

**BOROUGH OF OAKLAND
BERGEN COUNTY, NEW JERSEY**

ZONING BOARD APPLICATION

Date 12-4-2023

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

Date Received: _____

Fee Submitted: _____

Complete Date: _____

FOR OFFICIAL USE ONLY

The undersigned, as Applicant/Owner of the subject property identified herein hereby makes application to the Borough of Oakland for (check all that apply)

☐ 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: OBRIEN.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 R. MARINIELLO, ESQ.
Address: 433 HACKENSACK AVE., SUITE 1002, HACKENSACK, NJ 07601
Telephone: (201) 441-9056 Email: JMARINIELLO@HDBBE.COM

g. (Architect) Preparation of Plans by:

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

h. (Engineer) Preparation of Plans by:

Name: SCHWANENEDE, HALS & VINCE
Address: 111 LITTLETON RD., 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 TWO DWELLING UNITS
- e. Proposed Use Property: TWO DWELLING UNITS
- f. Residential applications:
- Current number of bedrooms 6 Proposed number of bedrooms 6
- Current number of bathrooms 4 1/2 Proposed number of bathrooms 5 1/2
- g. Property is sewered _____ 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)

CONSTRUCTION OF NEW FITNESS/RECREATION
ACCESSORY BUILDING, FOR PRIVATE USE,

SEE ATTACHED LETTER DATED OCT. 20, 2023
PREPARED BY JOHN McDONOUGH ASSOCIATES, LLC

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

SEE ATTACHED LETTER DATED OCT. 20, 2023
PREPARED BY JOHN McDONOUGH ASSOCIATES, LLC

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>CHAPTER 59</u> <u>ATTACHMENT 7</u> <u>ACCESSORY HEIGHT</u>	<u>15 FT. MAX.</u>	<u>21.9 FT.</u>
<u>CHAPTER 59</u> <u>SECTION 57. A</u> <u>ALLOWED USE</u>	<u>SINGLE FAMILY</u>	<u>TWO DWELLINGS</u> <u>PRE-EXISTING</u>
<u>N.J.S.A. 40:55D-36</u>	<u>ACCESS VIA</u> <u>PUBLIC ROAD</u>	<u>ACCESS VIA STATE</u> <u>FIRE ROAD</u>

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

	REQUIRED	EXISTING	PROPOSED
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 (ACCESSORY)	<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.

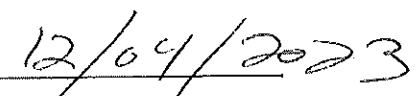
9. ADDITIONAL REQUIREMENT OF SUBMISSION:

- 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.

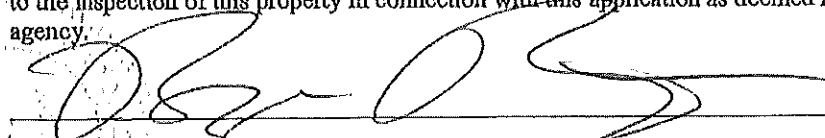
10. VERIFICATION AND AUTHORIZATION

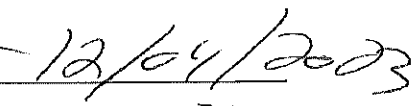
- a. **Applicant's Statement:** I hereby certify that the above statements made by me and the statements and information contained in the papers submitted in connection with this application are, to the best of my knowledge, true and accurate.


Applicant's Signature


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.

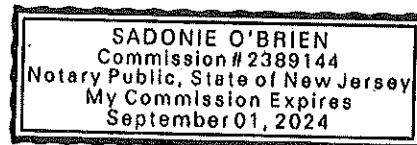

Owner's Signature


Date

Sworn and Subscribed to before me this

4th day of December, 2023 (Year)


(Notary)



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. 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 7:30 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.

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- ☐ 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.



BOROUGH OF OAKLAND, NEW JERSEY

REVISED

December 8, 2023

Deer Ledge Ramapo Estates, LLC
2 Deer Ledge Road
Oakland, NJ 07436

RE: Zoning Permit Application
2 Deer Ledge Road
Oakland, NJ 07436

Dear Deer Ledge Ramapo Estate, LLC
Please be advised that your zoning permit application referenced above is hereby denied for the following reasons.

Block: 401 Lot: 3 Zoning District: C For: Construction of an accessory structure

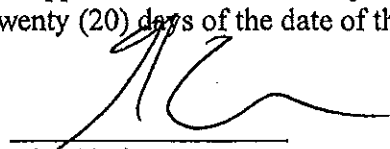
For the following reasons:

- 1) Height: 21.9 feet proposed, 15 feet required
- 2) Use Variance (2) Separate Single Family dwellings
§59-57 Conservation District

The Ordinances pertaining to this application are:
Chapter 59 §59-57

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

John McDonough Associates, LLC

Land Use Planning · Landscape Architecture

October 20, 2023

Hartmann Doherty Rosa Berman & Bulbulia, LLC

433 Hackensack Avenue, Suite 1002

Hackensack, NJ 07601

Attn: Joseph R. Mariniello, *Department Chair, Government and Land Use*

**RE: PLANNING ANALYSIS – PROPOSED RESIDENTIAL ACCESSORY BUILDING
2 DEER LEDGE ROAD; BLOCK 401 LOT 3
BOROUGH OF OAKLAND, NJ (BERGEN COUNTY)**

Dear Mr. Mariniello:

This planning analysis is submitted in support of an application to construct an accessory building on a residential lot, for use as a fitness and workout area including an indoor pool. To prepare this analysis we have reviewed existing conditions, proposed conditions, zoning regulations, and the criteria for zoning relief that the applicant is seeking. Our findings and conclusions follow:

1. *Existing Conditions.* The subject site straddles the municipal boundary between Oakland and Wanaque. Most of the site is in Oakland and a small portion in the rear overlaps into Wanaque. The consists of two tax lots: Block 401 Lot 3 in Oakland and Block 200 Lot 38 in Wanaque, which in aggregate comprise approximately 5.9 acres. Maps and photographs are appended.

The site is perched on a cliff overlooking scenic natural lands. It is developed with a one-family dwelling and a second dwelling over a detached garage. The site also contains the remnant foundation pad of an accessory building that was fire damaged. Access to the site is via Deer Ledge Road (aka State Fire Road), a private road that connects to Skyline Drive (Route 4).

2. *Proposed Conditions.* The applicant, Deer Ledge Ramapo Estate, LLC, is proposing to construct a new accessory building in the area of the former accessory building. The remnants of the former 2-story building will be removed and replaced with a new 1-story building. The intended use of the new building will be for fitness and working out.

The floor area of the new building is approximately 993 square feet (28'x36'). The floor plan indicates an open fitness area with an indoor endless pool (10'x17'), a sauna for therapy, hydration area, bathroom, and utility and storage areas. Building elevations show a rustic style with cedar siding, pitched gable roof, and windows that overlook the breathtaking views.

3. *Zoning Considerations.* The site is in the C Conservation District. The zone permits single-family dwellings on lots no less than five acres in area and recreational activities such as hunting, fishing, boating and the construction of supporting facilities such as docks, camping areas, temporary lodging facilities and parking facilities.

The application seeks relief from the following requirements of the ordinance:

- “d(1)” use relief – to validate the two dwelling units that presently exist on the site
- “c” relief – to allow accessory building height of 21.9 feet where 15 feet maximum is permitted
- MLUL Section 35 relief to permit construction of a building on a lot that does not abut a street

4. *Justifications for Relief.*

- a. *Use Relief.* The application satisfies the statutory criteria for use relief as established by the Medici case. The positive criteria are satisfied because the site is particularly suited for the use, by virtue of its context and condition. Contextually, the site is isolated and remotely located and the added unit does not create an anomaly in an established neighborhood. Condition-wise, the site exceeds the minimum lot size requirement with adequate spatial capacity to accommodate a second residential unit. The additional dwelling is a simple retrofit over the garage, and does not take up additional land area or require additional clearing or disturbance.

The application advances MLUL purposes of zoning especially purpose “a”, the promotion of the general welfare, with new housing stock; purpose “g” the provision for a variety of residential uses in appropriate locations according to the needs of all New Jersey citizens; purpose “i” the promotion of a desirable visual environment with an attractive rustic building that blends with the landscape; and purpose “m” the efficient use of land, by building a new accessory building in the same area where a former accessory building was located. The dwelling unit over the garage is in line with planning trends to provide “missing middle” housing in response to shortage of housing options and scarcity of land.

The negative criteria are satisfied because relief can be granted without substantial detriment to the public or the zone plan. Relief relates to a distinct site in a remote isolated location and is not tantamount to a rezone. Relief if granted will not erode the integrity of the zone. Based on evidence and testimony, the applicant will demonstrate that two dwelling units can integrate and co-exist on this site, safely, efficiently, and comfortably.

- b. *Height Relief.* The accessory building height is justified for the same reasons as the dual use relief. The added height adds to the aesthetic of the building and will have minimal if any impacts visually or functionally given the remote isolated nature of the lot.
- c. *Section 35 Relief.* The justification for Section 35 relief comes from Section 36 of the MLUL, which essentially says that such relief shall be granted if the applicant can demonstrate adequate access exists for emergency vehicles. The applicant will demonstrate same with evidence and/or testimony. Deer Ledge Road is also identified as State Fire Road which implies its adequacy for emergency vehicles.

Sincerely,

John McDonough Associates, LLC



John McDonough, EA, PP, AICP

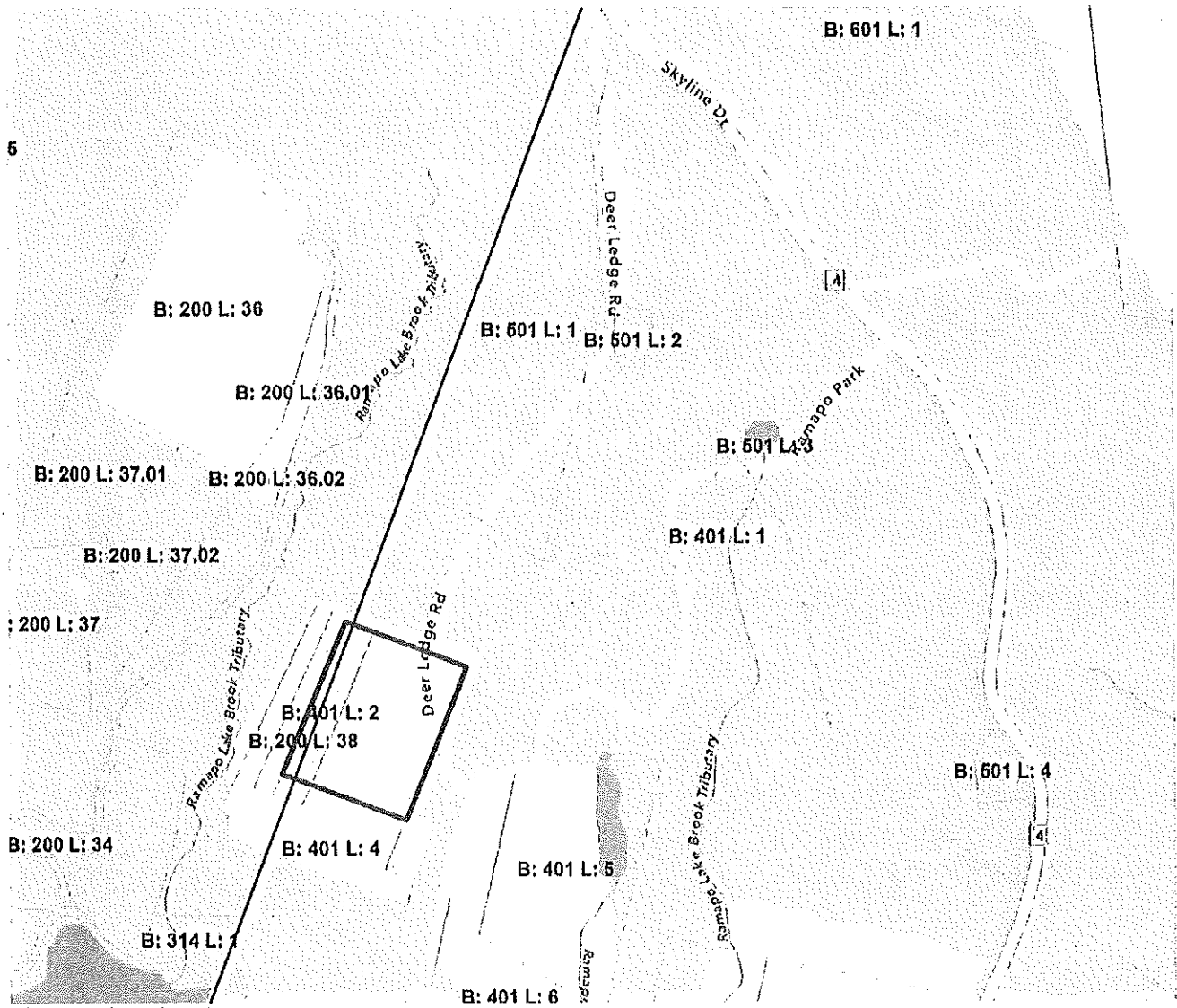


Figure 1 – Location Map

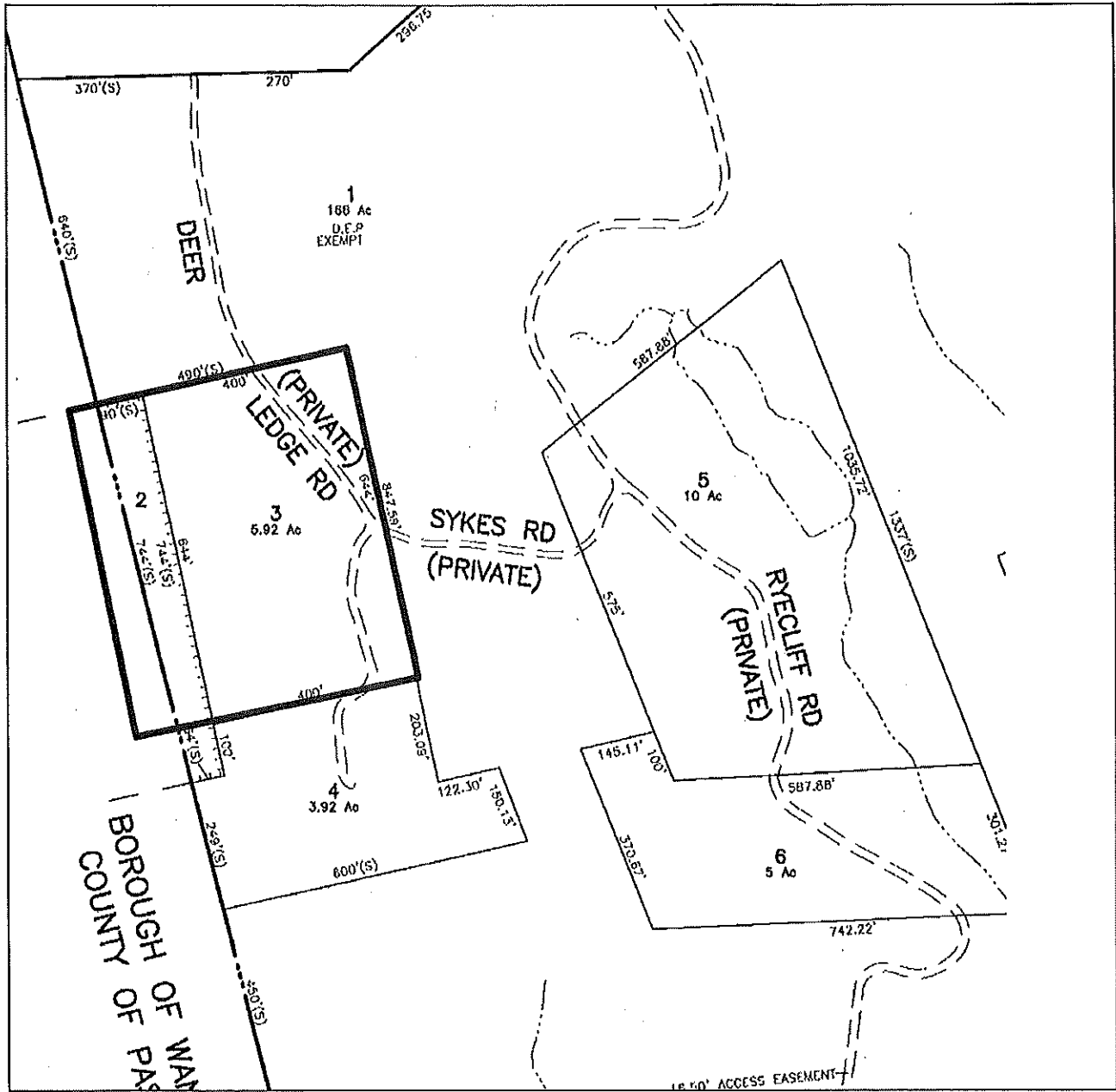


Figure 2 – Tax Map



Figure 3 – Aerial drone view of subject site (taken by John McDonough Associates on September 12, 2023)



Figure 4 – Aerial drone view of subject site looking east (taken by John McDonough Associates on September 12, 2023)



Figure 5 - Aerial drone view of main dwelling looking east (taken by John McDonough Associates on September 12, 2023)

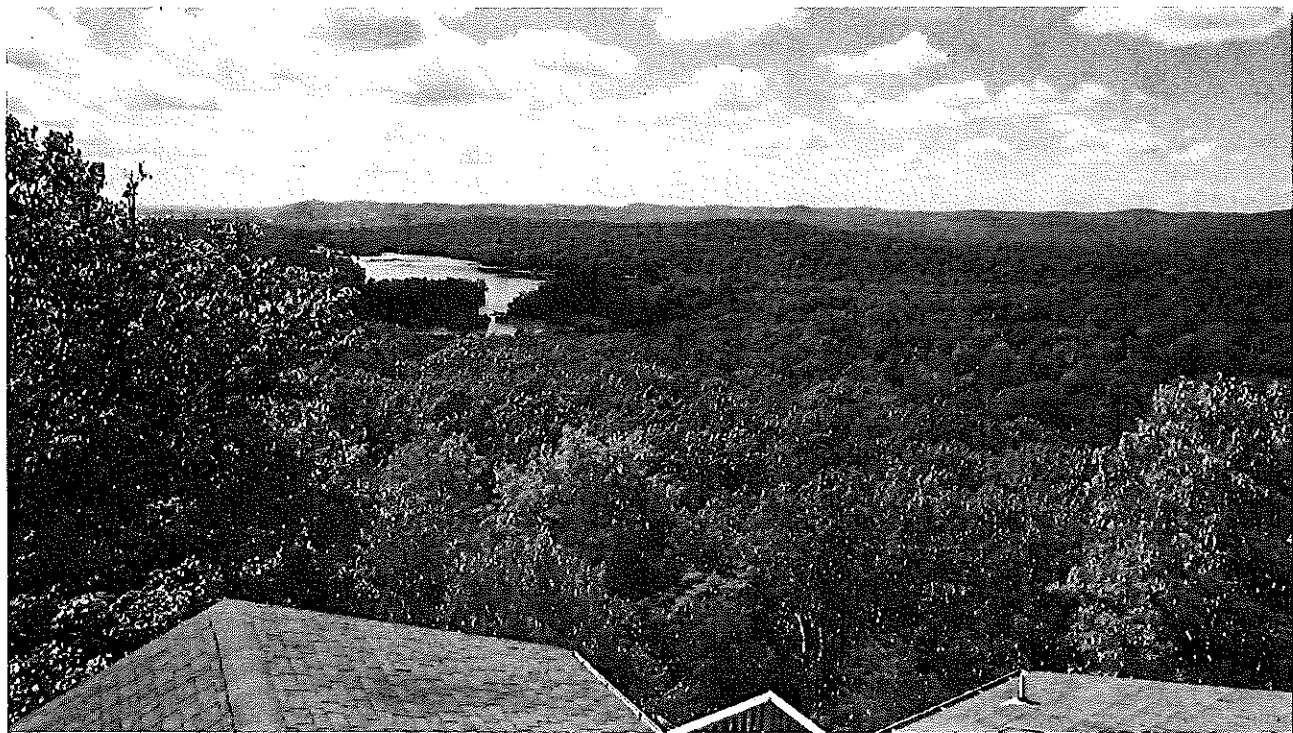


Figure 6 - Aerial drone view from main dwelling looking south (taken by John McDonough Associates on September 12, 2023)



Figure 7 - Aerial drone view of 2nd dwelling, above garage (taken by John McDonough Associates on September 12, 2023)



Sep 12, 2023 2:00 PM

Figure 8 – Ground view of accessory building pad, fire damaged (taken by John McDonough Associates)



Figure 9 – Scenic view from subject site (taken by John McDonough Associates on September 12, 2023)

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

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:

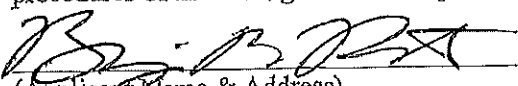
- Applicant name: DEER LEDGE RAMAPO ESTATE, LLC
- Relationship to property: OWNER (i.e. owner/contract purchaser/lessee)
- Address of property: 2 DEER LEDGE ROAD, OAKLAND, N.J
- Lot: 3 Block: 401 on the tax assessment map of the Borough of Oakland
- Zone: C
- Description of proposed project: NEW ACCESSORY STRUCTURE
- Section(s) of Code from which relief is sought:
 - Chapter 59 Section _____ Schedule B
 - Chapter 59 Section 57A Schedule (1), (2), (3)
 - Chapter _____ Section _____ Schedule _____
- Requirement(s) pursuant to relevant Code: (e.g. required 20 ft. rear yard setback setback)
 - Max. Allowed Height of Accessory Buildings and Structures on inside lots: 15 ft.
 - Permitted Uses: Single Family Residential, Public Recreation, hunting, fishing, boating
 - Access must be by way of a Street that abuts the lot.
- Proposed deviation from relevant code:
 - Proposed Height: 21.9 ft.,
 - Proposed Use: Accessory to Residential - Private Fitness, Recreation,
 - Pre-Existing Non-conforming Use:
 - Two Dwelling Units exist on the Subject Lot, a D(1) Variance is requested to allow continued use.
 - No street abuts the subject lot, access is by way of a NJ State Fire Road.

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.

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.


(Applicant Name & Address) *(member)*
Benjamin M. Burton
2 Deer Ledge Road
Oakland, NJ 07436



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. AND INCLUDE PROPERTIES WITHIN 200' OF DEER LEDGE ROAD

DATED: 12-11-23

SIGNATURE

PHONE NO. (973) 835-4600

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

Email/Mail To: STEPHEN V. CARROZZA, RA
282 MACOPIN RD. BLOOMINGDALE, NJ 07403
SVCARROZZA@VERIZON.NET

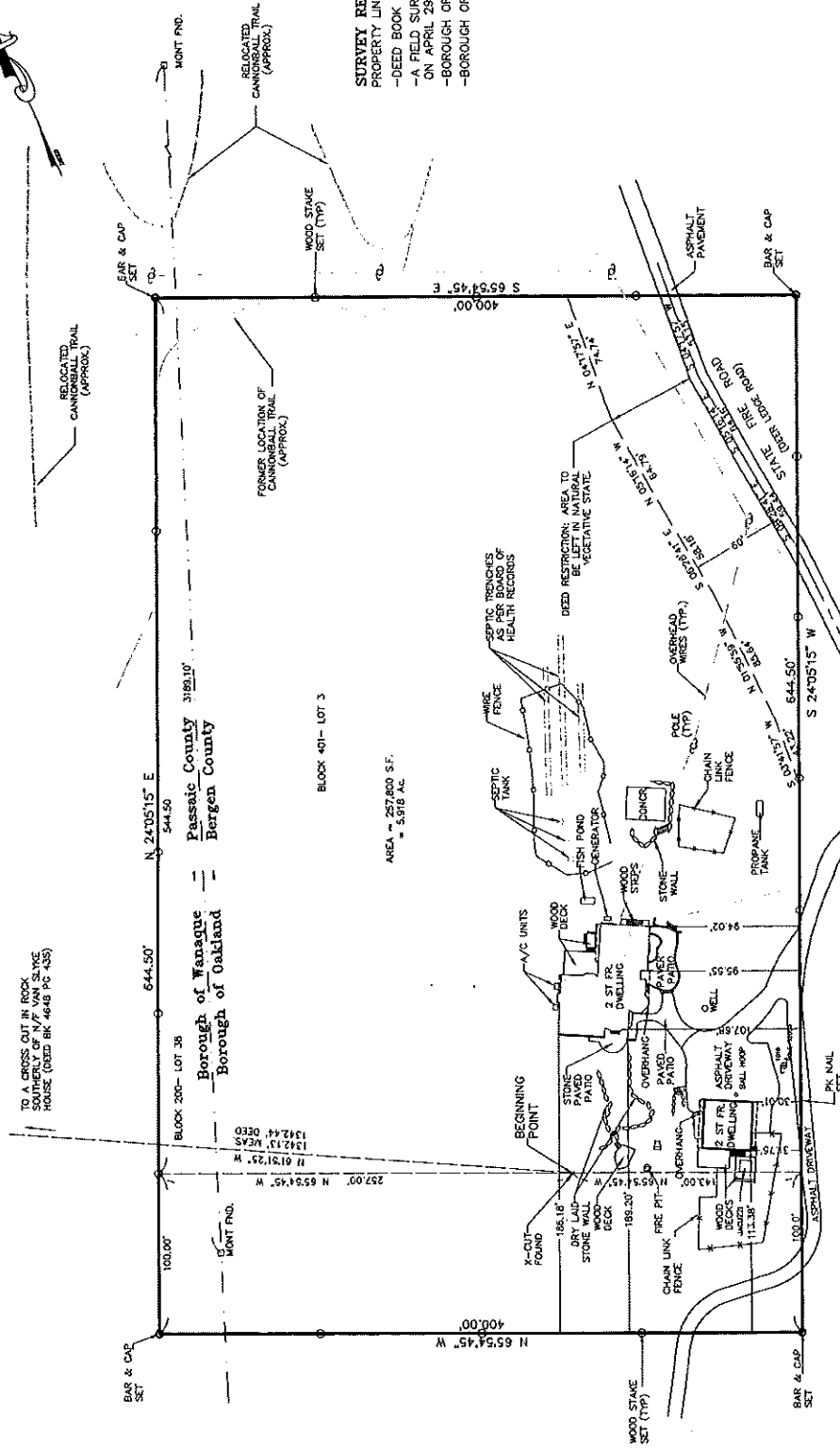
NOTE: A FEE OF \$10.00 MUST ACCOMPANY THIS REQUEST. CASH OR CHECK MADE PAYABLE TO "BOROUGH OF OAKLAND".

FOR OFFICE USE ONLY: PAID: CASH OR CHECK NO. _____

SCHEDULED HEARING DATE: _____

1 MUNICIPAL PLAZA OAKLAND, NEW JERSEY 07436

TO A CROSS OUT IN ROCK
SOUTHERLY OF N/VAN ST. 156
HOUSE (DEED BK 4648 PG 435)



SURVEY REFERENCE

- PROPERTY LINE INFORMATION FROM:
- DEED BOOK 4648, PAGE 435.
 - A FIELD SURVEY BY SCHWANEDE/HALES ENGINEERING ON APRIL 28, 2004 AND APRIL 19, 2007 AND NOV. 5, 2022.
 - BOROUGH OF WANAUKE TAX MAP SHEET 2.
 - BOROUGH OF OAKLAND TAX MAP SHEET 4.

SURVEY
BLOCK 401 - LOT 3
BLOCK 200 - LOT 38

FOR
DONNIE O'BRIEN

BOROUGH OF OAKLAND, BERGEN CO., N.J.
BOROUGH OF WANAUKE, PASSAIC CO., N.J.

SCHWANEDE / HALS ENGINEERING
PROFESSIONAL ENGINEERS & LAND SURVEYORS
9 POST ROAD - SUITE 101 - OAKLAND, N.J. - 07436
(201) 337-0055

Delicate

DAVID A. HALS, PE, LS, PP
N.J. PROFESSIONAL ENGINEER AND
LAND SURVEYOR LIC. NO. 25994

JOSEPH F. VINCE, PE, LS, PP
N.J. PROFESSIONAL ENGINEER AND
LAND SURVEYOR LIC. NO. 084258

SCALE
1" = 50'

DATE NOV. 9, 2022

JOB NO. 1 OF 1

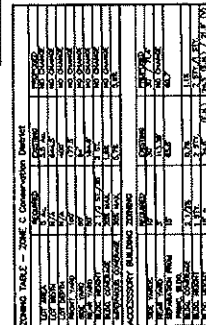
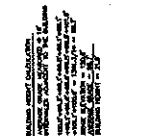
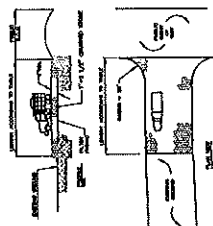
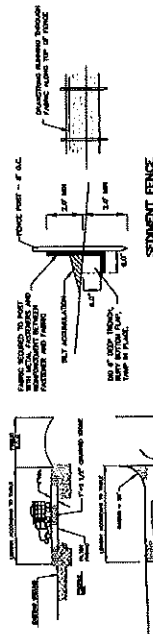
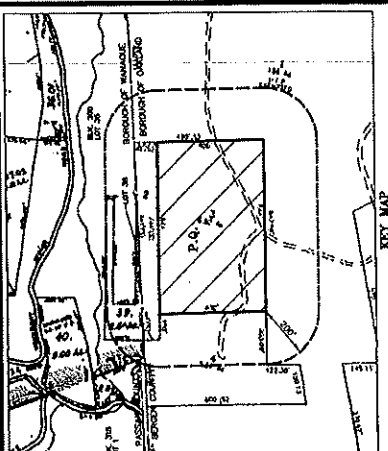
SHEET NO. 0259-2455

GRAPHIC SCALE

0 50 100

DATE BY DESCRIPTION

REVISIONS

[illegible][illegible][illegible]

APPROVED BY THE BOROUGH OF OAKLAND
PLANNING BOARD

APPROVED BY THE BOROUGH OF OAKLAND ENGINEER

INTEGRATING

~~SECRETAR~~

DATE:

ENGINE

Lithium Publishing (and its subsidiary) 1991-92 questions to be asked			
Company name, city, state, telephone, fax, e-mail	44	45	46
Website	47	48	49
Company description	50	51	52
Company history	53	54	55
Company products	56	57	58
Company services	59	60	61
Company financials	62	63	64
Company management	65	66	67
Company awards	68	69	70
Company press releases	71	72	73
Company press kit	74	75	76
Company press kit	77	78	79
Company press kit	80	81	82
Company press kit	83	84	85
Company press kit	86	87	88
Company press kit	89	90	91
Company press kit	92	93	94
Company press kit	95	96	97
Company press kit	98	99	100

JOSEPH F. WILCE, PE, LS, PP
P.E. PROFESSIONAL ENGINEER AND
LAND SURVEYOR U.S. AND CANADA

DATE: JULY 17, 2023
JOB NO.: 0259-2455
SHEET NO.: 1 OF 1

SCALE
AS SHOWN

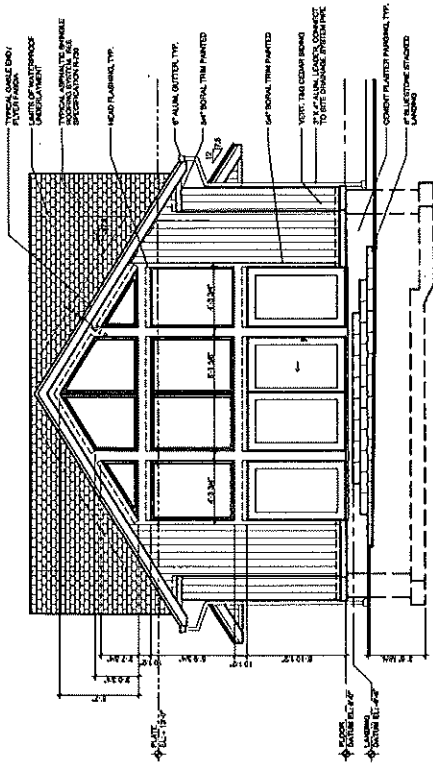
GRAPHIC SCALE



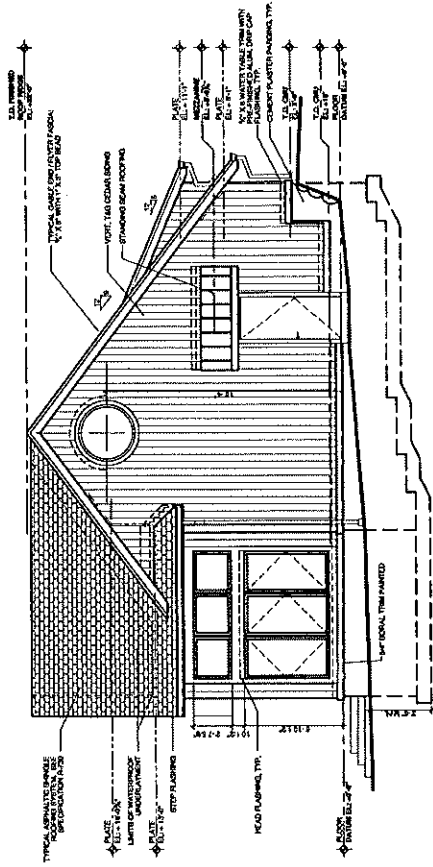
Uncontaminated, battery-backed remote collectors at all locations shown on plans.



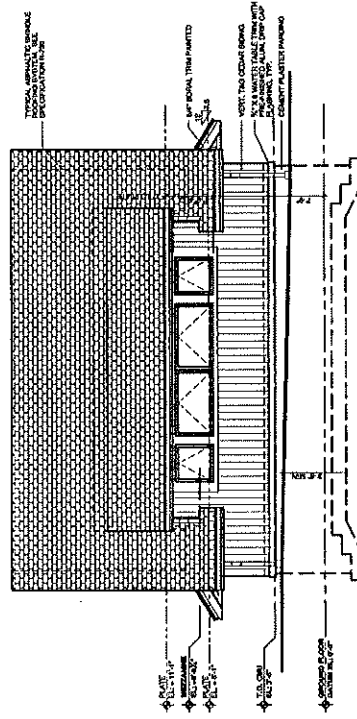
282 Macopin Rd
Bloomington, NJ 07403
T: 973-636-4800
www.svc-driftwood.com



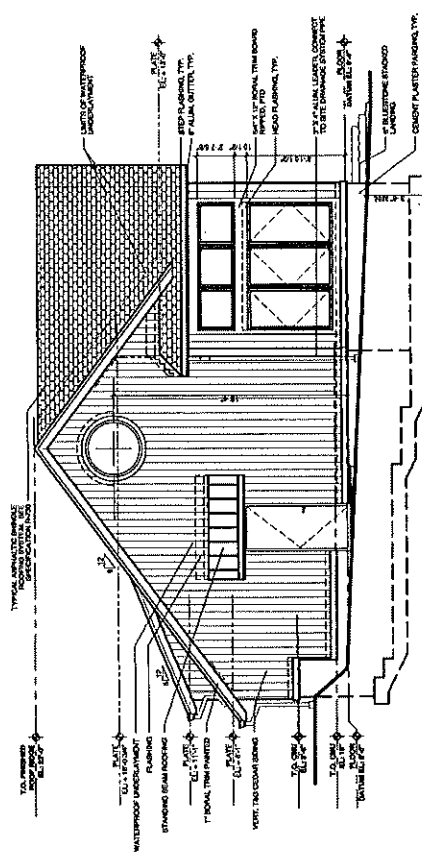
WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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



Stephen V Carrozza

Signature

Proposed Accessory Building for: Deer Lodge Ramapo Estate, LLC 1000 Ramapo Valley Road Ramapo, NJ 07643	
DATE: June 30, 2023	A3
JOB NO: 22114F	
SCALE: 1/4" = 1'-0"	ELEVATIONS

230 Macopin Rd
Bloomington, NJ 07403
www.svcarch.com