



BOROUGH OF OAKLAND, NEW JERSEY

TO: Board of Adjustment

FROM: Glen Turi

This is to advise you that on April 22, 2021 a denial was issued to the resident Joseph Longo \$
Toni Ann Longo
for the location 6 Timberline Lane, Oakland, NJ 07436

Block: 1202 Lot: 8

Zoning District: RA-C For: Construction of a deck

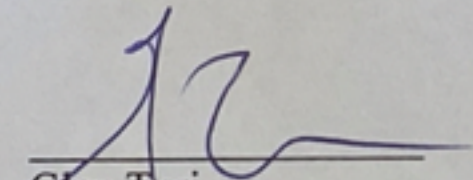
For the following reasons:

- 1) Rear Yard: 38'ft.(estimated) proposed, 50 feet minimum required

The Ordinances pertaining to this application are:
Chapter 59
Attachment 6

Fee: \$50.00 Paid by: # 2449 LOD: #Z-0422003

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 _____

**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)

Construct a 12' x 25.5' Trex
Deck

1. APPLICANT INFORMATION

a. Name: Joseph and Teri Ann Longo
b. Address: 6 Timberline Lane
c. Telephone (include fax number if desired): 973.650.6508

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: Frank Battersby

Address: 4 Ramapo Valley Road, Oakland

Telephone: 201-337-4104

Fax: 201-337-6121

battersbylaw@aol.com

2. PROPERTY INFORMATION

- a. Street address 6 Timberline Lane, Oakland
- b. Tax Map Block(s) 1202 Lot(s) 8
- c. Zone District RA-C
- d. Lot Area 5,250 Lot Dimensions 42' x 125'
- 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 ☐ Proposed number of bedrooms ☐
- h. Current number of bathrooms ☐ Proposed number of bathrooms ☐
- i. Height of building: Existing Stories ☐ Feet ☐
- Proposed Stories ☐ Feet ☐
- j. Percentage of lot occupied by building:
- Now: 31.2 % With proposed addition: 31.2 %
- k. Setback from property lines:

	Front	Rear	Right Side	Left Side	
a. Existing:	<u>22.48</u>	<u>40.27</u>	<u>0</u>	<u>0</u>	
b. Proposed:	<u>22.48</u>	<u>38.27</u>	<u>9.8</u>	<u>9.8</u>	
		(to deck)			

if to deck: 6.28 10.3
6.28 10.3

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

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>59.47</u>	<u>50</u>	<u>38.27</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </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.

Rear yard 38' estimated proposed
50' minimum

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.

ZONING TABLE

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

	REQUIRED	EXISTING	PROPOSED
Lot Area <u>min. 40 AC</u>	<u> </u> sf min	<u>5,250</u> sf	<u>5,250</u> sf
Lot Width	<u> </u> ft min	<u>42</u> ft	<u>42</u> ft
Lot Depth	<u> </u> ft min	<u>125</u> ft	<u>125</u> ft
Building Coverage* (calculated: total building footprint square footage divided by lot area x 100%)	<u>20</u> % max	<u>31.2</u> %	<u>31.2</u> %
Impervious Coverage** (calculated: total impervious footprint square footage divided by lot area x 100%)	<u>40</u> % max	<u>47.8</u> %	<u>49.0</u> %
Front Setback	<u>100</u> ft min	<u>22.48</u> ft	<u>22.48</u> ft
Side Setback	<u>50</u> ft min	<u>0</u> ft (Left) <u>9.8</u> ft (Right)	<u>0</u> ft (Left) <u>9.8</u> ft (Right)
Rear Setback	<u>50</u> ft min	<u>40.27</u> ft	<u>38.27</u> ^{TO} Deck
Building Height	<u>35</u> ft max <u>2 1/2</u> stories max	<u>35</u> ft <u>2 1/2</u> stories	<u>35</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.

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.

[Signature]
Applicant's Signature

5/12/21
Date

[Signature]
Applicant's Signature

5/12/21
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.

[Signature]
Owner's Signature

5/12/21
Date

Subscribed and sworn to before me this

12 day of May, 2021 (Year)

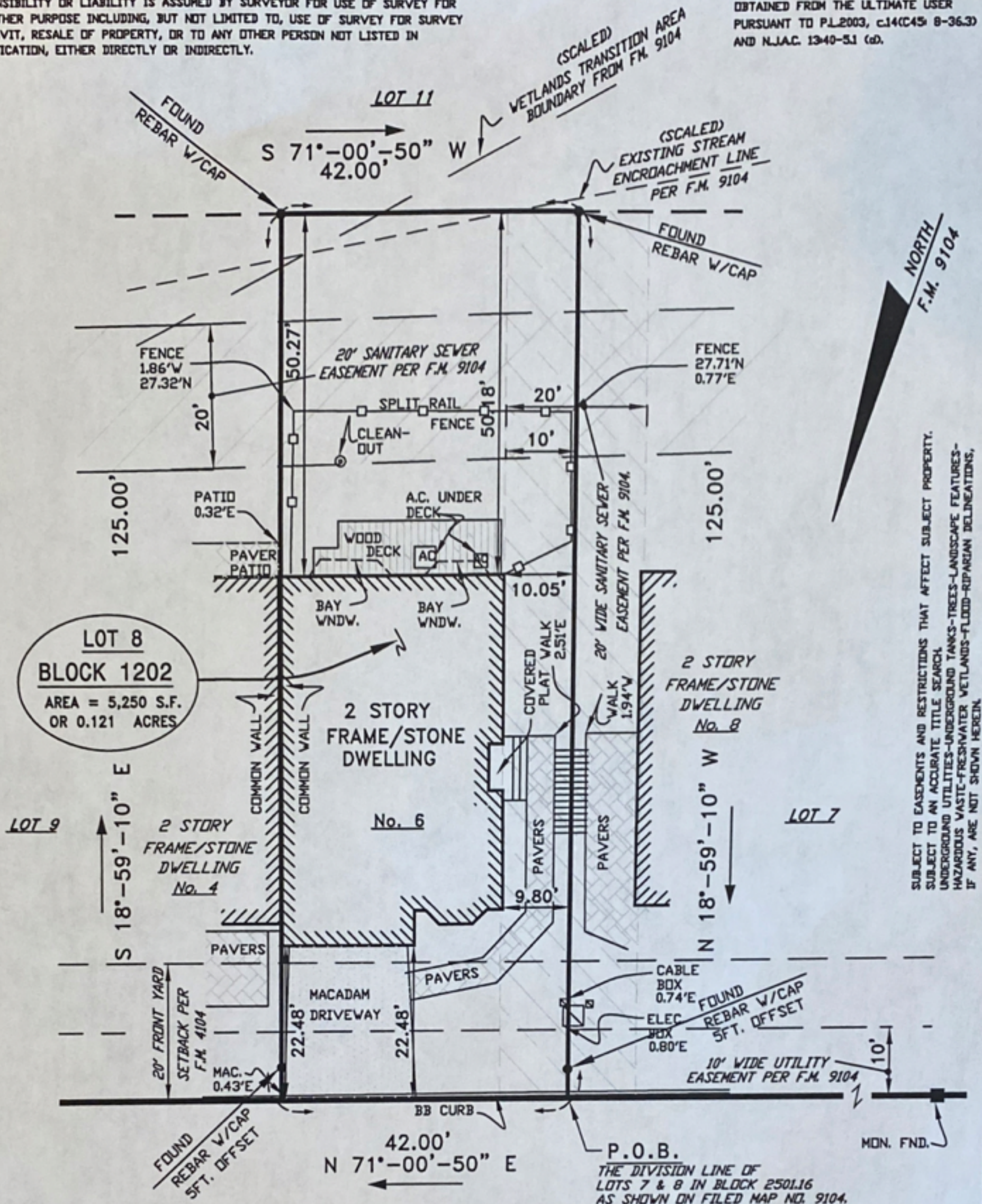
[Signature]
(Notary)



KATHLYN G. GURNEY
Notary Public of New Jersey
My Commission Expires August 25, 2024

THIS CERTIFICATION IS MADE ONLY TO HEREIN NAMED PARTIES FOR PURCHASE OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY ABOVE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, c.14(C45) 8-36.3 AND N.J.A.C. 13-40-5.1 (d).



SUBJECT TO EASEMENTS AND RESTRICTIONS THAT AFFECT SUBJECT PROPERTY. SUBJECT TO AN ACCURATE TITLE SEARCH. UNDERGROUND UTILITIES-UNDERGROUND TANKS-TREES-LANDSCAPE FEATURES-HAZARDOUS WASTE-FRESHWATER WETLANDS-FLOOD-RIPARIAN DELINEATIONS, IF ANY, ARE NOT SHOWN HEREIN.

TIMBERLINE (24') LANE

THIS MAP OR ANY PART THEREOF NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT OF GB ENGINEERING, LLC AND/OR DWN © COPYRIGHT.

ALTHOUGH ABSOLUTE, OFFSET DIMENSIONS ARE NOT TO BE USED FOR PERMANENT CONSTRUCTION.

MAP OF PROPERTY FOR JOSEPH LONGO & TONI ANN LONGO

BOROUGH OF OAKLAND
BERGEN COUNTY, NEW JERSEY

SURVEY
CERTIFIED TO:
JOSEPH LONGO & TONI ANN LONGO;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;
WILLIAM C. SARACINO, ESQ./SARACINO & SARACINO LLC;

SCALE: 1" = 20' DATE: OCTOBER 26, 2020

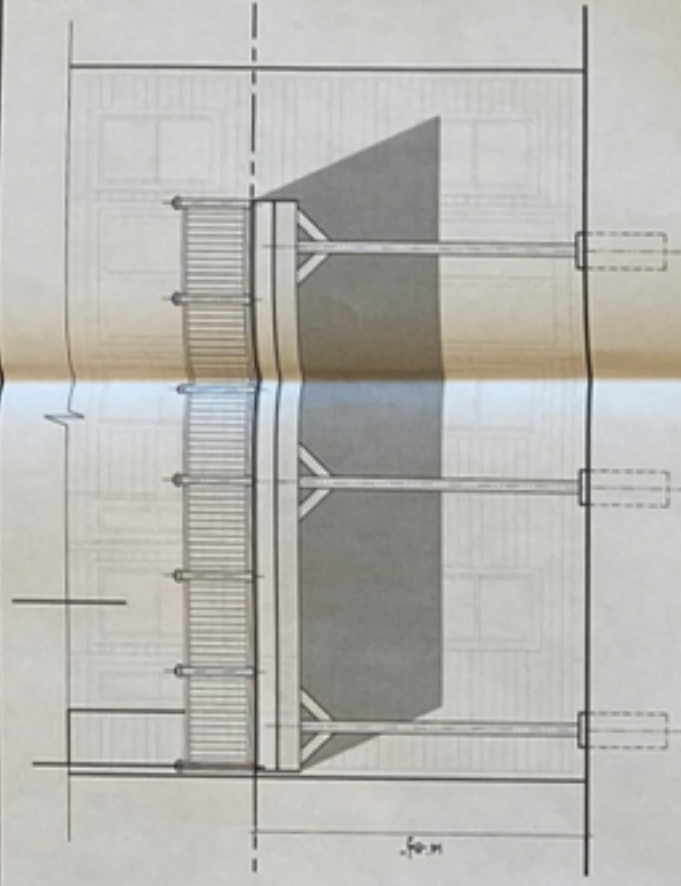
CERTIFICATE OF AUTHORIZATION NO: 24GA-28110300

LOT: 8 T.M. BLOCK: 1202 T.M.
8 F.M. 2501.16 F.M.

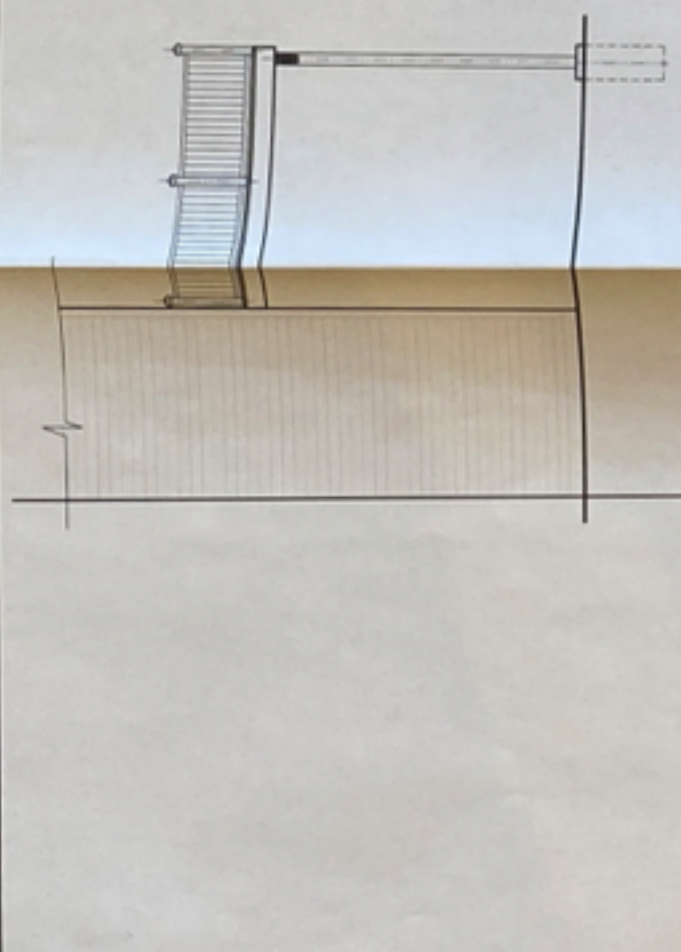
MAP: BOROUGH OF OAKLAND TAX MAP AND A MAP
ENTITLED: 'FINAL SUBDIVISION PLAT PHASE TWO & PHASE THREE
RAMAPO RIVER RESERVE', FILED IN THE B.C.C.D. ON DEC.
7, 1998 AS MAP NO. 9104.
DEED BOOK 8282, PAGE 47.

GB ENGINEERING, LLC
ENGINEERS AND SURVEYORS
144 JEWELL STREET GARFIELD, NEW JERSEY 07026
EMAIL: GBSURVEYOR@AOL.COM
TEL (973) 340-0948 FAX (973) 340-0015

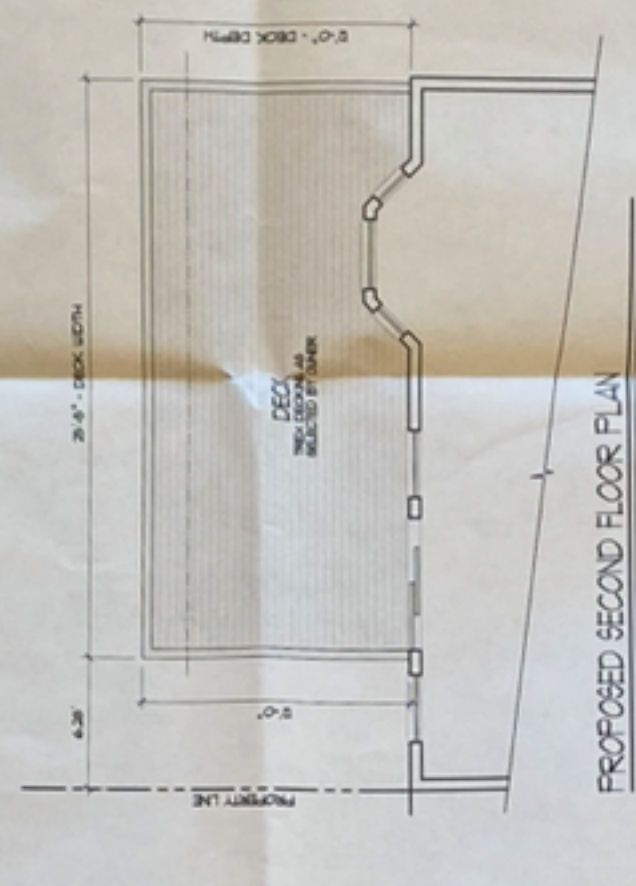
THOMAS G. STEARNS III - LIC. #GB40959
N.J. PROFESSIONAL ENGINEER & LAND SURVEYOR



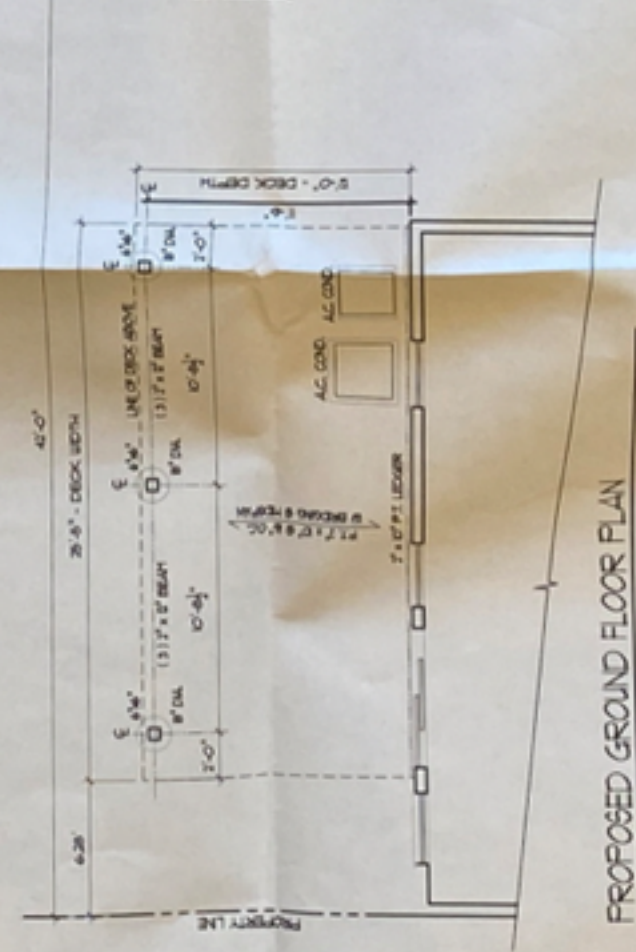
PROPOSED REAR ELEVATION (NORTH)
SCALE 1/4" = 1'-0"



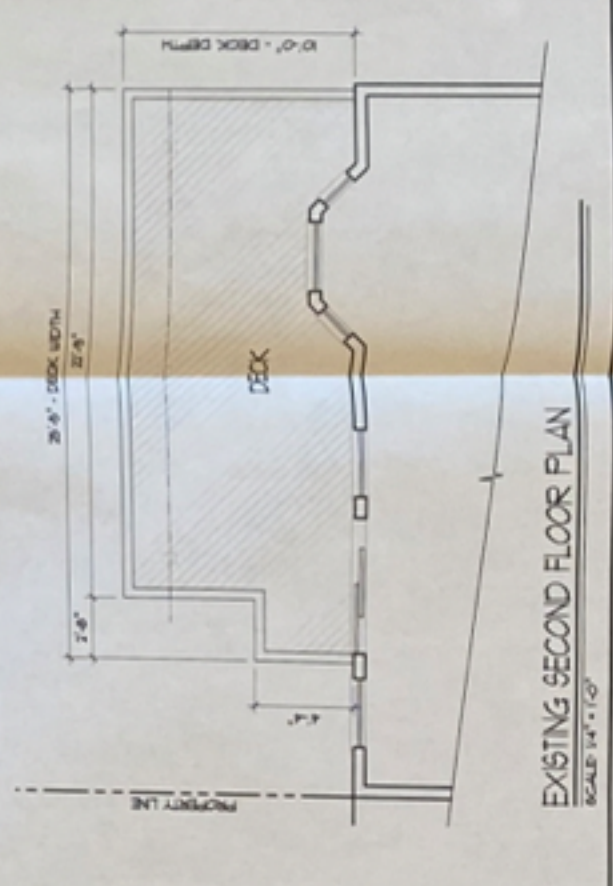
PROPOSED SIDE ELEVATION (WEST)
SCALE 1/4" = 1'-0"



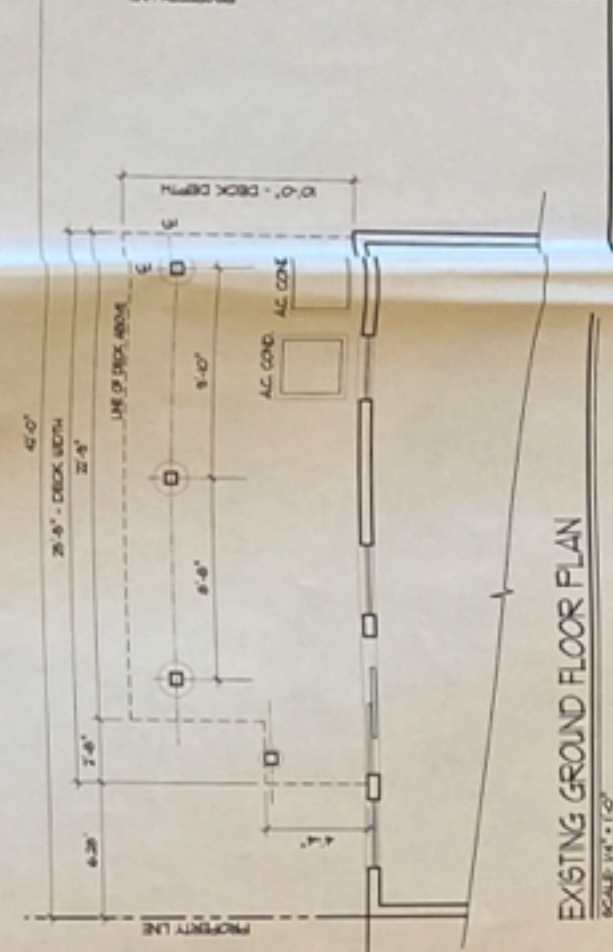
PROPOSED SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



PROPOSED GROUND FLOOR PLAN
SCALE 1/4" = 1'-0"



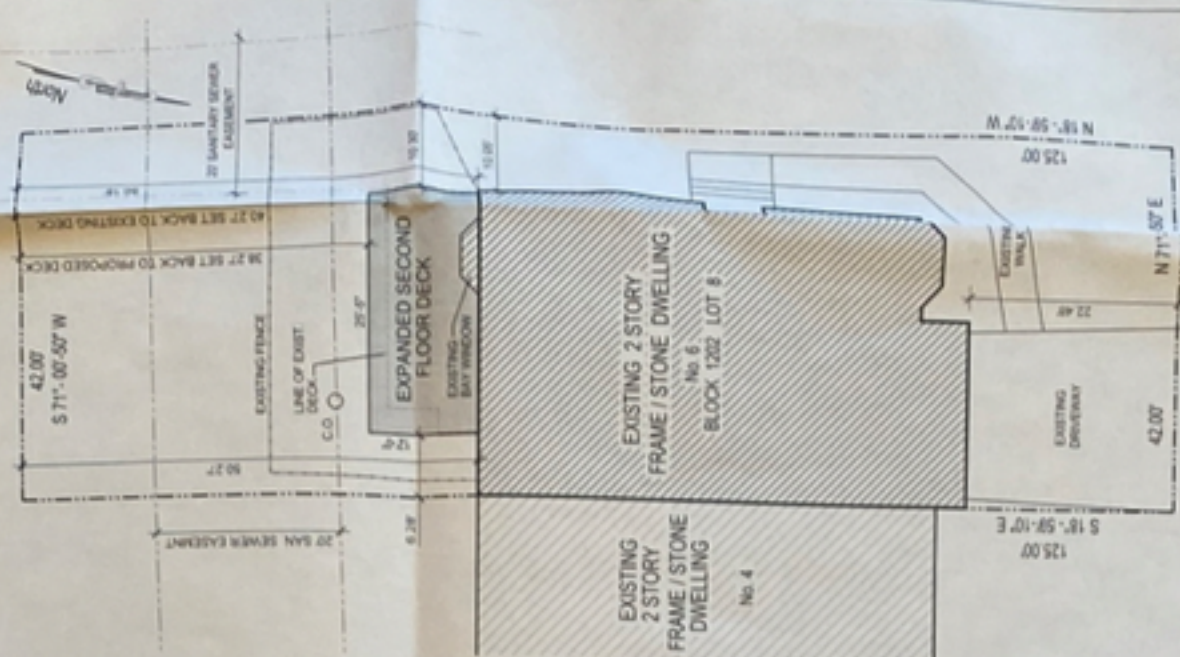
EXISTING SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



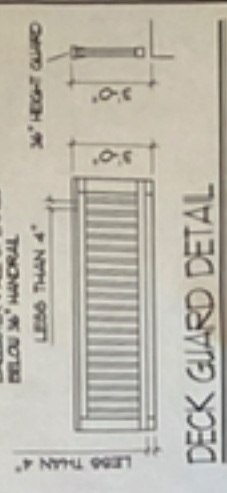
EXISTING GROUND FLOOR PLAN
SCALE 1/4" = 1'-0"



SECTION THRU DECK
SCALE 3/4" = 1'-0"



PROPOSED SITE PLAN
SCALE 1" = 10'-0"



DECK GUARD DETAIL
NOT TO SCALE

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIREMENTS OUTLINED IN THE INTERNATIONAL BUILDING CODE 2009 NJ EDITION, AND LOCAL CODES AND ORDINANCES, ALL STRUCTURAL, ELECTRICAL, AND MECHANICAL WORK SHALL COMPLY WITH GOVERNING CODES AS APPLICABLE. THE LOCAL BUILDING OFFICIALS SHALL BE CONCERNED WITH THE SAFETY OF THE PROJECT AND ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL BUILDING OFFICIALS.
2. CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS AND LABOR TO PROTECT THE OWNER FROM DAMAGE TO PERSONAL PROPERTY, INCLUDING DAMAGE TO THE PROJECT, IN CONNECTION WITH THE PROJECT. CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR AND MATERIALS NECESSARY FOR THE PROPER COMPLETION OF THE WORK.

BUILDING CODE REVIEW:

2018 INTERNATIONAL BUILDING CODE, NEW JERSEY EDITION
2018 INTERNATIONAL RESIDENTIAL CODE, NEW JERSEY EDITION
USE GROUP: R-5 - RESIDENTIAL
CONSTRUCTION CLASSIFICATION: SE

OWNERS:
JOE & TONI ANN LONGO
6 TIMBERLINE LANE
OAKLAND, NJ

TONI ANN LONGO (973) 650-6508
TONIANNT1@GMAIL.COM
OAKLAND, NJ

A-1

Re-built Rear Yard Deck

6 Timberline Lane

JAMES S. MCNEIGHT
ARCHITECT PLANNER PC
1000 NEW JERSEY
JULY 2007
NO. 10,000,000

OAKLAND, N.J.
RE-BUILT REAR YARD DECK
TO EXISTING
SINGLE FAMILY RESIDENCE
JULY 2007
NO. 10,000,000