

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

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

Date 5/12/21

**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**

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)

New deck and patio

**1. APPLICANT INFORMATION**

a. Name: Michael Ives

b. Address: 8 Calumet Ave

c. Telephone (include fax number if desired): 201 240 8879

d. Applicant is a: (check applicable status)

☐ Corporation ☐ Partnership ☒ 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 8 Calumet Ave
- b. Tax Map Block(s) 4805 Lot(s) 35
- c. Zone District RA-3
- d. Lot Area 9,060 sq ft Lot Dimensions 60' x 151.05'
- e. 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.**

- f. Property is sewerd ☐ Septic system ☒
- g. Current number of bedrooms 4 Proposed number of bedrooms 4
- h. Current number of bathrooms 1.5 Proposed number of bathrooms 1.5
- i. Height of building: Existing Stories 2 1/2 Feet 23'4"  
Proposed Stories 2 1/2 Feet 23'4"
- j. Percentage of lot occupied by building:  
Now: 12.8 % 1162/9060 With proposed addition: 12.8 %

k. Setback from property lines:

	Front	Rear	Right Side	Left Side
a. Existing:	<u>47'8</u>	<u>60'</u>	<u>10'</u>	<u>7'2</u>
b. Proposed:	<u>47'8</u>	<u>60'</u>	<u>10'</u>	<u>7'2</u>

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

\_\_\_\_\_  
\_\_\_\_\_

proposed { Building Footprint 1162  
Deck/patio 416  
Impervious Cov. 1578

current { Building Footprint : 1162  
Deck/patio : 375  
Impervious Cov : 1537

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>see attached denial</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.

Side yard is narrow

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.

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

5/12/21  
\_\_\_\_\_  
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

5/12/21  
\_\_\_\_\_  
Date

Subscribed and sworn to before me this

12 day of May, 2021 (Year)

Kristin Kohler  
\_\_\_\_\_  
(Notary)

**KRISTIN KOHLER**  
**NOTARY PUBLIC OF NEW JERSEY**  
**MY COMMISSION EXPIRES APRIL 18, 2025**

### ZONING TABLE

This **MUST** be completely filled out in order for your application to be deemed complete  
 ZONE OF SUBJECT PROPERTY: RA-3

	REQUIRED	EXISTING	PROPOSED
Lot Area	<del>15,000</del> <u>9,060</u> sf min	<u>9,060</u> sf	<u>9,060</u> sf
Lot Width	<u>100</u> ft min	<u>60</u> ft	<u>60</u> ft
Lot Depth	<u>140</u> ft min	<u>151</u> ft	<u>151</u> ft
Building Coverage* (calculated: total building footprint square footage divided by lot area x 100%)	<u>20</u> % max	<u>12.8</u> %	<u>12.8</u> %
Impervious Coverage** (calculated: total impervious footprint square footage divided by lot area x 100%)	<u>20</u> % max	<u>17.0</u> % <u>1537/9060</u>	<u>17.4</u> % <u>1578/9060</u>
Front Setback	<u>40</u> ft min	<u>47'8</u> ft	<u>47'8</u> ft
Side Setback	<u>15</u> ft min	<u>7'2</u> ft (Left) <u>10'</u> ft (Right)	<u>7'2</u> ft (Left) <u>10</u> ft (Right)
Rear Setback	<u>35</u> ft min	<u>60</u> ft	<u>60</u> ft
Building Height	<u>35</u> ft max <u>2 1/2</u> stories max	<u>23'4</u> ft <u>2 1/2</u> stories	<u>23'4</u> ft <u>2 1/2</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.





## BOROUGH OF OAKLAND, NEW JERSEY

TO: Board of Adjustment

FROM: Glen Turi

This is to advise you that on May 10, 2021 a denial was issued to the resident Mike Ives for the location 8 Calumet Avenue, Oakland, NJ 07436

Block: 4806 Lot: 2

Zoning District: RA-3

For: Construction of a Deck

For the following reasons:

- 1) Minimum lot size 9,060 square foot proposed, 15,000 square feet required
- 2) Side Yard: less than 7.2' ft. proposed, 15 ft. minimum required

The Ordinances pertaining to this application are:

Chapter 59

Attachment 6

Fee: \$50.00 Paid by: # 458 LOD: #Z-05210003

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  
1 MUNICIPAL PLAZA OAKLAND, NEW JERSEY 07436  
Glen Turi [Zoningofficer@oakland-nj.org](mailto:Zoningofficer@oakland-nj.org) 201-337-8111 X 2022

A CURRENT SURVEY AND CHECK MUST BE SUBMITTED WITH APPLICATION

PLEASE PRINT CLEARLY

1. SITE ADDRESS: 8 Calumet Ave BLOCK: 4806 LOT: 2 QUAL:       
2. Applicant's Name: Morcello's Builders Tel. No.: 973-444-3830

Address:     

3. Property Owner's Name: Mike Ives Tel. No.: 201-240-8879

Address: 8 Calumet Ave

4. Is a pool located on the property? Yes ☐ No ☐ Fence ☐ Height:     

Driveway ☐: Repaving ☐ or Expansion ☐ AC Unit ☐ Generator ☐ Shed ☐ Deck ☒

New Construction ☐ Addition ☐ New Pool ☐ Patio ☒ Retaining Wall ☐ Maximum Height:     

5. Has the subject premises been the subject of prior application to the Zoning Board of Adjustment or Planning Board to the applicant's knowledge. Yes ☐ No ☒ If Yes, state date:     

**Retaining wall 4 ft or greater in height:** ZONING, ENGINEERING and BUILDING permits required.  
**Sheds:** UNDER 200 sq ft- Zoning permit only. Greater than 200 sq ft- Zoning & Building permit required.

ALL APPLICATIONS MUST BE SIGNED:

Applicant Signature [Signature]

Print Name (Applicant) Morcello ZDA

Property Owner Signature or Designated Agent [Signature]

Print Name (Owner)     

OFFICE USE ONLY:

Based on the information submitted and the requirements of the Borough Zoning Ordinance, your application for a Zoning Permit is hereby:

APPROVED ☐ DENIED ☐ DATE      CHECK #     

If approved, valid for 1 year from date of approval

Comments on Decision:     

Signature of Zoning Officer     

Date



1011.1 S.F.)  
RED CHAMBER  
ED (436.0 S.F.  
ENCLOSURE)

CALUMET AVENUE  
(50' WIDE R.O.W.)

N 14°22'20" E 60.00'

E. Inlet

Block: 4806  
Lot: 3

APPROXIMATE  
DWELLING

Deck. 20' x 16'

APPROX  
SEPTIC

(0.15 n'f'f')

BLOCK: 4  
LOT: 3

APPRO  
SEPT

EXIST. 1,500 GAL  
SINKING PUMP TANK TO BE  
GRADED WITH TIME DOSING  
EXIST. 1,000 GAL  
SEPTIC TANK (TO REMAIN)

APPROXIMATE  
Dwell time

POST 1,000 CAL  
1,000 CAL (100 CAL)

APPROXIMATE  
DWT LING

BLOCK: 4805  
LOT: 35

HH-1 Cor. Conc.  
Elev 340.22'

S 14.22.20" W 60.00'

2 STORY FRAME  
DWELLING NO. 8  
FT ELEV 348.1  
BASE ELEV 340.6

Playset  
745

APPROX  
SEPT

E Inlet

APPROXIMATE  
DWELLING

1493.0 517.7

APPRO  
SEPTIC

Elav 340.22, Conc.

# APPROXIMATE PHILLIPS

1 IN 1, 1,000 CAL  
1 IN 1, 100 HEAVEN

APPROXIMATE  
DOWELLING

EXIST. 1,500 GAL  
DOSING PUMP TANK TO BE  
GRADED WITH TIME DOSING  
EXIST. 1,000 GAL  
SEPTIC TANK (TO REMAIN)

CALUMET AVENUE  
(50' WIDE R.O.W.)

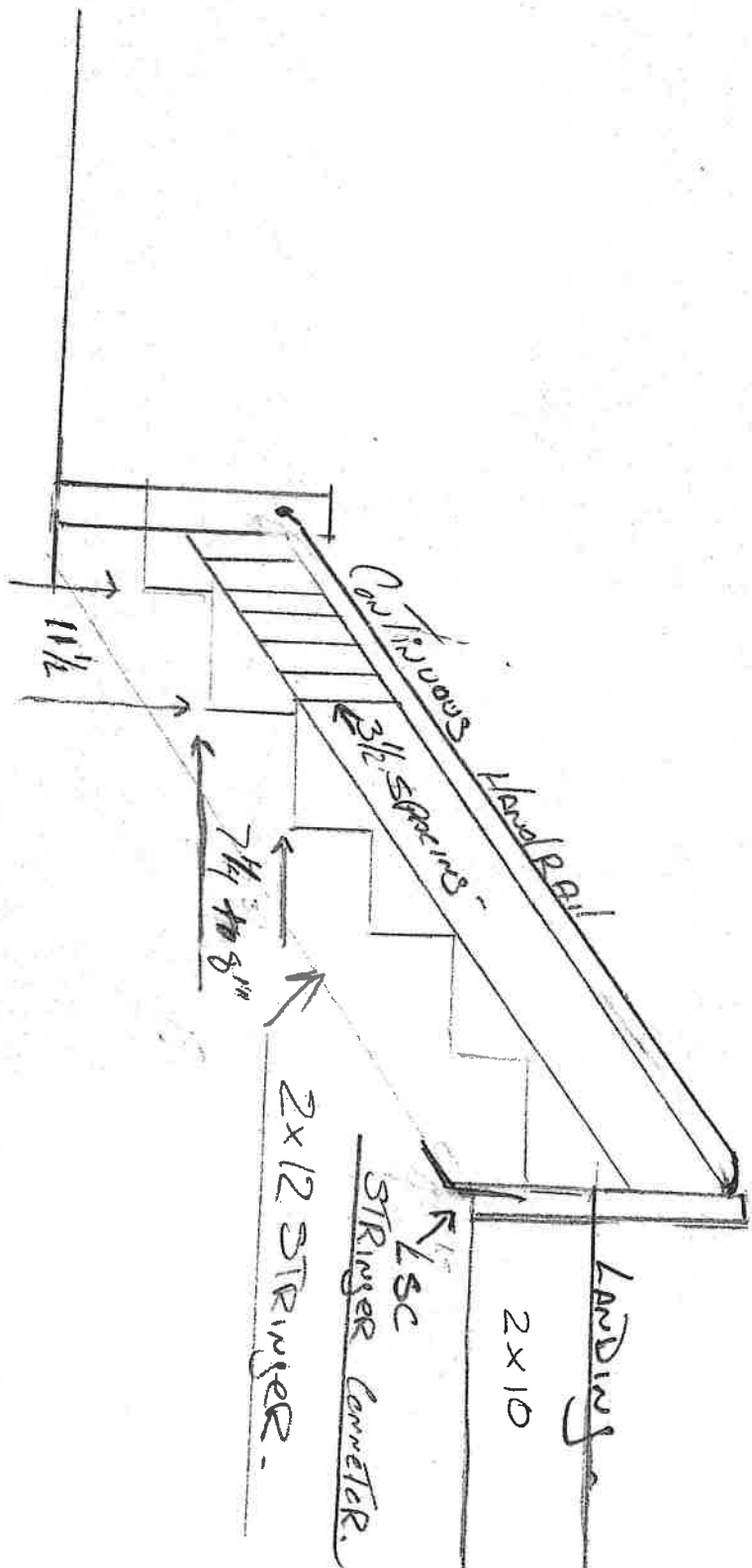
14°22'20" E 60.00'

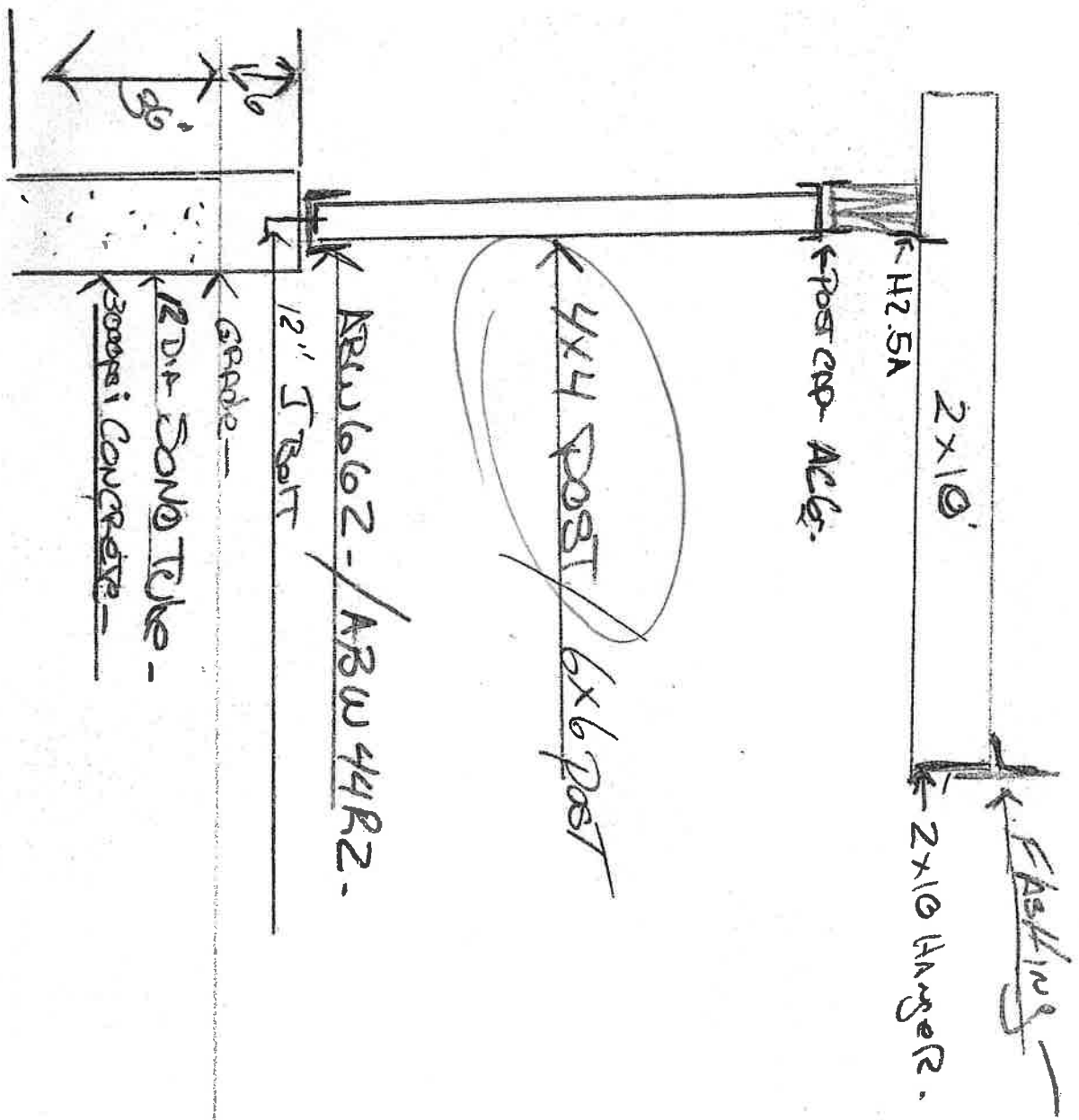
PARKS

SEPTIC

2 STORY FRAME  
DWELLING NO. 8  
FT ELEV 348.1  
BASE ELEV 340.9

8 Calumet Ave -





ARW 602 - / ARW 44R2.  
12" T Bolt  
GRADE -  
12" SAND FILL -  
3000 PSI CONCRETE -



