



## BOROUGH OF OAKLAND, NEW JERSEY

TO: Planning Board

FROM: Glen Turi

This is to advise you that on January 17, 2023, a denial was issued to the Ralph & Maria Pallarino for the location 114 Roosevelt, Oakland, NJ 07436

Block: 1606 Lot: 12

Zoning District: RA-3

For: Construction of a front and rear addition

For the following reasons:

- 1) Side Yard: 6.52 feet proposed, 15 feet required
- 2) Front Yard: 34.93 feet proposed, 40 feet required

The Ordinances pertaining to this application are:

Chapter 59

Attachment 5

Fee: \$50.00 Paid by: #1068 LOD: #Z-0117001

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 1/26/2023

**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**

**Check nature of the application:**

- ☐ Appeal interpretation of Building Inspector. (Type A)  
☐ Bulk variance, requesting relief from dimensional zoning code requirement (Type C).  
☒ Use variance from zoning code permitted uses. (Type D)

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)

Extending And enclosing Rear screened In porch  
Raising Garage Roof  
Extending Rear shed Roof

**I. APPLICANT INFORMATION**

- a. Name: Ralph Maria Pallarino
- b. Address: 114 Roosevelt Blvd
- c. Telephone & Email address (include fax number if desired):  
201 951-9599 RalphPal55@gmail.com
- d. Applicant is a: (check applicable status)  
\_\_\_\_ Corporation    \_\_\_\_ Partnership    \_\_\_\_ LLC    ☒ 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 114 Roosevelt Blvd

b. Tax Map Block(s) 1606 Lot(s) 12

c. Zone District Residential

d. Lot Area 9,623 SF Lot Dimensions 60' x 158.9'

- e. Has present or previous owner or applicant held title to or held any interest in

Adjoining property at any time? Yes \_\_\_\_\_ No ☒ If yes, explain nature of interest. \_\_\_\_\_

f. Lot length & width: \_\_\_\_\_ Interior of corner lot? \_\_\_\_\_

g. Number of Streets the lot has frontage on: 1 Lot square foot area: \_\_\_\_\_

- h. 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.

i. Property is sewered \_\_\_\_\_

Septic system ☒

j. Current number of bedrooms 4

Proposed number of bedrooms 4

k. Current number of bathrooms 2

Proposed number of bathrooms 2

l. Height of building: Existing Stories 2

Feet 24.70 FT

Proposed Stories 2

Feet 24.70 FT

- m. Percentage of lot occupied by building:

Now: 14.47%

With proposed addition: 15.14%

- n. Setback from property lines:

	Front	Rear	Right Side	Left Side
a. Existing:	<u>34.93</u>	<u>90.01</u>	<u>5.25</u>	<u>6.52</u>

b. Proposed: 34.93 90.61 5.17 6.52

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

N/A

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>Chapter: 59</u>	<u>Side yard</u>	<u>Left side</u>
<u>ATT: 5</u>	<u>15'</u>	<u>5.17'</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.

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. Refer to item #3 on checklist.

6. VERIFICATION AND AUTHORIZATION

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

1/26/23  
Date

  
Applicant's Signature

1/26/23  
Date

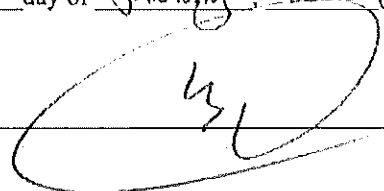
Owner's Statement: I, the undersigned, being the owner of the property described in this application, hereby consent to the making of this application and the approval of the plans submitted. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency.

  
Owner's Signature

1/26/23  
Date

Subscriber and sworn to before me this

26<sup>th</sup> day of JANUARY, 2023 (Year)

  
(Notary)

LIONEL SAM  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES NOVEMBER 19, 2024

### 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>9,623</u> sf	<u>9,623</u> sf
Lot Width	<u>100</u> ft min	<u>59.5</u> ft	<u>59.5</u> ft
Lot Depth	<u>100</u> ft min	<u>158.9</u> ft	<u>158.9</u> ft
Building Coverage* (calculated: total building footprint square footage divided by lot area x 100%)	<u>20</u> % max	<u>14.47</u> %	<u>15.14</u> %
Impervious Coverage** (calculated: total impervious footprint square footage divided by lot area x 100%)	<u>40</u> % max	<u>23.08</u> %	<u>23.62</u> %
Front Setback	<u>40</u> ft min	<u>34.93</u> ft	<u>34.93</u> ft
Side Setback	<u>15</u> ft min	<u>6.52</u> ft (Left) <u>5.25</u> ft (Right)	<u>6.52</u> ft (Left) <u>6.17</u> ft (Right)
Rear Setback	<u>35</u> ft min	<u>90.61</u> ft	<u>90.61</u> ft
Building Height	<u>35</u> ft max <u>2 1/2</u> stories max	<u>24.7</u> ft <u>2</u> stories	<u>24.7</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.

- ix. Schedule A: Limiting Lot and Yard Sizes and Bulk Standards for Conditional Uses. The following bulk requirements are established as conditions of the conditional use in the MU-AH zone:

Zone Parameter	MU-AH Zone Requirements
Minimum Lot Area	15,000 square feet
Minimum Lot Width*	100 feet
Minimum Lot Depth	150 feet
Maximum Building Coverage	40%
Min. Open Space	25%
Maximum Number of Building Stories	4
Maximum Building Height	52 feet
Minimum Front Yard**	35 feet
Minimum Side Yard	5 feet
Minimum Rear Yard	5 feet

\* measured along front yard setback line from side property line to side property line.

\*\* measured from a public right-of-way.

Section 3:

All ordinances of the Borough of Oakland which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

Section 4:

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

Section 5:

This ordinance shall take effect upon final passage, approval and publication as provided by law.

ATTEST:

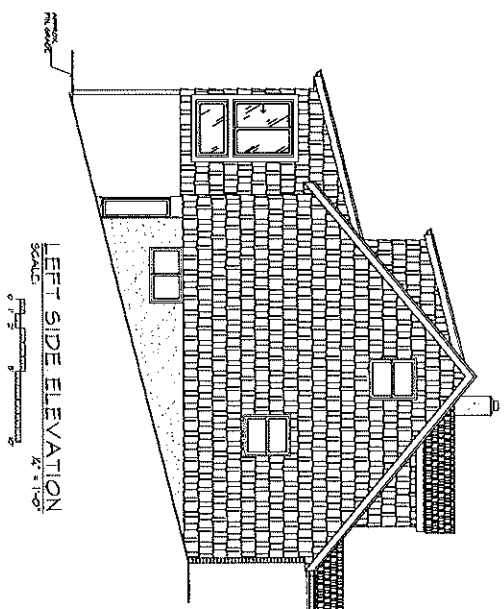
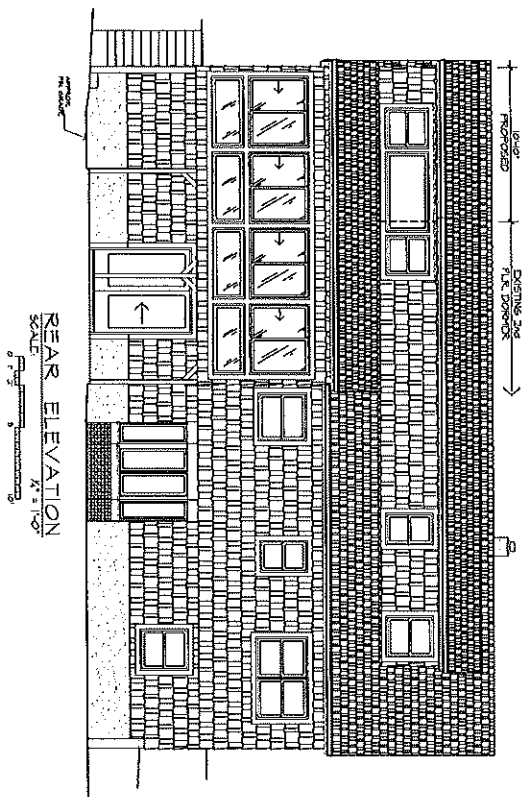
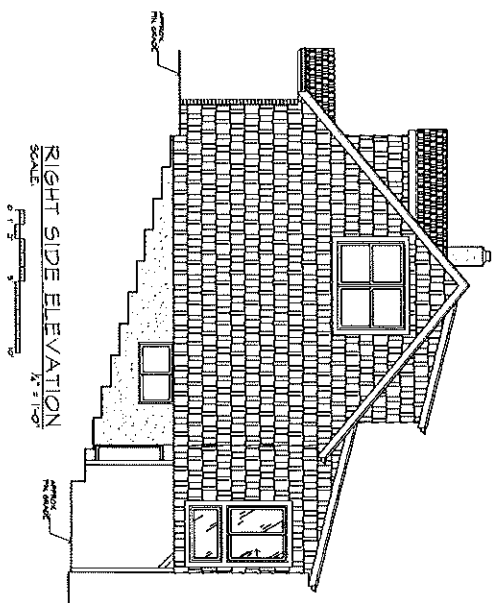
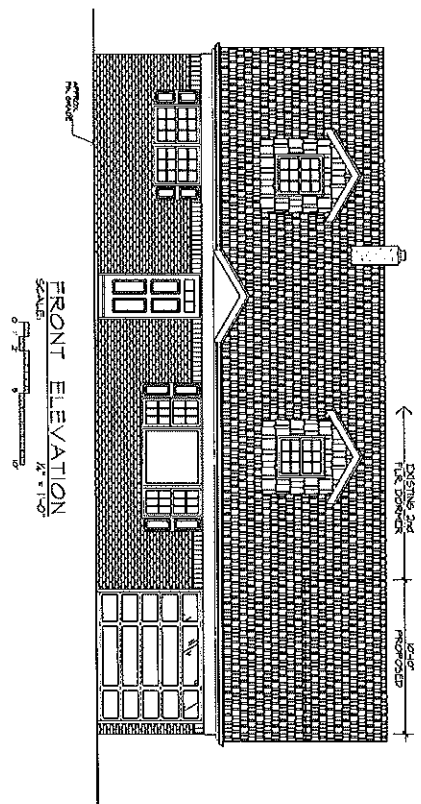
BOROUGH OF OAKLAND  
COUNTY OF BERGEN  
STATE OF NEW JERSEY


\_\_\_\_\_  
Michael Carelli, Borough Clerk

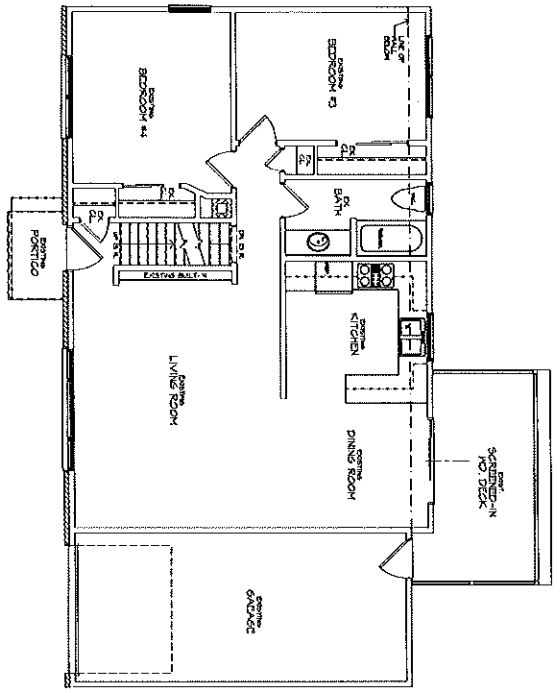
By: \_\_\_\_\_  
Linda H. Schwager, Mayor



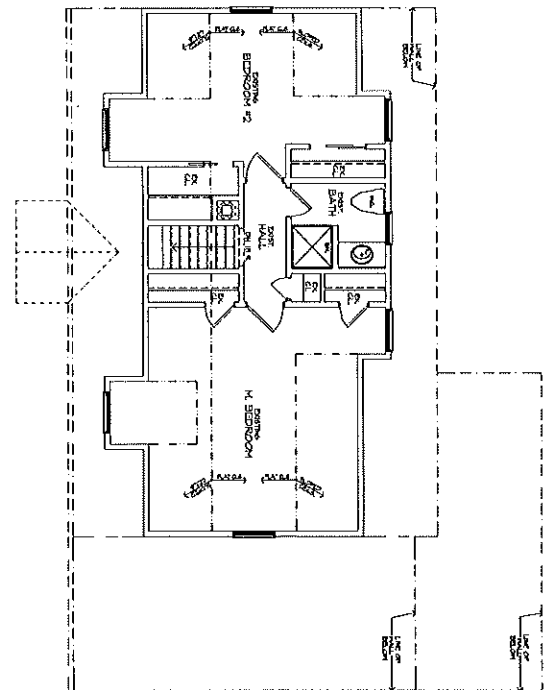




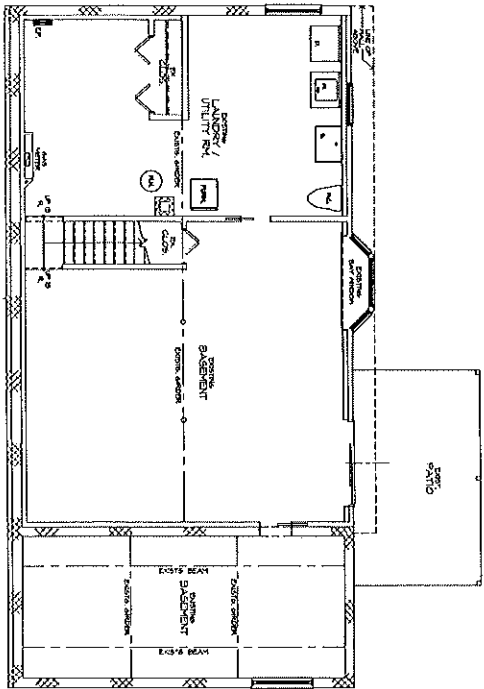
<b>BRIAN MURPHY ARCHITECT, LLC</b>	
1714 Gullitt Court South Suite 1402 Nash Millsford, N.J. 07460	
Tel: (973) 671-0577 brian@brianmurphyarchitect.com	
N.J. - Lic. No. 16818    N.Y. - Lic. No. 031611    0-0-2	
PROPOSED ARCHITECTS BEGINNING	
RALPH & MARIE PALLANEO	
114 ROSENTHAL BLVD DUMONT, N.J. 07628	
12	12
1/6/06	5/1/04
2	22-04
2 OF	2 OF
	
DATE: 05/01/06	



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

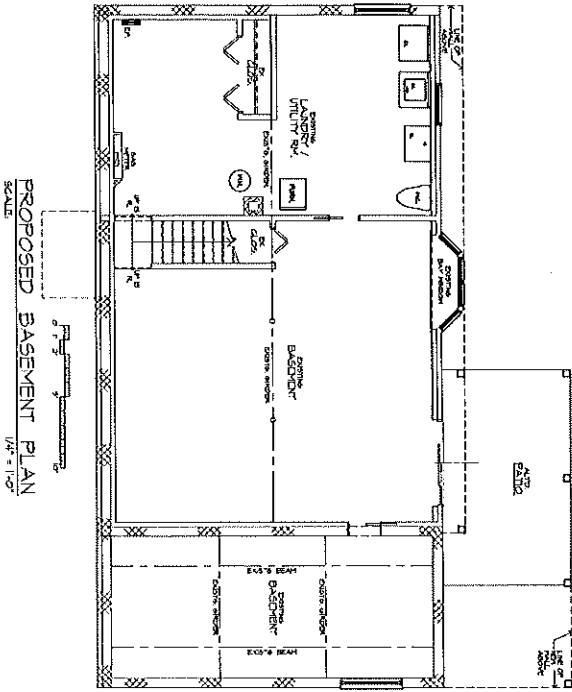
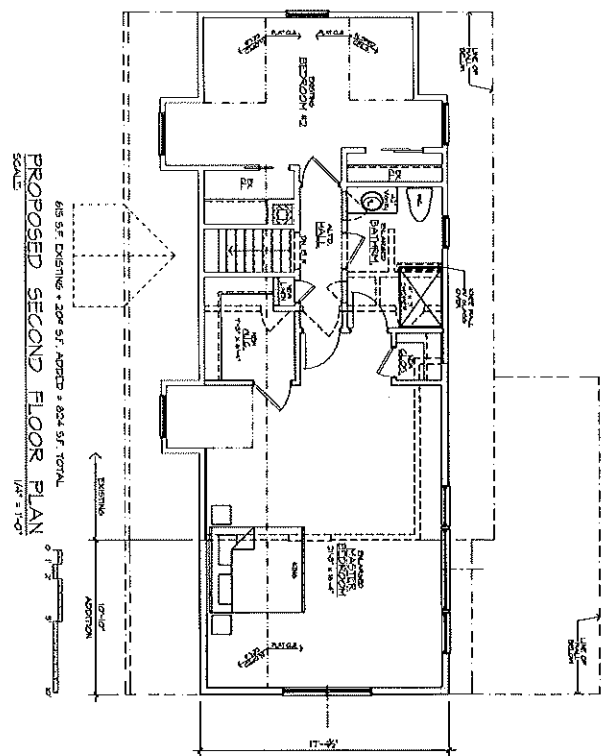
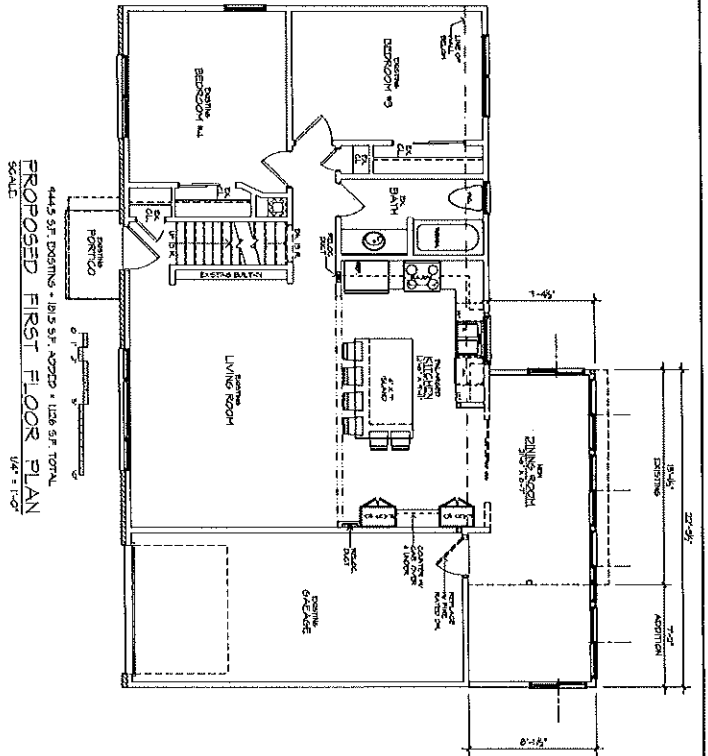


EXISTING SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



EXISTING BASEMENT PLAN  
SCALE: 1/4" = 1'-0"

CONSTRUCTION LEGEND		BRIAN MURPHY ARCHITECT, LLC	
SOLID WALL, DOOR & WINDOW EXISTING WALL, DOOR & WINDOW TO REMAIN EXISTING WALL, DOOR & WINDOW TO BE REMOVED		REV.	<p>714 Capitol Cross Road, Suite 400 Baltimore, MD 21204 Tel: (410) 681-6551 Fax: (410) 681-6552 brianmurphyarchitect.com</p>
		<p>N.Y. - Lic. No. 18018 N.Y. - Lic. No. 001811</p>	<p>PROPOSED ADDITION TO EXISTING RESIDENCE FOR RALPH &amp; MARIA PALLARINO 10400 N. 15th St. Phoenix, AZ 85020</p>
<p>12 1008 874 22-04 3 OF 4</p>		<p>A3</p>	



CONSTRUCTION LEGEND		BRIAN MURPHY ARCHITECT, LLC	
NEW WALL DOOR & WINDOW		174 Capitol Cross Road Suite 2702 Tyngsboro, MA 01881	
EXISTING WALL DOOR & WINDOW TO REMAIN		N.Y. - Lic. No. 031811	
EXISTING WALL DOOR & WINDOW TO BE REMOVED		PROPOSED ADDITION FOR EXISTING RULPH & MARIA PALLARINO 14000 N. 11th Ave. Tucson, AZ 85742	
		A4	