



BOROUGH OF OAKLAND, NEW JERSEY

TO: Planning Board

FROM: Glen Turi

This is to advise you that on January 27, 2022 a denial was issued to the resident Laura Lane Associates, LLC for the location 5 Laura Lane, Oakland, NJ 07436

Block: 3301 Lot: 23.05

Zoning District: RA-1

For: Construction of a deck

For the following reasons:

- 1) Rear Yard Setback: Less than 75 ft. proposed, 75 ft. minimum required


The Ordinances pertaining to this application are:

Chapter 59

Attachment 5

Fee: \$50.00 Paid by: # 1125 LOD: #Z-0127004

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 1/26/2022

**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).

C(2) VARIANCE FROM SECTION 59-47
SCHEDULE A REAR YARD REQUIREMENTS FOR
RA-1 ZONE FOR REAR YARD SETBACK OF
68.7 FEET FOR DECK WHERE 75 FEET IS
REQUIRED DUE TO DE MINIMIS CONSTRUCTION ERROR

1. APPLICANT INFORMATION

- a. Name: LAURA LANE ASSOCIATES, LLC
- b. Address: 125 WASHINGTON PL, PASSAIC, NJ 07055
- c. Telephone (include fax number if desired): 201-914-1598
- 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: GARY E COHEN, ESQ.
- Address: 180 MAIN AVE, PASSAIC, NJ 07055
- Telephone: 973-472-7088 Fax: 973-472-1544

2. PROPERTY INFORMATION

- a. Street address 5 LAURA LANE
- b. Tax Map Block(s) 3301 Lot(s) 23.05
- c. Zone District RA-1
- d. Lot Area 46,279 Lot Dimensions 184 x 200 (IRREGULAR SHAPE)
- 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 sewer ☐ Septic system ☒
- g. Current number of bedrooms 4 Proposed number of bedrooms 4
- h. Current number of bathrooms 4.5 Proposed number of bathrooms 4.5
- i. Height of building: APPROVED Existing Stories 2 Feet 35
- AS-BUILT Proposed Stories 2 Feet 33.06
- j. Percentage of lot occupied by building:
- Now: 4.0 % With proposed addition: N/A %
- k. Setback from property lines:

	Front	Rear	Right Side	Left Side
<u>APPROVED</u> a. Existing	<u>76.5</u>	<u>75.2</u>	<u>78.5</u>	<u>40.0</u>
<u>AS-BUILT</u> b. Proposed	<u>76.56</u>	<u>68.7</u>	<u>71.6</u>	<u>40.0</u>

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

LOT CREATED BY SUBDIVISION. RESOLUTION OF
PLANNING BOARD DATED JUNE 14, 2018

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:

Section

Required

Proposed

59-47 SCHEDULE A REAR YARD 75'

68.7

ANY OTHER VARIANCES THAT MAY BE RAISED
DURING THE HEARING

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.


DE MINIMIS CONSTRUCTION ERROR OF DECK

5. OTHER REQUIRED INFORMATION


- a. Attach certification of payment of taxes from Tax Collector.
b. Attach completed checklist.
c. Attach current survey showing existing & proposed improvements and septic system if applicable.

6. VERIFICATION AND AUTHORIZATION

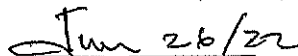
- a. Applicant's Statement: I hereby certify that the above statements made by me and the statements and information contained in the papers submitted in connection with this application are, to the best of my knowledge, true and accurate.



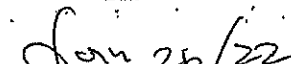
Applicant's Signature



Applicant's Signature




Date

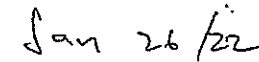


Date

- 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.



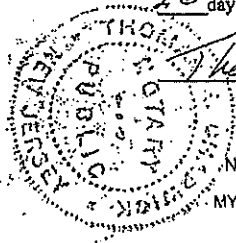
Owner's Signature



Date

Subscribed and sworn to before me this

26 day of January, 2022 (Year)





(Notary)

THOMAS E. CHADWICK
NOTARY PUBLIC OF NEW JERSEY
COMMISSION No. 2168627
MY COMMISSION EXPIRES AUG. 15, 2024

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 ^{APPROVED}	PROPOSED ^{AS-BUILT}
Lot Area	<u>43560</u> sf min	<u>46279</u> sf	<u>46279</u> sf
Lot Width	<u>150</u> ft min	<u>184.34</u> ft	<u>184.34</u> ft
Lot Depth	<u>200</u> ft min	<u>202.0</u> ft	<u>202.0</u> ft
Building Coverage* (calculated: total building footprint square footage divided by lot area x 100%)	<u>20</u> % max	<u>4.0</u> %	<u>4.0</u> %
Impervious Coverage** (calculated: total impervious footprint square footage divided by lot area x 100%)	<u>40</u> % max	<u>13.8</u> %	<u>14.2</u> %
Front Setback	<u>50</u> ft min	<u>76.5</u> ft	<u>76.56</u> ft
Side Setback	<u>30</u> ft min	<u>40.0</u> ft (Left) <u>78.5</u> ft (Right)	<u>40.0</u> ft (Left) <u>71.6</u> ft (Right)
Rear Setback	<u>75</u> ft min	<u>75.2</u> ft	<u>68.7</u> ft
Building Height	<u>35</u> ft max <u>2.5</u> stories max	<u>35</u> ft <u>2.5</u> stories	<u>33.06</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.

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. 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.
- ☒ 4. Submit 20 copies of completed application (signed and notarized), 16 copies of Zoning Officer's denial letter, 20 copies folded plans and 20 copies of most recent sealed survey of the property. All copies mentioned must be in packet form 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.

**STATE OF NEW JERSEY
DEPARTMENT OF THE TREASURY
DIVISION OF REVENUE AND ENTERPRISE SERVICES
ANNUAL REPORT CERTIFICATE**

**LAURA LANE ASSOCIATES LLC
0450299712**

The Division of Revenue and Enterprise Services hereby affirms that the following annual report for LAURA LANE ASSOCIATES LLC was submitted on 09/18/2021 for the year: 2021

Registered Agent and Office

JORGE KNUDSON
125 WASHINGTON PLACE
PASSAIC, NJ 07055

Main Business Address

125 WASHINGTON PLACE
PASSAIC, NJ 07055

Officers and Directors

OTHER
Jorge Knudson
1A Church St
Sea Bright, NJ 07760

OTHER
JOSE GONZALEZ
395 OAK STREET
PASSAIC, NJ 07055

OTHER
PONCIANO RAMOS
22-22 ROSALIE STREET
FAIR LAWN, NJ 07410



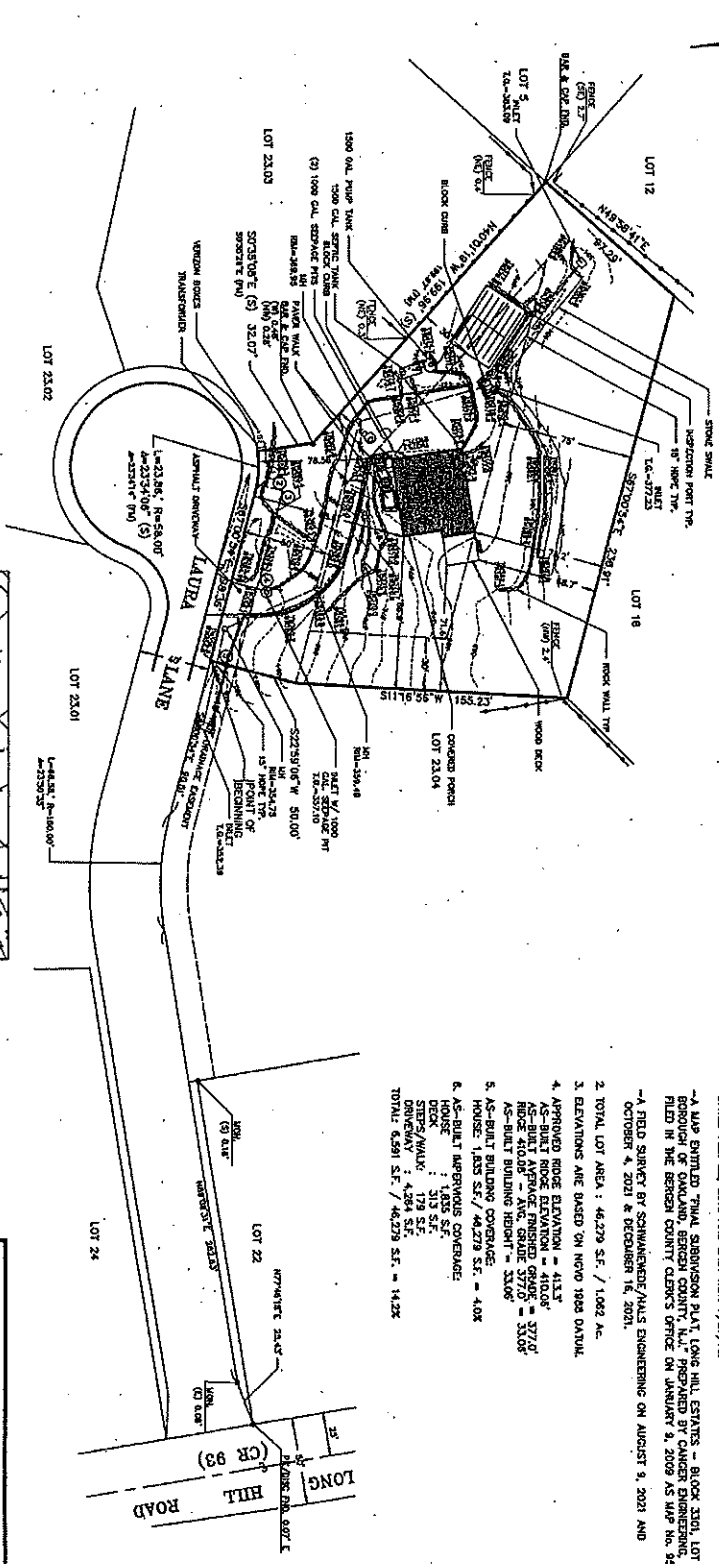
IN TESTIMONY WHEREOF, I have
hereunto set my hand and affixed
my Official Seal, this
18th day of September, 2021

Elizabeth Maher Mucio

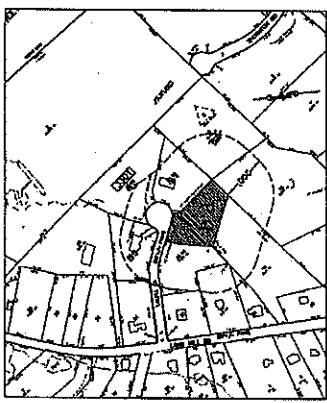
Certificate Number : 2583531858
Verify this certificate online at
https://www1.state.nj.us/TYTR_StandingCert/JSP/Verify_Cert.jsp

Elizabeth Maher Mucio
State Treasurer

LINE	BEARING	DISTANCE	CURVE	RAVINE	DISTANCE
1	N 15° 30' 00" E	15.00'	1	35.00'	4.00'
2	S 75° 00' 00" W	15.00'	2	35.00'	4.00'
3	N 15° 30' 00" E	15.00'	3	35.00'	4.00'



ZONING TABLE - ZONE RA-1 SINGLE FAMILY RESIDENCE			
LOT AREA	REQUIRED	APPROVED	AS-BUILT
LOT 12	75,380 S.F.	46,279 S.F.	46,279 S.F.
LOT 18	75,380 S.F.	46,279 S.F.	46,279 S.F.
LOT 23.01	75,380 S.F.	46,279 S.F.	46,279 S.F.
LOT 23.02	75,380 S.F.	46,279 S.F.	46,279 S.F.
LOT 23.04	75,380 S.F.	46,279 S.F.	46,279 S.F.
LOT 24	75,380 S.F.	46,279 S.F.	46,279 S.F.
LOT 25	75,380 S.F.	46,279 S.F.	46,279 S.F.



GENERAL NOTES:

1. PROPERTY LINE INFORMATION FROM THE FOLLOWING:
- PROPERTY FORMALLY KNOWN AS LOTS 18 & 23.04 IN BLOCK 3301 ON THE CURRENT TAX MAP OF THE BOROUGH OF OAKLAND SHEET No. 31.
 2. TOTAL LOT AREA: 46,279 S.F. / 1.062 AC.
 3. ELEVATIONS ARE BASED ON NAD 83 DATUM.
 4. APPROVED ROOF ELEVATION = 4113'
AS-BUILT ROOF ELEVATION = 4108'
AS-BUILT AVERAGE FINISHED GRADE = 377.0'
ROOF 410.8' - AVG. GRADE 377.0' = 33.08'
AS-BUILT BUILDING HEIGHT = 33.08'
 5. AS-BUILT BUILDING COVERAGE:
HOUSE 1,053 S.F. / 46,279 S.F. = 4.0X
HOUSE 1,053 S.F.
HOUSE 1,053 S.F.
STEPS/WALK: 179 S.F.
DRIVEWAY: 4,284 S.F.
TOTAL: 6,591 S.F. / 46,279 S.F. = 14.2X
 6. AS-BUILT IMPERVIOUS COVERAGE:
HOUSE 1,053 S.F.
HOUSE 1,053 S.F.
STEPS/WALK: 179 S.F.
DRIVEWAY: 4,284 S.F.
TOTAL: 6,591 S.F. / 46,279 S.F. = 14.2X
- A MAP ENTITLED "TRIAL SUBDIVISION PLAT, LONG HILL ESTATES - BLOCK 3301, LOT 23 BOROUGH OF OAKLAND, BERGEN COUNTY, N.J." PREPARED BY CANNON ENGINEERING, FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON JANUARY 9, 2009 AS MAP No. 1507.
- A FIELD SURVEY BY SCHWAMMEDE/HAUS ENGINEERING ON AUGUST 9, 2021 AND OCTOBER 4, 2021 & DECEMBER 16, 2021.

VARIANCE MAP

BLOCK 3301 - LOT 23.05

6 LAURA LANE

FOR
LAURA LANE ASSOCIATES, LLC
BOROUGH OF OAKLAND, BERGEN CO., N.J.
SCHWAMMEDE / HAUS ENGINEERING
PROFESSIONAL ENGINEERS & LAND SURVEYORS
9 POST ROAD - SUITE 101 - OAKLAND, N.J. - 07436
(201) 337-0833

DAVID A. HAUS, P.E., L.S. PP
N.J. PROFESSIONAL ENGINEER AND
LAND SURVEYOR, LICENSE NO. 1000
DATE: JAN. 25, 2022
JOB NO.: 7391-2022
SHEET NO.: 1 OF 1

DATE: [] [] []

DESCRIPTION: []

REVISIONS: []

GRAPHIC SCALE

0' 40' 80'