

JOSEPH J. BRUNO, AIA

ARCHITECT

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29 PASCACK ROAD

PARK RIDGE, NEW JERSEY 07656

TELEPHONE/ FACSIMILE 201-307-1115

LICENSE NO. A110379

January 3, 2023

Oakland Zoning Board of Adjustment  
1 Municipal Plaza  
Oakland, New Jersey 07436

Attn.: Ms. Mariela Castro  
Planning/ Zoning Board Administrator

Re: Addition and Alterations to  
2 Arapaho Court  
Oakland, New Jersey

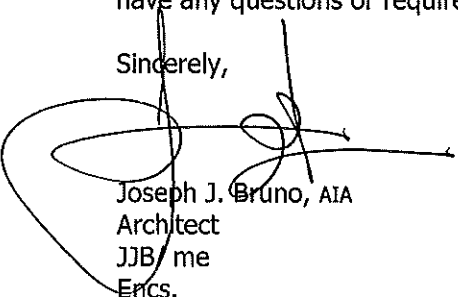
Dear Ms. Castro:

Attached please find 20 sets of the following:

- Checklist.
- Completed Application. A copy of the Zoning Officer's Letter of Denial and Certification of Property Taxes Paid to Date are included.
- Architectural Floor Plans and Elevations prepared by my office dated December 16, 2022 and revised to January 2, 2023. A Schematic Site Plan and Zoning Chart are also included.
- Property Survey prepared by Eric P. Silvestro. PLS dated September 20, 2022.
- Septic Alteration Plan prepared by Richard Wostbrock, PE dated September 6, 2022.
- Escrow Fee in the amount of \$1,000.00.
- Application Fee in the amount of \$350.00.

Please schedule the application for the earliest possible meeting date per our previous conversation. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,



Joseph J. Bruno, AIA  
Architect  
JJB/me  
Encs.

c. Mr. and Mrs. Francese



## **BOROUGH OF OAKLAND, NEW JERSEY**

TO: Planning Board

FROM: Glen Turi

This is to advise you that on December 12, 2022 a denial was issued to the Francese Resident for the location 2 Arapaho Court, Oakland, NJ 07436

Block: 1301 Lot: 21

Zoning District: RA-1

For: Construction of a front and rear addition

For the following reasons:

- 1) Side Yard: 26 feet proposed, 30 feet required
- 2) Rear Yard: 52 feet proposed, 80 feet required
- 3) Front Yard: 70 feet proposed, 56 feet required

The Ordinances pertaining to this application are:

Chapter 59

Attachment 5

Fee: \$50.00 Paid by: #3543 LOD: #Z-1222001

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 \_\_\_\_\_

12/20/22

**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)

PROPOSED ONE STORY ADDITION TO  
EXPAND THE EXISTING FAMILY ROOM  
AND KITCHEN

**1. APPLICANT INFORMATION**

- a. Name: JASON AND NANCY FRANKEL
- b. Address: 2 ARAPAHO COURT OAKLAND NJ 07430
- c. Telephone & Email address (include fax number if desired):  
973 439 9300 NANCY@MARVELELECTRICNJ.COM
- d. Applicant is a: (check applicable status) nancy@marvelelectricnj.com  
OR  
JASON LLC ☒ Individual(s)  
☐ Corporation ☐ Partnership
- 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): \_\_\_\_\_

g. If applicant is represented by an attorney:

Name: NOT APPLICABLE

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

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

2. PROPERTY INFORMATION

a. Street address 2 ARAPAHO COURT OAKLAND NJ

b. Tax Map Block(s) 1301 Lot(s) 21

c. Zone District RA-1

d. Lot Area 22 1/2 SF Lot Dimensions 157.88' x 140.00'

e. Has present or previous owner or applicant held title to or held any interest in

Adjoining property at any time? Yes \_\_\_\_\_ No ✓ If yes, explain nature of interest. \_\_\_\_\_

f. Lot length & width: 157.88' x 140.00' Interior of corner lot? CORNER

g. Number of Streets the lot has frontage on: 2 Lot square foot area: 22 1/2 SF

h. Property is located (check applicable status): NA.

\_\_\_\_ 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.

i. Property is sewered NA.

Septic system ✓

j. Current number of bedrooms 5

Proposed number of bedrooms 4

k. Current number of bathrooms 2 1/2

Proposed number of bathrooms 2 1/2

l. Height of building: Existing Stories 2

Feet 27'-4"

Proposed Stories 2

Feet 22'-6" PROPOSED ADDITION

m. Percentage of lot occupied by building:

Now: 9.2 %

With proposed addition: 10.58 %

n. Setback from property lines:

	Front	Rear	Right Side	Left Side
a. Existing:	<u>51.9' / 51.7'</u>	<u>59.0'</u>	<u>NA</u>	<u>20.0'</u>

b. Proposed: 36.0' 52.0' NA 26.0'

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

NONE KNOWN TO THE APPLICANT

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</u>	<u>30.0' SIDE YARD</u>	<u>26.0' SIDE YARD</u>
<u>59-47</u>	<u>70.0' FRONT YARD</u>	<u>50.0' FRONT YARD</u>
<u>SCHED. A.1</u>	<u>80.0' REAR YARD</u>	<u>52.0' REAR YARD</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.

CORNER LOT. \* PLEASE REFER TO  
ATTACHMENT #1.

5. **OTHER REQUIRED INFORMATION**

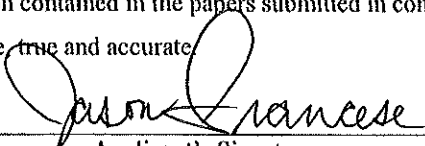
Attach certification of payment of taxes from Tax Collector.

Attach completed checklist.

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

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.

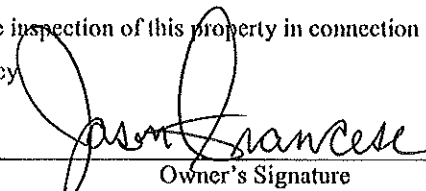
  
Applicant's Signature

12/20/22  
Date

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

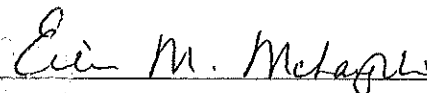
- b. Owner's Statement: I, the undersigned, being the owner of the property described in this application, hereby consent to the making of this application and the approval of the plans submitted. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency.

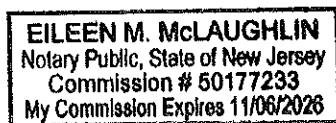
  
Owner's Signature

12/20/22  
Date

Subscribed and sworn to before me this

20 day of December, 2022 (Year)

  
(Notary)



# ZONING TABLE

This **MUST** be completely filled out in order for your application to be deemed complete  
 ZONE OF SUBJECT PROPERTY: RA-1

	REQUIRED	EXISTING	PROPOSED
Lot Area	<u>435,000</u> sf min	<u>221 1/2</u> sf	<u>221 1/2</u> sf
Lot Width	<u>150.00</u> ft min	<u>101.80</u> ft	<u>101.80</u> ft
Lot Depth	<u>200.00</u> ft min	<u>140.00</u> ft	<u>140.00</u> ft
Building Coverage* (calculated: total building footprint square footage divided by lot area x 100%)	<u>20</u> % max	<u>9.2</u> %	<u>10.58</u> %
Impervious Coverage** (calculated: total impervious footprint square footage divided by lot area x 100%)	<u>40</u> % max	<u>14.50</u> %	<u>23.05</u> %
Front Setback	<u>70.0</u> ft min	<u>51.9 / 51.7</u> ft	<u>50.0</u> ft
Side Setback	<u>30.0</u> ft min	<u>20.0</u> ft (Left) <u>N/A</u> ft (Right)	<u>20.0</u> ft (Left) <u>N/A</u> ft (Right)
Rear Setback	<u>80.0</u> ft min	<u>59.0</u> ft	<u>52.0</u> ft
Building Height	<u>35.0</u> ft max <u>2</u> stories max	<u>21.34</u> ft <u>2</u> stories	<u>22.5</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.

December 16, 2022  
12:29 PM

BOROUGH OF OAKLAND  
Tax Account Detail Inquiry

Page No: 1

BLQ: 1301. 21.  
Owner Name: DREISBACH, KATHLEEN (TRUST)

Tax Year: 2022 to 2022  
Property Location: 2 ARAPAHO CT

Tax Year: 2022	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	4,422.34	4,422.33	3,044.48	3,095.44	14,984.59
Payments:	4,422.34	4,422.33	3,044.48	3,095.44	14,984.59
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2022 Prin Balance	
								14,984.59		14,984.59	
11/22/21	1	Payment	001	1875529	CK	19858	16 SOS1122D	3.47	0.00	14,981.12	
		Original Billed									
		ovr pymnt from 4th									
02/07/22	1	Payment	001	1014	CK	20321	31 TX0207A3	4,418.87	0.00	10,562.25	
02/07/22	2	Payment	001	1014	CK	20321	32 TX0207A3	3.47	0.00	10,558.78	
05/09/22	2	Payment	001	7057	CK	20985	25 TX0509D1	4,418.86	0.00	6,139.92	
05/09/22	3	Payment	001	7057	CK	20985	24 TX0509D1	3.47	0.00	6,136.45	
07/29/22	3	Payment	001	7061	CK	21560	3 TX0729D1	3,041.01	0.00	3,095.44	
10/31/22	4	Payment	001	023202	CK	22237	4 TX1031D6	3,095.44	0.00	0.00	

Total Principal Balance for Tax Years in Range: 0.00

I verify that this information accurately  
reflects the municipal tax record  
Tax Collector: *Debra Berardo*  
Municipality: *Borough of Oakland*  
County: *Bergen County*



## 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. 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 or newer. 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 20 copies of completed application (signed and notarized), 20 copies of Zoning Officer's denial letter, 20 copies folded plans and 20 copies of most recent sealed survey of the property. 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, 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.

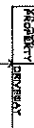
**Important:**

In order to expedite the processing of your application the applicant should comply with the above instructions. The Board can take no action until the above requirements are fully complied with and if unable to act within 90 days from the date of application, the Board will be deemed by law to have decided adversely to the application. The action taken by the Board will be advertised in the official newspaper as soon as possible after the hearing. Decisions of the Board will be mailed to the applicant or applicant's attorney as soon as possible but not later than 30 days thereafter. The building inspector must receive a copy of the resolution of approval before he can issue a building permit or certificate of occupancy.

Any questions regarding the application or filing requirements should be directed to the Board Secretary at 201-337-8538.

**PLEASE NOTE:** The area where the variance is requested must be staked out so that the Board member can see where application is proposed upon their site inspections.

TITLE NO: 22-5696

$$\text{ISCALLB, } V^{\text{IP}} = 7-0^{\circ}$$


## RECIPIENT/ ALLOWED

	VARIABLE	IMPOSED ?
NO.	PRE-EXISTING NON-COMPONENT,	
YES.		
YES.		
NO.		
NO.		
NO.		

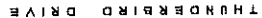
LOT NO. 22

**EXISTING  
CAPABILITY**

PROPOSED RUL PERVIOUS COVERAGE CALCULATED AS FOLLOWS:

3320 S.F. + 214 S.F. + 32 S.F. + 1700 S.F. + 344 S.F. = 3004 S.F. / 2212 S.F. = 13.58%

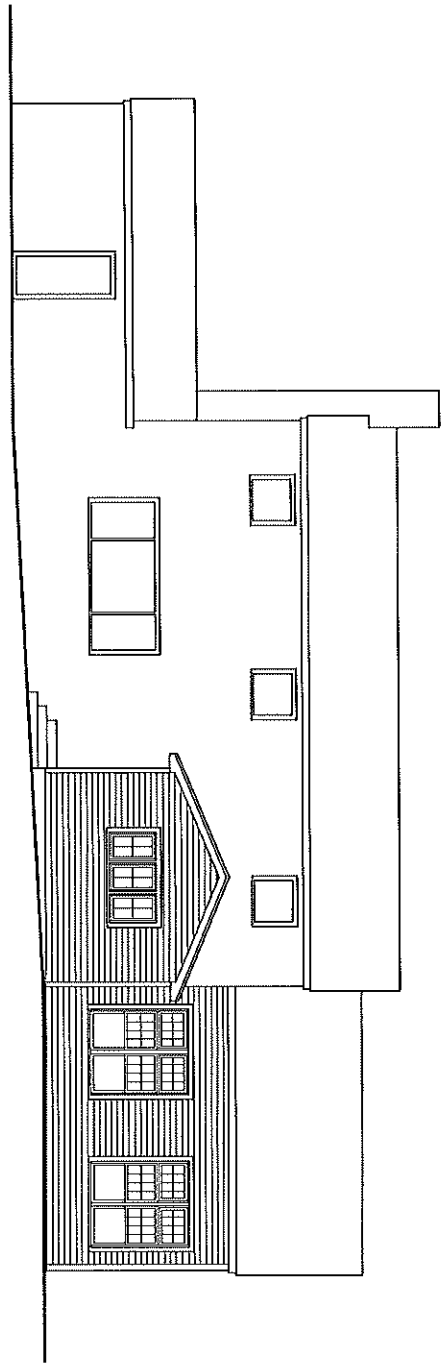
## SCALE 1' = 20'-0"



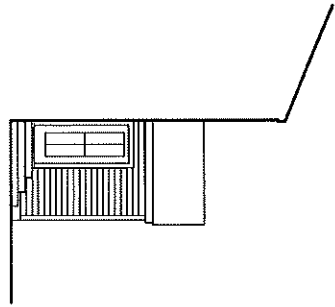
ADDITION AND ALTERATIONS TO THE  
FRANCESE RESIDENCE  
2 ARAPAHO COURT  
OAKLAND, NEW JERSEY

24 PASCACK ROAD  
PARK RIDGE, NEW JERSEY 07654  
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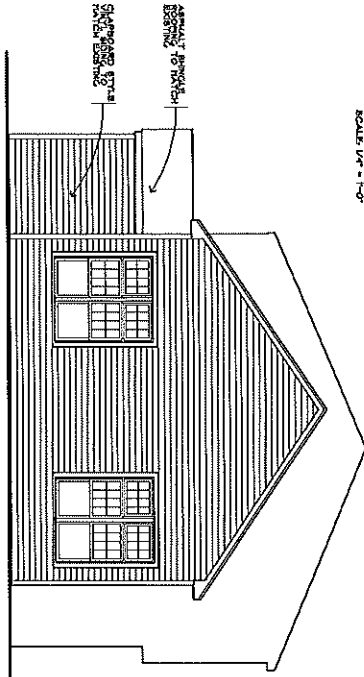
JOSEPH J. BRUNO, AIA  
ARCHITECT



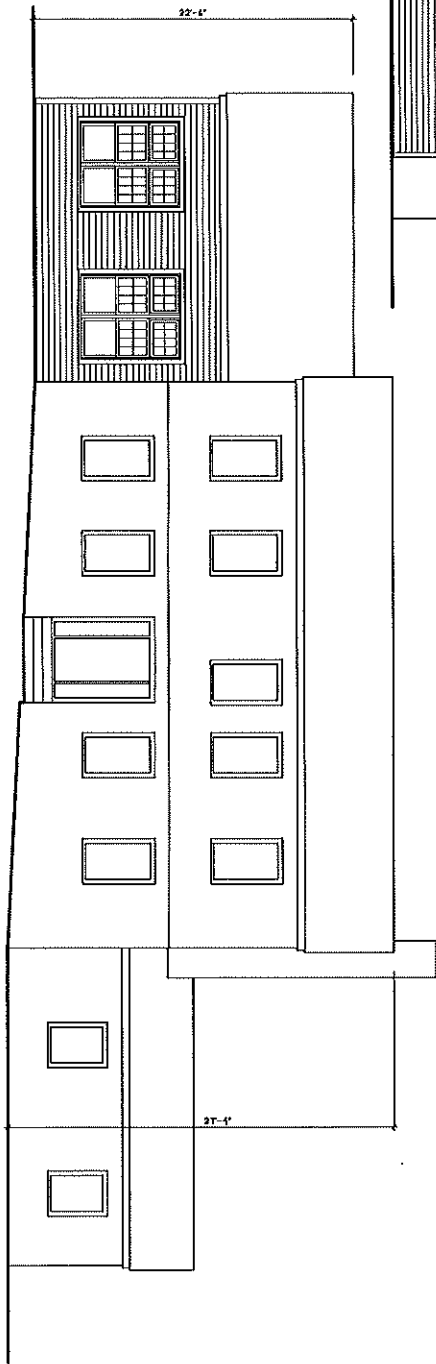
SOUTH ELEVATION  
SCALE 1/4" = 1'-0"



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



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



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

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ARCHITECT

MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS

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LICENSE NO. A110379

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December 20, 2022

Addition and Alterations to the  
Francese Residence  
2 Arapaho Court  
Oakland, New Jersey 07436

ATTACHMENT #1

THE SUBJECT PROPERTY DEPTH IS SUBSTANDARD WITH RESPECT TO THE ZONE REQUIREMENT. 200.00' IS REQUIRED. 140.00' IS EXISTING. AS INDICATED ON THE SCHEMATIC SITE PLAN THE REQUIRED RESULTING 80.00' REAR YARD SETBACK LINE IS FORWARD OF THE FRONT OF THE HOUSE AS IT FACES ARAPAHO COURT. THE RESULTING 70.00' FRONT YARD SETBACK LINE IS BEHIND THE FRONT OF THE HOUSE AS IT FACES ARAPAHO COURT.

THE AFOREMENTIONED SETBACKS RESULT IN A "NEGATIVE PERMITTED BUILDING ENVELOPE".

END OF ATTACHMENT #1