

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

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

Date \_\_\_\_\_

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

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)

BUILD A ONE FAMILY RESIDENTIAL HOME

1. APPLICANT INFORMATION

- a. Name: DOLORES T GROSSO
- b. Address: 600 MASTERS WAY, PALM BEACH GARDENS, FL 33418
- c. Telephone & Email address (include fax number if desired):  
RICH.G@YMIT.US; 561-888-9971
- d. Applicant is a: (check applicable status)  
☐ Corporation ☐ Partnership ☐ LLC ☒ Individual(s)
- e. If applicant is a corporation or a partnership, please list the names and addresses of persons having a 10 % interest or more in the corporation or partnership on a separate sheet and attach to this application.
- f. Relationship of applicant to property (check applicable status):  
☒ Owner ☐ Purchaser under contract ☐ Lessee  
☐ Other (please specify): \_\_\_\_\_

- g. If applicant is represented by an attorney:

Name: \_\_\_\_\_

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

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

2. PROPERTY INFORMATION

a. Street address 37 Shadow Ridge Rd, Oakland NJ

b. Tax Map Block(s) 2901 Lot(s) 3

c. Zone District RA-1A

d. Lot Area 225,877 Lot Dimensions 957.10 X 236.24

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

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

interest. \_\_\_\_\_

f. Lot length & width: 957.10 X 236.24 Interior of corner lot? INTERIOR

g. Number of Streets the lot has frontage on: 1 Lot square foot area: 225,877

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

X Within 200 feet of another municipality

\_\_\_\_ Adjacent to a State Highway

\_\_\_\_ Adjacent to an Existing or proposed County road

X 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 REQUESTED

Septic system REQUESTED

j. Current number of bedrooms \_\_\_\_\_

Proposed number of bedrooms \_\_\_\_\_

k. Current number of bathrooms \_\_\_\_\_

Proposed number of bathrooms \_\_\_\_\_

l. Height of building: Existing Stories 0

Feet 0

Proposed Stories 2.5

Feet \_\_\_\_\_

- m. Percentage of lot occupied by building:

Now: 0 %

With proposed addition: 1.69 %

- n. Setback from property lines:

	Front	Rear	Right Side	Left Side
a. Existing:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

b. Proposed: 50' 793.18' 30' 30'

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

RESOLUTION OF APPROVAL

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>§ 59.66.3</u>	<u>112,940</u>	<u>129,330</u>
<u>TRANSITIONAL GRADING</u>	<u>15% to 24.99%</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.

STEEP SLOPE - TRANSITIONAL GRADING IN 15%-24.99%  
ZONE. REQUIRED 112,940; REQUESTED 129,330

5. OTHER REQUIRED INFORMATION

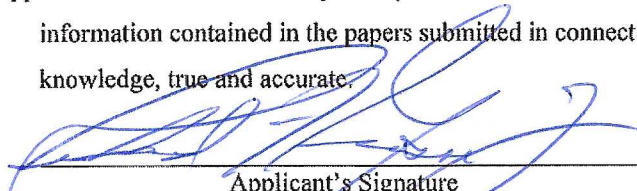
Attach certification of payment of taxes from Tax Collector.

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

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

2/21/2023  
Date

  
Applicant's Signature

2/21/2023  
Date

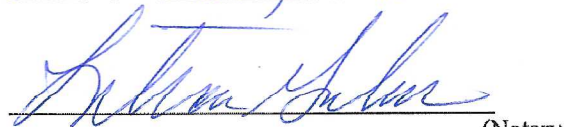
Owner's Statement: I, the undersigned, being the owner of the property described in this application, hereby consent to the making of this application and the approval of the plans submitted. I further consent to the inspection of this property in connection with this application as deemed necessary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

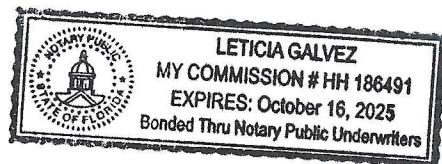
  
Owner's Signature

2/21/2023  
Date

Subscriber and sworn to before me this

21<sup>st</sup> day of February, 2023 (Year)

  
(Notary





### ZONING TABLE

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

	REQUIRED	EXISTING	PROPOSED
Lot Area	<u>43,560</u> sf min	<u>225,880</u> sf	<u>225,880</u> sf
Lot Width	<u>150</u> ft min	<u>236.24</u> ft	<u>236.24</u> ft
Lot Depth	<u>200</u> ft min	<u>957.10</u> ft	<u>957.10</u> ft
Building Coverage* (calculated: total building footprint square footage divided by lot area x 100%)	<u>20</u> % max	<u>0</u> %	<u>1.69</u> %
Impervious Coverage** (calculated: total impervious footprint square footage divided by lot area x 100%)	<u>40</u> % max	<u>0</u> %	<u>6.54</u> %
Front Setback	<u>50</u> ft min	<u>0</u> ft	<u>50</u> ft
Side Setback	<u>30</u> ft min	<u>0</u> ft (Left) <u>0</u> ft (Right)	<u>30</u> ft (Left) <u>30</u> ft (Right)
Rear Setback	<u>75</u> ft min	<u>0</u> ft	<u>793.18</u> ft
Building Height	<u>35</u> ft max <u>2.5</u> stories max	<u>0</u> ft <u>0</u> stories	<u>35</u> ft <u>2.5</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.

## 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.