

Bavagnoli & Bavagnoli, LLC

Attorneys at Law
12 Furler Street
P.O. Box 147
Totowa, NJ 07511-0147
Tel (973) 785-9522
Fax (973) 785-9229
E-Mail: RJBavagnoli@aol.com

*Robert J. Bavagnoli +**
Ronald C. Bavagnoli
(1991-2017)

Also member of PA Bar +
*Also member of DC Bar **

January 11, 2024

VIA HAND DELIVERY and EMAIL (planning@oakland-nj.org)

Planning Board
Borough of Oakland
1 Municipal Plaza
Oakland, NJ 07436

Attn: Mariela Castro, Planning Board Administrator

RE: Minor Subdivision Application
Ryan Howell & Ashley Howell
146 Manito Avenue
Block: 5005 Lot: 5

Dear Ms. Castro:

Enclosed please find an original and 20 copies of the following documentation for the above application:

1. Application for a Minor Subdivision;
2. Conceptual Subdivision Plan;
3. Minor Subdivision Site Plan;
4. Steep Slope Analysis;
5. Area Map;
6. Soil Log Locations Map and inspection report;
7. Planning Board determination of completeness checklist for a Minor Subdivision;
8. Verification of taxes paid (original only);
9. 200 foot property owner's list for Oakland (original only);
10. 200 foot property owner's list for Franklin Lakes (original only).

I also enclose herewith the following checks made payable to the "Borough of Oakland":

1. \$250.00 for Minor Subdivision application fee;
2. \$300.00 Variance fee;
3. \$3,000.00 escrow fee.

I am also sending a PDF of all of the above documentation to your email address above. Please confirm your receipt of same.

BAVAGNOLI & BAVAGNOLI

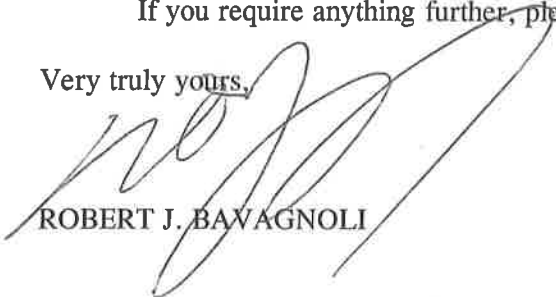
Page 2 of 2

January 11, 2024

Upon receipt and review of this application, please advise as to a Hearing date so that I may send timely notices to all adjacent property owners and publish in the newspaper.

If you require anything further, please do not hesitate to contact me.

Very truly yours,


ROBERT J. BAVAGNOLI

Receipt Acknowledged 1/11/24

Borough of Oakland

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

LAND DEVELOPMENT APPLICATION

Date January / / , 2024

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

Application No. _____
Date Received _____
Fee Submitted _____
Jurisdiction Date _____
Complete Date _____
Decision Date by _____
Board Action _____

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)

☒ New Application	☐ Major Subdivision Preliminary	☐ Major Site Plan Preliminary
☐ Amendment to prior approval	☐ Major Subdivision Final	☐ Major Site Plan Final
☐ Concept Plan (PB only)	☐ General Development Plan	☐ Conditional Use
☒ Minor Subdivision	☒ Minor Site Plan	

Indicate Relief to be Requested in Conjunction with this Application

☐ Use Variance (N.J.S.A. 40:55D-70.d) ☒ Bulk Variance(s) (N.J.S.A.40:55D-70.c)
☐ RSIS Exception (N.J.A.C. 5: 21-3.2) ☐ Design Standard Waiver(s) ☐ Environmental Protection Waiver

1. APPLICANT INFORMATION

- a. Name: Ryan C. Howell and Ashley Howell
- b. Address: 39 Massasoit Trail, Oakland, NJ 07436
- c. Telephone (include fax number if desired): _____
- d. Applicant is a: (check applicable status)
☐ Corporation ☐ Partnership ☒ Individual (s) ☐ LLC
- e. If applicant is a corporation, partnership, or LLC, 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: Robert J. Bavagnoli, Esq. Email: RJBavagnoli@aol.com
Address: 12 Furler Street, P.O. Box 147, Totowa, NJ 07511-0147
Telephone: 973-785-9522 Fax: 973-785-9229
- h. Preparation of Plans by:
Name: Richard Wostbrock, P.E.
Address: 44 Garret Place, Midland Park, NJ
Tel: 201-978-4519 Fax: Email: wostbrockengr@gmail.com

2. PROPERTY INFORMATION

- a. Street address 146 Manito Avenue
- b. Tax Map Block(s) 5005 Lot (s) 5
- c. Zone District RA-2
- d. Existing Use of Property Vacant land
- e. Please list prior applications or municipal actions regarding this property:
N/A

f. 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.

- g. Property has public sanitary sewer access available? Yes / No. If not what solution is proposed to handle sanitary waste. Septic

3. NATURE OF APPLICATION: (check where appropriate)

- a. ☒ Minor Subdivision/ Major Subdivision:
- (1) Indicate total tract size: 1.634 acres
- (2) Proposed number of lots: 2
- b. ☒ Residential Development (clearly detail proposed use of property): Minor subdivision to build a 1500 sq. ft., 2 1/2 story dwelling on each lot.
- c. ☐ Non-Residential Development (clearly detail proposed use of property):
- d. Contemplated form of ownership (check all that apply):
- ☒ Fee simple ☐ Condominium ☐ Cooperative ☐ Rental
- e. Are there any existing Deed Restrictions? ☒ No ☐ Yes (attach copy of restriction)
- f. Are there any proposed Deed Restrictions? ☒ No ☐ Yes (attach copy of restriction)
- g. List exhibits accompanying this application: (attach separate sheet if necessary)
Conceptual minor subdivision plan dated 10/8/23 prepared by Richard Wostbrock, P.E.
- h. Indicate if this is a bifurcated use variance application: ☐ yes ☒ no

If yes, note that 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).

4. VARIANCE(S) REQUESTED: If this application requires 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 complete the section below requesting said relief. You may attach additional sheets if needed.

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
59-47 Lot width	135 ft.	106 ft. for each lot
59-47 Lot frontage	90 ft.	65 ft. for each lot
Any other variances that the Board may deem necessary		

5. SPECIFIC DESIGN WAIVER (S) RELIEF REQUESTED

<u>Section</u>	<u>Required</u>	<u>Proposed</u>

7. SPECIFIC RELIEF REQUESTED

If relief is requested in connection with this development proposal for any category as indicated on the front page of this application and outlined above, attach hereto a separate exhibit(s) for each category of relief sought, stating the factual basis, legal theory, and whether they have been previously granted. Failure to supply this information if applicable will result in your application being deemed incomplete.

8. OTHER INFORMATION REQUIRED

- Attach completed checklist.
- Attach certification of payment of taxes from Township Tax Collector.
- Attach any other government approvals if received in connection with this application such as NJDEP permits, NJDOT permits, Bergen County Approvals etc.

9. 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.

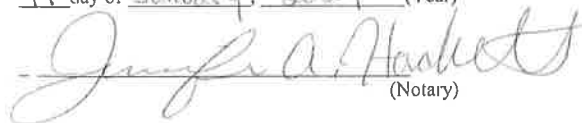
 Attorney
Applicant's Signature
1/11/24
Date

- 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.

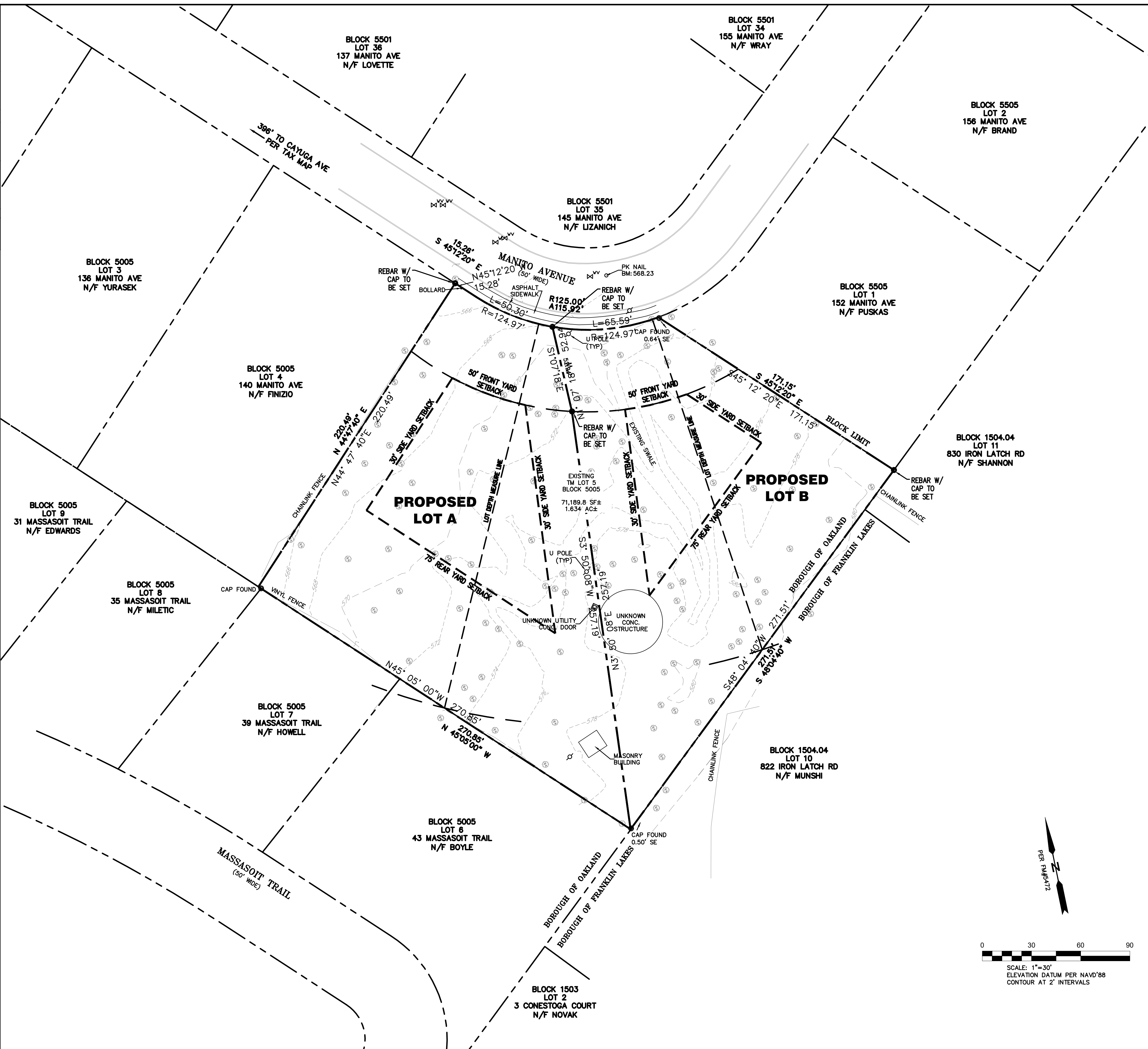

Owner's Signature
1/11/24
Date

Sworn and Subscribed to before me

11 day of January, 2024 (Year)


(Notary)

JENNIFER A. HACKETT
NOTARY PUBLIC
State of New Jersey
Commission #2343685
My Commission Expires April 21, 2026



BULK ZONING REQUIREMENTS (RA-2 RESIDENTIAL ZONE)					
DESCRIPTION	PERMITTED	EXISTING	PROPOSED LOT A	PROPOSED LOT B	COMMENT
MINIMUM LOT AREA (SF)	30,000	71,189	38,739	32,450	
MINIMUM LOT AREA (ACRES)	0.7	1.6	0.9	0.7	
MINIMUM LOT WIDTH (FT)	135	212	106	106	V
MINIMUM LOT DEPTH (FT)	175	175+	241	212	
MINIMUM LOT FRONTAGE (FT)	90	130	65	65	V
MINIMUM FRONT YARD (FT)	50	50	50	50	
MINIMUM SIDE YARD-RIGHT (FT)	30	N/A	>30	>30	
MINIMUM SIDE YARD-LEFT (FT)	30	N/A	>30	>30	
MINIMUM REAR YARD (FT)	75	N/A	>75	>75	
MAXIMUM BUILDING HEIGHT (STORIES)	2.5	N/A	2.5	2.5	
MAXIMUM BUILDING HEIGHT (FT)	35	N/A	<35	<35	
MAXIMUM BUILDING COVERAGE (%)	20	N/A	<20	<20	
MAXIMUM IMPROVED LOT COVERAGE (%)	40	N/A	<40	<40	

ENC - EXISTING NON-CONFORMING CONDITION
V - VARIANCE REQUIRED
N/A - NOT ANALYZED

PROPERTY OWNER LIST W/IN 200'				
OAKLAND				
BLOCK 5501	LOT 34	155 MANITO AVE	N/F WRAY	
BLOCK 5501	LOT 35	145 MANITO AVE	N/F LIZANICH	
BLOCK 5501	LOT 36	137 MANITO AVE	N/F LOVETTE	
BLOCK 5505	LOT 1	152 MANITO AVE	N/F PUSKAS	
BLOCK 5505	LOT 2	156 MANITO AVE	N/F BRAND	
BLOCK 5505	LOT 3	136 MANITO AVE	N/F YURASEK	
BLOCK 5505	LOT 4	140 MANITO AVE	N/F FINIZIO	
BLOCK 5505	LOT 6	43 MASSASOIT TRAIL	N/F BOYLE	
BLOCK 5505	LOT 7	39 MASSASOIT TRAIL	N/F HOWELL	
BLOCK 5505	LOT 8	35 MASSASOIT TRAIL	N/F MILETIC	
BLOCK 5505	LOT 9	31 MASSASOIT TRAIL	N/F EDWARDS	
BLOCK 5505	LOT 10	27 MASSASOIT TRAIL	N/F CAPUANO	
BLOCK 5507	LOT 6	1 GERONIMO WAY	N/F BERTUNA	
BLOCK 5507	LOT 7	42 MASSASOIT TRAIL	N/F GIACOMARO	
FRANKLIN LAKES				
BLOCK 1503	LOT 2	3 CONESTOGA COURT	N/F NOVAK	
BLOCK 1504.04	LOT 9	814 IRON LATCH RD	N/F LYSAK	
BLOCK 1504.04	LOT 10	822 IRON LATCH RD	N/F MUNSHI	
BLOCK 1504.04	LOT 11	830 IRON LATCH RD	N/F SHANNON	
BLOCK 1504.04	LOT 12	838 IRON LATCH RD	N/F POKROVSKY	

UTILITIES & AUTHORITIES	
BERGEN COUNTY PLANNING BOARD ONE BERGEN COUNTY PLAZA ROOM 415 HACKENSACK, NJ 07601-7076	ROCKLAND ELECTRIC CO. PO BOX 1005 SPRING VALLEY, NY 10977
ROCKLAND ELECTRIC CO. ATTN: EDW. M. McDONOUGH ONE BLUE HILL PLAZA PEARL RIVER, N.Y. 10965	VERIZON 1 VERIZON WAY BASKING RIDGE, NJ 07920
PUBLIC SERVICE ELECTRIC & GAS MANAGER - CORPORATE PROPERTIES 80 PARK PLAZA, T6B NEWARK, NJ 07102	TCI OF NORTHERN NEW JERSEY ATTN: DAN GANNON 40 POTASH ROAD OAKLAND, NJ 07436
STATE OF NEW JERSEY - DOT 1035 PARKWAY AVE CN600 TRENTON, NJ 08625	NY SUSQUEHANNA & WESTERN RAILWAY CORPORATION C/O NATHAN R. FENNO, ESQ, GENERAL COUNSEL ONE RAILROAD AVENUE COOPERSTOWN, NY 13326
AT&T CORPORATE OFFICE P.O. BOX 7207 BEDMINSTER, NJ 07921-7207	NORTHWEST BERGEN COUNTY UTILITIES AUTHORITY 30 WYCKOFF AVENUE WALDWICK, NJ 07463
VEOLIA 461 FROM ROAD - STE400 PARAMUS, NJ 07652	DELAWARE & OTSEGO RAILROAD 1 RAILROAD PLAZA COOPERSTOWN, NY 13326

APPROVED BY THE PLANNING BOARD
OF THE BOROUGH OF OAKLAND

Date

Board Chairman

Board Secretary

Board Engineer

**MINOR SUBDIVISION
HOWELL**

**BLOCK 5005 LOT 5
146 MANITO AVENUE
BOROUGH OF OAKLAND
BERGEN COUNTY, NEW JERSEY**

**EXEMPTED BY THE
COUNTY PLANNING BOARD
COUNTY OF BERGEN, NEW JERSEY**

UNDER AUTHORITY OF REVISED STATE STATUTE 40:27-1, ET SEQ., THE
DEPARTMENT OF PLANNING AND ENGINEERING, OFFICE OF DEVELOPMENT
REVIEW, ON BEHALF OF THE COUNTY PLANNING BOARD, COUNTY OF BERGEN,
HAS REVIEWED THIS APPLICATION AND HAS DETERMINED THAT IT IS NOT
SUBJECT TO COUNTY PLANNING BOARD APPROVAL.

ATTESTED BY: DATE:

- SURVEY REFERENCES
- DEED BOOK 4803 PAGE 1100
 - KNOWN AND DESIGNATED AS LOT 4 BLOCK 3605-B AS SHOWN ON A CERTAIN MAP ENTITLED, "FINAL MAP OF PROPERTY, PREPARED FOR HILLTOP ESTATES IN THE BOROUGH OF OAKLAND, BERGEN COUNTY, NEW JERSEY" WHICH MAP WAS FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON NOVEMBER 27, 1959 AS MAP NO. 5472
 - TAX ASSESSMENT MAP OF THE BOROUGH OF OAKLAND, BERGEN COUNTY, NEW JERSEY
 - VERTICAL DATUM PER NAVD'88 AT BENCHMARK

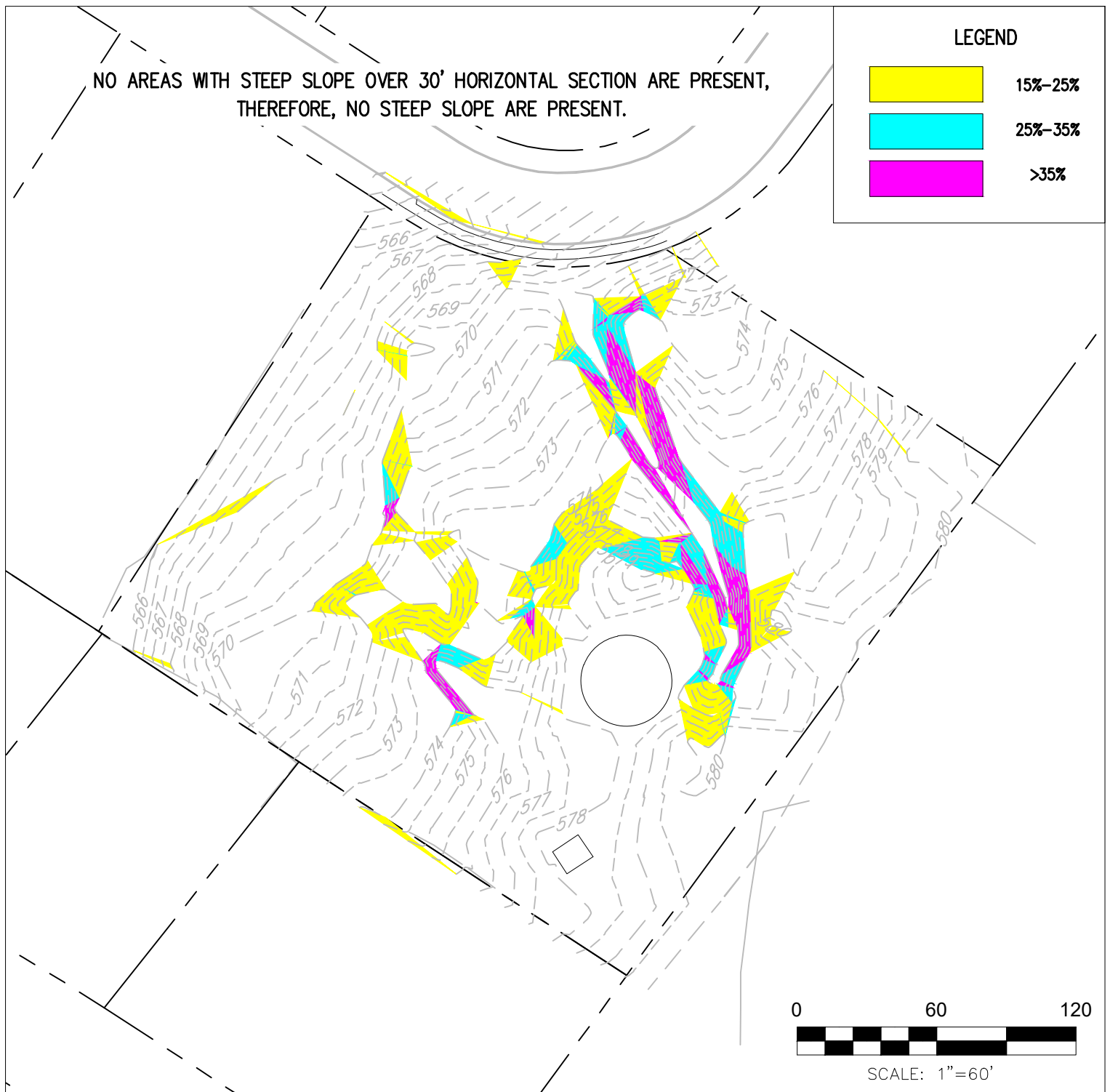
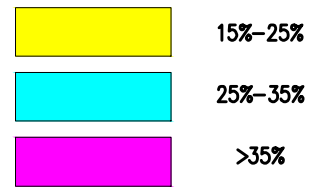
- GENERAL NOTES
- PROPERTY SUBJECT TO DOCUMENTS OF RECORD AND TO AN ACCURATE TITLE SEARCH.
 - THE SUBJECT PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS, OR EXCEPTIONS, OR CONVEYANCES THAT MAY EXIST.
 - ONLY SURFACE CONDITIONS ARE SHOWN, NO RESPONSIBILITY IS TAKEN FOR BURIED PIPES, WIRES, SEPTIC, WELLS, USI'S, ETC.
 - THE SUBJECT PROPERTY IS SUBJECT TO THE RIGHTS OF THE PUBLIC IN ANY PORTION OF SAID PROPERTY LYING WITHIN THE RIGHTS OF THE ROADS SHOWN.
 - "A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM ULTIMATE USER PURSUANT TO P.L. 2003, c.14(N.J.S.A. 45:8-36.3) AND N.J.A.C.13:40-5.1(d).

REVISION: 1.	FIELD BY: PK DRAWN BY: AP CHECK BY: BM DATE: 1.02.2024 SCALE: 1"=30' PROJECT: 146 MANITO AVE	PAX Surveying & Environmental Consultants, LLC 271 US 46 West, SUITE G 208 FAIRFIELD, NEW JERSEY 07004 201-230-3521 bill@paxsurvey.com
-----------------	---	---

WILLIAM T. MANNING, PLS
NJ LICENSE NO. NJ24GS04060800
CERT. OF AUTHORIZATION NO. 24GA28248200

NO AREAS WITH STEEP SLOPE OVER 30' HORIZONTAL SECTION ARE PRESENT,
THEREFORE, NO STEEP SLOPE ARE PRESENT.

LEGEND



REFERENCE: OAKLAND § 59-66.3 STEEP SLOPES

- (1) STEEP SLOPE —Steep slopes are defined to include slopes in excess of 115% in gradient as measured and documented in accordance with the "Slope Measurement Criteria" definition.
- (2) SLOPE MEASUREMENT CRITERIA —The following "Slope Measurement Criteria" shall serve as the basic means of identifying and categorizing "Steep Slopes" as further regulated under this section.
 - (a) VERTICAL MEASUREMENT —Vertical measurement shall be determined utilizing two foot contours as documented and determined by on-site survey or the use of photogrammetric aerial topography.
 - (b) HORIZONTAL MEASUREMENT —Horizontal measurement shall be determined by use of an appropriate scale as required by Borough Site Plan or Subdivision Ordinance measuring a minimum horizontal section 30 feet in length.
 - (c) APPLICATION OF VERTICAL AND HORIZONTAL MEASUREMENTS —The vertical and horizontal measurements are utilized to determine the slope by measuring the vertical rise on the basis of two foot contours in a thirty-foot horizontal length.

STEEP SLOPE ANALYSIS

BLOCK 5005 LOT 5
146 MANITO AVENUE
BOROUGH OF OAKLAND
BERGEN COUNTY, NEW JERSEY

REVISION:	DRAWN BY: AP
	CHECK BY: WTM
	DATE: 1.02.2024
	SCALE: 1:60
	PROJECT:

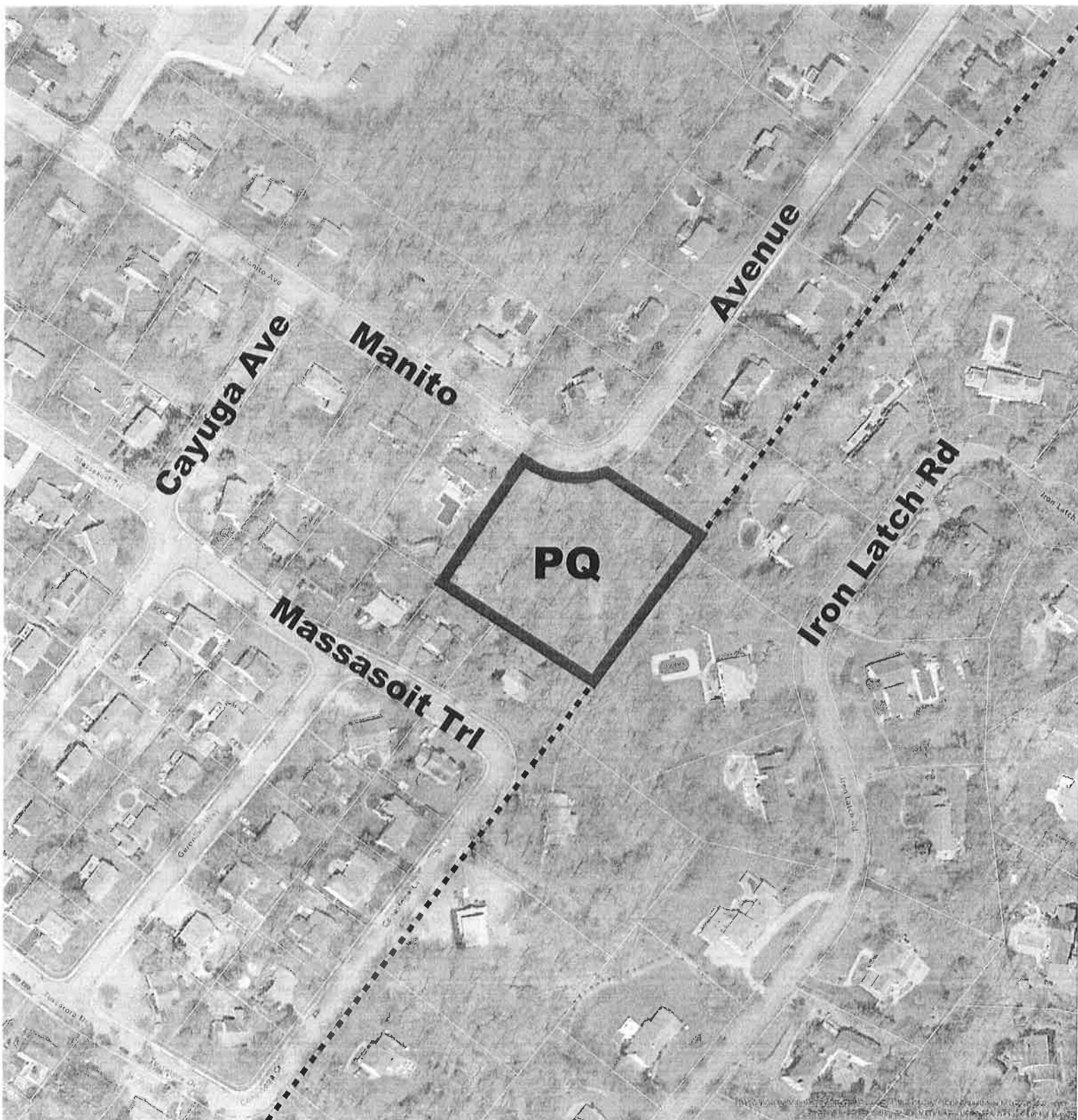
PAX Surveying &
Environmental
Consultants, LLC

271 US 46 West, SUITE G 208
FAIRFIELD, NEW JERSEY 07004

551-999-4822

bill@paxsurvey.com

WILLIAM T. MANNING, PLS
NJ LICENSE NO. NJ24GS04060800
CERT. OF AUTHORIZATION NO. 24GA28248200

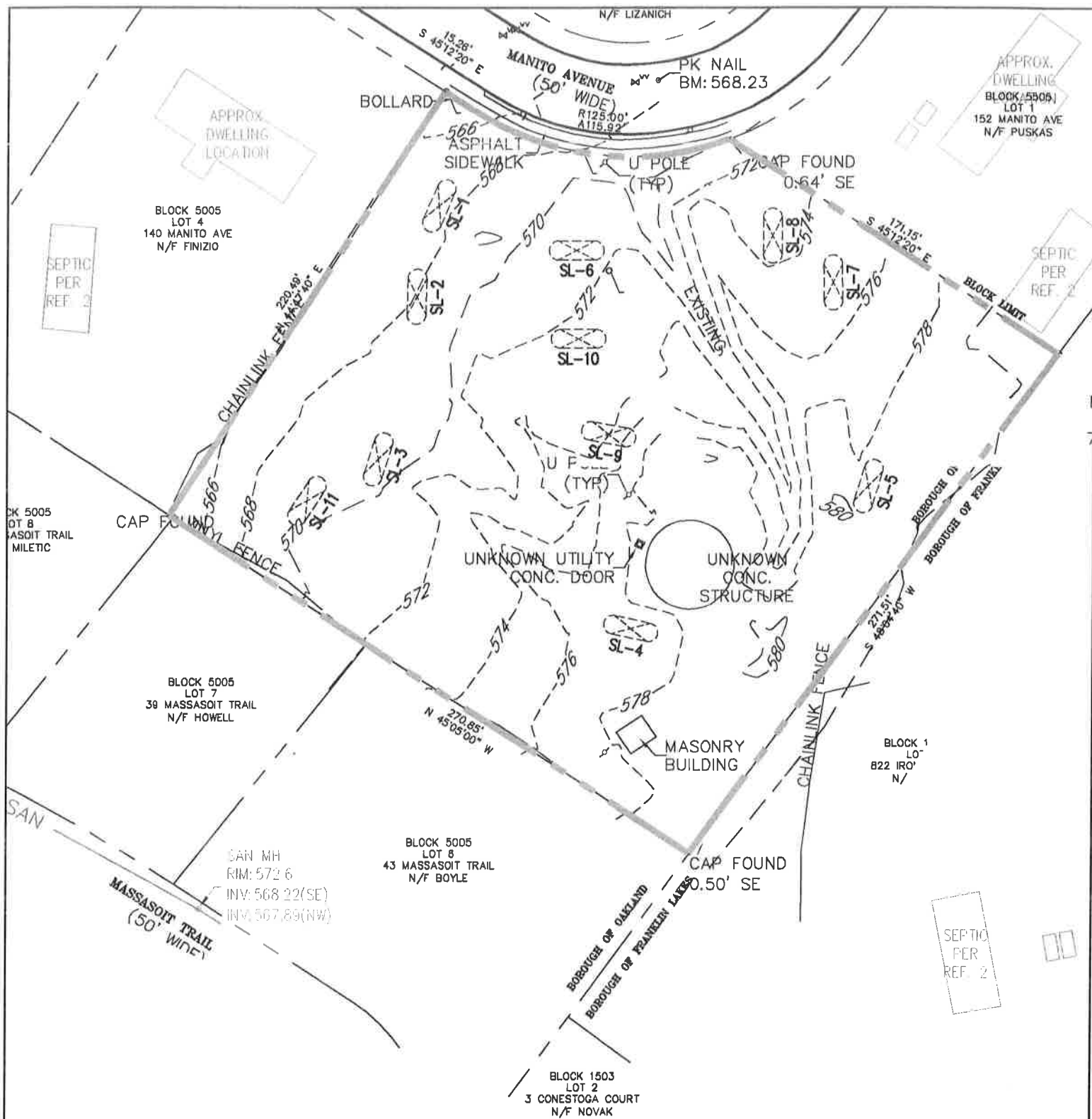


Area Map

(Scale: 1"=200')



Scale: 1"=200'



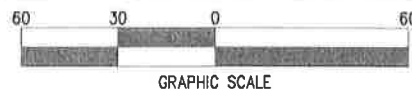
SL-1 SOIL LOG LOCATION

RICHARD WSTBROCK & ASSOCIATES

44 GARRET PLACE
MIDLAND PARK, NEW JERSEY
(201)978-4519 WstbrockEngr@gmail.com

PROFESSIONAL ENGINEER
NJ 24GE04111700
NY 079364-1
PA 076689
CT 0027088

RICHARD WSTBROCK, P.E.



DATE

REVISION

SOIL LOG LOCATIONS

RESIDENTIAL DEVELOPMENT

146 MANITO AVENUE
BLOCK 5005 LOT 5
BOROUGH OF OAKLAND

BERGEN COUNTY

NEW JERSEY

PROJECT No.

23028

DRAWN

RW

CHECKED

RW

SCALE

1"=60'

DATE

6.20.2023

SHEET No.

1

3.20.2023

Soil Log # 2

Topsoil 0 to 12

Depth 12 to 42

Color 10YR 6/6

Texture	SILT LOAM
---------	-----------

CF: (<3", 3"-10", >10") 2 / 2 / 0

Structure: SAB Gran Spher Blocky

Prism Mass Platy

Consist.: Dry: Loose Soft Hard

Moist: Loose Friable Firm

Mottling: None Obs

%:	Few	Com	Many
----	-----	-----	------

Size: ☐ Fine ☐ Medium ☐ Coarse

Contrast: Faint Distinct Promin

Color _____

Depth 42 to 102

Color 10YR 6/3

Texture SANDY LOAM

CF: 2 / 2 / 2

Structure:	SAB	Gran	Spher	Blocky
------------	-----	------	-------	--------

	Prism	Mass	Platy
1. Color			
2. Luster			
3. Streak			
4. Cleavage			
5. Fracture			
6. Hardness			
7. Specific Gravity			
8. Crystal Form			
9. Other			

Consist.:	Dry:	Loose	Soft	Hard
-----------	------	-------	------	------

Moist: Loose Friable Firm

Mottling: None Obs

%:	Few	Com	Many
----	-----	-----	------

Size/mm: Fine Medium Coarse

Contrast: Faint Distinct Promin

Color _____

Depth 102 to 108

Color 10YR 6/3

Texture SANDY LOAM

CF: 2 / 2 / 0

Structure: SAB Gran Spher Blocky

	Prism	Mass	Platy
1. Color			
2. Luster			
3. Streak			
4. Hardness			
5. Cleavage			
6. Fracture			
7. Crystal form			
8. Other			

Consist. Dry: Loose Soft Hard

Moist: Loose Friable Firm

Mottling: None Obs

%:	Few	Com	Many
----	-----	-----	------

Size/mm: Fine Medium Coarse

Contrast: Faint Distinct Promin

Color

Total: 108 Sample:

Ledge: 108 Roots:

Seepage: 102 SHWT Perched 42

Water after 2 hr 88"

3.20.2023

Soil Log # 4

Topsoil 0 to 16

Depth 16 to 48

Color 10YR 6/6

Texture SILT LOAM

CF: (<3", 3"-10", >10") 2 / 2 / 0

Structure:	SAB	Gran	Spher	Blocky
	Prism	Mass	Platy	

Consist.: Dry: Loose Soft Hard

Moist: Loose Friable Firm

Mottling: ~~None-Obs~~ 42"-48" (10YR 6/2)

%:	Few	Com	Many
----	-----	-----	------

Size: Fine Medium Coarse

Contrast: Faint Distinct Promin

Color

Depth 48 to 108

Color 10YR 6/3

Texture SANDY LOAM

CF: 2 / 2 / 0

Structure: SAB Gran Spher Blocky
Prism Mass Platy

Consist.: Dry: Loose Soft Hard

Moist: Loose Friable Firm

Mottling: None Obs

%:	Few	Com	Many
----	-----	-----	------

Size/mm: Fine Medium Coarse

Contrast: Faint Distinct Promin

Color

Depth 108 to 120

Color 10YR 6/3

Texture SANDY LOAM

CF: 2 / 2 / 0

Structure:	SAB	Gran	Spher	Blocky
	Prism	Mass	Platy	

Consist.: Dry: Loose Soft Hard

Moist: Loose Friable Firm

Mottling: None Obs

%:	Few	Com	Many
----	-----	-----	------

Size/mm: Fine Medium Coarse

Contrast: Faint Distinct Promin

Color

Total: 120 Sample: 60

Ledge: _____ Roots: _____

Seepage: 108 SHWT Perched 42

Water after 1hr 98"

Soil Log Inspection

3.20.2023

3.20.2023

HD Inspector E Shore
 Owner _____
 Contractor MS - Matt
 Municipality Oakland
 Street 146 Manito Ave
 Block/Lot 5005 / 5

 No. Bedrms TBD
 Gas: municipal
 Water: municipal
 Ejector: _____
 Well location: n/a
 Bench: PAX topo survey

Soil Log # 5
 Topsoil 0 to 12
 Depth 12 to 26
 Color 10YR 6/6
 Texture SILT LOAM
 CF: (<3", 3"-10", >10") 2 / 2 / 0
 Structure: SAB Gran Spher Blocky
 Prism Mass Platy
 Consist.: Dry: Loose Soft Hard
 Moist: Loose Friable Firm
 Mottling: None Obs
 %: Few Com Many
 Size: Fine Medium Coarse
 Contrast: Faint Distinct Promin
 Color _____

Depth 26 to 76
 Color 10YR 6/3
 Texture SANDY LOAM
 CF: 2 / 2 / 2
 Structure: SAB Gran Spher Blocky
 Prism Mass Platy
 Consist.: Dry: Loose Soft Hard
 Moist: Loose Friable Firm
 Mottling: None Obs
 %: Few Com Many
 Size/mm: Fine Medium Coarse
 Contrast: Faint Distinct Promin
 Color _____

Depth _____ to _____
 Color _____
 Texture _____
 CF: _____
 Structure: SAB Gran Spher Blocky
 Prism Mass Platy
 Consist.: Dry: Loose Soft Hard
 Moist: Loose Friable Firm
 Mottling: None Obs
 %: Few Com Many
 Size/mm: Fine Medium Coarse
 Contrast: Faint Distinct Promin
 Color _____

Total: 76 Sample: 48
 Ledge: 76 Roots: 10
 Seepage: 72 SHWT Perched 26
 Water after 1hr 72"

Soil Log # 6
 Topsoil 0 to 10
 Depth 10 to 42
 Color 10YR 6/6
 Texture SILT LOAM
 CF: (<3", 3"-10", >10") 2 / 2 / 0
 Structure: SAB Gran Spher Blocky
 Prism Mass Platy
 Consist.: Dry: Loose Soft Hard
 Moist: Loose Friable Firm
 Mottling: None Obs
 %: Few Com Many
 Size: Fine Medium Coarse
 Contrast: Faint Distinct Promin
 Color _____

Depth 42 to 102
 Color 10YR 6/3
 Texture SANDY LOAM
 CF: 2 / 2 / 2
 Structure: SAB Gran Spher Blocky
 Prism Mass Platy
 Consist.: Dry: Loose Soft Hard
 Moist: Loose Friable Firm
 Mottling: None Obs
 %: Few Com Many
 Size/mm: Fine Medium Coarse
 Contrast: Faint Distinct Promin
 Color _____

Depth 102 to 108
 Color 10YR 6/3
 Texture SANDY LOAM
 CF: 2 / 2 / 0
 Structure: SAB Gran Spher Blocky
 Prism Mass Platy
 Consist.: Dry: Loose Soft Hard
 Moist: Loose Friable Firm
 Mottling: None Obs
 %: Few Com Many
 Size/mm: Fine Medium Coarse
 Contrast: Faint Distinct Promin
 Color _____

Total: 108 Sample: 48
 Ledge: _____ Roots: 36
 Seepage: 102 SHWT Perched 42
 Water after _____

Soil Log Inspection

6.20.2023

6.20.2023

HD Inspector E Shore

Owner _____

Contractor MS - Matt

Municipality Oakland

Street 146 Manito Ave

Block/Lot 5005 / 5

New

No. Bedrms TBD

Gas: municipal

Water: municipal

Ejector: _____

Well location: n/a

Bench: PAX topo survey

Soil Log # 7

Topsoil 0 to 12

Depth 12 to 42

Color 10YR 6/6

Texture SILT LOAM

CF: (<3", 3"-10", >10") 2 / 2 / 0

Structure: SAB Gran Spher Blocky
Prism Mass Platy

Consist.: Dry: Loose Soft Hard
Moist: Loose Friable Firm

Mottling: 38-42

%: Few Com Many

Size: Fine Medium Coarse

Contrast: Faint Distinct Promin

Color 10YR8/2

Depth 42 to 80

Color 10YR 4/4

Texture SANDY LOAM

CF: 2 / 2 / 2

Structure: SAB Gran Spher Blocky
Prism Mass Platy

Consist.: Dry: Loose Soft Hard
Moist: Loose Friable Firm

Mottling: None Obs

%: Few Com Many

Size/mm: Fine Medium Coarse

Contrast: Faint Distinct Promin

Color _____

Depth _____ to _____

Color _____

Texture _____

CF: _____

Structure: SAB Gran Spher Blocky
Prism Mass Platy

Consist.: Dry: Loose Soft Hard
Moist: Loose Friable Firm

Mottling: None Obs

%: Few Com Many

Size/mm: Fine Medium Coarse

Contrast: Faint Distinct Promin

Color _____

Total: 80 Sample: 48

Ledge: _____ Roots: 12

Seepage: 76 SHWT Perched

Soil Log # 8

Topsoil 0 to 12

Depth 12 to 48

Color 10YR 6/6

Texture SILT LOAM

CF: (<3", 3"-10", >10") 2 / 2 / 2

Structure: SAB Gran Spher Blocky
Prism Mass Platy

Consist.: Dry: Loose Soft Hard
Moist: Loose Friable Firm

Mottling: 42-48

%: Few Com Many

Size: Fine Medium Coarse

Contrast: Faint Distinct Promin

Color 10YR8/2

Depth 48 to 90

Color 10YR 4/4

Texture SANDY LOAM

CF: 2 / 2 / 2

Structure: SAB Gran Spher Blocky
Prism Mass Platy

Consist.: Dry: Loose Soft Hard
Moist: Loose Friable Firm

Mottling: None Obs

%: Few Com Many

Size/mm: Fine Medium Coarse

Contrast: Faint Distinct Promin

Color _____

Depth _____ to _____

Color _____

Texture _____

CF: _____

Structure: SAB Gran Spher Blocky
Prism Mass Platy

Consist.: Dry: Loose Soft Hard
Moist: Loose Friable Firm

Mottling: None Obs

%: Few Com Many

Size/mm: Fine Medium Coarse

Contrast: Faint Distinct Promin

Color _____

Total: 90 Sample: _____

Ledge: _____ Roots: 12

Seepage: 90 SHWT Perched

Soil Log Inspection

6.20.2023

HD Inspector	<u>E Shore</u>	Soil Log #	<u>11</u>
Owner	<u></u>	Topsoil	<u>0</u> to <u>14</u>
Contractor	<u>MS - Matt</u>	Depth	<u>14</u> to <u>60</u>
Municipality	<u>Oakland</u>	Color	<u>10YR 6/6</u>
Street	<u>146 Manito Ave</u>	Texture	<u>SANDY LOAM</u>
Block/Lot	<u>5005 / 5</u>	CF: (<3", 3"-10", >10")	<u>2 / 2 / 0</u>
		Structure:	SAB Gran Spher Blocky Prism Mass Platy
No. Bedrms	<u>TBD</u>	Consist.: Dry:	Loose Soft Hard
Gas:	<u>municipal</u>	Moist:	Loose Friable Firm
Water:	<u>municipal</u>	Mottling:	54-60
Ejector:	<u></u>	%:	Few Com Many
Well location:	<u>n/a</u>	Size:	Fine Medium Coarse
Bench:	<u>PAX topo survey</u>	Contrast:	Faint Distinct Promin
		Color	<u>10YR8/2</u>
		Depth	<u>60</u> to <u>104</u>
		Color	<u>10YR 4/4</u>
		Texture	<u>SANDY LOAM</u>
		CF:	<u>2 / 2 / 0</u>
		Structure:	SAB Gran Spher Blocky Prism Mass Platy
		Consist.: Dry:	Loose Soft Hard
		Moist:	Loose Friable Firm
		Mottling:	None Obs
		%:	Few Com Many
		Size/mm:	Fine Medium Coarse
		Contrast:	Faint Distinct Promin
		Color	<u></u>
		Depth	<u></u> to <u></u>
		Color	<u></u>
		Texture	<u></u>
		CF:	<u></u>
		Structure:	SAB Gran Spher Blocky Prism Mass Platy
		Consist.: Dry:	Loose Soft Hard
		Moist:	Loose Friable Firm
		Mottling:	None Obs
		%:	Few Com Many
		Size/mm:	Fine Medium Coarse
		Contrast:	Faint Distinct Promin
		Color	<u></u>
		Total:	<u>104</u> Sample: <u>66</u>
		Ledge:	<u></u> Roots: <u>6</u>
		Seepage:	<u>84</u> SHWT Perched

PLANNING BOARD
BOROUGH OF OAKLAND
DETERMINATION OF COMPLETENESS CHECKLIST
MINOR SUBDIVISION

Project Title Minor Subdivision - Howell
 Lot, Block Lot 5, Block 5005
 Docket No. _____

ITEM	YES	NO	N/A	COMMENTS
(1) 16 copies of subdivision map.	<u>X</u>	_____	_____	_____
(2) Scale not less than 1"=50'.	<u>X</u>	_____	_____	_____
(3) Statement of certification as to the accuracy of the plat, signed and sealed by Licensed Professional Engineer.	<u>X</u>	_____	_____	_____
(4) Statement of certification as to the accuracy of the topographical survey signed and sealed by Licensed Professional Land Surveyor.	<u>X</u>	_____	_____	_____
(5) The location of the lots to be created in relation to the entire tract.	<u>X</u>	_____	_____	_____
(6) All existing structures and natural features within the subdivision and two- hundred (200') feet thereof.	<u>X</u>	_____	_____	_____
(7) The name of the owner and of all property owners within 200 feet.	<u>X</u>	_____	_____	_____
(8) Lot, Block and Tax Map Sheet Numbers.	<u>X</u>	_____	_____	_____
(9) All Streets and streams within two hundred (200') feet of the subdivision, including width of paving and rights-of-way.	<u>X</u>	_____	_____	_____

ITEM	YES	NO	N/A	COMMENTS
(10) Acreage of tract being subdivided and area of all lots to be created.	X			
(11) Key Map Drawn to a scale of not less than 1"=400'	X			
(12) Reference to easement, covenants, deed restriction, and subsequent waivers and variances.			X	
(13) List of required variances on the map.			X	
(14) Map Title	X			
(15) Zone Boundaries	X			
(16) Approval block bearing titles of Chairman and Secretary of Planning Board and the Borough Engineer.	X			
(17) Map preparation date, north arrow and scale.	X			
(18) Location of existing and proposed building setback lines of all proposed lots.	X			
(19) Appropriate minimum frontage and indicate frontage of any corner lot.	X			
(20) Survey data of all proposed and existing lot lines.	X			
(21) Location of existing and proposed buildings, including the floor elevations.	X			

ITEM	YES	NO	N/A	COMMENTS
(22)Retaining wall design detail and calculations bearing seal and signature of a New Jersey registered Professional Engineer.	☐	☐	☒	
(23)Location of tract on National Wetlands Inventory Map.	☒	☐	☐	NJ GeoWeb
(24)Submittal of variance application	☐	☒	☐	
(25)Submittal of soil movement permit application	☐	☒	☐	
(26)Any additional information deemed necessary by the Planning Board.	☐	☐	☐	
(27)The Board reserves the right to reject any and all drawings which are not clear, concise and legible.	☐	☐	☐	

NOTE: Corporations making application MUST be represented by Counsel at any Planning Board Meetings.

Additional Comments: _____

BOROUGH OF OAKLAND
One Municipal Plaza
Oakland, New Jersey 07436

DATE: 12.5.23

VERIFICATION OF TAXES PAID

Pursuant to Municipal Land Use Law:

This is to certify that taxes for the year 2023 are paid through

the 4th Quarter

BLOCK: 2 LOT: 1

OWNER OF RECORD: HOWELL, RYAN & ASHLEY

PROPERTY LOCATION: 146 MANITO AVE, OAKLAND, NJ

DLB
Debra Benigno
Tax Collector

I verify that this information accurately
reflects the municipal tax record

Tax Collector: DL Benigno
Municipality: Boro of Oakland
County: Bergen County

December 5, 2023
02:16 PM

BOROUGH OF OAKLAND
Tax Account Detail Inquiry

Page No: 1

BLQ: 5005. 5.
Owner Name: HOWELL, RYAN C & ASHLEY

Tax Year: 2023 to 2023
Property Location: 146 MANITO AVE

Tax Year: 2023	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	0.00	0.00	2,103.19	2,169.07	4,272.26
Add/Omit Adjust:	1,980.39	1,980.38	0.00	0.00	3,960.77
Total Billed:	1,980.39	1,980.38	2,103.19	2,169.07	8,233.03
Payments:	1,980.39	1,980.38	2,103.19	2,169.07	8,233.03
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2023 Prin Balance
		Description								
		Original Billed						4,272.26		4,272.26
10/14/22	1	Adjustment	065			22089	77 AO	1,980.39	0.00	6,252.65
		2022 Added Seq 1								
10/14/22	2	Adjustment	065			22089	78 AO	1,980.38	0.00	8,233.03
		2022 Added Seq 1								
02/01/23	1	Payment	001		CK	22936	19 TXON0201	1,980.39	0.00	6,252.64
		TX ONLINE 02/01/2023								
05/29/23	2	Payment	001		CK	23882	2 TXOL0530	1,980.38	16.06	4,272.26
		TAX IMPORT 5/30/23								
05/29/23	3	Payment	001		CK	23882	3 TXOL0530	2,103.19	0.00	2,169.07
		TAX IMPORT 5/30/23								
05/29/23	4	Payment	001		CK	23882	4 TXOL0530	41.29	0.00	2,127.78
		TAX IMPORT 5/30/23								
09/09/23	4	Payment	001		CK	24609	2 TXON0910	2,127.78	0.00	0.00
		TX ONLINE 09/10/23								

Total Principal Balance for Tax Years in Range: 0.00



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: Robert J. Bavagnoli, Esq.
Name/Address 12 Furler Street, P.O. Box 147, Totowa, NJ 07511

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: 146 Manito Avenue
KNOWN AS BLOCK # 5005 LOT #5
ON THE TAX MAPS OF THE BOROUGH OF OAKLAND.

DATED: 12/5/23

SIGNATURE [Signature]

PHONE NO. 973-785-9522

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

Email/Mail To: RJBavagnoli@aol.com

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

Borough of Oakland, New Jersey

Scott J. Holzhauer, CTA, SCGREA
Tax Assessor

Assessment Division

Phone: (201) 337-8111 x2007
Fax: (201) 337-1520
Email: assessor@oakland-nj.org

Robert J. Bavagnoli, Esq.
12 Furler St
P.O Box 147
Totowa, NJ 07511

RE: Certified List of Property Owners @ 200-ft
Property Owner: Howell, Ashley & Ryan
Property Location: 39 Massasoit Trail
Block / Lot(s) ID: 5005/5

Dear Board Applicant:

Attached please find a complete list of all property owners in the Borough of Oakland (Bergen County) that appear to be situated within 200-feet of the above referenced parcel(s). This information is certified as that which appears in the Oakland Tax Book, including any ownership changes that have been recently received in the form of new deeds.

The attached printout titled "Owner & Address Report" takes data directly from the electronic Mod IV file maintained within the Assessor's computer. The properties provided on the list were determined by taking scaled offsets from the subject property as identified on the most recent Tax Map for the municipality. The attached "Addendum" includes any other entities that require notification in accordance with the provisions of the M.L.U.L. and pursuant to Subsection (h) of N.J.S.A. 40:55D-12 (agencies that have registered to receive notice with regard to Planning and/or Zoning applications). **NOTE: PLEASE USE THE ADDRESS BELOW PROPERTY OWNER'S NAME AS THE MAILING ADDRESS.**

If you have any questions, feel free to contact my office.

Sincerely,

BOROUGH OF OAKLAND



Scott J. Holzhauer, CTA, SCGREA
Tax Assessor

Attch.

Cc: Planning Board/Board of Adjustment

Subject Blk / Lot:
List Date:

200-FT Notification List

ADDENDUM

The following entities marked "**X**" must also be included in the 200-ft notification for the subject property in question:

INCLUDE	ROADS/ ASSOCIATIONS / UTILITIES	ADDRESS / CONTACT INFO
	State Highways: • Route I-287 • Route 208	State of NJ – DOT 1035 Parkway Ave CN 600 Trenton, NJ 08625
X	County Roads: • Route 202 • Long Hill Road • Franklin Avenue • West Oakland Avenue	Bergen County Planning Board One Bergen County Plaza Room 415 Hackensack, NJ 07601-7076
	Railroads: • N.Y.S. & W. R.R.	Delaware & Otsego Railroad 1 Railroad Plaza Cooperstown, NY 13326
	Associations: •	None known or specified
X	Utilities Companies: • Rockland Electric	Rockland Electric Co. Att: Edw. M. McDonough One Blue Hill Plaza Pearl River, N.Y. 10965
X	• P.S.E. & G.	Public Service Electric & Gas Manager – Corporate Properties 80 Park Plaza, T6B Newark, NJ 07102
	•	Subject is within 200-ft of adjacent municipality. You need to obtain a list of additional Property Owners from them.

(LIST CERTIFIED FOR 90 DAYS FROM DATE OF ISSUE)



Buffer Report

BOROUGH OF OAKLAND

Office of the Assessor
One Municipal Plaza
Oakland, New Jersey 07436
Telephone: (201) 337-8111 ext 207/208
Facsimile: (201) 337-1520

Highlighted feature(s)

Subject Property (1)

Block	Lot	Qualifier	Owner	Location	Street	City State Zip
5005	5		HOWELL, RYAN C & ASHLEY	146 MANITO AVE	39 MASSASOIT TRAIL	OAKLAND, NJ 07436

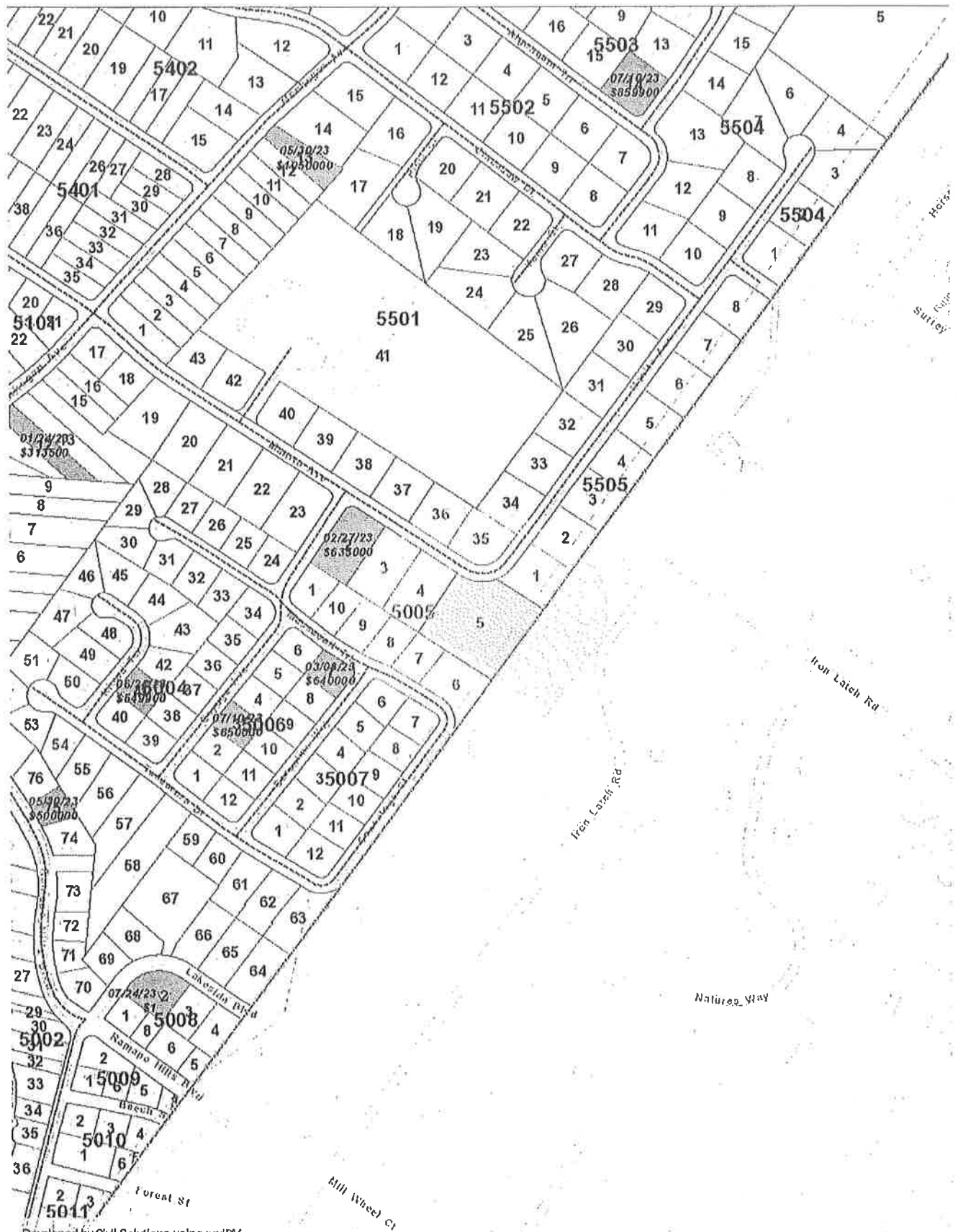
§

List of adjoining feature(s) that intersect 200 foot buffer from Subject Property.

Adjoining Properties (14)

Block	Lot	Qualifier	Owner	Location	Street	City State Zip
5005	3		YURASEK, JOHN F & JANICE K	136 MANITO AVE	136 MANITO AVE	OAKLAND NJ 07436
5005	4		FINIZIO, JOSEPH J & THERESA J	140 MANITO AVE	140 MANITO AVE	OAKLAND, NJ 07436
5005	6		BOYLE, CHAS. J. III & DEBORAH E. R.	43 MASSASOIT TRL	43 MASSASOIT TRL	OAKLAND NJ 07436
5005	7		HOWELL, RYAN C & ASHLEY	39 MASSASOIT TRL	39 MASSASOIT TRL	OAKLAND NJ 07436
5005	8		MILETIC, ROBERT A	35 MASSASOIT TRL	35 MASSASOIT TRAIL	OAKLAND, NJ 07436
5005	9		EDWARDS, CHERYL	31 MASSASOIT TRL	31 MASSASOIT TRAIL	OAKLAND, NJ 07436
5005	10		CAPUANO, JAMIE R & STEPHANIE	27 MASSASOIT TRL	27 MASSASOIT TRL	OAKLAND NJ 07436
5007	6		BERTUNA, ANTONIO & ELIZABETH ANN	1 GERONIMO WAY	1 GERONIMO WAY	OAKLAND NJ 07436
5007	7		GIACOMARO, NICHOLAS & SABAILA, IONELA	42 MASSASOIT TRL	42 MASSASOIT TRAIL	OAKLAND, NJ 07436
5501	34		WRAY, JOHN W & LAURA	155 MANITO AVE	155 MANITO AVE	OAKLAND NJ 07436
5501	35		LIZANICH, MICHAEL & EVELYN MARIA	145 MANITO AVE	145 MANITO AVE	OAKLAND NJ 07436
5501	36		LOVETTE, TRACEY & CHRISTINE	137 MANITO AVE	137 MANITO AVE	OAKLAND NJ 07436
5505	1		PUSKAS, SCOTT & JENNIFER	152 MANITO AVE	152 MANITO AVE	OAKLAND, NJ 07436
5505	2		BRAND, RICHARD J. & BARBARA B.	156 MANITO AVE	156 MANITO AVE	OAKLAND NJ 07436

Buffer Report - Map BOROUGH OF OAKLAND



Developed by Civil Solutions using myIDV

200ft POL 146 Manito

From: Mariela Castro (assessorclerk@oakland-nj.org)

To: rjbavagnoli@aol.com

Date: Tuesday, December 12, 2023 at 04:27 PM EST

Hello, per your request please see attached 200 foot Property Owners List.

**Best Regards,
Mariela Castro
Administrative Secretary
Planning and Zoning
Borough of Oakland
One Municipal Plaza
Oakland, NJ 07436
P: (201)337-8111 ext. 2007
F: (201)337-1520**



20231212161957183.pdf
216.4kB



Borough of Franklin Lakes

**COUNTY OF BERGEN
480 DE KORTE DRIVE
FRANKLIN LAKES, NEW JERSEY 07417
201-891-4000 x1223
Edmund Brown, Borough Tax Assessor**

December 5, 2023

Robert J. Bavagnoli, Esq.
Bavagnoli & Bavagnoli
12 Furler Street
PO Box 147
Totowa, New Jersey 07511-0147

Dear Mr. Bavagnoli,

Below is a certified list of properties situated within the Borough of Franklin Lakes that are located within 200' of Oakland's Block 5005, Lot 5 which is better known as 146 Manito Avenue:

Block	Lot	Location	Owner	Street	City, State	Zip
1503	2	3 CONESTOGA COURT	NOVAK FRANCIS A & MARY E	3 CONESTOGA COURT	FRANKLIN LAKES, NJ	07417
1504.04	9	814 IRON LATCH ROAD	LYSAK, MICHAEL & ASSUNTA	814 IRON LATCH ROAD	FRANKLIN LAKES, NJ	07417
1504.04	10	822 IRON LATCH ROAD	MUNSHI, SAMEER & ALLISON	822 IRON LATCH ROAD	FRANKLIN LAKES, NJ	07417
1504.04	11	830 IRON LATCH ROAD	SHANNON, HUGH & XIMENA	830 IRON LATCH ROAD	FRANKLIN LAKES, NJ	07417
1504.04	12	838 IRON LATCH ROAD	POKROVSKY, NICHOLAS N JR	838 IRON LATCH ROAD	FRANKLIN LAKES, NJ	07417

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Edmund Brown, CTA
Tax Assessor

UTILITIES

(A)

AT & T
Corporate Office
P.O. Box 7207
Bedminster, NJ 07921-7207

(B)

NJ Dept. of Transportation
1035 Parkway Avenue
CN-600
Trenton, NJ 08625

(C)

Bergen County Planning Board
One Bergen County Plaza
Room 415
Hackensack, NJ 07601

(D)

PSE&G Company
Manager-Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

(E)

Suez Northern New Jersey Operations
461 From Road – Suite 400
Paramus, NJ 07652

(F)

Rockland Electric Company
P.O. Box 1005
Spring Valley, NY 10977

(G)

Verizon
1 Verizon Way
Basking Ridge, NJ 07920

(H)

TCI of Northern New Jersey
40 Potash Road
Oakland, NJ 07436
Attn: Dan Gannon

(I)

NY Susquehanna & Western
Railway Corporation
C/O Nathan R. Fenno, Esq.
General Counsel
One Railroad Avenue
Cooperstown, NY 13326

(J)

Northwest Bergen County
Utilities Authority
30 Wyckoff Avenue
Waldwick, NJ 07463

OPRA - 200 foot list for 146 Manito in Oakland

From: Assistant to Administrator (ldiehl@franklinlakes.org)
To: rjbavagnoli@aol.com
Cc: ebrown@franklinlakes.org; grulli@franklinlakes.org; dlilienthal@franklinlakes.org
Date: Tuesday, December 12, 2023 at 10:42 AM EST

Hello, Attached please find the 200 Foot List you requested along with the utilities list. Thank you.

Leonor Diehl
Tax Assessor Clerk
Borough of Franklin Lakes
(201)891-4000, ext. 1222
Fax (201)848-9453



Note: You are advised that this e-mail and all responses to this e-mail, including all attachments, may constitute "public records" which may be obtained by any person filing a request under the Open Public Records Act (OPRA). There should be no expectation that the content of e-mails exchanged with municipal officials and employees will remain private.



UTILITIES - Updated 2019-01-30.pdf
77.7kB



5005-5 146 Manito Avenue - OAKLAND 12-5-23.pdf
273kB