



BOROUGH OF OAKLAND, NEW JERSEY

November 21, 2023

Lawrence and Inez Inserra
152 Iroquois Avenue
Oakland, NJ 07436

Re: Zoning Permit Application
152 Iroquois Avenue
Oakland, NJ 07436
Block 5603 Lot 3 Zone RA-2

Dear Lawrence and Inez Inserra,

Please be advised that your zoning permit application referenced above is hereby denied for the following reasons

- 1) Rear Yard Setback: 56.9 ft. proposed, 60 ft. minimum required

The Ordinances pertaining to this application are:
Chapter 59-Attachment 5

Fee: \$50.00 Paid by: Check #242

An appeal to the Board of Adjustment of the determination must be made within twenty (20) days of the date of this determination.



Glen Turi
Zoning Official

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

ZONING BOARD APPLICATION

Date November 15 2023

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

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

Date Received: _____

Fee Submitted: _____

Complete Date: _____

FOR OFFICIAL USE ONLY

☐ Appeal from the decision of the Zoning Officer [N.J.S.A. 40:55D-70(a)]

☐ Bulk Variance(s) [N.J.S.A.40:55D-70(c)]

☐ Use Variance / Expansion of Non-conforming Use / Conditional Use [N.J.S.A. 40:55D-70(d)(1)(2)(3)]

☐ Floor Area Ratio / Density [N.J.S.A. 40:55D-70(d)(4)(5)]

☐ Site Plan Review [N.J.S.A. 40:55D-76(b)]

I. APPLICANT INFORMATION

- a. Name: Lawrence Inserra and Inez Inserra, husband and wife
- b. Address: c/o John J. D'Anton, Esq., 79 N. Franklin Turnpike, Suite 200B, Ramsey, New Jersey
- c. Telephone 201-529-1773 Email: john@johndantonlaw.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: John J. D'Anton, Esq.

Address: 79 N. Franklin Turnpike, Suite 200B, Ramsey, New Jersey

Telephone: 201-529-1773 Email: john@johndantonlaw.com

g. (Architect) Preparation of Plans by:

Name: Thomas V. Ashbahian

Address: 39 Spring Street, Ramsey, New Jersey

Tel: 201-825-1220 Email: tashbahian@verizon.net

h. (Engineer) Preparation of Plans by:

Name: Thomas V. Ashbahian

Address: 39 Spring Street, Ramsey, New Jersey

Tel: 201-825-1220 Email: tashbahian@verizon.net

2. PROPERTY INFORMATION

a. Street address 125 Iroquois Avenue, Oakland, New Jersey

b. Tax Map Block(s) 5603 Lot (s) 3

c. Zone District RA-2

d. Existing Use of Property residential

e. Proposed Use Property: residential

f. Residential applications:

Current number of bedrooms 4 Proposed number of bedrooms 4

Current number of bathrooms 2 1/2 Proposed number of bathrooms 2 1/2

g. Property is sewerd _____ Septic system X

h. Are there any existing Deed Restrictions/Easements? ___ No X Yes (attach copy of restriction)

Are there any proposed Deed Restrictions/Easements? ___ No X Yes (attach copy of restriction)

i. Does the applicant/owner own any property which adjoins/is adjacent to this property? ___ Yes X No

j. Please list prior applications or municipal actions regarding this property and attach Resolutions related to same: None to the best of applicant's knowledge.

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)

Applicant seeks rear yard variance of 3.1 feet.

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

This is undersized lot with an irregular shape which necessitates the requested relief.

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>
Article VII, Section 59-47, 59-49	60	56.9

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

	REQUIRED	EXISTING	PROPOSED
Lot Area	<u>30,000</u> sq min	<u>25,283</u> sq	<u>25,283</u> sq
Lot Width	<u>135</u> ft min	<u>irregular</u>	<u>existing</u>
Lot Depth	<u>175</u> ft min	<u>irregular</u>	<u>existing</u>
Building Coverage* (calculated: total building footprint square footage divided by lot area x 100%)	<u>20</u> % max	<u>6</u> %	<u>6.4</u> %
Impervious Coverage** (calculated: total impervious footprint square footage divided by lot area x 100%)	<u>40</u> % max	<u>16.62</u> %	<u>23.9</u> %
Front Setback	<u>50</u> ft min	<u>54.5</u> ft	<u>54.5</u> ft
Side Setback	<u>20</u> ft min	<u>30.3</u> ft (Left) <u>62.8</u> ft (Right)	<u>21.8</u> ft (Left) <u>62.8</u> ft (Right)
Rear Setback	<u>60</u> ft min	<u>68</u> ft	<u>56.9</u> ft
Building Height	<u>35</u> ft max <u>2 1/2</u> stories max	<u>24</u> ft <u>2</u> stories	<u>24</u> ft <u>2</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.

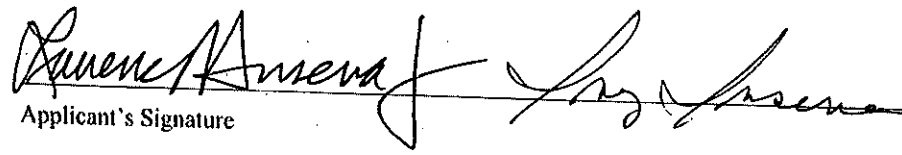
**Impervious Surfaces: surfaces covered by roofs, pavement, walks, patios, and other materials so that underlying soils are highly resistant to infiltration of water. This includes all buildings, porous paving, paver blocks, gravel, crushed stone, decks, patios, elevated structures, and other similar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

9. ADDITIONAL REQUIREMENT OF SUBMISSION:

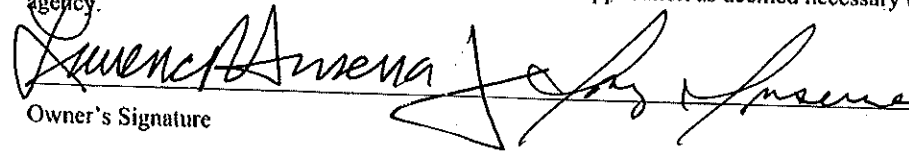
- a. Attach Zoning Officer's Decision
- b. Attach certification of payment of taxes from Borough Tax Collector
- c. Submit Request for 200' Property Owners' List
- d. Submit Legal Notice of Hearing for review prior to mailing & publishing
- e. Attach completed checklist.
- f. Attach Property Survey
- 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.

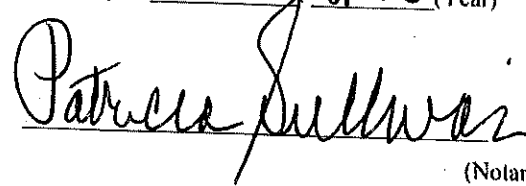
 11/15/2023
Applicant's Signature Date

- 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.

 11/15/2023
Owner's Signature Date

Sworn and Subscribed to before me this

15 day of NOV 2023 (Year)


(Notary)

PATRICIA SULLIVAN
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 18, 2025

