

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

**ZONING BOARD APPLICATION**

Date October 11, 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)]

**1. APPLICANT INFORMATION**

a. Name: Michael P. McCullough

b. Address: 63 Hopper St, Oakland, NJ 07436

c. Telephone 201-675-5730 Email: mike1mcc@gmail.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: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

- g. (Architect) Preparation of Plans by:

Name: John F. Musinski

Address: 215 Mahwah Road, Mahwah, NJ 07430

Tel: 201-529-3524 Email: john@jma-architects.com

- h. (Engineer) Preparation of Plans by:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Tel: \_\_\_\_\_ Email: \_\_\_\_\_

2. PROPERTY INFORMATION

- a. Street address 63 Hopper Street, Oakland, NJ 07436

- b. Tax Map Block(s) 3702 Lot (s) 1

- c. Zone District RA-2

- d. Existing Use of Property One-family dwelling

- e. Proposed Use Property: One-family dwelling

- f. Residential applications:

Current number of bedrooms 3 Proposed number of bedrooms 4

Current number of bathrooms 2 Proposed number of bathrooms 3

- g. Property is sewerred \_\_\_\_\_ Septic system X

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

Are there any proposed Deed Restrictions/Easements? X No \_\_\_ 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: \_\_\_\_\_

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)

Addition of 1 bedroom and 1 bathroom to second floor over the footprint of existing garage. Replace existing front walkway with covered porch.

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

The proposed addition aligns with the existing footprint of the structure. The property is shallow and sits on the inside of a 90 degree bend of Hopper Street.

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).**

<u>Borough Code Section</u>	<u>Required</u>	<u>Proposed</u>
<u>§59-47, Sched A</u>	<u>50 ft</u>	<u>33.3 ft</u>
<u>§59-47, Sched A</u>	<u>75 ft</u>	<u>38.2 ft</u>
<u>§59-47, Sched A</u>	<u>50 ft</u>	<u>39.0 ft</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

	REQUIRED	EXISTING	PROPOSED
Lot Area	<u>30,000</u> sf min	<u>16,014</u> sf	<u>16,014</u> sf
Lot Width	<u>135</u> ft min	<u>147</u> ft	<u>147</u> ft
Lot Depth	<u>175</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>13.7</u> %	<u>15.2</u> %
Impervious Coverage** (calculated: total impervious footprint square footage divided by lot area x 100%)	<u>40</u> % max	<u>25.7</u> %	<u>26.9</u> %
Front Setback	<u>50</u> ft min	<u>34.9</u> ft	<u>33.3</u> ft
Side Setback	<u>30</u> ft min	<u>17.9</u> ft (Left) <u>N/A</u> ft (Right)	<u>17.9</u> ft (Left) <u>N/A</u> ft (Right)
Rear Setback	<u>75</u> ft min	<u>38.2</u> ft	<u>38.2</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

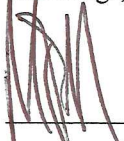
**\*\*Impervious Surfaces:** surfaces covered by roofs, pavement, walks, patios, and other materials so that underlying soils are highly resistant to infiltration of water. This includes all buildings, porous paving, paver blocks, gravel, crushed stone, decks, patios, elevated structures, and other similar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



Applicant's Signature

10/11/2023

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.



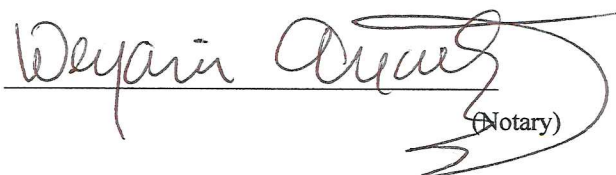
Owner's Signature

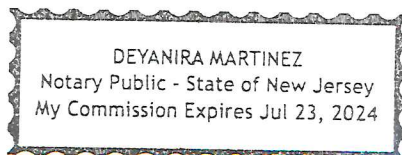
10/11/2023

Date

Sworn and Subscribed to before me this

11<sup>th</sup> day of October, 2023 (Year)

  
(Notary)





NOTICE OF HEARING  
ZONING BOARD OF ADJUSTMENT  
BOROUGH OF OAKLAND

Pursuant to the provisions of the Municipal Code of the Borough of Oakland and the provisions of N.J.S.A. 40:55D-12, notice is hereby given that the following applicant has filed an application with the Zoning Board of Adjustment of the Borough of Oakland seeking variances/relief from the provisions of the Borough Code, more fully described below:

- Applicant name: Michael P. McCullough
- Relationship to property: Owner (i.e. owner/contract purchaser/lessee)
- Address of property: 63 Hopper Street
- Lot: 1 Block: 3702 on the tax assessment map of the Borough of Oakland
- Zone: RA-2
- Description of proposed project: 2nd floor addition
- Section(s) of Code from which relief is sought:  
Chapter 59 Section 47 Schedule A  
Chapter      Section      Schedule       
Chapter      Section      Schedule
- Requirement(s) pursuant to relevant Code: (e.g. required 20 ft. rear yard setback)  
1) Required 50 ft front yard setback  
2) Required 75 ft rear yard setback
- Proposed deviation from relevant Code: (e.g. proposed 5ft rear yard setback)  
1) Proposed 33.3 ft front yard setback  
2) Proposed 38.2 ft rear yard setback  
3) Proposed 39ft front yard setback for porch

In addition to the foregoing, the applicants will also seek any and all other variances, waivers, deviations or exceptions the Board deems to be required.

Notice is hereby given that the Borough of Oakland Board of Adjustment has scheduled a public hearing at the Oakland Council Chambers, 10 Lawlor Drive, Oakland, New Jersey Tuesday, \_\_\_\_\_ at 7:00 P.M. This hearing is open to all interested parties and those desiring to be heard.

Copies of the application are available for review at the office of the Secretary to the Board, Oakland Municipal Building, 1 Municipal Plaza, Oakland, NJ, during office hours and on the Website of the Borough of Oakland (<https://www.oakland-nj.org>) or by contacting Mariela Castro, Board Secretary at 201-337-8111 extension 2007 or at [planning@oakland-nj.org](mailto:planning@oakland-nj.org).

Members of the public may participate in the public meeting according to the customary practice and procedures of the Zoning Board of Adjustment of the Borough of Oakland.

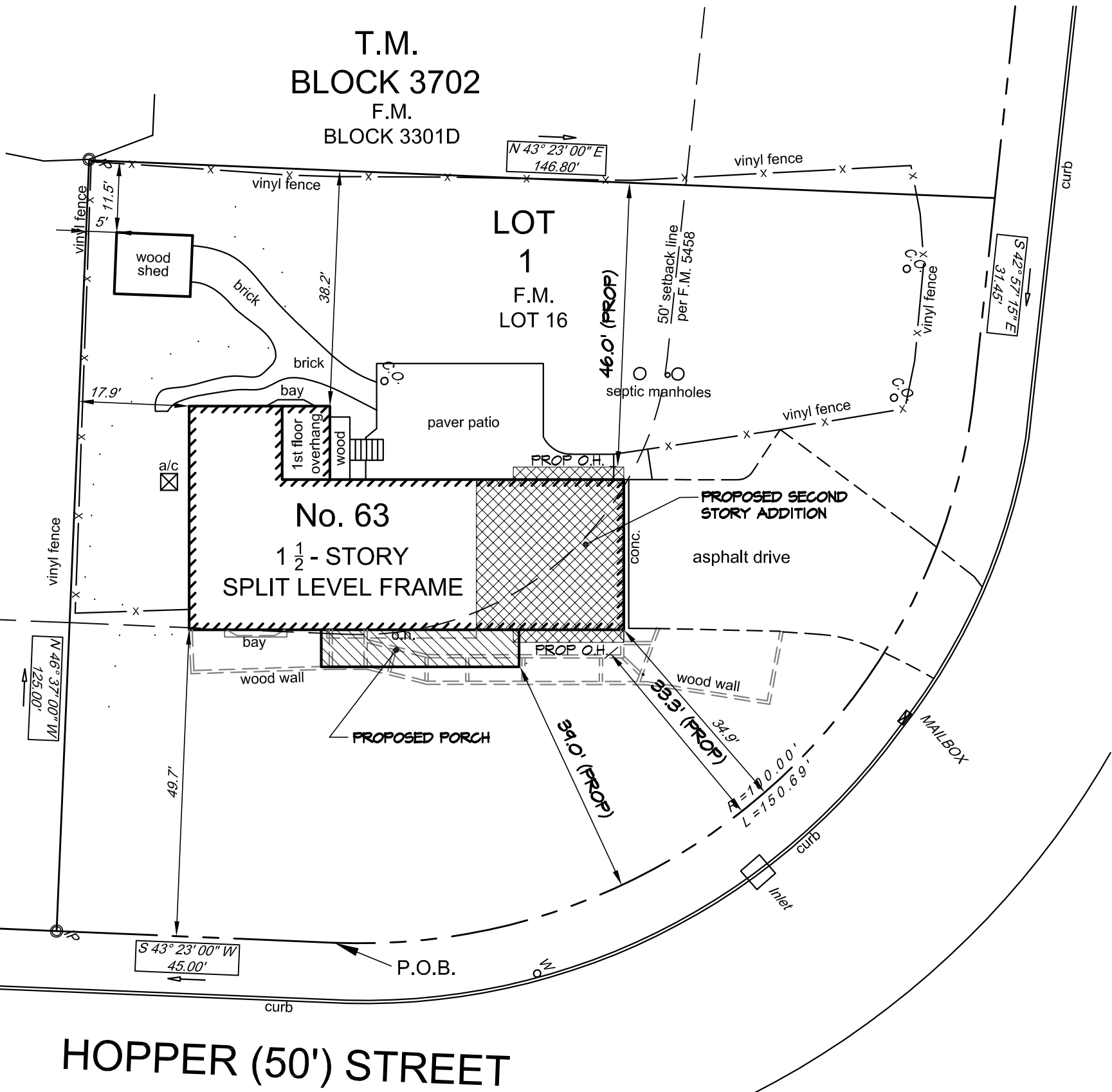
Michael P. McCullough, 63 Hopper St, Oakland, NJ 07436  
(Applicant Name & Address)



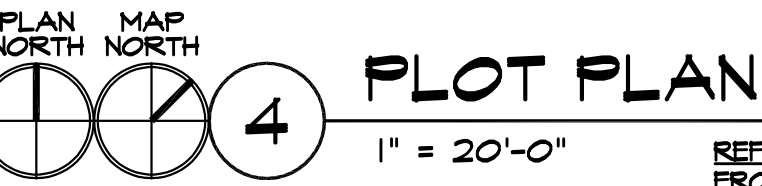
"RA-2 RESIDENTIAL" DISTRICT REGULATIONS				
ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE
MIN LOT AREA (SF)	30,000	16,014	AS EXIST'G	PENC
MIN LOT WIDTH (FT)	135	147 +/-	AS EXIST'G	NO
MIN LOT DEPTH (FT)	175	125 +/-	AS EXIST'G	PENC
MAX BLDG COVERAGE (%)	20	13.7 (2201.6) [a]	13.2 (2420.4) [c]	NO
MAX IMPERVIOUS COVERAGE (%)	40	25.7 (4119.7) [b]	26.9 (4303.3) [d]	NO
MAX BUILDING HEIGHT (FT/STY)	35 / 2-1/2	24 / 2	AS EXIST'G	NO
MIN FRONT YARD (AT PROP. O/H) (FT)	50	34.9	33.3	YES
... FRONT YARD AT PROP. PORCH (FT)	50	46.1	34.0	YES
MIN SIDE YARD (FT)	30	17.8	AS EXIST'G	PENC
MIN REAR YARD (FT)	75	38.2	AS EXIST'G	PENC
... REAR YARD (AT PROP. O/H) (FT)	75	38.2	46.0	YES

"PENC" = "PRE-EXISTING/ NON-CONFORMING" CONDITION

NOTE [a]: EXIST'G BLDG COV.: 2091.6 (HOUSE) + 120 (SHED) = 2201.6 SF  
NOTE [b]: EXIST'G IMPERV COV.: 2201.6 (BLDG) + 912 (DRIVE) + 513 (PATIO) + 443.1 (VARIOUS WALKS) = 4119.7 SF  
NOTE [c]: PROP BLDG COV.: 2091.6 (EX HOUSE) + 218.9 (ADD'G) + 120 (EX SHED) = 2420.4 SF  
NOTE [d]: PROP IMPERV COV.: 2420.4 (PROP HOUSE) + 912 (EX DRIVE) + 513 (EX PATIO) + 457.9 (VARIOUS WALKS) = 4303.3 SF  
DEF: 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 decks.  
DEF: IMPERVIOUS COVERAGE - That percentage of a lot covered by roofs, pavement, walks, patios, and other materials so that underlying soils are highly resistant to infiltration of water.  
DEF: NONCONFORMING LOT - A lot, the area, dimension or location of which was lawful prior to the adoption, revision or amendment of this chapter, but fails to conform to the requirements of the zone in which it is located by reason of such adoption, revision or amendment.



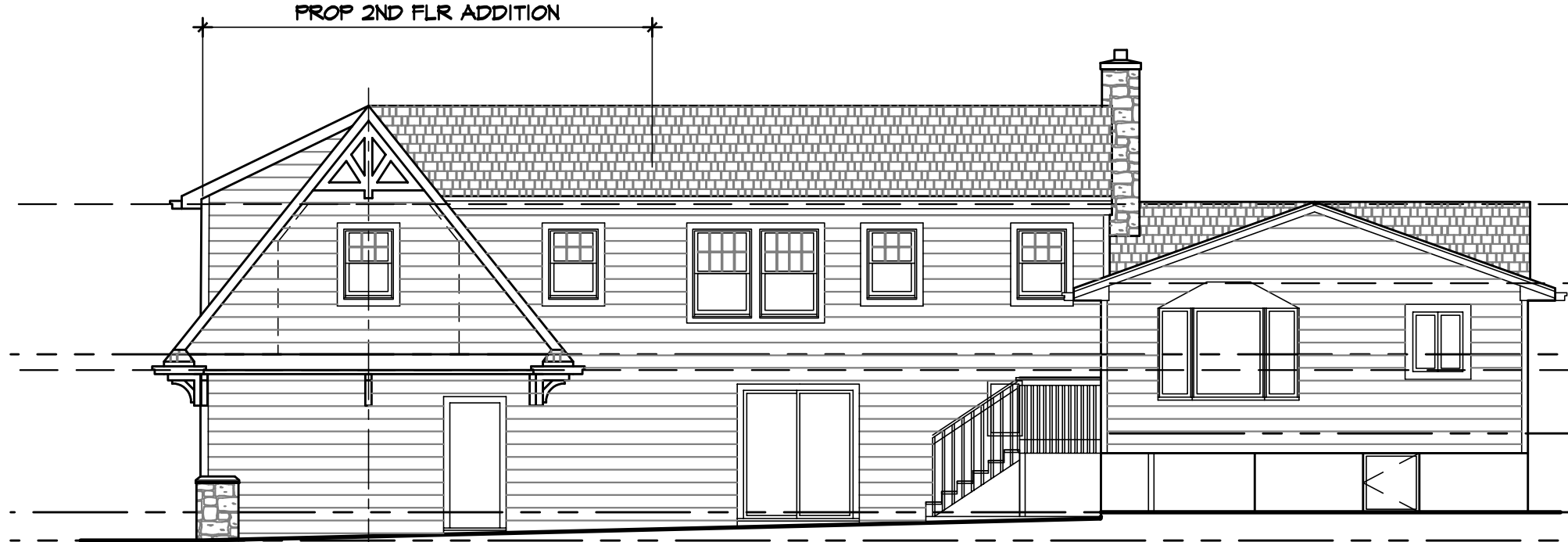
HOPPER (50') STREET



#### 4 PLOT PLAN

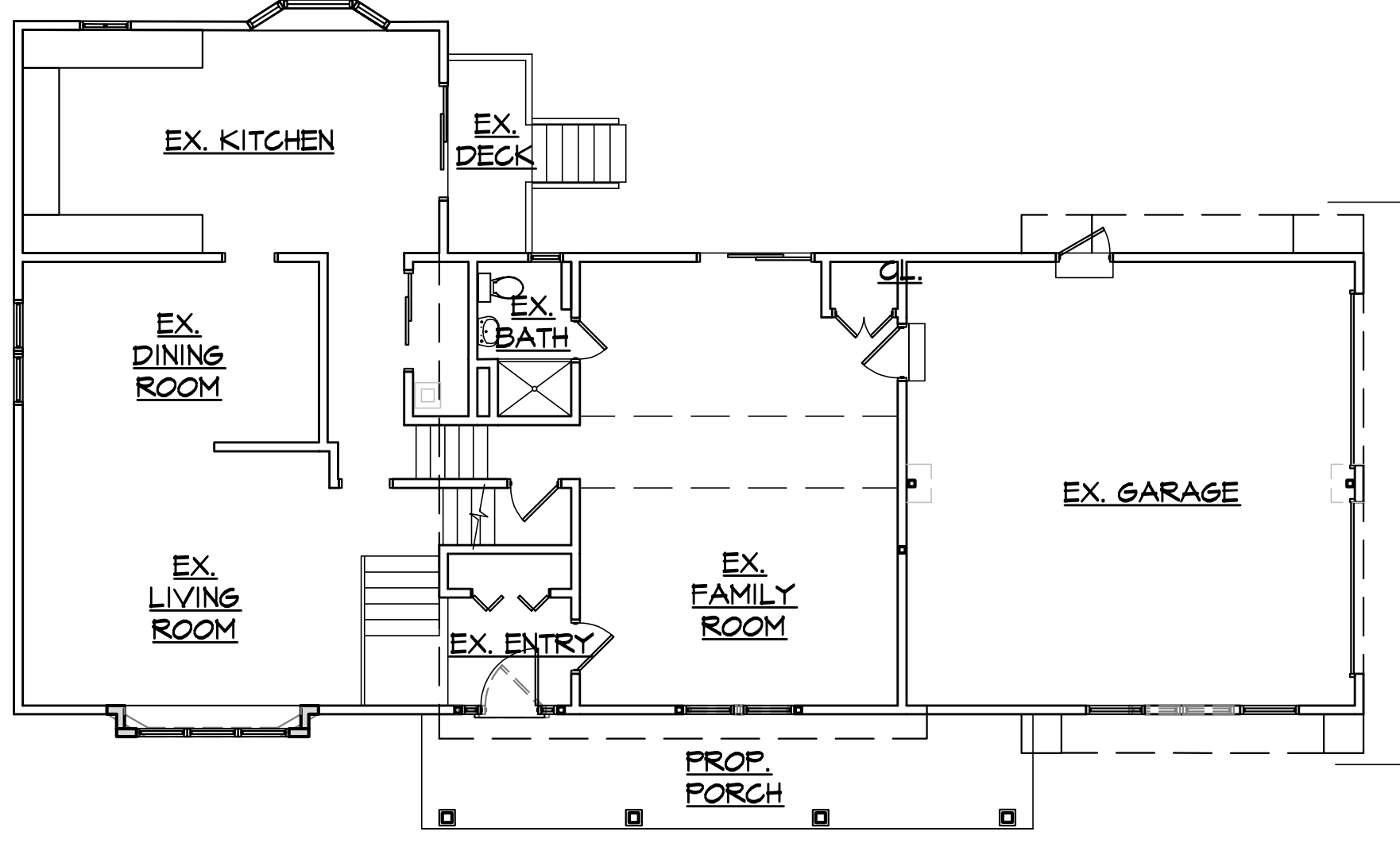
1" = 20'-0"

REF: INFORMATION FOR THIS PLOT PLAN TAKEN FROM SURVEY PREPARED BY KIERSTEN OSTERKORN (OF OHLAND & OSTERKORN, INC.), PE, LS, PP, NJ LIC #42581, DATED 5/30/23



#### 1 REAR ELEVATION

1/8" = 1'-0"



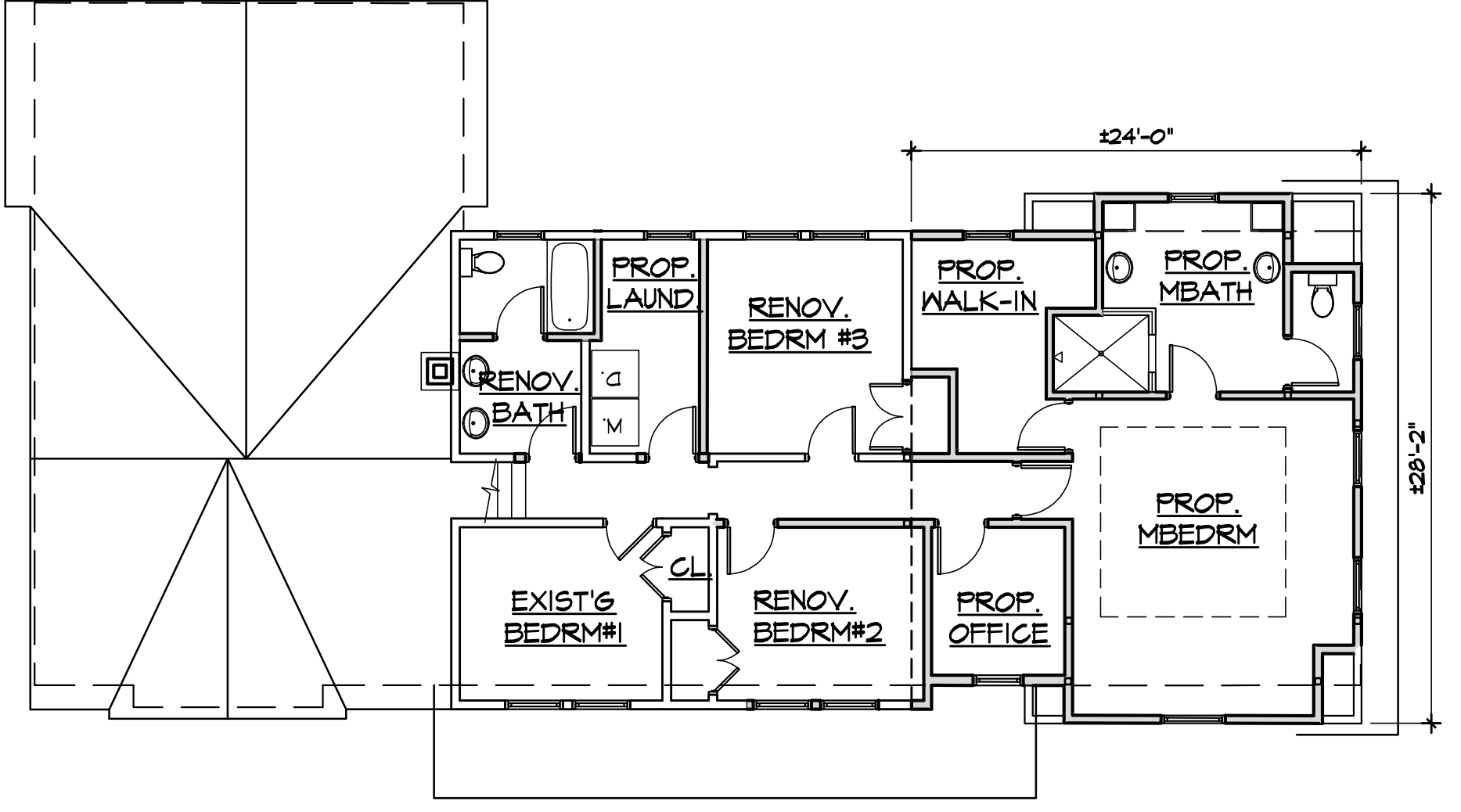
#### 7 FIRST FLOOR PLAN

1/8" = 1'-0"



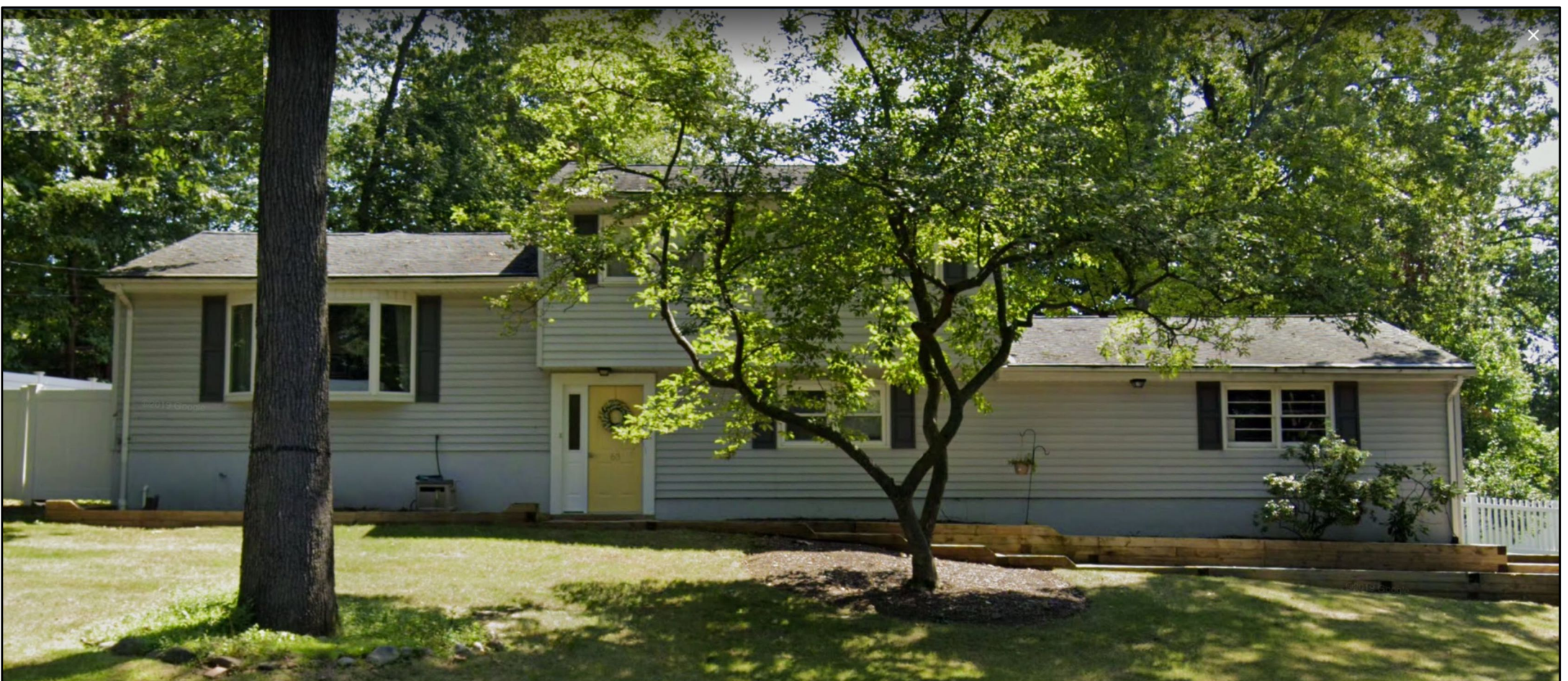
#### 5 EXIST GARAGE ELEVATION

1/8" = 1'-0"



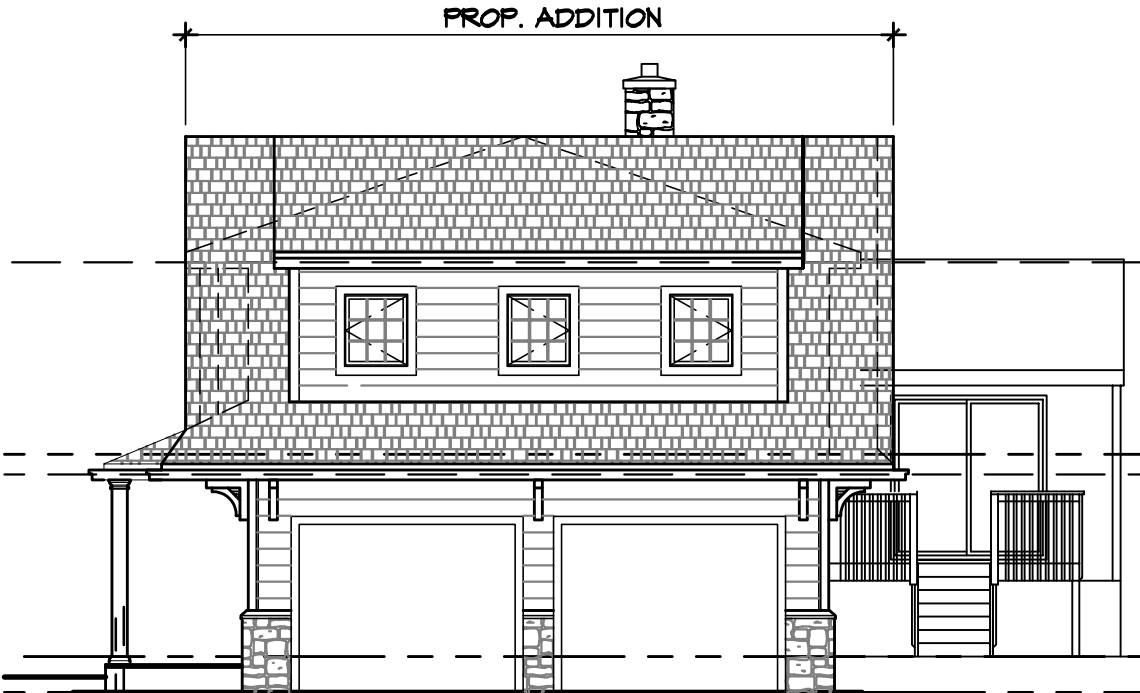
#### 8 SECOND FLOOR PLAN

1/8" = 1'-0"



#### 6 EXIST FRONT ELEVATION

1/8" = 1'-0"



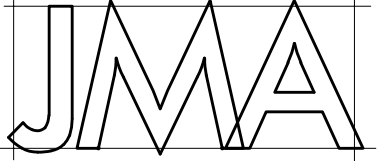
#### 2 GARAGE ELEVATION

1/8" = 1'-0"



#### 3 FRONT ELEVATION

1/8" = 1'-0"



#### JMA Architects, LLC

RESIDENTIAL • ARCHITECTURE • COMMERCIAL

215 MAHWAH ROAD MAHWAH NEW JERSEY 07430  
201 529 3524

JOHN F MUSINSKI AIA NCARB LEED AP  
NJ A112504 NY 020785

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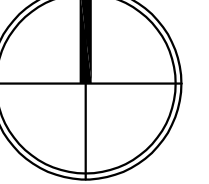
#### PROPOSED ADDITION & ALTERATIONS

#### McCullough Residence

63 Hopper Street  
Oakland, New Jersey

BOROUGH OF OAKLAND  
Tax Block 3702 Lot 1

PLAN NORTH



1 ZBA REVIEW 8/18/23  
NO ISSUE/REVISION DATE

DRAWING TITLE  
PLOT PLAN, ZONING, ELEVATIONS & FLOOR PLANS

DATE 8/18/23  
SCALE AS NOTED  
DRAWN KS  
CHECKED JM  
DRAWING NUMBER

Z-1









## BOROUGH OF OAKLAND, NEW JERSEY

### REVISED

TO: Planning Board

FROM: Glen Turi

This is to advise you that on September 9, 2023, a denial was issued to the resident Michael McCullough for the location 63 Hopper Street, Oakland, NJ 07436

Block: 3702 Lot: 1

Zoning District: RA-2

For: Proposed Addition

For the following reasons:

- 1) Front Yard Setback: 33.3 ft. proposed, 50 ft. minimum required
- 2) Rear Yard Setback: 38.2 proposed, 75 ft. minimum required
- 3) Front Yard Setback Porch: 39 ft propose, 50 ft minimum required

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

Fee: \$50.00 Paid by: # Check #1521 LOD: #Z-0411001

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, 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: Michael P. McCullough

Name/Address

63 Hopper Street, Oakland, NJ 07436

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: 63 Hopper Street  
KNOWN AS BLOCK # 3702 LOT # 1  
ON THE TAX MAPS OF THE BOROUGH OF OAKLAND.

DATED: October 11, 2023

SIGNATURE

PHONE NO. 201-675-5730

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

Email/Mail To: mike1mcc@gmail.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