



BOROUGH OF OAKLAND, NEW JERSEY

TO: Board of Adjustment

FROM: Glen Turi

This is to advise you that on November 15, 2021 a denial was issued to the resident Sharon Minelli and Ryan Minelli for the location 14 Geronimo Way, Oakland, NJ 07436

Block: 5006 Lot: 10

Zoning District: RA-3

For: Construction of a deck

For the following reasons:

- 1) Impervious Coverage 40% maximum, 43.2% proposed.

The Ordinances pertaining to this application are:

Chapter 59-60

Attachment 5 Schedule A

Fee: \$50.00 Paid by: #5601 LOD: #Z-1115001

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 10/18/2021

**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)

1. APPLICANT INFORMATION

- a. Name: Sharon & Ryan Minelli
- b. Address: 14 Geronimo way, Oakland NJ
- c. Telephone (include fax number if desired): _____
- 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 14 Geronimo Way
- b. Tax Map Block(s) 5006 Lot(s) 10
- c. Zone District RA-3
- d. Lot Area 12,500 SF Lot Dimensions 100' 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 sewerer ☐ 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: 100% With proposed addition: 100%

- k. Setback from property lines:

| | Front | Rear | Right Side | Left Side |
|--------------|--------------------------|--------------------------|--------------------------|--------------------------|
| a. Existing: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Proposed: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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

None

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> |
|----------------|-----------------|-----------------|
| Chapter 59-60 | 40% MAX | 42.7% |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

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.

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.

Valeria
Applicant's Signature

11/22/21
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.

Valeria
Owner's Signature

11/16/21
Date

Subscribed and sworn to before me this

22 day of November, 2021 (Year)

Michael E. Carelli
(Notary)



ZONING TABLE

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

| | REQUIRED | EXISTING | PROPOSED |
|---|--|---|---|
| Lot Area | <u>15,000</u> sf min | <u>12,500</u> sf | <u>No change</u> sf |
| Lot Width | <u>100</u> ft min | <u>100</u> ft | <u>NC</u> ft |
| Lot Depth | <u>140</u> ft min | <u>125</u> ft | <u>NC</u> ft |
| Building Coverage* (calculated: total building footprint square footage divided by lot area x 100%) | <u>20</u> % max | <u>16.7</u> % | <u>NC</u> % |
| Impervious Coverage** (calculated: total impervious footprint square footage divided by lot area x 100%) | <u>40</u> % max | <u>42.7</u> % | <u>43.2</u> % |
| Front Setback | <u>40</u> ft min | <u>41.8</u> ft | <u>NC</u> ft |
| Side Setback | <u>15</u> ft min | <u>10.1</u> ft (Left) <u>19.8</u> ft (Right) | <u>NC</u> ft (Left) <u>NC</u> ft (Right) |
| Rear Setback | <u>35</u> ft min | <u>39.2</u> ft | <u>NC</u> ft |
| Building Height | <u>35</u> ft max <u>2-1/2</u> stories max | <u>25</u> ft <u>2-1/2</u> stories | <u>NC</u> ft <u>NC</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.

PO YI WU
656 MARTESE AVENUE
TEANECK, NJ
(551) 574-2271
poarchitect@hotmail.com
NJ #18691

PLEASE NOTE THESE DRAWING ARE NOT TO BE USED
FOR CONSTRUCTION UNLESS SIGNED
& SEALED BY THE ARCHITECT. THESE DOCUMENTS
ARE NOT TO BE REPRODUCED, ALTERED, COPIED OR
ASSIGNED TO ANY THIRD PARTY WITHOUT THE
ARCHITECT'S PERMISSION

| ISSUE | DATE |
|---------------|----------|
| ZONING DENIAL | 10/25/21 |
| | |
| | |
| | |
| | |
| | |

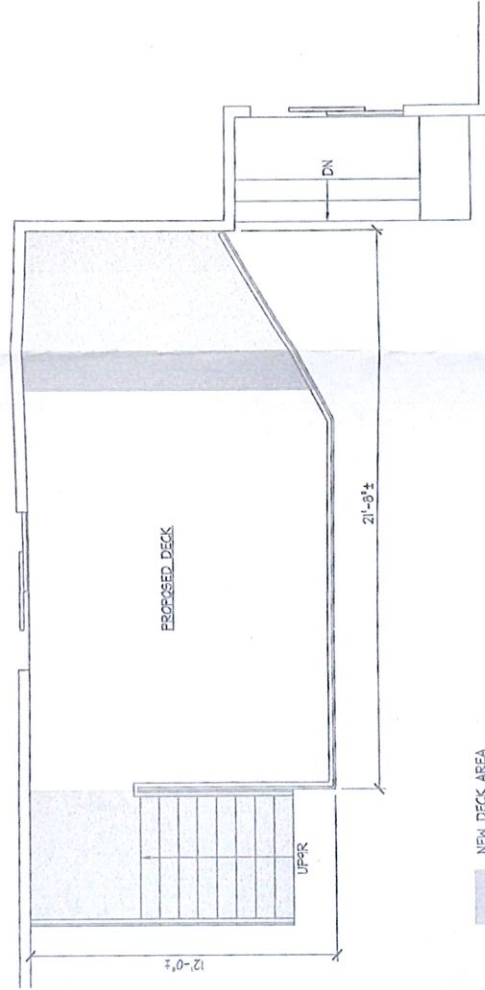
PROJECT:
EXISTING DECK EXPANSION
FOR
14 GERONIMO WAY
OAKLAND, NJ 07436

BLOCK: 5006
LOT: 10

DRAWING TITLE:
PROPOSED DECK PLAN

SEAL & SIGNATURE


| |
|-----------------------|
| DRAWN BY: PW |
| CHECKED BY: PW |
| DRAWING NUMBER V-2 |
| PAGE NUMBER 2 |
| SCALE |



PROPOSED DECK PLAN
SCALE 1/4" = 1'-0"

Lantelme, Kurens & Associates, PC

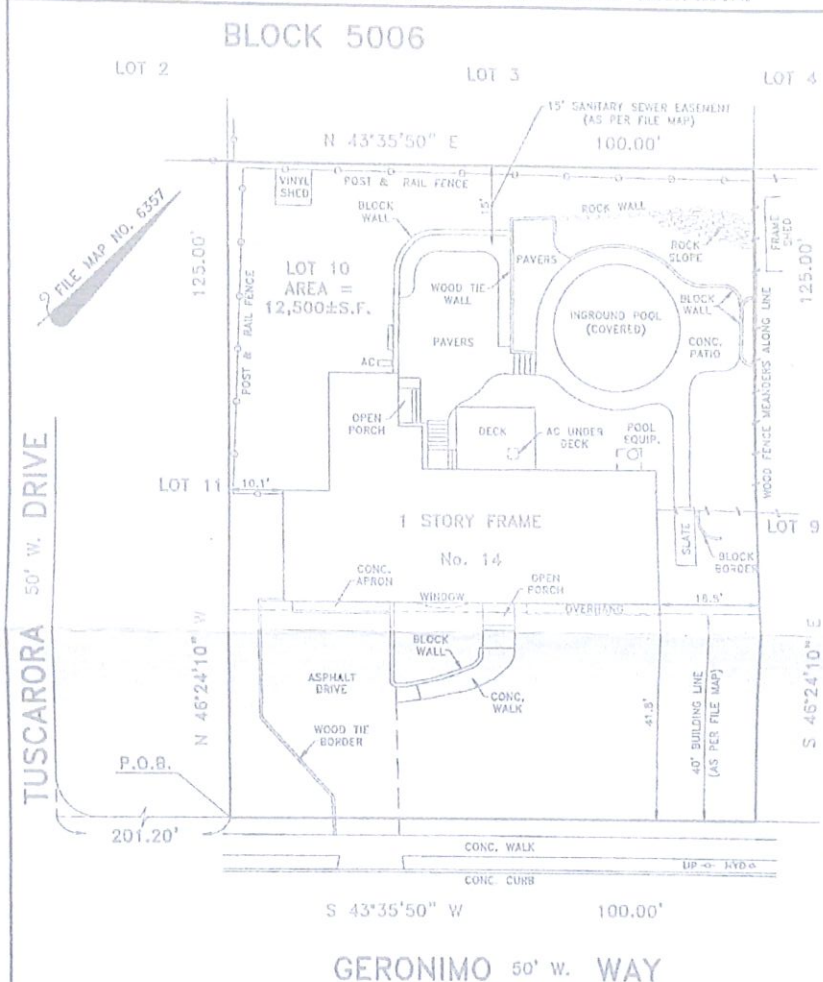
Engineers & Surveyors

101 West Street, Hillsdale, N.J. 07642

Ph. 201-666-2450

Fax 201-666-9745

FILE NO. TM-2315



HOLD RECORD
DESCRIPTION.

PROPERTY CORNERS NOT
SET AS PER CONTRACT.

SUBJECT TO UTILITY EASEMENT
AS PER DEED B: 4877, P: 156.

THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE
DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

PROPERTY SURVEY

PROPERTY SITUATED IN: BOROUGH OF OAKLAND,
BERGEN COUNTY, NEW JERSEY

LOT NO.: 10 (TAX MAP), 9 (FILE MAP)

BLOCK NO.: 5006 (TAX MAP), 3503-A (FILE MAP)

MAP SOURCE: "SUBDIVISION MAP FOR SKY VIEW AT OAKLAND, IN THE BOROUGH OF
OAKLAND AND FRANKLIN LAKES, BERGEN COUNTY, NEW JERSEY" FILED IN THE BERGEN
COUNTY CLERK'S OFFICE NOVEMBER 8, 1965 AS MAP NO. 6357.

CERTIFIED TO: TITLEMARK, LLC, STEWART TITLE GUARANTY
COMPANY; QUICKEN LOANS INC, ISAQA, 1050 WOODWARD
AVENUE, DETROIT, MI 48226; RYAN ANTHONY MINELLI AND
SHARON ASHLEY MINELLI, HUSBAND AND WIFE; LAW OFFICES
OF RICHARD CONTE

LAND SURVEYOR
Christopher J. Lantelme
P.E. & L.S. 39580

SCALE: 1"=20'

DATE: 5/02/19

PARTY: DR/DC

DRAWN BY: JL