reasonable and logical to apply the 22 ft. regulation that does exist for the two other lots that are listed within this same District.
2. We believe that this variance may be granted because this specific design (See drawing A3) takes advantage of a sloping portion of the Subject Lot whereby the building is intentionally nestled into the ground such that the building will appear to be substantially lower as compared to the surrounding grades when viewed from the road and entrance to the lot. It is intended to be sensitive to the surrounding environment and to provide a sense of belonging. It is also carefully situated to eliminate the need to remove any mature healthy trees.
3. We hereby assert that construction of this project will positively advance the purposes of the Zoning Ordinance as follows:
 - a. It provides adequate light, air and open space by not appearing to be out of scale with its surroundings or the existing buildings,
 - b. Due to the proposed position of the building (in the vicinity of the other buildings, and displacing the location of the burned down structure), it reduces the overall disturbance, promotes the preservation of valuable natural resources, and provides sufficient open space in appropriate locations on the site for private and public use by preserving the substantial western portion of the lot in its natural state,
 - d. Provides a desirable visual environment by way of creative development techniques and the simple and classic design of the building,
4. We believe that relief for this issue may be granted without substantial detriment to the intent of the Zoning Ordinance because no height regulation exists, and the proposed building does conform with the 22 ft. height regulation in other lots within the Conservation District, and is consistent with other accessory structures in the area.

We hope this document serves to provide an understanding of the thought and logic utilized in the design of this Project. We look forward to presenting this in person and answering any questions you may have. Thank you for your service and attention to this application.

Respectfully Submitted;



Stephen V. Carrozza
NJRA Lic. No. AI-11139

CC: B. Burton, Fein Const.



BOROUGH OF OAKLAND, NEW JERSEY

TO: Planning Board

FROM: Glen Turi

This is to advise you that on July 11, 2023 a denial was issued to the Deer Ledge Ramapo Estate, LLC for the location 2 Deer Ledge Road, Oakland, NJ 07436

Block: 401 Lot: 3

Zoning District: C

For: Construction of an accessory structure

For the following reasons:

- 1) Height: 21.9 feet proposed, 15 feet required

The Ordinances pertaining to this application are:

Chapter 59

Attachment 7

Fee: \$50.00 Paid by: #9019 LOD: #Z-071120231

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 JULY 19, 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: DEER LEDGE RAMAPO ESTATE, LLC

b. Address: P.O. Box 420, OAKLAND, NJ 07436

c. Telephone (201) 240-8468 Email: O BRIEN.DONNIE@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: JOSEPH MARIELLO, ESQ
Address: 433 HACKENSACK AVE., SUITE 1002, HACKENSACK, NJ 07601
Telephone: (201) 441-9056 Email: JMARIELLO@HDBBB.COM

g. (Architect) Preparation of Plans by:

Name: STEPHEN V. CARROZZA, ARCHITECT
Address: 282 MACOPIN ROAD, BLOOMINGDALE, NJ 07403
Tel: (973) 835-4600 Email: SVCARROZZA@VERIZON.NET

h. (Engineer) Preparation of Plans by:

Name: SCHWANEWEDE, HALS & VINCE
Address: 111 LITTLETON ROAD, SUITE 200, PARSIPPANY, NJ 07054
Tel: (201) 337-0053 Email: JVINCE@SHVENG.COM

2. PROPERTY INFORMATION

- a. Street address 2 DEER LEDGE ROAD
- b. Tax Map Block(s) 401 Lot(s) 3
- c. Zone District C
- d. Existing Use of Property SINGLE FAMILY RESIDENTIAL
- e. Proposed Use Property: SINGLE FAMILY RESIDENTIAL
- f. Residential applications:
- Current number of bedrooms 4 Proposed number of bedrooms 4
- Current number of bathrooms 3 1/2 Proposed number of bathrooms 4 1/2
- g. Property is sewerd _____ Septic system ✓
- h. Are there any existing Deed Restrictions/Easements? ✓ No ✓ Yes (attach copy of restriction)
- Are there any proposed Deed Restrictions/Easements? ✓ No ✓ Yes (attach copy of restriction)
- i. Does the applicant/owner own any property which adjoins/is adjacent to this property? ✓ Yes ✓ No
- j. Please list prior applications or municipal actions regarding this property and attach Resolutions related to same: NONE

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)

SEE ATTACHED LETTER BY ARCHITECT

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

SEE ATTACHED LETTER BY ARCHITECT

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, Att. 7</u>	<u>15' MAX.</u>	<u>21.9'</u>
<u>HEIGHT OF ACCESSORY</u>	_____	_____
<u>STRUCTURE</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>217,800</u> sf min (5 AC)	<u>240,511</u> sf (5.5 AC)	<u>240,511</u> sf (5.5 AC)
Lot Width	<u>—</u> ft min	<u>644.5</u> ft	<u>644.5</u> ft
Lot Depth	<u>—</u> ft min	<u>400</u> ft	<u>400</u> ft
Building Coverage* (calculated: total building footprint square footage divided by lot area x 100%)	<u>20</u> % max	<u>1.9</u> %	<u>2.3</u> %
Impervious Coverage** (calculated: total impervious footprint square footage divided by lot area x 100%)	<u>30</u> % max	<u>5.7</u> %	<u>5.9</u> %
Front Setback	<u>100</u> ft min	<u>177.5</u> ft	<u>177.5</u> ft
Side Setback	<u>50</u> ft min	<u>94.02</u> ft (Left) <u>214</u> ft (Right)	<u>94.02</u> ft (Left) <u>214</u> ft (Right)
Rear Setback	<u>50</u> ft min	<u>184.6</u> ft	<u>184.6</u> ft
Building Height <u>ACCESSORY</u>	<u>15</u> ft max <u>1</u> stories max	<u>24.5</u> ft <u>2</u> stories	<u>21.9</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.

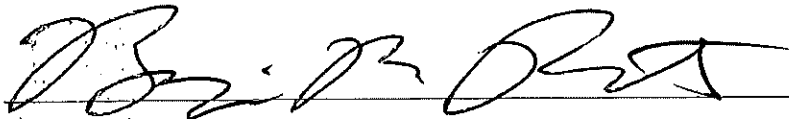
**Impervious Surfaces: surfaces covered by roofs, pavement, walks, patios, and other materials so that underlying soils are highly resistant to infiltration of water. This includes all buildings, porous paving, paver blocks, gravel, crushed stone, decks, patios, elevated structures, and other similar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

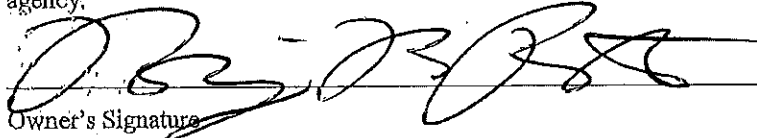


Applicant's Signature

07/19/2023

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.



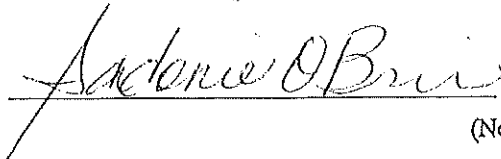
Owner's Signature

07/19/2023

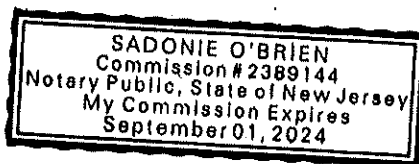
Date

Sworn and Subscribed to before me this

19th day of July, 2023 (Year)



(Notary)



PLANNING BOARD
BOROUGH OF OAKLAND
DETERMINATION OF COMPLETENESS CHECKLIST
SITE PLAN

Project Title PROPOSED ACCESSORY BUILDING AT 2 DEER LEDGE RD.
 Lot, Block LOT 3, BLOCK 401
 Docket No. _____

ITEM	YES	NO	N/A	COMMENTS
(1) Site plan drawn to a scale of not more than 1"=50', unless permitted by Board.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(2) Signed and sealed statement of certifications by both N. J. registered professional Engineer and Land Surveyor, as to the accuracy of the site plan and topographical map.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(3) Name and title of applicant, owner and plan preparer.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(4) Approval block bearing titles of Chairman and Secretary of Planning Board and the Borough Engineer.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(5) Lot, Block, and Tax Map Sheet Numbers,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(6) Date, scale and north arrow.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(7) Zone Boundaries of adjoining properties.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(8) Existing/proposed contours referred to U.S.C.&G.S. datum.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(9) Location of zoning setback lines and existing man-made or natural features.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(10) Existing/proposed signage and lighting detail and location.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

ITEM	YES	NO	N/A	COMMENTS
(11) Location of existing/ proposed buildings and structures.	✓	—	—	_____
(12) Location of all structures within one hundred (100') feet of the property.	—	—	✓	_____
(13) Proposed sanitary sewers and water systems.	✓	—	—	_____
(14) Building floor plans and elevations drawings of proposed principal building and accessory structures.	✓	—	—	_____
(15) Complete storm drainage system.	—	—	✓	_____
(16) Drainage Design Data/ Calculations.	—	✓	—	_____
(17) Location and detail of existing/ proposed site improvements (i.e. curbs, sidewalks, etc.)	✓	—	—	_____
(18) Dimensions of all adjacent streets and roadway improve- ments, and all existing driveways within 100' of site.	—	—	✓	_____
(19) Location and detail of sidewalk and street shade trees.	—	—	✓	_____
(20) Profiles and construction cross section for parking, aisles and driveways, curbing, walkways, exterior stairways and railings.	—	—	✓	_____
(21) Proposed off-street parking Schedule.	—	—	✓	_____
(22) Number and type of proposed uses of land, buildings and units, together with the floor area for same and the estimated number of employees or occupants of each unit.	—	—	✓	_____

ITEM	YES	NO	N/A	COMMENTS
(23) Detail and location of fire protection systems.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(24) Reference to covenants, deed restrictions, easements and subsequent waivers and variances.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(25) Soil Erosion and Sediment Control Plan and Details.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(26) Adherence to the Flood Damage Prevention Ordinance No. 85 Code 56.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(27) Survey data together with Description of all areas Dedicated to the Borough of Oakland.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(28) Required survey data.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(29) Property owners within 200 feet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(30) Retaining wall design detail and calculations bearing seal and signature of a N. J. registered professional Engineer.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(31) Soil Movement Application, Plan and Cross Sections prepared in accordance with Paragraph 59-67 of the Code.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(32) Landscaping Plan and Planting Schedule.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(33) Any additional information deemed necessary by the Planning Board.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(34) The Board reserves the right to reject any and all drawings which are not clear, concise, and legible.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

ITEM	YES	NO	N/A	COMMENTS
(35) Locate area on National Wetlands Inventory Map.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(36) Submittal of variance application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(37) <u>Residential Cluster (i.e. Townhouses):</u>				
a) The amount and location of common open space to be provided.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b) The location and description of any common facilities to be provided.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Name and responsibilities of the homeowner association if applicable.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(38) <u>Final Site Plan:</u> In addition to the aforesaid requirements, show or include the following:				
- Final contours of site (100 feet of same at two (2) foot intervals.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
- Final Elevations at the corners of all proposed buildings and paved areas and at property corners.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
- Floor Plan and elevation drawings of the proposed building bearing the seal and signature of preparing architect.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
- Landscaping Plan and Planting Schedule.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Note: Corporation making application MUST be represented by Counsel at any Planning Board Meetings.

NOTICE TO UTILITIES

Chapter 245 of the MLUL was amended to require that notice of hearings on application for site plans or major subdivisions be given to all public utilities and cable television companies owning land or possessing rights-of-way or easements within 200 feet of the property which is the subject of the hearing.

ADDITIONAL COMMENTS _____

The premises are sold and conveyed subject to the following restrictions:

A strip of land extending 60 feet southwestward perpendicular to the centerline of the state fire road traversing the northeast corner of Tract 1, as the same may be from time to time relocated shall be left free of improvements, and shall be left in its natural vegetative state. This shall not be deemed to preclude its partial use for the supply of utilities (including fuel) to the premises or a partial use for part of a home sewage treatment system serving the premises. It shall also not preclude landscaping or silvacultural activities designed to improve the screening of the premises and any improvements from said fire road. The purpose of this restriction is to ensure a permanent vegetative screening of the premises and any improvements from the said fire road.

EXISTING DEED RESTRICTION



Oakland Borough

Date Issued: _____
Application Number: ZA-23-0080
Application Date: 7/11/2023
Project Number: _____
Permit Number: ZP-23-00080
Fee: \$0.00 CHK 9019

Zoning Permit

Worksite **2 DEER LEDGE RD**
Location: **Oakland Borough, NJ**

Owner: **DEER LEDGE RAMAPO ESTATE LLC**
Address: **PO BOX 420**
OAKLAND, NJ 07436

Applicant: _____
Address: _____

Block: 401 Lot: 3 Qualifier: _____ Zone: _____

This Certifies that an application for the issuance of a Zoning Permit has been examined.

Present Use: Single-Family Residential

☐ Non Conforming Use

☐ Non Conforming Structure

Proposed Use: Single-Family Residential

Work Description: _____

Application Approved Date: _____

Denied

Upon review it was determined that the Zoning Permit:

☐ Permitted by Ordinance

☐ Permitted by Variance approved on: _____

☐ Approved with Conditions

☐ Valid Nonconforming Use/Structure is established by

☐ Zoning Board of Adjustment

☐ Zoning Officer


Glen Turi, Zoning Officer

7/11/2023

Date

Tax Account Maintenance

Notes Exist

Block: 401

Lot: 3

Qualifier:

Owner: DEER LEDGE RAMAPO ESTATE LLC

Prop Loc: 2 DEER LEDGE RD

Account Id: 00000249

General Assessed Value Additional Billing Deductions Balance All Charges Add/Omit Notes

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance	Notes
2023	3		10,907.92	10,907.92	.00	10,907.92	7/17/23
2023	2		10,268.24	.00	.00	.00	
2023	1		10,268.25	.00	.00	.00	
2023		Total	31,444.41	10,907.92	.00	10,907.92	
2022	4		10,514.48	.00	.00	.00	
2022	3		10,374.78	.00	.00	.00	

*Taxes are current Next
 payment is due 8/4/23
 JHB*

Other Delinquent Balances: 00 Interest Date: 07/17/23

Other APR2 Threshold Amt: 00 Per Diem: .0000 Last Payment Date: 05/02/2023

TOTAL TAX BALANCE DUE

Principal: 10,907.92 Penalty: .00
 Misc Charges: .00 Interest: .00 Total: 10,907.92

* Indicates Adjusted Billing in a Tax Quarter.

I verify that this information accurately reflects the municipal tax record



Tax Collector: *Shirley D. Long*
 Municipality: *Town of Oakland*
 County: *Bergen County*



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: DEER LEDGE RAMAPO ESTATE, LLC
Name/Address P.O. Box 420, 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: 2 DEER LEDGE ROAD KNOWN AS BLOCK # 401 LOT # 3 ON THE TAX MAPS OF THE BOROUGH OF OAKLAND.

DATED: 07/19/2023

SIGNATURE

PHONE NO.

[Signature]
201-290-8468

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

Email/Mail To: SVCARROZZA@VERIZON.NET

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. 615

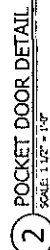
SCHEDULED HEARING DATE: _____

1 MUNICIPAL PLAZA OAKLAND, NEW JERSEY 07436



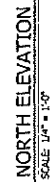
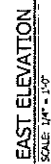
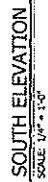
SCALE: 1/4" = 1'-0"

An average physician would be expected to see 2500 patients of this type each year, with one patient dying after each and two more dying. The same figure of 2500 patients is the basis for the calculation that approximately 1250 patients would be expected to be treated with a single dose of 100 mg of diazepam. The average physician would be expected to see 2500 patients of this type each year, with one patient dying after each and two more dying. The same figure of 2500 patients is the basis for the calculation that approximately 1250 patients would be expected to be treated with a single dose of 100 mg of diazepam.



SCALE: 1" = 1'0"

282 Macaplin Rd
Blomington, NJ 07403
Tel: 973-835-4600



Stephen V Carrozza

Proposed Accessory Building for
Deer Lodge Ramapo
Estate, LLC
 2 Deer Lodge Road
 Oakland Borough, NJ