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April 14, 2023

HAND DELIVERED

Oakland Planning Board  
Municipal Plaza  
Oakland, NJ 07436

Attn: Mariela Castro

**Re: POULA, LLC.**  
**445 Ramapo Valley Road, Block 4508, Lot 2 & 3**

Dear Ms. Castro:

This firm represents Poula, LLC. regarding the attached application for Site Plan Approval and related Variances, which was previously granted on May 14, 2019. Construction did not commence within the one-year limitation and therefore the approval expired. Therefore, please find enclosed **twenty (20) collated copies of the Application, including the following Attachments, Documents and Plans;**

- 1) Architectural Rendering;
- 2) Statement of Facts and Narrative;
- 3) Application Checklist;
- 4) Borough of Oakland Licensing Agreement for Lot 3;
- 5) Resolution of Use Variance and Site Plan Approval dated May 14, 2019;
- 6) Certification of payment of taxes from the Township Tax Collector;
- 7) Site Plan prepared by Weisman Engineering dated March 18, 2018;
- 8) Landscape Plan prepared by Meumann Associates, LLC dated September 7, 2018, revised October 25, 2018;



**POULA, LLC**

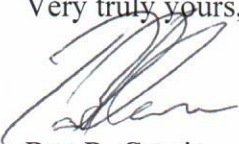
445 Ramapo Valley Road

Page 2

- 9) Architectural Plan prepared by Fred Klenk, AIA dated February 5, 2018, revised September 16, 2019;
- 10) One (1) copy of the Property Owner's List;
- 11) One (1) copy of proposed Notice to Property Owners;
- 12) The following checks made payable to the Borough of Oakland under the provisions of the Oakland Fee Ordinance, 59-13:
  - a) \$ 350.00 for Application and Variance filing fee;
  - b) \$2,500.00 for professional escrow;

Please note that a PDF File of all of the above is also being submitted herewith. Would you kindly advise when this matter is deemed complete and may be scheduled for public hearing. If you have any questions or require anything further, please do not hesitate to contact me.

Very truly yours,



Ben R. Cascio

BRC/cbh

Encls.

cc: Poula, LLC.  
Weisman Engineering



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

**LAND DEVELOPMENT APPLICATION**

Date \_\_\_\_\_

**NOTE: APPLICATION SETS MUST BE COLLATED AND  
SUBMITTED IN PACKET FORM FOR PROCESSESSING.**

Application No.	_____
Date Received	_____
Fee Submitted	_____
Jurisdiction Date	_____
Complete Date	_____
Decision Date by	_____
Board Action	_____
<b>FOR OFFICIAL USE ONLY</b>	

The undersigned, as Applicant/Owner of the subject property identified herein hereby makes application to the Borough of Oakland for (check all that apply)

<input checked="" type="checkbox"/> New Application	<input type="checkbox"/> Major Subdivision Preliminary	<input checked="" type="checkbox"/> Major Site Plan Preliminary
<input checked="" type="checkbox"/> Amendment to prior approval	<input type="checkbox"/> Major Subdivision Final	<input checked="" type="checkbox"/> Major Site Plan Final
<input type="checkbox"/> Concept Plan (PB only)	<input type="checkbox"/> General Development Plan	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> Soil Moving.

**Indicate Relief to be Requested in Conjunction with this Application**

<input type="checkbox"/> Use Variance (N.J.S.A. 40:55D-70.d)	<input checked="" type="checkbox"/> Bulk Variance(s) (N.J.S.A.40:55D-70.c)
<input type="checkbox"/> RSIS Exception (N.J.A.C. 5: 21-3.2)	<input type="checkbox"/> Design Standard Waiver(s) <input type="checkbox"/> Environmental Protection Waiver

1. APPLICANT INFORMATION

- a. Name: POULA, LLC
- b. Address: 445 RAMAPO VALLEY ROAD, OAKLAND, NJ 07436
- c. Telephone (include fax number if desired): (Phone) 201-337-5558 (Fax) 201-337-5588
- d. Applicant is a: (check applicable status)
- ☐ Corporation ☐ Partnership ☐ Individual (s) ☒ LLC
- 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): \*Applicant owns Lot 2 and with regard to Lot 3, has a license agreement with the Borough of Oakland
- g. If applicant is represented by an attorney:
- Name: Ben R. Cascio, Esq.
- Address: 684 Route 208, Franklin Lakes, NJ 07417
- Telephone: 201-848-7811 Fax: 201-848-9174
- h. Preparation of Plans by:
- Name: Weissman Engineering Co., P.C.
- Address: 686 Godwin Avenue, Midland Park, NJ 07432
- Tel: (201)-445-2799 Fax: (201)-445-0483



2. PROPERTY INFORMATION

- a. Street address 445 RAMAPO VALLEY ROAD
- b. Tax Map Block(s) 4508 Lot (s) 2 & 3
- c. Zone District CB-11 (AHO)
- d. Existing Use of Property Lot 2: Prior real estate office and computer store on 1<sup>st</sup> floor and residential units on 2<sup>nd</sup> floor - Now Vacant; Lot 3: Vacant.

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

See Attached: Use Variance and Site Plan Approval for Restaurant, dated 1/13/05; AND

Use Variance and Site Plan Approval to construct Mixed Use Commercial / Residential Building, dated 5/14/19.

f. 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.**

g. Property has public sanitary sewer access available? Yes / No. If not, what solution is proposed to handle sanitary waste. Septic

3. NATURE OF APPLICATION: (check where appropriate)

a. ☐ Minor Subdivision/ Major Subdivision:

(1) Indicate total tract size: \_\_\_\_\_ acres

(2) Proposed number of lots: \_\_\_\_\_

b. ☒ Residential Development (clearly detail proposed use of property): \_\_\_\_\_

Continued Mixed Use Structure: First floor - Commercial/Retail; Second floor Residential

c. ☒ Non-Residential Development (clearly detail proposed use of property): \_\_\_\_\_

Continued Mixed Use Structure: First floor Commercial/Retail; Second floor Residential

d. Contemplated form of ownership (check all that apply):

☒ Fee simple

☐ Condominium

☐ Cooperative

☒ Lease (Lot 3)

e. Are there any existing Deed Restrictions? ☒ No ☐ Yes (attach copy of restriction)

f. Are there any proposed Deed Restrictions? ☒ No ☐ Yes (attach copy of restriction)

g. List exhibits accompanying this application: (attach separate sheet if necessary)

1). Applicant's Statement of Facts, Narrative and accompanying Plans

2). Resolution of Use Variance and Site Plan approval dated 05/14/19

3). Borough of Oakland Licensing Agreement for Lot 3.

h. Indicate if this is a bifurcated use variance application: ☐ yes ☒ no

If yes, note that 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).



4. VARIANCE (S) REQUESTED: If this application requires 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 complete the section below requesting said relief. You may attach additional sheets if needed.

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
59-47 (Sched. A): min. side/rear yard	25ft	20ft.
59-47 (Sched. A) max. imp. cov.	55%	64.4%
59-47 (D): accessory structure	yards free from structure	dumpster
59-61F(9): parking spaces	27 spaces	22 spaces

5. SPECIFIC DESIGN WAIVER (S) RELIEF REQUESTED

<u>Section</u>	<u>Required</u>	<u>Proposed</u>

6. SPECIFIC RELIEF REQUESTED

If relief is requested in connection with this development proposal for any category as indicated on the front page of this application and outlined above, attach hereto a separate exhibit(s) for each category of relief sought, stating the factual basis, legal theory, and whether they have been previously granted. Failure to supply this information if applicable will result in your application being deemed incomplete. (SEE ATTACHED)

7. OTHER INFORMATION REQUIRED

- Attach completed checklist.
- Attach certification of payment of taxes from Township Tax Collector.
- Attach any other government approvals if received in connection with this application such as NJDEP permits, NJDOT permits, Bergen County Approvals etc.

8. 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 Sherif Bekhet, Managing Member, POULA LLC.

Date 3/31/23

- 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 Sherif Bekhet, Managing Member, POULA LLC.

Date 3/31/23

Sworn and Subscribed to before me

31 day of March, 2023 (Year)

Ben R. Cascio  
Attorney at Law of New Jersey

(Notary)





GATEWAY @ OAKLAND



7. **RELIEF REQUESTED & REASONS TO GRANT**

Poula, LLC. is the record owner of 445 Ramapo Valley Road, Oakland New Jersey, also known as Block 4508 Lot 2, and licensee of the adjoining Lot 3 owned by the Borough of Oakland, hereinafter jointly referred to as "The Property."

The Property is located on the Southwest corner of Ramapo Valley Road and Courthouse Place, and adjacent to Route I-287 to the south. Directly behind, to the west, is the Knights of Columbus building, which is the only structure in proximity to the subject site. Lot 2 currently contains an existing (now vacant) 2 story mixed-use building, which has historically been utilized as mixed-use commercial/residential, and when last occupied, contained a real estate office and computer store on the first floor, and residential apartments on the second floor. Lot 3, which is located between the Lot 2 and the Route I-287 South entrance Ramp, is leased from the Borough of Oakland, and is vacant.

The applicant purchased Lot 2 in 2001, and entered into a License Agreement on January 1, 2003, with the Borough of Oakland to use Lot 3 for parking for their proposed development, which was subsequently amended on September 3, 2003, to permit inclusion of the septic system.

Approval for a Restaurant was received on January 13, 2005, but was unable to be built, as State DEP Septic approval could not be obtained because of anticipated sewer service, and the project had to be abandoned.

The current application for a Commercial/Residential mixed-use building, was filed on February 28, 2018, and a new License Agreement for Lot 3 was entered into on July 11, 2018. The applicant proposed to construct a 3,150 sf, two and one-half story mixed-use building containing retail space on the first floor and residential apartments on the second floor, along with appropriate parking. Zoning denial was originally received from the Zoning Code Official on March 1, 2018, requiring a Use Variance, as the proposed construction of a mixed-use (retail/residential) building was not specifically permitted in the B-2 Business Zone. The applicant appeared before the Oakland Board of Adjustment on August 14, 2018; September 11, 2018; October 9, 2018; November 13, 2018; December 12, 2018; January 8, 2019; and received Use Variance and Site Plan approval on March 12, 2019. The Resolution was adopted on May 14, 2019.



According to the Oakland Code construction must commence within one year of approval, however, the applicant was unable to do so within that period of time because of financial and COVID constraints. Therefore, the approval has lapsed, and the applicant is now required to reapply.

Ironically, during the interim, Oakland Code 59-53 was revised to amend the Zone designation to CBD-II (AHO) Zone which now permits the combined commercial/residential use proposed and approved. Therefore, a Use Variance is no longer necessary and the applicant is now only requesting Site Plan approval, with the following variances, which were all previously approved:

Variances Requested - N.J.S.A. 40:55D-70 (c):

	<u>Required</u>	<u>Proposed</u>	<u>Variance</u>
a) Max. Impervious Coverage	55%	66.4%	11.4%
b) Front Yard Setback	10ft.	8ft.	2ft.
c) Side Yard Setback	10ft	5ft	5ft
d) Parking Spaces	27 spaces	22 spaces	5 spaces
e) Accessory Structure not permitted in front yard - Dumpster			

Requirements for "C" Variance: Pursuant to N.J.S.A. 40:55D-70c(1), the Board may grant a variance to allow departure from regulations "where (a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or (b) by exceptional topographic conditions or physical features uniquely affecting a specific property, or (c) by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of any regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of the property, a variance from such strict application of such regulation so as to relieve such difficulties or hardships." Furthermore, pursuant to N.J.S.A. 40:55D-70c(2), "where in an application or appeal relating to a specific piece of property, the purposes of this act would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment, grant a variance to allow departure from regulations pursuant to article 8 of this act." This is commonly known as the "Flexible "C" Variance."



Applicant's "C" Variance Justification: The Bulk Variances the Applicant is seeking are de minimus in nature. The applicant is requesting a variance for 4 parking spaces, providing 22 spaces where 27 are required. However, due to the physical features uniquely affecting a specific property, namely the shape and narrowness, the strict application of the parking space ordinance would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the applicant. Similarly, with regard to total coverage, albeit a very small variance is sought, the applicant is limited and encumbered by the narrowness of the property and, further, is seeking to utilize the property in the most efficient way. The applicant has also sought and received approval of the Borough of Oakland to lease and utilize Lot 3.

The variance for the rear yard setback is necessary by virtue of the fact that the front of the property sits on a very busy county road (Ramapo Valley Road), which also serves as an exit for I-287, and the south side of the property shares a boundary with I-287 entrance ramp. As such, moving the structure forward in order to adhere to the permissible rear yard setback is not feasible for safety, noise & aesthetic reasons, and therefore an accommodation must be made in the front to provide the necessary parking spaces, similar to the other commercial buildings in the area. If the structure were to be moved forward it would not be in conformance with the surrounding front setbacks, and those of similar uses along Ramapo Valley Road.

Consequently, due to the location of the property and its proximity to major highways, and due to the fact that the property itself is very uniquely narrow and located on a corner, compounded with the fact that the variances sought are de minimus in nature, "C" Variances are appropriate and justified. Moreover, the purposes of the local Zoning Act and Zoning Map would be advanced by a deviation from the zoning ordinance requirements as applicable to the property; the benefits of the deviation would substantially outweigh any detriment, thereby justifying the variances requested.



OAK - \_\_\_\_\_

PLANNING BOARD  
BOROUGH OF OAKLAND  
DETERMINATION OF COMPLETENESS CHECKLIST  
SITE PLAN

Project Title POULKA, LLC. - SITE PLAN  
 Lot, Block LOTS 2 & 3 BLOCK  
 Docket No. \_\_\_\_\_

ITEM	YES	NO	N/A	COMMENTS
(1) Site plan drawn to a scale of not more than 1"=50', unless permitted by Board.	<u>X</u>	___	___	_____
(2) Signed and sealed statement of certifications by both N. J. registered professional Engineer and Land Surveyor, as to the accuracy of the site plan and topographical map.	<u>X</u>	___	___	_____
(3) Name and title of applicant, owner and plan preparer.	<u>X</u>	___	___	_____
(4) Approval block bearing titles of Chairman and Secretary of Planning Board and the Borough Engineer.	<u>X</u>	___	___	_____
(5) Lot, Block, and Tax Map Sheet Numbers,	<u>X</u>	___	___	_____
(6) Date, scale and north arrow.	<u>X</u>	___	___	_____
(7) Zone Boundaries of adjoining properties.	<u>X</u>	___	___	_____
(8) Existing/proposed contours referred to U.S.C.&G.S. datum.	<u>X</u>	___	___	_____
(9) Location of zoning setback lines and existing man-made or natural features.	<u>X</u>	___	___	_____
(10) Existing/proposed signage and lighting detail and location.	<u>X</u>	___	___	_____



ITEM	YES	NO	N/A	COMMENTS
(11) Location of existing/ proposed buildings and structures.	<u>X</u>	—	—	_____
(12) Location of all structures within one hundred (100') feet of the property.	<u>X</u>	—	—	_____
(13) Proposed sanitary sewers and water systems.	<u>X</u>	—	—	_____
(14) Building floor plans and elevations drawings of proposed principal building and accessory structures.	<u>X</u>	—	—	_____
(15) Complete storm drainage system.	<u>X</u>	—	—	_____
(16) Drainage Design Data/ Calculations.	<u>X</u>	—	—	_____
(17) Location and detail of existing/ proposed site improvements (i.e. curbs, sidewalks, etc.)	<u>X</u>	—	—	_____
(18) Dimensions of all adjacent streets and roadway improve- ments, and all existing driveways within 100' of site.	<u>X</u>	—	—	_____
(19) Location and detail of sidewalk and street shade trees.	<u>X</u>	—	—	_____
(20) Profiles and construction cross section for parking, aisles and driveways, curbing, walkways, exterior stairways and railings.	<u>X</u>	—	—	_____
(21) Proposed off-street parking Schedule.	<u>X</u>	—	—	_____
(22) Number and type of proposed uses of land, buildings and units, together with the floor area for same and the estimated number of employees or occupants of each unit.	<u>X</u>	—	—	_____



ITEM	YES	NO	N/A	COMMENTS
(23)Detail and location of fire protection systems.	<u>X</u>	—	—	_____
(24)Reference to covenants, deed restrictions, easements and subsequent waivers and variances.	<u>X</u>	—	—	_____
(25) Soil Erosion and Sediment Control Plan and Details.	<u>X</u>	—	—	_____
(26) Adherence to the Flood Damage Prevention Ordinance No. 85 Code 56.	<u>X</u>	—	—	_____
(27) Survey data together with Description of all areas Dedicated to the Borough of Oakland.	<u>X</u>	—	—	_____
(28)Required survey data.	<u>X</u>	—	—	_____
(29)Property owners within 200 feet.	<u>X</u>	—	—	_____
(30)Retaining wall design detail and calculations bearing seal and signature of a N. J. registered professional Engineer.	—	—	<u>X</u>	_____
(31)Soil Movement Application, Plan and Cross Sections prepared in accordance with Paragraph 59-67 of the Code.	<u>X</u>	—	—	_____
(32)Landscaping Plan and Planting Schedule.	<u>X</u>	—	—	_____
(33)Any additional information deemed necessary by the Planning Board.	<u>X</u>	—	—	_____
(34)The Board reserves the right to reject any and all drawings which are not clear, concise, and legible.	<u>X</u>	—	—	_____



ITEM	YES	NO	N/A	COMMENTS
(35) Locate area on National Wetlands Inventory Map.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(36) Submittal of variance application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(37) <u>Residential Cluster (i.e. Townhouses):</u>				
a) The amount and location of common open space to be provided.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b) The location and description of any common facilities to be provided.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Name and responsibilities of the homeowner association if applicable.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(38) <u>Final Site Plan:</u> in addition to the aforesaid requirements, show or include the following:				
- Final contours of site (100 feet of same at two (2) foot intervals.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
- Final Elevations at the corners of all proposed buildings and paved areas and at property corners.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
- Floor Plan and elevation drawings of the proposed building bearing the seal and signature of preparing architect.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
- Landscaping Plan and Planting Schedule.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Note: Corporation making application MUST be represented by Counsel at any Planning Board Meetings.

#### NOTICE TO UTILITIES

Chapter 245 of the MLUL was amended to require that notice of hearings on application for site plans or major subdivisions be given to all public utilities and cable television companies owning land or possessing rights-of-way or easements within 200 feet of the property which is the subject of the hearing.

ADDITIONAL COMMENTS \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_





Borough of Oakland  
Bergen County, New Jersey

**Resolution 18-261**

Authorize License Agreement-Poula, LLC

WHEREAS, Poula, LLC is the owner of a certain parcel of land identified as Block 4508, Lot 2 in the Borough of Oakland, commonly known as 445 Ramapo Valley Road; and

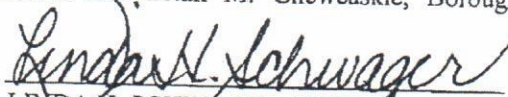
WHEREAS, the property owners have requested the use of a portion of the property owned by the Borough of Oakland known as Block 2508, Lot 3 for the purpose of parking of vehicles; and

WHEREAS, Poula, LLC desires to enter into a License Agreement with the Borough of Oakland for use of a portion of Block 2508, Lot 3; and

WHEREAS, the Mayor and Council of the Borough of Oakland has determined that it is in the best interests of the Borough to accept this License Agreement in order to resolve this matter and to authorize the execution of the License Agreement.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Oakland as follows:

1. The Mayor and Borough Clerk are authorized to execute the License Agreement in the form annexed to this Resolution.
2. Certified copies of this Resolution shall be provided to the Ben Cascio, attorney for Poula, LLC, Richard Kunze, Administrator and Brian M. Chewcaskie, Borough Attorney.

  
LINDA H. SCHWAGER, MAYOR

ATTEST:

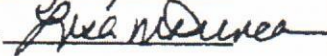
  
LISA M. DUNCAN, BOROUGH CLERK

Date Adopted: July 11, 2018

	Motion	Second	Ayes	Nays	Abstain	Absent
Biale	✓		✓			
Knapp			✓			
Kulmala						✓
Levy		✓	✓			
Pignatelli			✓			
Talamini						✓
Mayor Schwager						

This is to certify that this is a true copy as adopted by the Mayor and Council of the Borough of Oakland at a meeting held on July 11, 2018

Borough Clerk





## **LICENSE AGREEMENT**

Agreement made effective as of January 1, 2018 by and between **BOROUGH OF OAKLAND**, Municipal Plaza, Oakland, New Jersey, hereinafter referred to as Licensors and **POULA, LLC d/b/a Amore Café**, located at 445 Ramapo Valley Road, Oakland, New Jersey, hereinafter referred to as Licensee

In consideration of the mutual promises contained in this agreement, the parties agree as follows:

### **SECTION ONE**

#### **GRANT OF LICENSE; DESCRIPTION OF PREMISES**

Licensors hereby gives to Licensee a license to use, for parking of vehicles purposes only, that certain portion of its property known as Block 2508, Lot 3, in the Borough of Oakland, County of Bergen and State of New Jersey, as shown on a drawing entitled "Preliminary and Final Site Plan for Poula, LLC" prepared by Weissman Engineering Co., P.C., dated March 8, 2017, revised through April 2, 2018, attached and hereby made a part hereof, at the annual charge or compensation of \$3,000.00 per year payable in advance, for an indefinite term beginning September 1, 2018, subject, however, to termination by either party on one (1) month's written notice. If said charge or compensation shall be in arrears or unpaid for ten (10) days after the due date thereof as aforesaid, or if default shall be made in any of the conditions or agreements herein contained on behalf or part of Licensee to be kept or performed, this license shall, at the option of Licensors, terminate ten (10) days after notice of such election shall be sent by mail to Licensee, addressed either to the licensed premises or to any other address known to Licensors.

Commencing January 1, 2020 and each year thereafter, the License Fee shall increase in the amount of two (2%) percent annually.

### **SECTION TWO**

Licensee agrees that the payment of the aforesaid charge or compensation shall not in any way restrict the right of Licensors to terminate this agreement as provided in Section One, nor be construed as establishing any term during which the agreement is to continue.



SECTION THREE  
LIMITATION TO DESCRIBED PURPOSE

The above described property may be occupied and used by licensee solely and non-exclusively for the parking of vehicles during the operation of its business and for incidental purposes relating to such purpose during the period beginning September 1, 2018 and continuing until this agreement is terminated as provided in this agreement.

SECTION FOUR  
PAYMENT

The privilege granted by this agreement is for the consideration set forth herein and is revocable at any time by licensor, provided licensor gives at least thirty (30) days written notice prior to the effective date of any such revocation.

SECTION FIVE

? Licensee will be responsible for improving, paving, landscaping and maintaining the licensed premises, including, but not limited to snow removal, as well as any other maintenance required by Licensor at no cost to Licensor. Specifically, Licensee shall improve the facility as set forth in that certain concept plan entitled "Preliminary and Final Site Plan for Poula, LLC " prepared by Weissman Engineering Co., P.C., dated March 8, 2017, revised through April 2, 2018, as modified and approved by the Planning Board in accordance with Section Six hereof. Further, the licensee shall install appropriate fencing in order to ensure that the premises are secure at all times.

SECTION SIX  
PLANNING BOARD APPROVAL

Nothing contained in this License Agreement shall exempt Licensee from obtaining the necessary site plan approval from the Planning Board of the Borough of Oakland within six (6) months of the date of this Agreement. Failure to obtain such Planning Board approval within such period shall give either party the right to terminate this License Agreement as set forth herein.



## SECTION SEVEN INDEMNIFICATION

Licensee shall assume all risks of and liability for and shall indemnify, defend, protect and save harmless, and hereby releases Licensor and each and every of its officers, agents, servants and employees, and its successors and assigns, of, from and against any and all liability, losses, injuries, deaths, damages, claims, demands, suits, actions, fees, costs, charges or judgments which may in any manner arise out of, or result from any and all phases of the use and occupancy of the said premises, including the sidewalk, if any, whether occasioned by Licensee, or by any employee, licensee, invitee or agent of Licensee or by Licensor or its employees or any other person or persons. This obligation shall survive the termination of the agreement herein granted.

## SECTION EIGHT INSURANCE

The Licensee shall maintain in force the following types of insurance in a company or companies, licensed to be business in the State of New Jersey acceptable to the BOROUGH OF OAKLAND.

Workers Compensation – Coverage is to comply with New Jersey Statutes and include coverage for Proprietors, Partners and/or Executive Officers. Employers Liability limits of \$1,000,000 for each accident/disease each employee required.

Commercial General Liability – Minimum Policy Limits of: \$1,000,000.00 per occurrence / \$2,000,000.00. Aggregate and must include Completed Operations Liability. Policy must be endorsed to evidence the Borough of Oakland as an additional named insured.

Automobile Liability – Minimum policy limit of \$1,000,000.00 combined single limit (CSL) covering all owned, non-owned and hired vehicles.

Umbrella Liability – Minimum policy limit of \$1,000,000.00 per occurrence / \$1,000,000.00 annual aggregate.

Property Insurance – The licensee is required to insure his/her own Property. The Borough of Oakland is not responsible for any property or betterment's associated with said property.



The licensee shall present on an annual basis, evidence of coverage, as stipulated above, through a Certificate of Insurance. The Certificate shall demonstrate the Borough will receive thirty (30) days notification of any material change or cancellation of said policies.

#### SECTION NINE GOVERNING LAW

It is agreed that this agreement shall be governed by, construed, and enforced in accordance with the laws of the State of New Jersey.

#### SECTION TEN ENTIRE AGREEMENT

This agreement shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this agreement shall not be binding upon either party to the extent incorporated in this agreement.

#### SECTION ELEVEN MODIFICATION OF AGREEMENT

Any modification of this agreement or additional obligation assumed by either party in connection with this agreement shall be binding only if evidenced in writing signed by each party or an authorized representative of each party.

#### SECTION TWELVE NOTICES

Any notice provided for or concerning this agreement shall be in writing and shall be deemed sufficiently given when sent by certified or registered mail if sent to the respective address of each party as set forth at the beginning of this agreement.



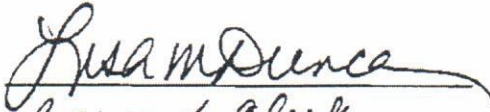
SECTION THIRTEEN  
ASSIGNMENT OF RIGHTS

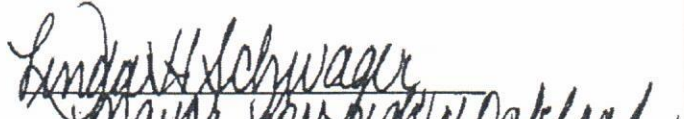
This rights of each party under this agreement are personal to that party and may not be assigned or transferred to any other person, firm, corporation, or other entity without the prior, express and written consent of the other party.

IN WITNESS WHEREOF, each party to this agreement has caused it to be executed at \_\_\_\_\_ on the date indicated below.

WITNESS:

BOROUGH OF OAKLAND, Licensor

  
Borough Clerk


  
Mayor, Borough of Oakland

POULA, LLC d/b/a Amore Café



# ESOLUTION

## BOARD OF ADJUSTMENT BOROUGH OF OAKLAND COUNTY OF BERGEN, STATE OF NEW JERSEY



WHEREAS, **Poula, LLC.**, having address of 455 Ramapo Valley Road, Oakland, New Jersey 07436, has made application to the Board of Adjustment of the Borough of Oakland seeking variance relief, hereinafter more fully described, from provisions of the Oakland Borough Ordinances, for property ("property" or "subject Property") located at **445 Ramapo Valley Road** Oakland, New Jersey, 07436 further identified as Tax Block 4508, Lot 2 (owned) and 3 (licensed), on the Tax Map of the Borough of Oakland, ("Subject Property" or "Property"), in order to utilize the Property and the existing building (with modifications as to each) for redevelopment as a mixed use commercial and residential facility, ("land development application" or "application" or "project"), and

WHEREAS, the Applicant has been represented in this matter by Ben R. Cascio, Esq. of Franklin Lakes, New Jersey, and

WHEREAS, various public hearings were held upon the application on the dates shown below, and the applicant having shown, to the satisfaction of this Board, that proper notice was served upon all interested parties as required by Statute:

Hearing Dates:

- A. August 14, 2018
- B. September 11, 2018
- C. October 9, 2018
- D. November 13, 2018
- E. December 11, 2018
- F. January 8, 2019
- G. March 12, 2019

WHEREAS, notice of the application was given as required by New Jersey Law and at such public hearing(s) the applicant was heard and the opportunity provided for any interested parties or the general public to be heard and various interested parties having come forward to address said application; and

WHEREAS, at such public hearing(s) the Board heard and considered the testimony and evidence presented by the Applicant, together with cross examination of the Applicant's witnesses by the objectors, and the witnesses presented by the objectors and the cross examination of those witnesses by the Applicant, and the evidence



presented by the objectors, the reports, comments and recommendation provided by any applicable government authorities and the testimony and comment by the Board's Professional Engineer and the Board's Professional Planner, and legal argument by the Applicant; and

WHEREAS, the Board having carefully considered the application together with all testimony and evidence presented, and having considered its own local knowledge and having inspected the property and the surrounding neighborhood and having given the public an opportunity to be heard and for good cause shown,

NOW THEREFORE, BE IT RESOLVED that the Board of Adjustment hereby makes the following findings of fact conclusions and of law based upon testimony and evidence presented at the aforesaid hearing.

Preliminary Information

1. The applicant is the owner of the Property

2. The Applicant filed its application on or about February 28, 2018; <sup>AND WAS INITIALLY</sup> the application was deemed ~~complete on May 17, 2018.~~  
<sub>INCOMPLETE</sub>

3. In support of the application, the applicant submitted:

Item	Description
1	Land Development Application dated 2018-02-28
2	Site Plan, prepared by Robert J. Weissman, PE & LS of Weissman Engineering Co., PC of Midland Park, NJ ("Weissman") dated 2018-03-08, revised to 2018-10-23, (one sheet)
3	Existing Conditions Plan by Weissman, dated 2018-03-08, revised to 2018-04-02, (one sheet)
4	Soil Erosion & Sediment Control Plan prepared by Weissman, dated 2018-03-08, no revisions, (one sheet)
5	Details sheet prepared by Weissman, dated 2018-03-08, no revisions, (one sheet)
6	Lighting Plan prepared by Weissman, dated 2018-03-08, no revisions (one sheet)
7	Landscape Plan prepared by Meumann Associates of Morris Plains, NJ dated 2018-09-27, revised to 2018-10-25 (marked also as Hearing Exhibit A-13)
8	Plan & Sign Monument prepared by Fred Klenk of Franklin Lakes, NJ, dated 2018-10-25, no revisions (one sheet)



Item	Description
1	Land Development Application dated 2018-02-28
9	Floor and Elevation Plan prepared by Fred Klenk dated 2018-02-05, consisting of 4 sheets (sheets 2, 3 & 4 were marked as hearing Exhibits A-8, A-9 and A-10)

4. . In further support of the application, the Applicant submitted the following Hearing Exhibits:

Exhibit No.*	Description
A-1	Resolution of prior approval dated January 13, 2005
A-2	Oakland Borough Resolution 18-261 and attachment thereto, to wit, License Agreement with Borough of Oakland, dated July 11, 2018 for use of Tax Lot 3, Block 4508
A-3	Architectural rendering of front elevation of proposed building
A-4	Architectural elevation plans of front elevation of proposed building
A-5	Architectural elevation plans of rear, left and right-side elevations of proposed building
A-6	Architectural plans of first floor lay-out of proposed building
A-7	Revised site plan prepared by Project Engineer Weissman, revised to August 15, 2018
A-8	Project Architect Klenk, sheet 2 of 4 (dumpster location)
A-9	Project Architect Klenk, sheet 3 of 4 (ld.)
A-10	Architectural plans of second floor lay-out of proposed building
A-11	Landscape Plan dated September 27, 2018 revised to October 23, 2018
A-12	Sign Monument & Dumpster Plan, prepared by Klenk
A-13	Landscape Plan, revised to October 25, 2018, prepared by Meumann
A-14	Meumann Landscape Plan, revised to October 25, 2018, colorized
A-15	Dynamic Traffic Report (by Justin Taylor) dated November 6, 2018
A-16	Aerial Photograph by Mia Petrou, PP, dated December 11, 2018
A-17	Poster containing four (4) photographs, assembled by Petrou, dated December 11, 2018



A-18	Poster containing four (4) photographs, assembled by Petrou, dated December 11, 2018
A-19	Dynamic Traffic Report (by Justin Taylor) dated January 31, 2019.

\* Some of the Hearing Exhibits are identical to items submitted with the application.

5. In support of the application, the Applicant presented testimony from the following:

Name	Function
Mark Bekhet	Principal in the applicant company
Fred Klenk, Architect, of Franklin Lakes, N.J.	Project Architect
Robert J. Weissman, P.E. & L.S. of Weissman engineering Co., P.C of Midland Park, N.J.	Project Engineer & Land Surveyor
Bradley Meumann, Licensed Landscape Architect, & Professional Planner of Morris Plains, NJ	Project Landscape Architect
Justin Taylor, P.E., of Dynamic Engineering of Lake Como, NJ	Project Traffic Engineer
Mia Petrou, PP, AICP, of Fairlawn, N.J.	Project Professional Planner

6. The Board has received the following reports from Borough staff, agency and/or consultants, all of which are incorporated herein as if set forth at length and verbatim:

Item.	Description
1	Reports of Board's Planning Consultant, Steve Lydon, PP/AICP of Burgis Associates, Inc of Oakland, NJ dated 2018-05-17 and 2018-08-08
2	Reports of Board's Engineering Consultant, John G. Yakimik, P.E. of Boswell Engineering of South Hackensack, NJ dated 2018-08-10, 2018-12-28 and 2019-02-11
3	Memo from Board's Health Dept. dated 2018-05-10, indicating that the Department is unable to offer an opinion as to septic system requirements (i.e. gallons per day)



Item.	Description
	without knowing the specific uses of the proposed commercial tenant spaces and also notes that the applicant will have to provide the gallons per day usage of the proposed residential apartments
4	Memo of Board's Fire Prevention Bureau dated 2018-04-27 indicating the fire official would prefer that there be no parking on the south side of the proposed building and requesting the applicant demonstrate water access (hydrant) on the west side of Courthouse Place.
5	Letter from Oakland Environmental Commission dated 2019-05-28 offering that it finds the application to be "environmentally friendly" and that "It encourages a walkable downtown and reduces urban sprawl; thereby increasing residential housing options without disturbing undeveloped land," and also observing that the plan indicates removal of 9 trees but does not propose a tree replacement plan which will need to be provided.
6	Memo of Board Chair dated 2019-04-27.
7	Memo of Tax Assessment Department dated 2018-05-13 requesting from the Applicant a copy of the lease or other agreement(s) for use of adjoining properties.
8	Memo from the Oakland Tax Collector dated 2019-05-08 reporting that as of the date of said memo, the property's 2 <sup>nd</sup> quarter taxes were unpaid.

7. Minutes. The Board, and this Resolution incorporates by reference, as if recited verbatim, the content of the Board's minutes of meetings.
8. Zoning. Both Lots 2 and 3 are located in the Borough's B-2, Local Business Zone. The permitted uses in such zone are fairly extensive and include, among other uses: retail sales, personal service establishments, restaurants, banks, private clubs, private schools, auditoriums, commercial print shops, rail road and bus stations, indoor theaters and other uses. However, a use that is not permitted in the B-2 Zone is residential use, either as a 'stand-alone' use or as a mixed commercial-residential use. Lot 2, as discussed below, currently contains a mixed use, (commercial (first floor) and residential (second floor)) building, which exists as a permitted ('grandfathered') non-conforming use. Lot 3 is vacant and undeveloped and is not so grandfathered. The current application seeks to redevelop the Subject Property, which development is to include Lots 2 and 3, as a commercial-residential mixed-use development, which development will include razing and replaced the current building. As a result, the present application requires a '(d)1' (N.J.S.A. 40:55d-70(d)1) use variance. In addition, the application requires several bulk variances and also seeks preliminary and final major site plan approval.



9. General Description of Area in which the Property is Located. Lot 2 of the Subject Property is located on the westerly side of Ramapo Valley Road and the southerly side of Court House Place; the Property is a 'corner' lot. Lot 3 of the Subject Property is located to the south of and contiguous with said Lot 2. Said Lot 3 is bounded to the east by Ramapo Valley Road and to the south by an entrance ramp to Interstate Highway Route 287. Lots 2 and 3 are bounded to the west by property owned by and used as an active Knights of Columbus facility.
10. Lying to the north of the Property and along the westerly side of Ramapo Valley Road (and across Court House Place), and running northerly, are a gas and service station, and a series of commercial buildings. At the northerly end of the said commercial buildings is a building that houses a fine dining restaurant known as Café L'Amore, located at 455 Ramapo Valley Road. To the south of the Property lies said Route 287, which intersects Ramapo Valley Road by way of an overpass. To the south of said Route 287 overpass lies the northern terminus of Oakland's 'downtown'/business district, which occupies both sides of Ramapo Valley Road.
11. Across Ramapo Valley Road from the Subject Property and slightly to the south lies a large triangular land track that is unused and fenced and which is part of the Route 287 highway property; it is bounded to the south by Route 287 and bounded to the north by a highway exit ramp which allows traffic to exit the highway onto Ramapo valley Road; the exit ramp is controlled by a traffic signal (light) which allows left and right turns. Across Ramapo Valley Road from the Subject Property and to the north of said Route 287 exit ramp lies a house of worship and to the northerly of same, an industrial building.
12. Lot 2. Lot 2 of the Subject Property contains 13,075 square feet. The Property contains a one and one-half (1½) story mixed-use building that is configured, and has been used for many years and prior to the present ownership, as commercial on the first floor and modest residential apartments on the second floor. Most recently, the first floor contained two (2) commercial tenants, one was a computer store and the other was a real estate sales office. In addition, the Property has been used for overflow parking for the near-by Café L'Amore; the principles of the Applicant are the same as the principles of the aforesaid Café L'Amore; said over flow parking use will be discontinued as part of the within application. The Applicant has owned the Subject Property since 2001.
13. Currently, and for some time now, the first-floor commercial portion of the Subject Property's building has been vacant. The recent occupancy history of the second-floor residential apartments has been spotty, and it is currently vacant. The Applicant offered, and the Board accepts, that the current building is of an older type, is lacking in configuration and amenities desired, and if not demanded, by the current market place. As a result, the site has become



antiquated and is becoming fallow. The building does not lend itself to being upgraded to current market standards and hence the Applicant seeks to raze the building and redevelop the site to a purpose that will be both economically feasible and which, in its position, will complement the Property's location.

14. Lot 3. Lot 3 of the Subject Property is of irregular shape and is reported to contain 6,221 square feet. Lot 3 is vacant except for two (2) monitoring wells. The purpose and/or circumstances of the monitoring wells were not a focus of the Application. Lot 3 is owned by the Borough of Oakland. Lot 3 had been owned by the State of New Jersey (controlled by the New Jersey Department of Transportation ('NJDOT')) in conjunction with its construction of said Route 287. It essentially was swath of land that was 'left over' from the construction of the highway which the State determined was not to be used for the highway and was no longer desired to be retained by the State. Thus, the State transferred the land to the Borough. According to the information presented to and accepted by the Board, the terms of the transfer, the Borough is prohibited from leasing Lot 3, but is not prohibited from granting license for the use of Lot 3. The Applicant presents, and the Board accepts that based upon the size and location of Lot 3, its is very unlikely to be used or be useful to any potential user other than to the owner of a contiguous property. Generally, Lot 3 is otherwise destined to lie fallow if not for use by a contiguous property owner and that it appears same is the determination of the Borough of Oakland Governing Body. Beginning in 2005, the Governing Body granted the Applicant a perpetual type license to use Lot 3 in conjunction with Lot 2. At that time, the Applicant sought to develop Lot 2 as a restaurant and made application to and received approval from the Oakland Planning Board for that purpose. A copy of the Planning Board's granting resolution was introduced into evidence as hearing Exhibit A-1. The restaurant so approved was not built by reason that a suitable and approved septic system was not able to be designed and/or implemented. Sanitary sewer is not available to the Property.
15. Lot 3 License. On or about July 11, 2018, the Oakland Governing Body granted to the Applicant a 'new' license ("License") to use Lot 3 by way of Resolution 18-261. A copy of said 'new' license was introduced into evidence as hearing Exhibit A-2, is incorporate herein by reference as if set forth at length and, given its importance herein, is attached hereto as an exhibit to this Resolution. Said Resolution reflects that the Governing Body has determined that it is in the best interests of the Borough to grant the License.
16. The License contains various requirements and undertakings, all of which are incorporated herein. Without limitation, the License permits use of Lot 3 for the parking of vehicles in conjunction with the use of Lot 2. The Applicant shall have responsibility for improving, paving, landscaping and maintaining Lot 3 at no cost to the Borough. The requirements and conditions of said Resolution and License Agreement are incorporated herein.



17. At Risk. The Applicant, at hearing, acknowledged its understanding and acceptance of the License, of the nature of a license and of the inherent risks that, by its nature, accompany a license. The Applicant, at hearing, acknowledged that the within approval, and its proposed development of the Subject Property pursuant to the within Resolution, is strictly 'at the Applicant's risk', and in the event that, for what ever reason, the License shall be lost, withdrawn, or not renewed, the permissions of this Resolution shall cease and the Applicant shall be required to make appropriate application to a Borough land use board in order to continue use of Lot 2.
18. The Applicant proposes to construct upon the property a two and one-half story mixed use (commercial and retail) building. The first floor shall consist of commercial space which is shown on the plans submitted as having been configured into no more than four rental units. At hearing, the applicant specified that it intends to use the entire first floor for one or more commercial tenants and anticipates the maximum number of tenants will be four although does not restrict itself to a specific number of tenants. The applicant advised at hearing that no arrangement have been made with any prospective tenants. The total rentable square footage of the first floor as configured for four tenants will total 2,947 square feet (this does not include demising walls, stairwells or common areas).
19. The second floor is configured as three residential apartments, the westerly apartment being 1,039 square feet, the middle apartment being 840 square feet, and the easterly apartment being 1,039 square feet. Each of the apartments is to be configured as having two bedrooms.
20. The architectural design of the building will feature two dormers (with three gables) in the architectural "front" of the building (facing Ramapo Valley Road).. There will be attic space for each apartment, which attic space will be used for storage only and will not be habitable or be used as habitable space. The building will have no basement and it will set upon grade (slab).
21. The utilities and air-conditioning mechanicals will be located on the first floor with the external air-conditioning units located along the northerly side of the building. The air-conditioner units will be appropriately screened. The main entrance to the commercial units will face Ramapo Valley Road (i.e., the southerly side of the building). Between the building and Ramapo Valley Road will be the main section of the property's parking lot, which parking lot will wrap around to the westerly (left side when viewed from Ramapo Valley Road) of the building. Entry to the residential apartments will be from a single entry that will be located at the northerly side of the building (i.e., the rear side of the building when viewed from Ramapo Valley Road). The heating and cooling ducts for the residential apartment will be located in the attic.
22. Fire-rated walls will separate the units in accordance with building code. Each of the four commercial units are intended to have green colored canopies with



lighting above. A free standing monument sign will be located near the corner of Ramapo Valley Road and Courthouse Place, as shown in the plans. It is noted that the setback of the sign does not comport with Oakland's zoning ordinance; however, applicant offered testimony, which the Board accepted, that the proposed position, notwithstanding its non-conformance, is appropriate for the property given various visibility detractions inherent with the location of the property and the adjoining location.

23. During the course of the public hearings on this matter, the Board entertained substantial discourse as to the fire department's suggestion that the Board disallow from consideration the creation of the three proposed parking spaces which are proposed to be located along the westerly side of the building. After considerable discussion and consideration, the Board determined that the three parking spaces would not so materially detract from ability to adequately address fires and emergencies as to warrant the loss of three spaces on a property whose parking spaces were already severely limited and thus resolved to permit the creation of such parking spaces conditioned upon the Applicant also creating a paved and striped turnaround area at the southwest corner of the site which will be designated as a fire zone.
24. During the course of hearings and as this matter evolved, it was reported by both the applicant and representatives from the adjoining Knights of Columbus that an agreement had been reached as between the applicant and the Knights of Columbus that would permit the applicant to utilize up to six parking spaces located in the Knights of Columbus's existing parking lot, those spaces being located adjoining the applicant's property. The applicant advised that said Knights of Columbus parking spaces will be utilized for employees of the proposed commercial units, thereby freeing up the proposed on-site parking spaces for residential tenants and commercial customers. As presented, the Knights of Columbus' national charter prohibits the formal leasing of any portion of its property, including leasing of parking space and therefore it was resolved by the Board that the additional six parking spaces could not be 'counted' toward meeting the parking requirements for the subject property. The applicant nonetheless suggested, and the Board accepted, that although not 'counting' toward the ordinance-mandated parking requirement, it nonetheless provides significant additional comfort level in support of the application. Of perhaps more importance, the additional parking spaces would operate to mitigate possible negative effects of the parking variance request.
25. Refuse from the site will be addressed by way of a dumpster which will be located in a dumpster shed, in turn located at the northerly corner of the property. This location is in the property's side yard, thus necessitating a variance. The shed will set back from the easterly property line approximately 22 feet (scaled from the plan) and will be accessed through a separate curb cut for that purpose. Refuse pickup will be a private contractor as opposed to being supplied by the municipality.



26. Substantial discussion took place, initiated by the Board, intended to explore the possibility of reducing or otherwise scaling down the size of the building. The applicant provided testimony, which was ultimately accepted by the Board that scaling down the size of the project would not be feasible or fiscally wise.
27. Access to the site will be via a driveway access located on Courthouse Place; there will be no vehicle access from Ramapo Valley Road.
28. The Board expressed considerable concern as to potential negative traffic impact and the applicant presented on multiple occasions the testimony of traffic engineer Justin Taylor. Mr. Taylor presented a traffic impact study dated 2018-11-06, and at the request of the Board conducted additional traffic counts and analysis presented in a supplemental report dated 2019-01-31. The analyses, assessments and conclusions contained therein are incorporated herein by reference. In summary, it was the opinion offered by the application and in part by Mr. Taylor that the number of parking spaces proposed onsite will be sufficient for the uses proposed and that the proposed use will not materially adversely affect the traffic in the area of the Property. The Board expressed concerns that queueing along Courthouse Place would block, ingress and egress to the subject site. The Board entertained and considered various control devices intended to minimize same including signage in the nature of "Do Not Block Driveway" or similar verbiage. Ultimately, the Board resolved that a "no stacking" "box" would be striped upon the Courthouse Place roadway; the specific details of such striping shall be reviewed and approved by the Board's engineer. In addition, the Board hereby imposes as a condition of the within granting, that the applicant, upon request of the municipality and at the cost of the applicant install such signage or other accepted control device to accomplish the aforesaid purpose. Ultimately, the Board was of the opinion that traffic flow to and from the subject site would materially benefit from a small modification to the timing of the traffic signals at Ramapo Valley Road and Route #287. The applicant concurred. As a condition of this application, the applicant shall make request of the government authorities for same; anticipated is an application to the NJDOT and the County of Bergen.
29. During the course of testimony, and at the suggestion or other prompting by the Board, the applicant agreed to amend its plans and project or otherwise clarified same to incorporate the following:
  - A. Dumpster. The shed will contain three walls and a roof and will be intended to mimic the look and appearance of the principal building. The dumpster shall be sized approximately 16 feet in length, 4.8 feet in depth and 8 feet in height.
  - B. Fence. As agreed between the applicant and the Knights of Columbus and endorsed by the Board, the applicant will erect a 6-foot privacy fence which will begin at the southwesterly corner of the Applicant's proposed dumpster



shed and extend rearward (southwesterly) along the common property line, approximately 55 ft..

- C. Fence Break. Applicant will install and/or configure a break in the existing fencing at the south-southeast area of the Property (at the proposed walkway) to permit pedestrian access onto the Subject Property.

D. Lighting.

- a. The proposed site lighting (gaslight-style lamp streetlights) shown along Ramapo Valley Road in the grassy area between the proposed sidewalk and the curb will be re-located inboard. The lamps will be in a style intended to mimic the lights in the downtown district of the Borough. The applicant will add appropriate pedestrian lighting for the benefit of the residential tenants and their guests along the northerly side of the building. Same shall be subject to review by the Board's planner and engineer.
- b. The lighting of the commercial tenants will shut-off when the business shuts down for the day, the light intended for the residential tenants shall remain engaged.
- c. There shall be a six (6) month trial period following issuance of the final certificate of occupancy during which the Borough Engineer shall have the opportunity to review and, if appropriate, require modifications to the site lighting.

- E. Monument Sign. The monument sign shall be two-sided with a maximum height of 5.6 feet. AS shown in the plan, the style of the sign is intended to compliment the architectural style of the building.

F. Irrigation & Landscaping.

- a. The Project shall include and incorporate a code complaint automatic underground water irrigation system and provide a separation between shrub and lawn areas, with minimal overlap.
- b. The Project shall include plantings along the frontage which plantings will be created as a hedge (rather than the more informal massing shown on the current plan).

- G. Tenant ID. The building located tenant identification shall be limited to being located on the drape edge of the building canopies and shall be no larger than as shown on the approved plans and in accordance with Borough Code; no other or additional building located signage shall be permitted.

- H. Sidewalk. The Project's sidewalks shall be designed and constructed, including materials to be used, to mimic the sidewalks of the Borough's 'downtown'/business district as determined by the Borough's Planner and Engineer.

- I. Other modifications described in this resolution.



- A. The following table compares the Property, and proposed building, to the zone standard of B-2 Zone:

**Area & Bulk Standards for B-2 Zone  
Compared to Applicant's Proposal**

Zone Criteria	Zone Requirement	Existing* or Proposed
Min. Lot Area (SF)*	10,000 SF	19,297
Min Lot Width*	50 Ft	131.1 Ft
Min. Depth*	100 Ft	181.3 Ft
Min. Front Yard Setback	10 Ft	10 Ft (Court House Place side) (Variance Required)
Min. Side Yard (Ft.)	10 Ft	5.9 Ft (Variance required)
Min. Rear Yard (Ft.)	25 Ft	N/A
Max. Building Coverage. (%)	30%	16.3%
Max. Impervious Coverage. (%)	55%	68.2%
Max. Building Ht. (Sty./Ft.)	2.5/35	2.5/ Less than 35 Ft (Plans show 32.6 Ft)
Parking Spaces**	27	22
Accessory Structure in Side yard	None Permitted	Proposed is Site Dumpster (Variance Required)
Setback of Sign		(Variance required)
Freestanding Sign	Not permitted if building is less than 90 ft. from the front curb	18.5 ft. front building setback from the Courthouse place curb.
Setback of Freestanding Sign	15 ft.	2 ft. from courthouse place (variance) and 7 ft. from Ramapo Valley Road (variance)

Source: Applicant's plans and Chapter 59, Land Use and Zoning.

\*\* This represents the number of parking spaces required pursuant to the Oakland Codes's parking requirement formula, this does not include Employee Parking by agreement with Knights of Columbus



30. Discussion of D-1 Use Variance. Variances from land use requirements are addressed in New Jersey Municipal Land Use Law (40:55D-70). Use variances are addressed in subsection d, which provides:

d. In particular cases for special reasons, [an applicant shall be entitled to a] grant [of] a variance to allow departure from regulations pursuant to article 8 of this act to permit:

[Positive Criteria—applicable to Use Variances]

- 1) a use or principal structure in a district restricted against such use or principal structure,
- 2) an expansion of a nonconforming use,
- 3) a deviation from a specification or standard pursuant to section 54 of P.L.1975, c.291 (C.40:55D-67) pertaining solely to a conditional use,
- 4) an increase in the permitted floor area ratio as defined in section 3.1 of P.L.1975, c.291 (C.40:55D-4),
- 5) an increase in the permitted density as defined in section 3.1 of P.L.1975, c.291 (C.40:55D-4), except as applied to the required lot area for a lot or lots for detached one or two dwelling unit buildings, which lot or lots are either an isolated undersized lot or lots resulting from a minor subdivision or
- 6) a height of a principal structure which exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure.

A variance under this subsection shall be granted only by affirmative vote of at least five members, in the case of a municipal board, or two-thirds of the full authorized membership, in the case of a regional board, pursuant to article 10 of this act.

[Negative Criteria—applicable to Use and non-use variances]

No variance or other relief may be granted under the terms of this section, including a variance or other relief involving an inherently beneficial use, without a showing that such variance or other relief can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the zone plan and zoning ordinance. In respect to any airport safety zones delineated under the "Air Safety and Zoning Act of 1983," P.L.1983, c.260 (C.6:1-80 et seq.), no variance or other relief may be granted under the terms of this section, permitting the creation or establishment of a nonconforming use which would be prohibited under standards promulgated pursuant to that act, except upon issuance of a permit by the Commissioner of Transportation. An application under this section may be referred to any appropriate person or agency for its report; provided that such reference shall not



extend the period of time within which the zoning board of adjustment shall act.

31. In order for the Applicant to receive a variance, the Application needs to show that its application meets both the Positive Criteria and the Negative Criteria. The Applicant's request falls within subsection d(1), a "use or principal structure in a district restricted against such use or principal structure".

32. As a general proposition, applicants for a D-1 variance must affirmatively show that "special reasons" exist for the granting of the variance and that the applicant's property constitutes a "particular case" supporting the granting of the variance.

33. The Board finds that the applicant has shown to the satisfaction of the Board that special reasons exist for the granting of the within use variance and that the applicant has otherwise met the positive criteria for the granting of the requested bulk variances. The Board finds and concludes that the granting of the application will promote the public health, safety and general welfare of the Borough and of the community and that the granting of the application will promote a desirable visual environment.

34. The Board recognizes that the present building is old, of antiquated design and character and accepts the applicant's argument that the building is generally unwanted among would-be commercial tenants in the Borough of Oakland and that in order to avoid the property lying fallow, a redevelopment of the property is necessary and appropriate. At the same time, the Board recognizes that the property currently is a mixed use, combining commercial and residential and that the applicant's proposed project essentially seeks to continue that use with a new and more modern building, albeit a larger one than presently exists. The Board finds and concludes that the condition of the mixed use character of the property in the proposed modernized form represents a net benefit to the property and of the community and that the benefits of granting the variances materially outweigh any detriments caused thereby. The Board discerns no detriment to the public good nor impairment to the intent and purpose of the zoning plan by the granting of the within application.

35. NOW THEREFORE, BE IT RESOLVED that the Board of Adjustment of the Borough of Oakland, for good cause shown and by reason of the findings and conclusions as set forth herein and/or otherwise on the record at the said public hearing(s), hereby **grants and approves** the aforesaid application subject to the following conditions and limitations:

36. Conditions and Limitations.

A. General Conditions and Limitations



- a. All self-imposed terms, conditions and limitations that are a part of the applicant's application, including, but not limited to any modifications and/or supplements at public hearing; and
- b. All requirements imposed by the Board as contained in this resolution and in the Board's minutes which are incorporated herein and made a part hereof by reference in conjunction with this application.
- c. All applicable ordinances of the Borough of Oakland and all applicable federal, state and county requirements.
- d. The permitted uses shall not include commercial uses which generate a larger demand for parking than the "general retail" that is proposed by the Applicant.

B. Primary Conditions and Limitations

- a. The Applicant shall file with the Board revised site plans and architectural documents which
  - i. shall incorporate all of the site plan, architectural plan and other modifications which were proposed by the Applicant or otherwise agree to by the Applicant during the hearing process.
  - ii. shall incorporate all of the site plan, architectural plan and other modifications which have been imposed by the Board.
- b. The within resolution memorializing the Board's approval, together with the resolution anticipated in the preceding paragraph, shall be recorded with the Bergen County Recorder's.
- c. Prior to the issuance of building permits, the developer shall post to the municipality all applicable bonds as determined by the Borough Engineer and Attorney and in accordance with current state law.
- d. Compliance with the recommendations contained in the Board Engineer's letter report dated 2019-02-11, Item No. 51d (which incorporates by reference several comments appearing in the Engineer's letter report dated 2018-12-28) excepting there shall be no requirement for compliance with item 49 of said 2018-12-28 (Developer's Agreement).
- e. In the event of any unresolved disagreement as between the Applicant and the Board's Planner and/or Engineer as to any item which the Board has herein deferred to its Planner and/or Engineer, the unresolved disagreement shall be presented to the Board for determination and the Board retains jurisdiction for that purpose.

C. Operational Conditions of Approval: By reason of the limited on-site parking and the other circumstances of this application, the permitted commercial uses of the Project shall not include, restaurants or any establishment that prepares food. As recited by the Applicant, if a proposed tenant is to be a convenience



store, the Applicant will be required to obtain approval of the NJDEP for the septic system.

MOTION was made by Member Edward Ackerly and seconded by Member Michael Rose at the Board's hearing of March 12, 2019 to request and authorize the Board's attorney to draft an appropriate Resolution reflecting the Board's determination as aforesaid.

### ROLL CALL VOTE UPON MOTION

Board Member	Yea	Nay	Abstain	N/A or Not Vote Eligible
LEPRE, RICHARD Chair	X			
SMID, ANTHONY Vice Ch	X			
ACKERLY, EDWARD	X			
BREMER, KEVIN J.	X			
CHADWICK, KENNETH	--	--	--	X
ARRENDONDO, CESAR	X			
ROSE, MICHAEL	X			
<i>Alternates</i>	---	---	---	---
CAMPANELLI, SHERRY, 1 <sup>st</sup> Alt	X			
KING, VIVIAN, 2 <sup>nd</sup> Alt				

MOTION PASSES 7 to 0

MOTION was made at the Board's public hearing of 5/14/19, 2019, by Member SMID and seconded by Member ACKERLY to approve and adopt the foregoing Resolution as drafted.

### ROLL CALL VOTE UPON FORM OF RESOLUTION

Board Member	Yea	Nay	Abstain	N/A or Not Vote Eligible
LEPRE, RICHARD Chair	✓			
SMID, ANTHONY Vice Ch	✓			
ACKERLY, EDWARD	✓			
BREMER, KEVIN J				✓



CHADWICK, KENNETH	--	--	--	X
ARREDONDO, CESAR	✓			
ROSE, MICHAEL	✓			
<i>Alternates</i>	---	---	---	---
CAMPANELLI, SHERRY, 1 <sup>st</sup> Alt	✓			
KING, VIVIAN 2 <sup>nd</sup> Alt	---	--	--	X

 5/14/19  
CHAIRMAN RICHARD LEPRE

Revised: 05-13-19:01

--End of Document--



BLQ: 4508. 2.  
Owner Name: POULA, LLC C/O WM. KAYE ASSOC.

Tax Year: 2022 to 2023  
Property Location: 445 RAMAPO VALLEY RD

Tax Year: 2022	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	4,000.98	4,000.98	4,089.34	4,144.56	16,235.86
Payments:	4,000.98	4,000.98	4,089.34	4,144.56	16,235.86
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2022 Prin Balance
		Description								
		Original Billed								
11/02/21	1	Payment	001		CK	19654	6 TXON1103	16,235.86		16,235.86
		TX ONLINE 11/03/21						3,895.41	0.00	12,340.45
11/02/21	1	Reversal	001		CK	19981	6 RVON1102	3,895.41	0.00	16,235.86
		DBL POSTING								
02/09/22	1	Payment	001		CK	20333	2 TXON0209	4,000.98	0.00	12,234.88
		TX ONLINE 02/09/22								
06/01/22	2	Payment	001		CK	21153	3 TXON0601	3,953.47	47.51	8,281.41
		TX ONLINE 06/01/2022								
07/20/22	2	Payment	001		CK	21481	1 TXON0720	47.49	1.16	8,233.92
		TX ONLINE 07/20/2022								
08/05/22	2	Payment	001		CK	21635	2 TXON0805	0.02	0.00	8,233.90
		TX ONLINE 08/05/22								
08/05/22	3	Payment	001		CK	21635	3 TXON0805	4,089.34	0.00	4,144.56
		TX ONLINE 08/05/22								
12/20/22	4	Payment	901		CK	22666	117 DHB	4,144.56	81.12	0.00
		2022 TX SL PYMNTS by lien hold								

Tax Year: 2023	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	4,058.97	4,058.96	0.00	0.00	8,117.93
Payments:	4,058.97	0.00	0.00	0.00	4,058.97
Balance:	0.00	4,058.96	0.00	0.00	4,058.96

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2023 Prin Balance
		Description								
		Original Billed								
02/07/23	1	Payment	001		CK	22999	4 TXON0207	8,117.93		8,117.93
		TX ONLINE 02/07/2023						4,058.97	0.00	4,058.96

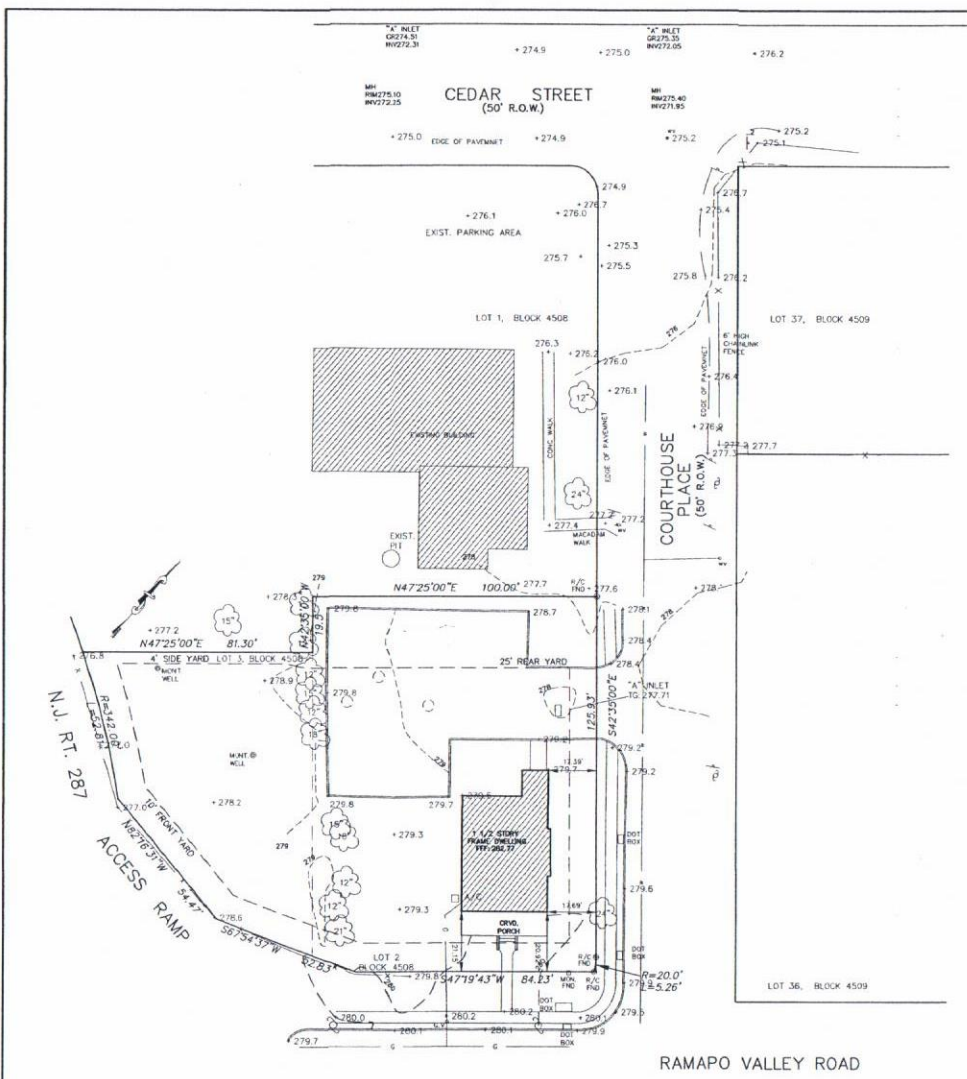
Total Principal Balance for Tax Years in Range: 4,058.96

Miscellaneous Payments for Date Range 01/01/22 to 12/31/23:

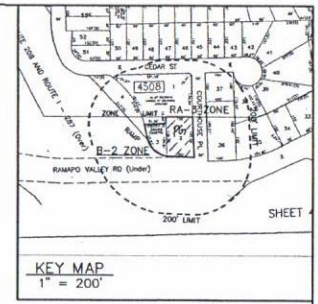
Date	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	Total
	Description								
12/20/22	Payment	909		CK	22666	119 DHB	3,300.00	0.00	3,300.00
	2022 TX SL PYMNTS by lien hold								
12/20/22	Payment	910		CK	22666	118 DHB	0.00	84.51	84.51
	TAX SALE COST								

3,384.51





**PRELIMINARY  
& FINAL  
SITE PLAN  
FOR  
POULA, LLC.  
BOROUGH OF OAKLAND  
BERGEN COUNTY, NEW JERSEY**



**PROPERTY OWNERS WITHIN 200 FT. OF P.O.**  
(BOROUGH OF OAKLAND)

PROPERTY OWNER NAME	PROPERTY ADDRESS
<b>BLOCK 4404</b>	
LOT 12	N/E STATE OF NEW JERSEY, D.O.T. ROUTE 208 OAKLAND, NJ
LOT 13	N/E STATE OF NEW JERSEY, D.O.T. 454 RAMAPO VALLEY ROAD OAKLAND, NJ
<b>BLOCK 4504</b>	
LOT 35	N/E RIV. INC. & A.L.A. CORP. 451-3-5-7 RAB VAL. ROAD OAKLAND, NJ
LOT 36	N/E NJ ENERGY REALTY, LLC. 4 COURT HOUSE PLACE OAKLAND, NJ
LOT 37	N/E NJ ENERGY REALTY, LLC. CEDAR COURTHOUSE PLACE OAKLAND, NJ
LOT 38	N/E RIV. MICHAEL & CHOWSEY, JR. 28 CEDAR STREET OAKLAND, NJ
LOT 45	N/E DOUGL. WAYNE & VIRGINIA 19 CEDAR STREET OAKLAND, NJ
LOT 46	N/E CRANE, MICHAEL J. & TRACEY 17 CEDAR STREET OAKLAND, NJ
LOT 47	N/E ELSHAMPT. SAINT M. 15 CEDAR STREET OAKLAND, NJ
LOT 48	N/E SMITH, GEORGE A. & SUSAN L. 13 CEDAR STREET OAKLAND, NJ
<b>BLOCK 4508</b>	
LOT 1	N/E NA OF INDEPENDENT TOWNS OF COLUMBUS 7 COURT HOUSE PLACE OAKLAND, NJ
LOT 4	N/E BOROUGH OF OAKLAND CEDAR STREET OAKLAND, NJ
<b>ROADS/UTILITIES</b>	
STATE HIGHWAYS	STATE OF NJ-DOT COUNTY ROADS: BERGEN COUNTY PLANNING BOARD
ROUTE 1-287	1605 PARKWAY AVE. ROUTE 202 ONE BERGEN COUNTY PLAZA
ROUTE 208	28 600 LONG HILL ROAD ROOM 413 WEST OAKLAND AVE.
	TRENTON, NJ 08610 FRANKLIN AVE. HACKENSACK, NJ 07601
<b>RAILROADS</b>	
N.Y.S. & N.J.	DELAWARE & OREGON RAILROAD ROCKLAND ELECTRIC PSE&C COMPANY
	1 PARKWAY PLAZA ATTEN: M. WOODCOUGH 80 PARK PLAZA 188
	COOPERSTOWN, NY 13308 PLAIN, NEW J. 07055 NEWARK, NJ 07102

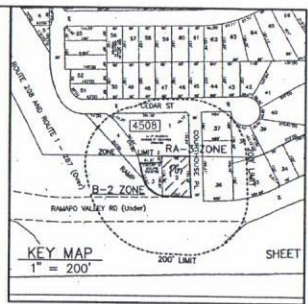
- DRAWING LIST**
- DRAWING No.1 - EXISTING CONDITIONS PLAN
  - DRAWING No.2 - SITE PLAN
  - DRAWING No.3 - SOIL EROSION AND SEDIMENTATION PLAN
  - DRAWING No.2 - DETAILS SHEET

- NOTES:**
1. CONTOURS SHOWN HEREON ARE IN USGS DATUM.
  2. REFERENCE MAPS:  
- SITE PLAN PREPARED BY FRED KLEIN
  3. TOTAL LOT AREA: (LOT 2: 13,075 SF.)  
(LOT 3: 6,221.8 SF.)
  4. PROPERTY IS IN THE B-2 LOCAL BUSINESS ZONE.

EXISTING DATA (ZONE B-2 LOCAL BUSINESS ZONE)		SHEET 2, BLOCK 4508	
NO.	REVISION	DATE	BY
1	1.00	10/15/18	WEC
2	1.01	10/15/18	WEC
3	1.02	10/15/18	WEC
4	1.03	10/15/18	WEC
5	1.04	10/15/18	WEC
6	1.05	10/15/18	WEC
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254	3.53	10/15/18	WEC
255	3.54	10/15/18	WEC
256	3.55	10/15/18	WEC
257	3.56	10/15/18	WEC
258	3.57	10/15/18	WEC
259			



# PRELIMINARY SITE PLAN FOR POULA, LLC. BOROUGH OF OAKLAND BERGEN COUNTY, NEW JERSEY



**VARIANCES REQUESTED**

1. MIXED USE-COMMERCIAL & RESIDENTIAL PROPOSED vs NOT PERMITTED.
2. IMPERVIOUS COVERAGE: 64.2% PROPOSED vs 55% PERMITTED.
3. SIDEWALK SETBACKS: 5.9' PROPOSED vs 10' REQUIRED.
4. PARKING: 22 SPACES PROPOSED vs 27 SPACES REQUIRED.

**NOTES:**

1. CONTOURS SHOWN HEREON ARE IN USGS DATUM.
2. REFERENCE MAPS:  
- SITE PLAN PREPARED BY FRED KLEIN
3. TOTAL LOT AREA: 18,297 SF., 44 AC.
4. PROPERTY IS IN THE B-2 LOCAL BUSINESS ZONE.
5. 10 TREES ARE PROPOSED FOR REMOVAL.

**ZONING DATA (ZONE B-2 LOCAL BUSINESS ZONE) (LOT 2, BLOCK 4508)**

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SF.	10,000 SF.	10,000 SF.
MIN. LOT WIDTH	30 FT.	30 FT.	30 FT.
MIN. LOT DEPTH	100 FT.	100 FT.	100 FT.
MAX. BUILDING COVERAGE	30%	N/A	N/A
MAX. # STORES	3	N/A	N/A
MAX. HEIGHT	35 FT.	N/A	N/A
MIN. FRONT YARD	10 FT.	N/A	N/A
MIN. SIDE YARD	10 FT.	N/A	N/A
MIN. REAR YARD	10 FT.	N/A	N/A
MAX. IMP. COVERAGE	55%	N/A	N/A
PARKING SPACES	27	N/A	N/A

**ZONING DATA (ZONE B-2 LOCAL BUSINESS ZONE) (LOT 3, BLOCK 4508)**

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SF.	10,000 SF.	10,000 SF.
MIN. LOT WIDTH	30 FT.	30 FT.	30 FT.
MIN. LOT DEPTH	100 FT.	100 FT.	100 FT.
MAX. BUILDING COVERAGE	30%	N/A	N/A
MAX. # STORES	3	N/A	N/A
MAX. HEIGHT	35 FT.	N/A	N/A
MIN. FRONT YARD	10 FT.	N/A	N/A
MIN. SIDE YARD	10 FT.	N/A	N/A
MIN. REAR YARD	10 FT.	N/A	N/A
MAX. IMP. COVERAGE	55%	N/A	N/A
PARKING SPACES	27	N/A	N/A

**ZONING DATA (ZONE B-2 LOCAL BUSINESS ZONE) (LOTS 2 & 3, BLOCK 4508)**

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SF.	10,000 SF.	10,000 SF.
MIN. LOT WIDTH	30 FT.	30 FT.	30 FT.
MIN. LOT DEPTH	100 FT.	100 FT.	100 FT.
MAX. BUILDING COVERAGE	30%	N/A	N/A
MAX. # STORES	3	N/A	N/A
MAX. HEIGHT	35 FT.	N/A	N/A
MIN. FRONT YARD	10 FT.	N/A	N/A
MIN. SIDE YARD	10 FT.	N/A	N/A
MIN. REAR YARD	10 FT.	N/A	N/A
MAX. IMP. COVERAGE	55%	N/A	N/A
PARKING SPACES	27	N/A	N/A

**SEPTIC REQUIREMENTS:**

**FIRST FLOOR:**

- RETAIL: 3,150 SF. @ 0.125 GPD/SF. = 394 GPD
- 3-2 BEDROOM APARTMENTS: 3 (200 + 150) = 1,050 GPD
- TOTAL FLOOR: 1,444 GPD**

**FIELD SIZE REQUIRED: (USING ATU + PRESSURE DOSE)**

- 1,444 x 0.906 = 1,301 SF.
- FIELD SIZE PROVIDED: 1,362 SF.

**COVERAGE BREAKDOWN: (EXISTING)**

(LOT 2, AREA: 13,075 SF.)

- BUILDING	1,555 SF.
- BUILDING COVERAGE	1,555 SF. 12.2%
- WALKS	1,225 SF.
- MACADAM	4,702 SF.
- IMP. LOT COVERAGE	6,422 SF. (49.1%)

**COVERAGE BREAKDOWN: (PROPOSED)**

(LOT 2, AREA: 13,075 SF.)

- BUILDING	1,555 SF.
- BUILDING COVERAGE	1,555 SF. 24.1%
- WALKS	1,225 SF.
- MACADAM	4,702 SF.
- IMP. LOT COVERAGE	6,575 SF. (76.3%)

**COVERAGE BREAKDOWN: (PROPOSED)**

(LOT 3, AREA: 6,221.8 SF.)

- WALKS	108 SF.
- MACADAM	6,364 SF.
- IMP. LOT COVERAGE	4,472 SF. (71.9%)

**COVERAGE BREAKDOWN: (PROPOSED)**

(LOTS 2 & 3, AREA: 18,297 SF.)

- BUILDING	1,555 SF.
- BUILDING COVERAGE	1,555 SF. 16.1%
- WALKS	1,225 SF.
- MACADAM	6,444 SF.
- MACADAM DRIVEWAY	376 SF.
- IMP. LOT COVERAGE	13,167 SF. (72.0%)

**SOIL MOVEMENT QUANTITIES**

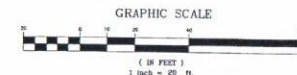
**EXCAVATION:**

(DRAINAGE)

- DRAINAGE STORAGE SYSTEM: 75' x 6' x 5' DEEP/27' = 111 CY.
- PILETS: 36' x 4' x 5' DEEP/27' = 9 CY.
- PILES: 370' x 10' x 5' DEEP/27' = 15 CY.
- FOOTINGS: 244.5' x 5' x 270/27' = 84 CY.
- SEPTIC: 1362 SF x 6' DEEP/27' = 309 CY.
- SEPTIC TANKS: 25' x 10' x 6' DEEP/27' = 22 CY.
- TOTAL EXCAVATION: 520 CY.**

**FILL:**

- SEPTIC: 1362 SF x 6' DEEP/27' = 309 CY.



**OWNER/APPLICANT:**  
POULA, LLC.  
455 RAMAPO VALLEY ROAD  
OAKLAND, N.J. 07436  
**OWNER:** LOT 3,  
BOROUGH OF OAKLAND  
1 MUNICIPAL PLAZA  
OAKLAND, N.J. 07436

**SITE PLAN**  
LOTS 2 & 3, BLOCK 4508  
CURRENT TAX ASSESSMENT MAP #48  
4-45 RAMAPO VALLEY ROAD  
BOROUGH OF OAKLAND, BERGEN COUNTY, NEW JERSEY  
SCALE: DRAWN BY: JAL DATE: 3/9/18  
1" = 20' CHECKED BY: ME 3/9/18  
**ROBERT J. WEISSMAN, P.E. & L.S.**  
PROFESSIONAL ENGINEER  
808 DODGE AVENUE, WILKES BARRE, PA 18706  
CERTIFICATION OF AUTHORIZATION # 2404272880

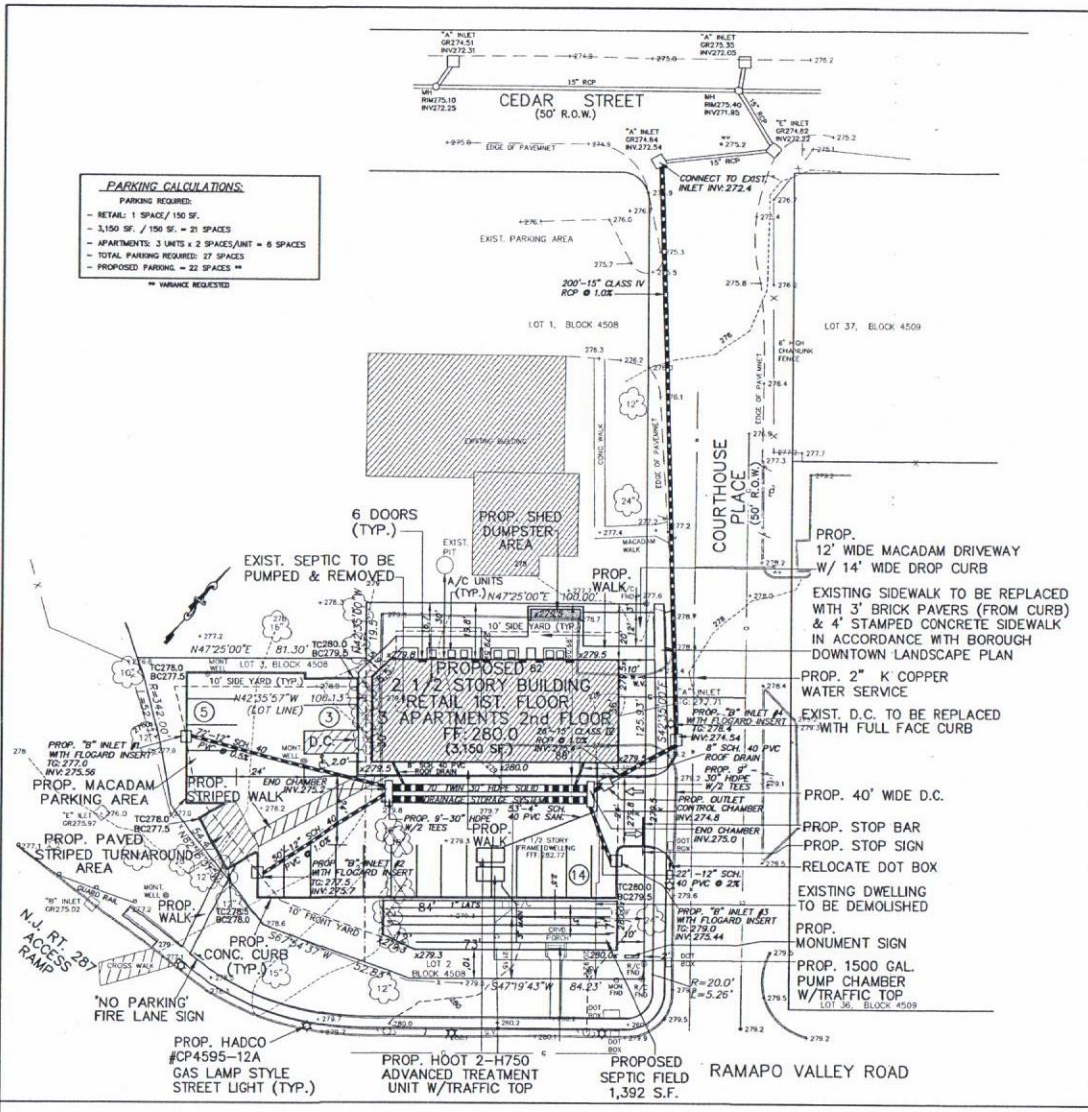
NO.	DATE	DESCRIPTION	BY
3	10/23/18	PER LA. MTG. 10/9/18	RJW
2	10/13/18	ADOL. TOPO	RJW
1	8/15/18	PER ENG. LTR. & MTG.	RJW

**PARKING CALCULATIONS:**

PARKING REQUIRED:

- RETAIL: 1 SPACE/150 SF. = 21 SPACES
- 3,150 SF. / 150 SF. = 21 SPACES
- APARTMENTS: 3 UNITS x 2 SPACES/UNIT = 6 SPACES
- TOTAL PARKING REQUIRED: 27 SPACES
- PROPOSED PARKING = 22 SPACES \*\*

\*\* VARIANCE REQUESTED



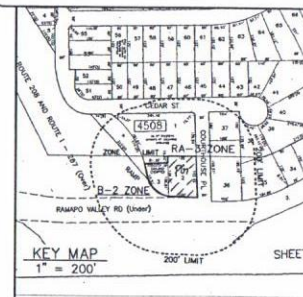
APPROVED BY THE COUNTY PLANNING BOARD  
COUNTY OF BERGEN, NEW JERSEY

ATTESTED TO BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
DATE: \_\_\_\_\_

APPROVED AT A REGULAR MEETING OF THE OAKLAND PLANNING BOARD ON \_\_\_\_\_  
CHAIRMAN: \_\_\_\_\_  
SECRETARY: \_\_\_\_\_  
BOROUGH ENGINEER: \_\_\_\_\_



# PRELIMINARY & FINAL SITE PLAN FOR POULA, LLC. BOROUGH OF OAKLAND BERGEN COUNTY, NEW JERSEY



- NOTES:**
1. CONTOURS SHOWN HEREON ARE IN USGS DATUM.
  2. REFERENCE MAPS:
    - SITE PLAN PREPARED BY FRED ALLEN
  3. TOTAL LOT AREA: 18,297 SF., 44 AC.
  4. PROPERTY IS IN THE B-2 LOCAL BUSINESS ZONE.
  5. 9 TREES ARE PROPOSED FOR REMOVAL.
  6. VARIANCE REQUESTED FOR 9'x18' PARKING STALLS vs 10'x20' REQUIRED

**COVERAGE BREAKDOWN (EXISTING)**

(LOT 2 AREA: 13,075 SF.)

BLDG.	1,980 SF.
DRIVEWAY COVERAGE:	1,150 SF. 12.2%
WALKS:	125 SF.
MACADAM:	6,000 SF.
IMP. LOT COVERAGE:	6,860 SF. (43.1%)

**COVERAGE BREAKDOWN (PROPOSED)**

(LOT 2 AREA: 13,075 SF.)

BLDG.	3,150 SF.
DRIVEWAY COVERAGE:	1,150 SF. 24.1%
WALKS:	850 SF.
MACADAM:	4,500 SF.
DUMPSTER/MACADAM AREA:	8,442 SF. (64.8%)

**COVERAGE BREAKDOWN (PROPOSED)**

(LOT 3 AREA: 8,221.8 SF.)

BLDG.	87 SF.
MACADAM:	4,000 SF.
IMP. LOT COVERAGE:	4,135 SF. (77.1%)

**COVERAGE BREAKDOWN (PROPOSED)**

(LOTS 2 & 3 AREA: 18,297 SF.)

BLDG.	3,237 SF.
DRIVEWAY COVERAGE:	1,150 SF. 16.3%
WALKS:	935 SF.
MACADAM:	8,180 SF.
CLAMBER/RECYCLING AREA:	180 SF.
IMP. LOT COVERAGE:	12,818 SF. (70.4%)

**JOURNAL DATA (ZONE B-2 LOCAL BUSINESS ZONE) LOT 2 & BLOCK 4508**

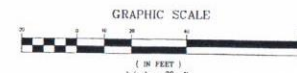
NO.	DATE	DESCRIPTION	BY
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2	08/01/07	FINAL SITE PLAN	RAJ
3	08/01/07	FINAL SITE PLAN	RAJ
4	08/01/07	FINAL SITE PLAN	RAJ
5	08/01/07	FINAL SITE PLAN	RAJ
6	08/01/07	FINAL SITE PLAN	RAJ
7	08/01/07	FINAL SITE PLAN	RAJ
8	08/01/07	FINAL SITE PLAN	RAJ
9	08/01/07	FINAL SITE PLAN	RAJ
10	08/01/07	FINAL SITE PLAN	RAJ

**JOURNAL DATA (ZONE B-2 LOCAL BUSINESS ZONE) LOT 3 & BLOCK 4509**

NO.	DATE	DESCRIPTION	BY
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2	08/01/07	FINAL SITE PLAN	RAJ
3	08/01/07	FINAL SITE PLAN	RAJ
4	08/01/07	FINAL SITE PLAN	RAJ
5	08/01/07	FINAL SITE PLAN	RAJ
6	08/01/07	FINAL SITE PLAN	RAJ
7	08/01/07	FINAL SITE PLAN	RAJ
8	08/01/07	FINAL SITE PLAN	RAJ
9	08/01/07	FINAL SITE PLAN	RAJ
10	08/01/07	FINAL SITE PLAN	RAJ

**JOURNAL DATA (ZONE B-2 LOCAL BUSINESS ZONE) LOT 4 & BLOCK 4508**

NO.	DATE	DESCRIPTION	BY
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2	08/01/07	FINAL SITE PLAN	RAJ
3	08/01/07	FINAL SITE PLAN	RAJ
4	08/01/07	FINAL SITE PLAN	RAJ
5	08/01/07	FINAL SITE PLAN	RAJ
6	08/01/07	FINAL SITE PLAN	RAJ
7	08/01/07	FINAL SITE PLAN	RAJ
8	08/01/07	FINAL SITE PLAN	RAJ
9	08/01/07	FINAL SITE PLAN	RAJ
10	08/01/07	FINAL SITE PLAN	RAJ



**OWNER/APPLICANT:**  
POULA, LLC.  
455 RAMAPO VALLEY ROAD  
OAKLAND, N.J. 07436

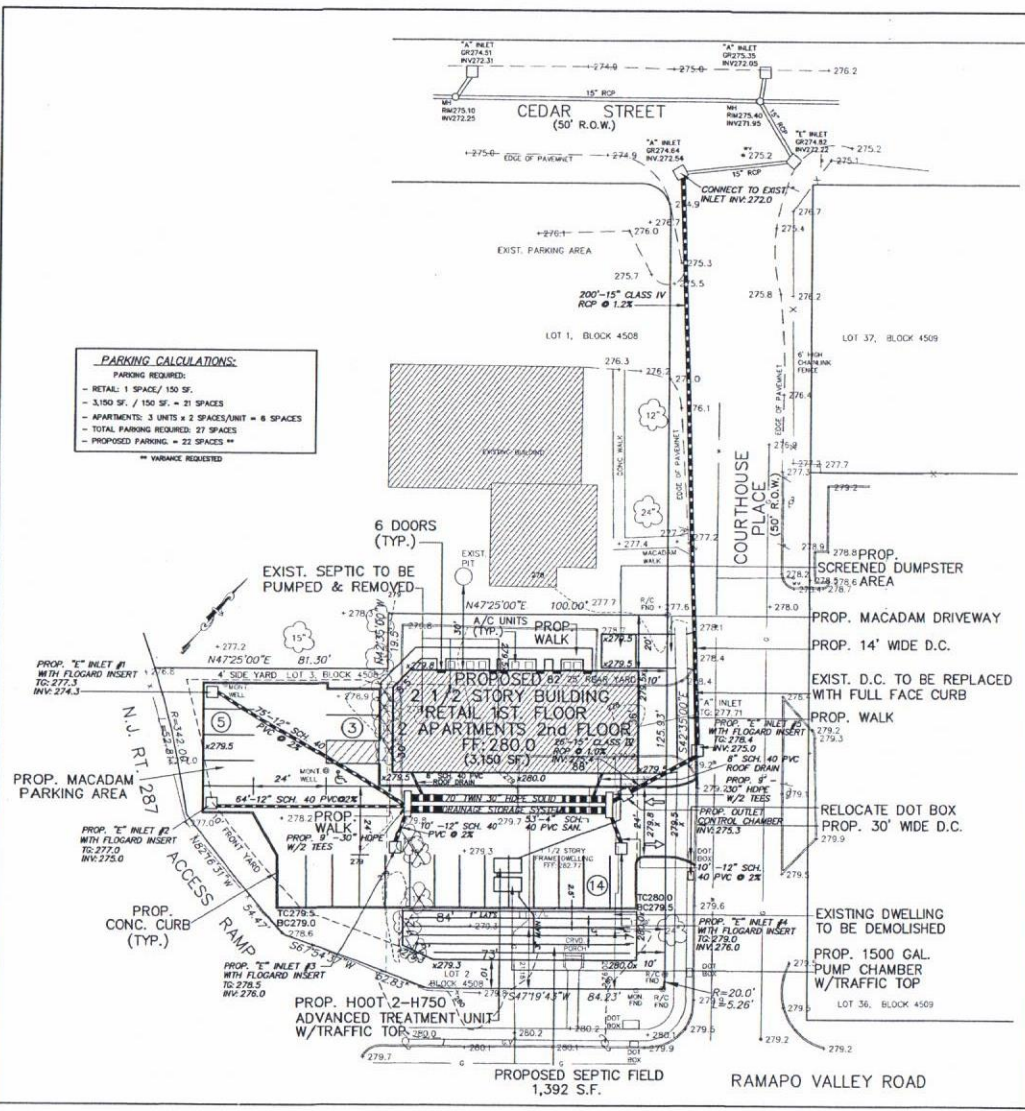
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

**SITE PLAN**  
LOTS 2 & 3, BLOCK 4508  
CURRENT TAX ASSESSMENT MAP #48  
4-4-5 RAMAPO VALLEY ROAD  
BOROUGH OF OAKLAND, BERGEN COUNTY, NEW JERSEY  
SCALE: DRAWN BY: RAJ DATE: 08/01/07 SHEET: 1 OF 4  
1" = 20' CHECKED BY: RAJ 3/8/08  
**ROBERT J. WEISSMAN, P.E. & L.S.**  
PROFESSIONAL ENGINEER AND LAND SURVEYOR  
686 GORDON AVENUE, WELAND PARK, NJ 07428  
(908) 441-5784 FAX: (908) 441-0482  
CERTIFICATION # 24043728800

*RAJ*

N.J. P.E. & L.S. NO. 26524

**WEC**



APPROVED BY THE COUNTY PLANNING BOARD  
COUNTY OF BERGEN, NEW JERSEY

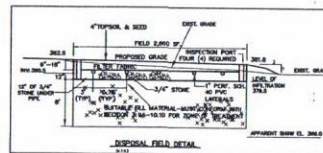
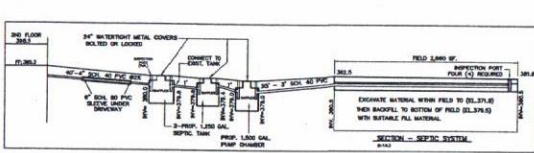
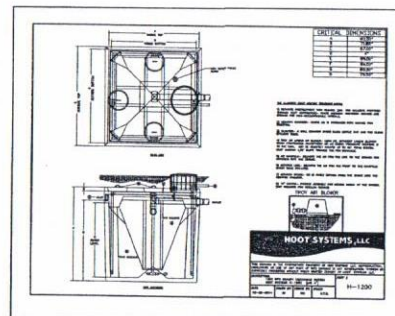
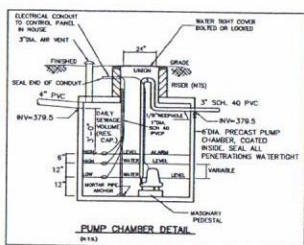
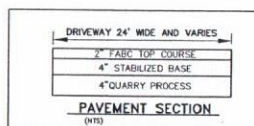
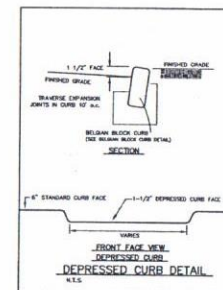
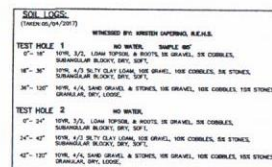
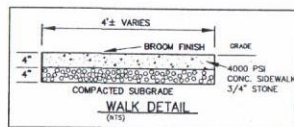
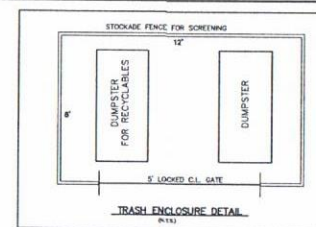
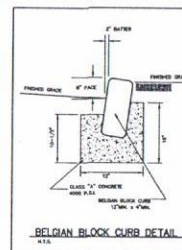
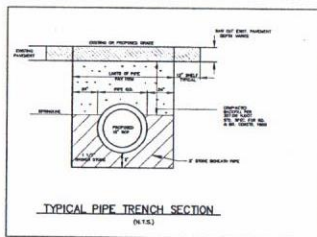
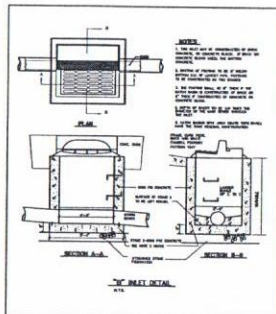
ATTESTED TO BY:  
TITLE:  
DATE:

APPROVED AT A REGULAR MEETING OF THE OAKLAND PLANNING BOARD ON  
CHAIRMAN:  
SECRETARY:  
BOROUGH ENGINEER:









**OWNER/APPLICANT:**  
POULA, LLC  
455 RAMAPO VALLEY ROAD  
OAKLAND, N.J. 07436

NO.	DATE	DESCRIPTION	BY
2	2/27/20	ADD SOIL LOGS	RJM
1	6/15/18	PER ENG. LTR. & MFG.	RJM

**DETAILS SHEET**  
LOTS 2 & 3, BLOCK 4508  
CURRENT TAX ASSESSMENT MAP #48  
4-4-5 RAMAPO VALLEY ROAD  
BOROUGH OF OAKLAND, BERGEN COUNTY, NEW JERSEY  
SCALE: DRAWN BY: JAK DATE: 2/27/20 SHEET: 1  
CHECKED BY: JAK DATE: 3/8/18 SHEET: 4 OF 8  
**ROBERT J. WEISSMAN, P.E. & L.S.**  
WEISSMAN ENGINEERING CO., P.C.  
PROFESSIONAL ENGINEER AND LAND SURVEYOR  
888 BOONVILLE AVENUE, BOONVILLE, NY 13309  
(518) 462-1700 FAX (518) 462-0883  
CERTIFICATION OF AUTHORIZATION # 2462780880

*[Signature]*  
N.J. P.E. #45678 LIC. NO. 26.824

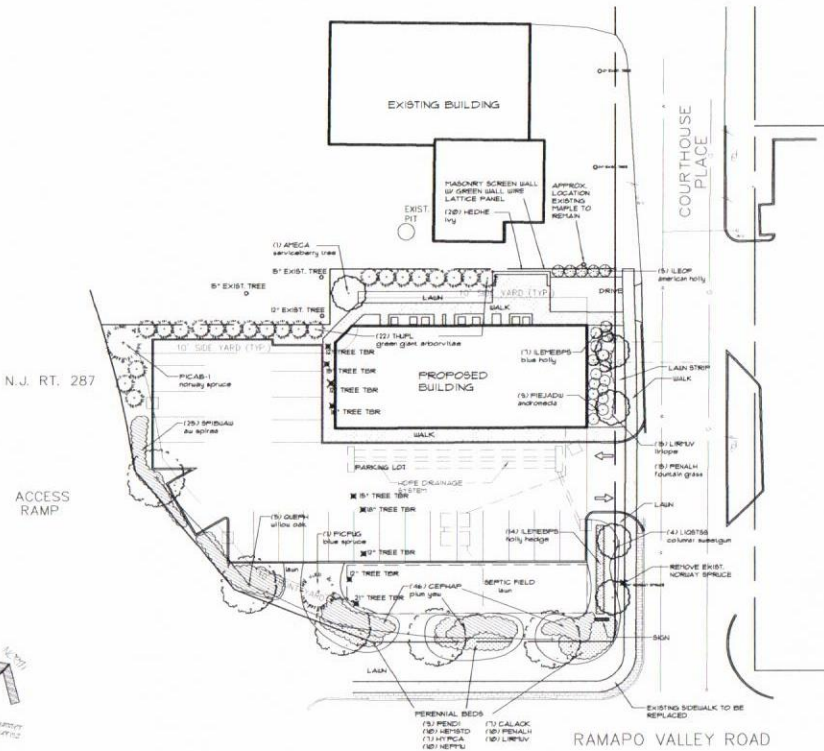
**WEC**





WALL MOUNTED TRELLIS PANEL BY GREENSCHEEN. POWER COATED BLACK FINISH. OVER GALVANIZED STEEL. PANELS 10' TO 11' NEAR OF MASONRY WALL. GREENSCHEEN.COM

## GREENSCREEN PLANTING LATTICE



## LANDSCAPE PLAN

SCALE: 1"=20'

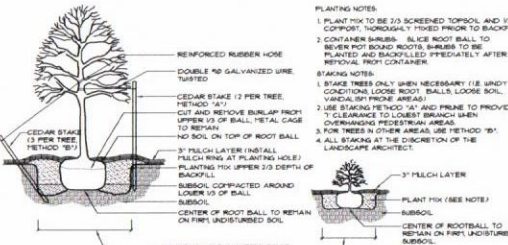
## LANDSCAPE WORK NOTES

1. Base plan information is obtained from a drawing entitled "SITE PLAN" dated 3/15/2018, revised 12/15/2018, by Meumann Engineering.
2. PURPOSE OF THIS PLAN:
  - a. This plan is for layout and installation of landscape architectural features.
  - b. Certain design elements included in these plans require additional structural design by others. Contractor shall coordinate with general contractor/project manager to finalize these details.
  - c. Drainage modifications to be reviewed by project engineer.
  - d. Trees to be removed shall be approved for removal by the municipality prior to implementation.
  - e. Additional engineering/architectural designs may be required for permit acquisition, such as site plan review, structural design, etc.
3. PRE-CONSTRUCTION: An on-site evaluation shall be coordinated by the owner prior to start of any work to address the suitability and feasibility of the following:
  - a. Drainage (surface, subsurface and soil drainage)
  - b. Soil quality (structural and horticultural)
  - c. Microclimate
  - d. Permits, setbacks, lot coverage and other zoning code related concerns
  - e. Underground utilities and improvements, planned and existing
  - f. Permit requirements
  - g. Setbacks, layout and lot coverage issues
4. SUPERVISION: The contractor shall provide an onsite manager/supervisor who is responsible for all work and can act as the contractor's authorized representative. This manager shall also be the contractor's designated work site safety officer (per OSHA requirements) and be available at all times during work hours. The contractor shall be responsible for all safety issues relating to the plan of work.
5. LOCATION OF UNDERGROUND UTILITIES: All utilities shall be located prior to breaking, including but not limited to: gas, electric, sewer, water, CATV, telephone, landscape lighting wiring, irrigation and pool lines. The contractor shall be responsible for the location of all underground utilities in his work area. Any special considerations in this matter shall be discussed prior to execution of the contract agreement with the owner.
6. PRESERVATION OF EXISTING TREES: Extreme care must be taken around existing trees:
  - a. No machinery may enter tree canopy areas.
  - b. No grading or other parking may occur in or around tree areas.
  - c. No grading or storage of materials within drip line of trees is scheduled to remain.
7. NURSERY STOCK: All nursery stock shall conform to AMERICAN STANDARD FOR NURSERY STOCK by The American Nursery & Landscape Association, current edition.
8. PLANT INSTALLATION: All plants shall be installed with planting mix backfill for large shrubs and trees or in a prepared bedding of 4" planting mix (for small shrubs). Vegetable gardens shall have a prepared bedding of 4" planting mix. Pre-issues for damage to existing plants and trees shall be reviewed prior to preparation of planting beds. See planting detail.
9. PLANTING MIX: Planting mix shall be a mixture of 2/3 screened topsoil and 1/3 compost. Planting mix shall be heated thoroughly before material is moved into work area. Hand blending is not to be used; planting pits shall not be permitted.
10. COMPOST: Compost shall be fully aged/composted and be from a source material primarily of leaves. Improperly aged/composted material can be identified by the following test: pinch material to separate into its coarse part and water and cap. After 24 hours, material should not crust or feel when pin is opened.
11. TOPSOIL: sandy loam, with 1% organic matter, free from rocks, screens.
12. MULCH: Planting beds to be mulched with 3" depth shredded hardwood bark mulch unless otherwise noted.
13. STABILIZATION: All disturbed areas are to be stabilized with either:
  - a. Sod be biologically enhanced blend, as follows:
    - 50% Yorktown 11 turf type perennial Ryegrass
    - 30% rellant hard Fescue
    - 20% midheight Kentucky bluegrass
    - OR APPROVED OTHER BLEND
  - b. See soil installation notes below.
14. MULCH: Shredded hardwood bark coloring beds. Woodchip mulch perimeter areas.
15. GRAVEL: Decorative gravel over filter fabric.
16. OFFER DRAWING: Does not constitute a contract and may damage some or all of the plantings that are a part of this design plan. By release of this plan the owner accepts that no plant is dead prior to and that Meumann Associates LLC shall have no liability in the event that any damage occurs. Should dead browsing become a problem, protective measures should be employed, including fencing, repellents, dog posts and high frequency radio emitters. The success of any planting will depend on the local tree position and weather conditions.
17. BED PREPARATION:
  - a. Prepare sub-grade of planting and lawn beds by stripping and removing excess existing soil to proper subgrade.
  - b. In areas of new construction and excess compaction, rip and aerate base soil. Provide additional amendments, as required.
  - c. Review base soils with project manager, owner and landscape architect prior to proceeding with planting bed preparation.
  - d. Provide 4" topsoil in all lawn beds and 4" planting mix in all planting beds, per material specs above.
  - e. Roll topsoil in beds to provide a firm surface. In lawn areas, roll and fine grade to provide even and firm surface prior to sodding.
18. SOD INSTALLATION:
  - a. In the case of a sod lawn, sod shall be sodded N/Grown, sandy loam turf.
  - b. Sod shall be installed on the day it was cut.
  - c. After installation of sod, roll into place before watering.
  - d. Contractor shall be responsible for proper watering of sod until official handoff is issued. The contractor shall be responsible to coordinate with the irrigation installer (even if a separate contractor) and ensure water is applied evenly and consistently. If the case of delay in establishing the irrigation system, the contractor shall provide temporary irrigation as required.
19. OFFER OF PLANS: All drawings, specifications and designs expressed herein are the sole property of Meumann Associates. They are to be used solely with respect to this project and are not to be reproduced without written permission. Copyright 2018 Meumann Associates. All rights reserved.

## PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	COMMENTS
AMICA	1	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	Tree-Deciduous	8'	Clump form
CALACK	1	CALAMAGROSTIS ACUTIFLORA KARL FOERSTER	FOERSTER'S FEATHER REED GRASS	On Grass	2 GAL. CONT	
CERNAP	86	CERATOPHYLLUM HARRINGTONIA PROSTRATA	SPREADING PLUM YEW ZHONG	Shrub-Evergreen	21-24" sp	CONT
HEDEHE	20	HEDEIRA HELIX	ENGLISH IVY	Groundcover	QT	CONT
HEWISD	10	HEMERICALLIS STELLA DORO	STELLA DORO DAYLILY (white, yellow)	Perennial	1 GAL. CONT	
HYCCA	7	HYPERICUM CALYCAULUM	CREERING ST. CHROSOVORT (groundcover) 12-18" H	Perennial	1 GAL. CONT	
LEMBEPS	21	LEXA MESSEPIAE BLUE PRINCESS	BLUE PRINCESS HOLLY	Shrub-Evergreen	21-24" sp	B&B
LESP	5	LEXA OPACA	AMERICAN HOLLY	Shrub-Evergreen	5' H	B&B
LOSTSS	4	LOQUAMAR STRAFOFLA SLENDER SILHOUETTE	COLUMBIAN SWEETGUM (3-4' wide)	Tree-Deciduous	3" cal min	B&B
NEPNU	10	NEPETA RUSSICA	VAREGATED LILY TURF	Perennial	1 GAL. CONT	
PEALUH	25	PENNIETUM ALOPECUROIDES HAMELI	DWARF FOUNTAIN GRASS (reed) 2'	On Grass	1 GAL. CONT	
PEICD	9	PENISTEMON DIGITALIS HUSKERS RED	SEARD-TONGUE	Perennial	1 GAL. CONT	
PEICL1	1	PECEA ABIES, 6-7'	NORWAY SPRUCE	Conifer - Evergreen	6-7'	B&B HEAVY
PICPUS	1	PICEA PARVENS GLAUKA	COLORADO BLUE SPRUCE	Shrub-Evergreen	21-24" sp	B&B
PIELADW	9	PIERIS JAPONICA TORCHRY WYOFF	PINK FLOWERING PRENS	Tree-Deciduous	3" cal min	B&B
QUFH	5	QUERCUS PHellos	WILLOW OAK	Tree-Deciduous	15-21" sp	CONT
SPBLAW	25	SPIRAEA BUNALDIA ANTHONY WATERER	ANTHONY WATERER SPIRAEA (pink)	Conifer - Evergreen	6-7'	B&B
THPL	22	THUNIA PLUGATA GREEN GRUNT	GREEN GRUNT WESTERN ARIZONITEAE	Conifer - Evergreen	6-7'	B&B

- NOTES:
1. All B&B nursery stock to be supplied wrapped in natural burlap only (not synthetic).
  2. Grasses to be well rooted and not pot bound with no dead centers. Container grown.
  3. Perennials to be container grown, well rooted and not pot bound.
  4. Shrubs to be well branched at base and not pot bound. This shrubs for light penetration prior to planting.
  5. Trees to be well branched, B&B, with no weak crotches or major crossing branches.
  6. Trees adjacent to pedestrian or vehicular areas to be braced above pedestrian height for safety.
  7. Conifer trees to be heavy, well-branched to ground, unheated, pruned for density.
  8. In the event of a discrepancy between the plan and the plant list, the list shall govern.



## PLANTING DETAIL

SCALE: 1/4"=1'-4"

## OWNER / APPLICANT

Poula, LLC  
455 Ramapo Valley Road  
Oakland, NJ 07436

## OWNER - LOT 3

Borough of Oakland  
1 Municipal Plaza  
Oakland, NJ 07436

## landscape plan

## NEW COMMERCIAL BUILDING

BLOCK 4508- LOTS 2 & 3

445 Ramapo Valley Road

Oakland, NJ 07436



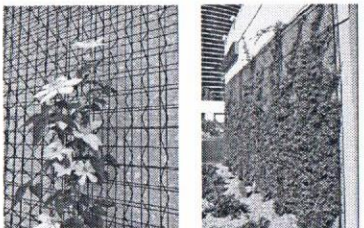
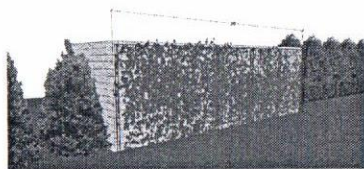
7 Logsdon Court  
Morris Plains, NJ 07950  
ph: (973) 266-1283  
brodman@meumann.net

Approved by: *[Signature]*  
X Bradley A. Meumann NJ L.L.A. 030065  
NJ PP 31A 100514005

Drawn by: BAM Scale: 1"=20'  
Date: 9/27/2018 Sheet: 1 OF 1

#	date	comments	by
1	10/25/18	COORD WITH SITE PLAN REVISED 10/25/18	BAM
REVISIONS			



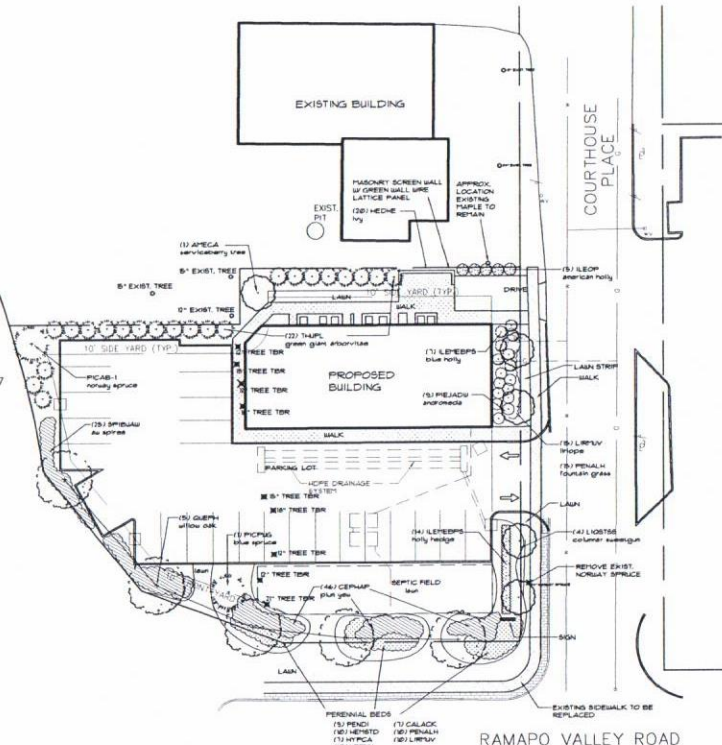


GREENSCREEN PLANTING LATTICE

WALL MOUNTED TRELLIS PANEL BY GREENSCREEN, POWDER COATED BLACK FINISH OVER GALVANIZED STEEL. WALL BUILT TO FIT REAR OF MASONRY WALL. GREENSCREENING.

N.J. RT. 287

ACCESS RAMP



LANDSCAPE PLAN

SCALE: 1"=30'

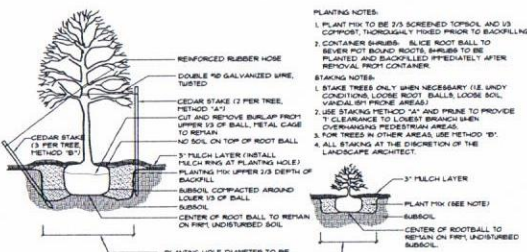
# LANDSCAPE WORK NOTES

1. Base plan information obtained from a drawing entitled "SITE PLAN" dated 3/10/2018, revised 8/15/2019, by Weisman Engineering.
2. PURPOSE OF THIS PLAN:
  - a. This plan is for layout and installation of landscape architectural features.
  - b. Certain design elements included in these plans require additional structural design by others. Contractor shall coordinate with general contractor/project manager to finalize these details.
  - c. Drainage modifications to be reviewed by project engineer.
  - d. Trees noted to be removed shall be approved for removal by the municipality prior to implementation.
  - e. Additional engineering and structural design may be required for permit acquisition, such as site plan revision, structural design, etc.
3. PRE-CONSTRUCTION: As an evaluation shall be coordinated by the owner prior to start of any work to address the stability and feasibility of the following:
  - a. Drainage (surface, subsurface and soil drainage)
  - b. Soil quality (structural and horticultural)
  - c. Microclimate
  - d. Permits, setbacks, lot coverage and other zoning code related concerns.
  - e. Underground utilities and improvements, planned and existing.
  - f. Permit requirements
  - g. Setbacks, layout and lot coverage issues.
4. SUPERVISION: The contractor shall provide an onsite manager/supervisor who is responsible for all work and can act as the contractor's authorized representative. This manager shall also be the contractor's designated work site safety officer per OSHA requirements and be available at all times during work hours. The contractor shall be responsible for all safety issues relating to the plans of work.
5. LOCATION OF UNDERGROUND UTILITIES: All utilities shall be located prior to trenching, including but not limited to: gas, electric service, water, sewer, CATV, telephone, landscape lighting wiring, irrigation and pool lines. The contractor shall be responsible for the location of all underground utilities in his work area. Any special considerations in this matter shall be discussed prior to execution of the contract agreement with owner.
6. PRESERVATION OF EXISTING TREES: Extreme care must be taken around existing trees.
  - a. No machines may enter tree canopy areas.
  - b. No machine or vehicle parking may occur in or around tree areas.
  - c. No grading or storage of materials within drop line of trees scheduled to remain.
7. NURSERY STOCK: All nursery stock shall conform to AMERICAN STANDARD FOR NURSERY STOCK, by The American Nursery & Landscape Association, current edition.
8. PLANT INSTALLATION: All plants shall be installed with planting mix backfill (for large shrubs and trees) or in a prepared bedding of 4" planting mix (for small shrubs). Vegetable garden shall have a prepared bedding of 4" planting mix. Pre-mix for drainage in planting and turf beds shall be reviewed prior to preparation of planting beds. See planting detail.
9. PLANTING MIX: Planting mix shall be a mixture of 2/3 screened topsoil and 1/3 compost. Planting mix shall be blocked thoroughly before material is moved into work area. Hand blending in individual planting pits shall not be permitted.
10. COMPOST: Compost shall be fully aged/composted and be from a source material primarily of leaves. Improperly aged/composted material can be identified by the following test: pack material in question into 15 corner jar, add water and cap. After 24 hours, material should not emit a foul odor when jar is opened.
11. TOPSOIL: Sandy loam, with 7% organic matter, free from subsoil, screened.
12. MULCH: Planting beds to be mulched with 3" depth shredded hardwood bark mulch unless otherwise noted.
13. STABILIZATION: All disturbed areas are to be stabilized with either:
  - a. Seed by hydrophytic enhanced blend, as follows:
    - 50% Yorkton II turf type perennial Ryegrass
    - 30% reseed lawn Fescue
    - 20% midsize Kentucky Bluegrass
    - OR APPROVED OTHER BLEND
  - b. See installation notes below.
14. MULCH: Shredded hardwood bark (planting beds) Woodchip mulch (perimeter areas)
15. GRAVEL: Decorative gravel over filter fabric.
16. DEFER DAMAGE: There are herbivores (plant eaters), and may damage some or all of the plantings that are a part of this design plan. By the use of this plan the owner accepts that no plant is a deer proof and that Meumann Associates LLC shall have no liability in the event that deer damage occurs. Should deer browsing become a problem, protective measures should be employed including fencing, repellents, dog patios and high frequency audio deterrents. The success of any planting will depend on the local deer population and weather conditions.
17. BED PREPARATION:
  - a. Prepare subgrade of planting and lawn beds by stripping and removing excess existing soil to proper subgrade.
  - b. In areas of new construction and excess compaction, rip and aerate base soil. Provide additional amendments, as required.
  - c. Review base soils with project manager, owner and landscape architect prior to proceeding with planting bed preparation.
  - d. Provide 6" topsoil in all lawn beds and 6" planting mix in all planting beds, per material specs above.
  - e. Roll topsoil in beds to provide a firm surface. In lawn areas, roll and fine grade to provide even and firm surface prior to sodding.
18. SOD INSTALLATION:
  - a. In the case of a new lawn, sod shall be southern NJ grown, sandy loam turf.
  - b. Sod shall be installed on the day it was cut.
  - c. After installation of sod, roll and fine grade prior to watering.
  - d. Contractor shall be responsible for proper watering of sod until official hand-off to owner. The contractor shall be responsible to coordinate with the irrigation installer (even if a separate contractor) and ensure water is applied evenly and immediately. If the case of delay in establishing the irrigation system, the contractor shall provide temporary irrigation as required.
19. USE OF PLANS: All drawings, specifications and designs expressed herein are the sole property of Meumann Associates. They are to be used solely with respect to this project and are not to be reproduced without written permission. Copyright 2018 Meumann Associates. All rights reserved.

## PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	COMMENTS
AMEGA	1	AMELANCHIER CANADENSIS	SHADELOW SERVICEBERRY	Tree-Deciduous	8'	Clipping form
CALACK	7	GALAMAGROSSE ACUTIFLORA KARL FOERSTER	FOERSTER'S FEATHER REED GRASS	On Grass	2 GAL	CONT
CEPHAP	46	CEPHALOPUS HARRINGTONIA PROSTRATA	SPREADING PLUM YEW	Shrub-Evergreen	21-24" sp	CONT
HECHE	25	HEDERA HELIX	ENGLISH IVY	Ground-cover	QT	CONT
HEMISTO	10	HEMEROCALLIS STELLA DORO	STELLA DORO DAYLILY (small yellow)	Perennial	1 GAL	CONT
HYFCA	7	HYPERICUM CALYDAI	CRESSLEAF ST. JOHNSWORT (greenish) 12-18" H	Perennial	1 GAL	CONT
LEMEEPS	21	LEUCOMERIS BLUE PRINCESS	BLUE PRINCESS HOLLY	Perennial	1 GAL	CONT
LEOF	5	LEUCOPAC	AMERICAN HOLLY	Shrub-Evergreen	21-24" sp	B&B
LESTISS	4	LEUCOMERIS STYACIFLUA 'SLENDER SILHOUETTE'	COLUMBIAN SWEETBUSH (4x wide)	Tree-Deciduous	3" cal min	B&B
LEWUV	25	LEUCOMERIS VARIEGATA	VAREGATED LIL YURF	Perennial	1 GAL	CONT
NEPRU	10	NEPETA MUSSINA	CATMINT	Perennial	1 GAL	CONT
PEPALH	25	PERNETTIA ALPESCUROSUS HAMELN	DOANER FOUNTAIN GRASS (12x H)	On Grass	1 GAL	CONT
PENDE	9	PENSTEMON DOTALIS MURKERS RED	BEARD-TONGUE	Perennial	1 GAL	CONT
PECALY	1	PECA ABIES 6-7	NORWAY SPRUCE	Conifer - Evergreen	6-7	B&B HEAVY
PICUPG	1	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	Conifer - Evergreen	6-7	B&B HEAVY
PIEJADN	3	PIENIS JAPONICA DOROTHY WYCOFF	PINK FLOWERING PIERIS	Shrub-Deciduous	21-24" sp	B&B
QUERH	5	QUERCUS PHELLOS	WILLOW OAK	Tree-Deciduous	18-21" sp	CONT
SPIBUAW	25	SPIRAEA FUMALDA ANTHONY WATERER	ANTHONY WATERER SPIRAEA (24x)	Conifer - Evergreen	6-7	B&B
THUPL	22	THUJA PLICATA GREEN GRANT	GREEN GRANT WESTERN ARBORVITAE	Conifer - Evergreen	6-7	B&B

- NOTES:
1. ALL B&B nursery stock to be supplied wrapped in natural burlap only (not synthetic).
  2. Grasses to be well rooted and not pot bound with no dead centers. Containers grown.
  3. Perennials to be container grown, well rooted and not pot bound.
  4. Shrubs to be well branched at base and not pot bound. Thin structure for light penetration prior to planting.
  5. Trees to be well branched B&B, with no weak crotch or major crowning branches.
  6. Trees subject to selection or weather areas to be branched above pedestrian height for safety.
  7. Conifer trees to be leafy, well-watered to ground, unwatered, pruned for density.
  8. In the event of a discrepancy between the plan and the plant list, the list shall govern.



PLANTING DETAIL

SCALE: 1/4"=1'-0"

OWNER / APPLICANT  
Poula, LLC  
455 Ramapo Valley Road  
Oakland, NJ 07436

OWNER - LOT 3  
Borough of Oakland  
1 Municipal Plaza  
Oakland, NJ 07436

1	REVISED	DATE	COMMENTS	BY
1	10/25/18		COORD. WITH SITE PLAN REVISED 10/25/18	BAR
2	11/25/18		COMMENTS	BY
3	12/25/18		COMMENTS	BY
4	1/25/19		COMMENTS	BY
5	2/25/19		COMMENTS	BY
6	3/25/19		COMMENTS	BY
7	4/25/19		COMMENTS	BY
8	5/25/19		COMMENTS	BY
9	6/25/19		COMMENTS	BY
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96	9/25/26		COMMENTS	BY
97	10/25/26		COMMENTS	BY
98	11/25/26		COMMENTS	BY
99	12/25/26		COMMENTS	BY
100	1/25/27		COMMENTS	BY

## landscape plan NEW COMMERCIAL BUILDING

BLOCK 4508- LOTS 2 & 3  
445 Ramapo Valley Road  
Oakland, NJ 07436



2 Logsdon Court  
Morris Plains, NJ 07950  
phone: (973) 350-1283  
bradley@meumann.com

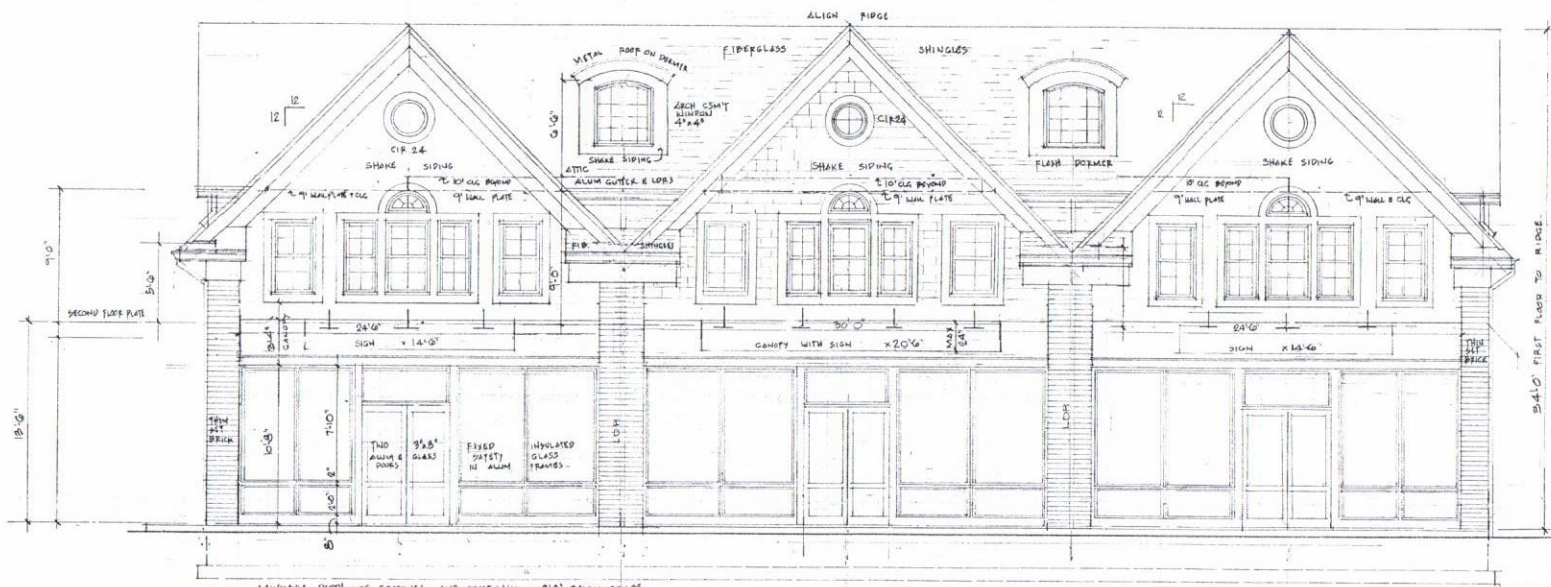
Approved by:

Bradley A. Meumann, NJ L.A. 000008  
NJ Reg. No. 1007-0000

Drawn by: BAM Scale: 1"=20'

Date: 9/27/2018 Sheet: 1 OF 1





# FRONT ELEVATION

SCALE: 1/4"=1'-0"

## NEW JERSEY UNIFORM CONSTRUCTION CODE

THIS PROJECT HAS BEEN DESIGNED UNDER THE FOLLOWING CODES:

1. INTERNATIONAL BUILDING CODE NEW JERSEY EDITION 2015
2. INTERNATIONAL MECHANICAL CODE 2015
3. INTERNATIONAL FUEL GAS CODE 2015
4. INTERNATIONAL ENERGY CONSERVATION CODE 2015
5. NATIONAL STANDARD PLUMBING CODE 2015
6. NATIONAL ELECTRIC CODE 2014

CONSTRUCTION	DATA
USE GROUP	- R2 OFF M
CONSTRUCTION TYPE	- 5B
AREA	
FIRST FLOOR - BUSINESS (4)	- 9168 SQ FT
SECOND FLOOR - RESIDENTIAL APARTMENTS (5)	- 3108 SQ FT
TOTAL	- 12276 SQ FT
LARGEST FLOOR	- 9168 SQ FT
MAX LINE LOAD	FIRST FLOOR - 180 LB/SQ FT SECOND FLOOR - 40 LB/SQ FT
BUILDING HEIGHT	- 9'-6"
STORIES	- 2 1/2
BUILDING VOLUME	- 65,506 CU. FT.

RETAIL / APARTMENT BUILDING  
OAKLAND, NJ

445 RAMPO VALLEY ROAD LOT 269 BLOCK 4908

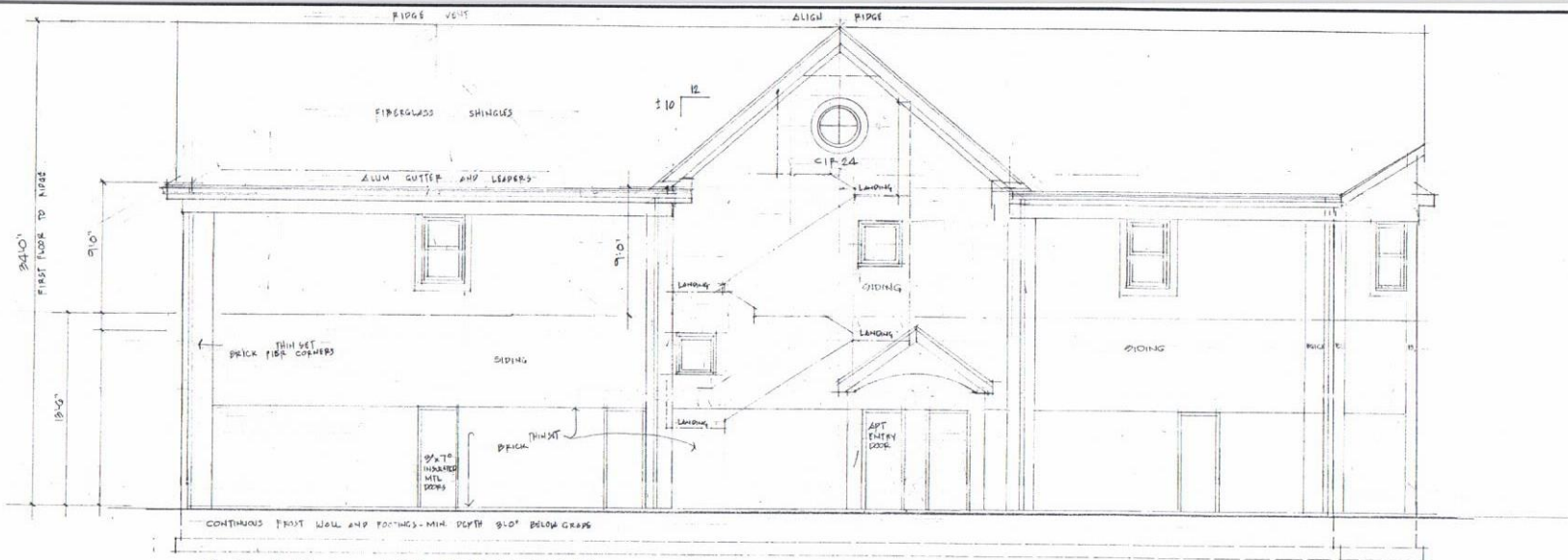
NEW YORK ARCHITECT	NEW JERSEY ARCHITECT	NEW JERSEY PROFESSIONAL ENGINEER	NEW JERSEY PROFESSIONAL PLANNER
9894	4697	20412	1142

<b>FRED KLENK</b>
684 Route 208 • Franklin Lakes, N.J. 07417
Phone: 201-848-8844 • Email: FRED@KLENKARCHITECT.COM • Fax: 201-848-9174
ARCHITECT • ENGINEER • PLANNER

JOB	SHEET
7690	1
2018	20

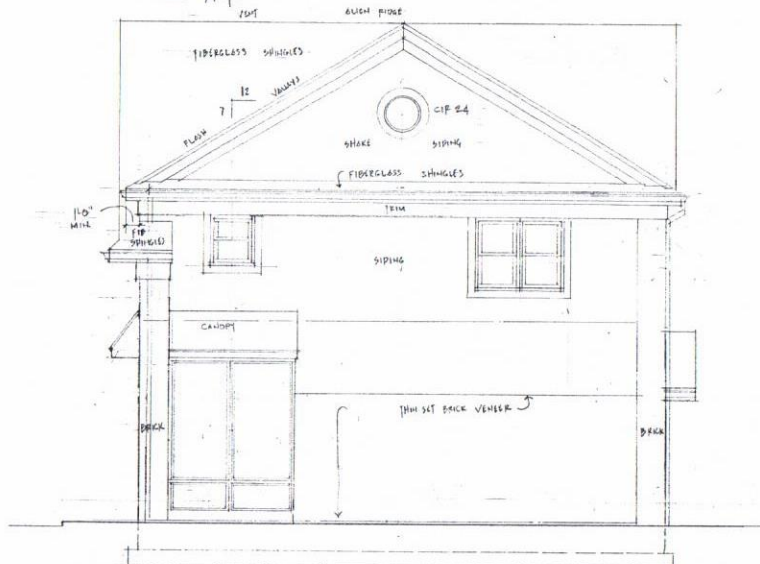
DATE 5 FEB 2018 REVISED 21 SEPT 2018 19 OCT 2018 20 OCT 2018 10 SEP 2019





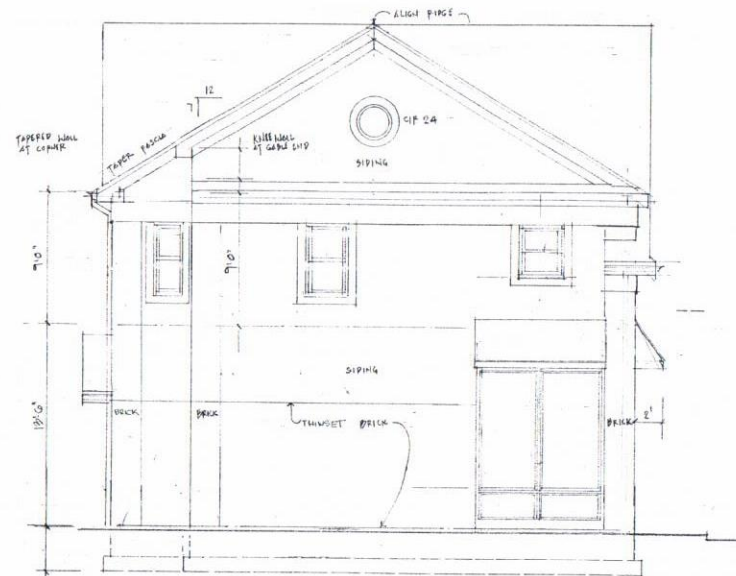
REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE - COURTHOUSE PLACE

SCALE: 1/4" = 1'-0"



LEFT SIDE

SCALE: 1/4" = 1'-0"

NEW YORK ARCHITECT	NEW JERSEY ARCHITECT	NEW JERSEY PROFESSIONAL ENGINEER	NEW JERSEY PROFESSIONAL PLANNER	<b>FRED KLENK</b> 684 Route 208 • Franklin Lakes, N.J. 07417 Phone: 201-848-8844 • Email: FRED@KLENKARCHITECT.COM • Fax: 201-848-9174	JOB <b>7690</b>	SHEET <b>2</b>
<b>9894</b>	<b>4697</b>	<b>20412</b>	<b>1142</b>	<b>ARCHITECT • ENGINEER • PLANNER</b>	<b>2017</b>	<b>20</b>

DATE: 5/16/2018 REVISED: 1/15/2018 10:48 AM 2018 10:48 AM 2018









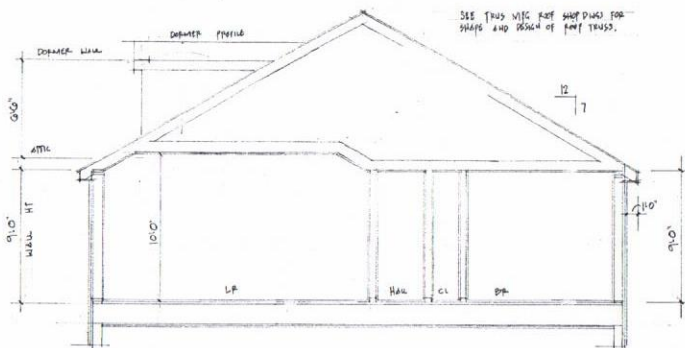






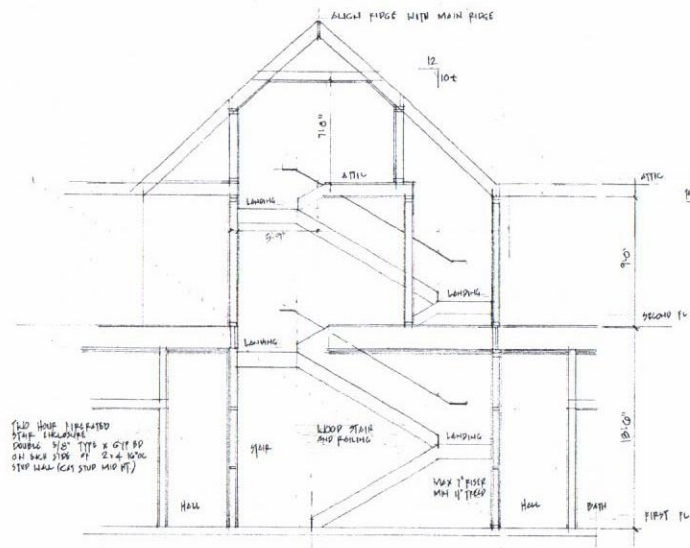






# SECTION

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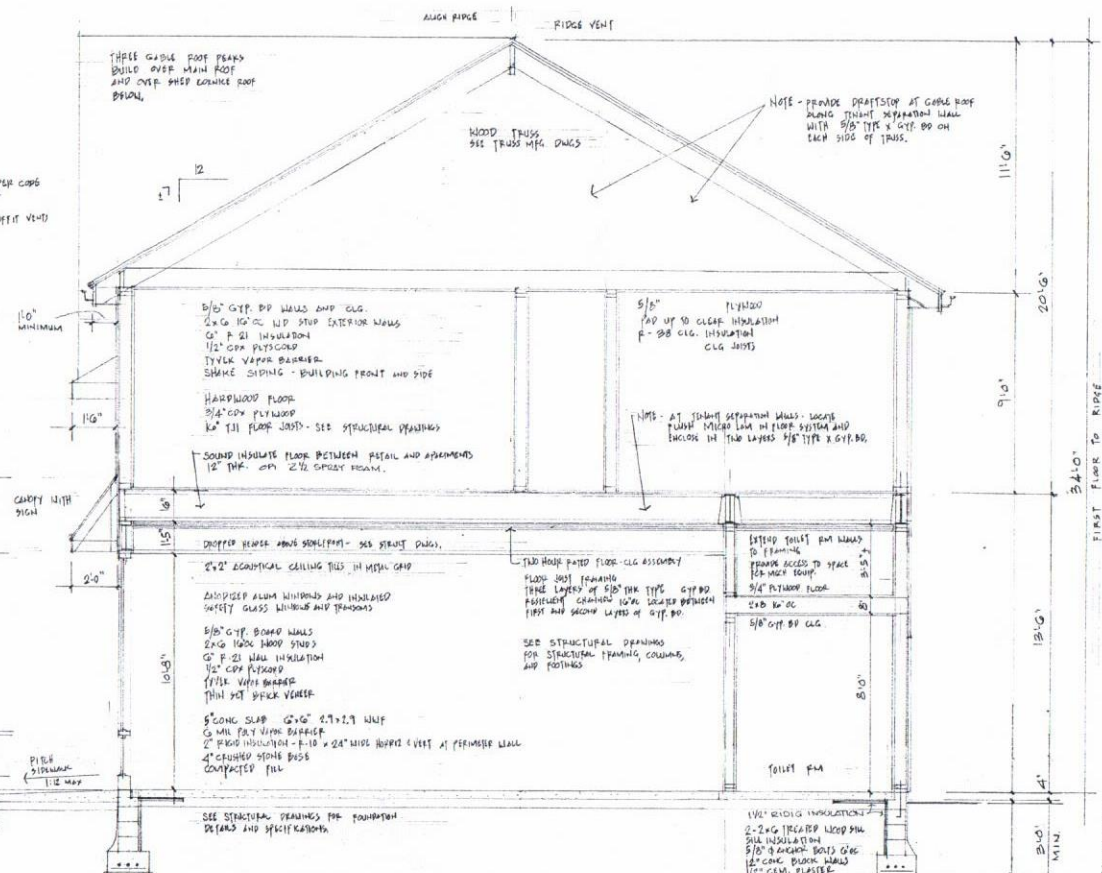
# CROSS SECTION

SCALE: 1/4"=1'-0"

ICE SHIELD PER CAPS  
ALUM GUTTER  
1X6 PASCIA  
CONTINUOUS SLOTTED VENT

1/2" GLASS CHIMNEYS  
16 LB FELT  
1/2" COP. PLYSCOR

TRUSS W/FC TO SUBMIT SHOP DWS  
SHED AND SHARD BY MEMBER NO. 12



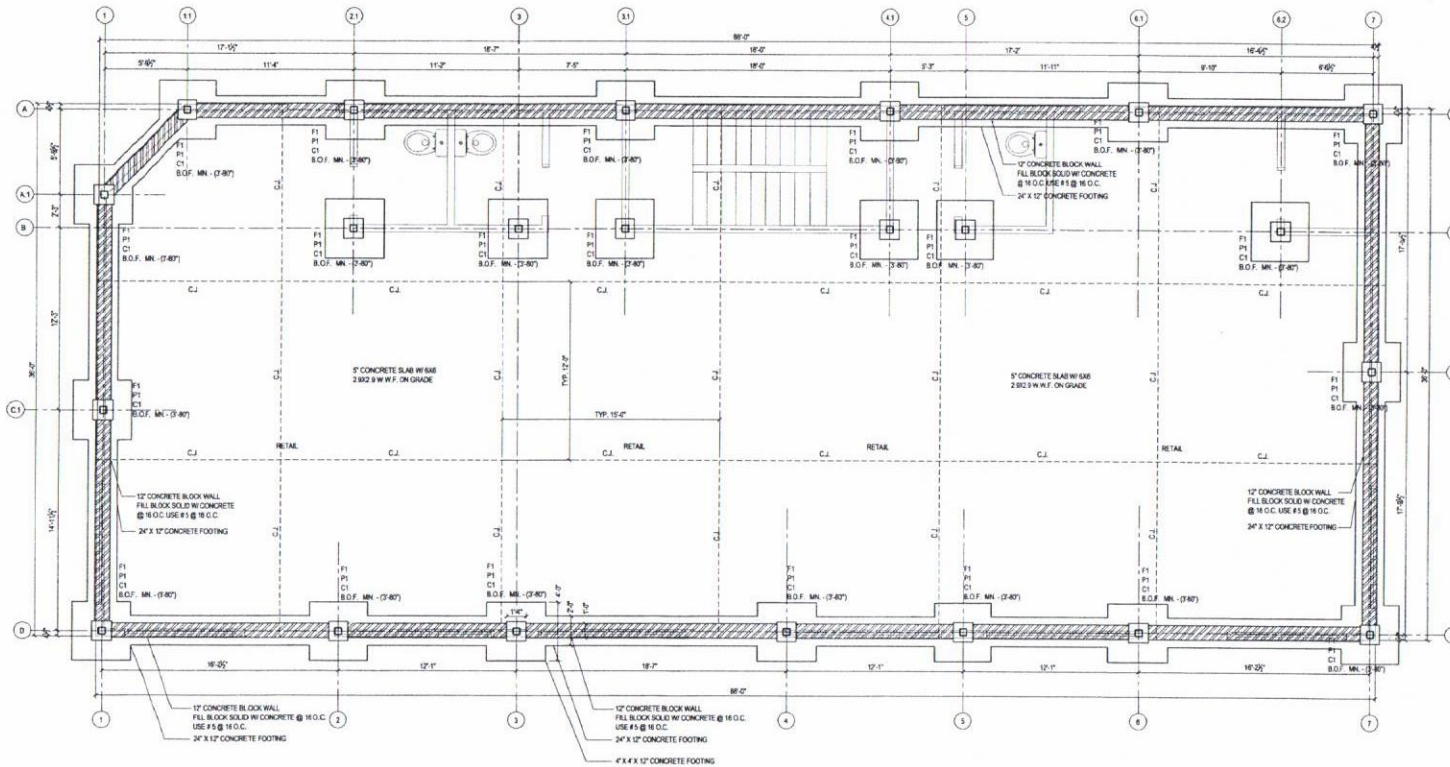
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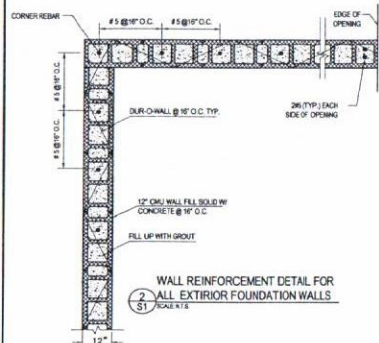
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NEW YORK ARCHITECT	NEW JERSEY ARCHITECT	NEW JERSEY PROFESSIONAL ENGINEER	NEW JERSEY PROFESSIONAL PLANNER	<b>FRED KLENK</b> 684 Route 208 • Franklin Lakes, N.J. 07417 Phone: 201-848-8844 • Email: FRED@KLENKARCHITECT.COM • Fax: 201-848-9174		JOB <b>7690</b>	SHEET <b>7</b>
<b>9894</b>	<b>4697</b>	<b>20412</b>	<b>1142</b>	<b>ARCHITECT • ENGINEER • PLANNER</b>		<b>2019</b>	<b>OF 20</b>

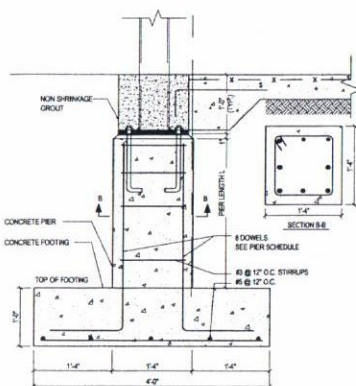




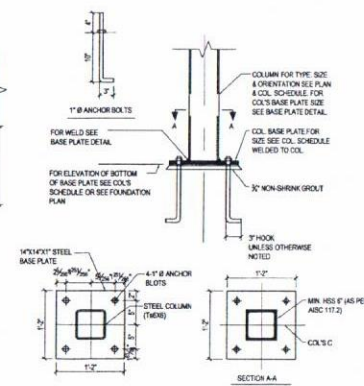
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SCALE 1/4"=1'-0"



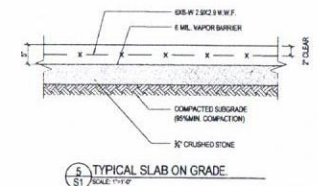
2 WALL REINFORCEMENT DETAIL FOR ALL EXTERIOR FOUNDATION WALLS  
SCALE 3/4"=1'-0"



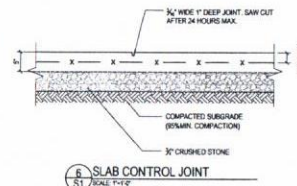
3 CONCRETE PIER DETAIL  
SCALE 3/4"=1'-0"



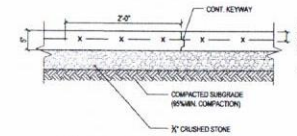
4 TYPICAL COLUMN BASE PLATE  
SCALE 3/4"=1'-0"



5 TYPICAL SLAB ON GRADE  
SCALE 1/4"=1'-0"



6 SLAB CONTROL JOINT  
SCALE 1/4"=1'-0"



7 SLAB CONSTRUCTION JOINT  
SCALE 1/4"=1'-0"

**LEGEND**

12" CONCRETE BLOCK WALL

C.J. CONSTRUCTION JOINT

POST SCHEDULE

POST #	SIZE
3-2X6	

HEADERS SCHEDULE

H1	SIZE
3-2X10	

COLUMN SCHEDULE

NO.	SIZE
C1	HSS 60X60

PIER SCHEDULE

NO.	SIZE	REINFORCEMENT
P1	18"X18"	8-#5 + #3 STIRRUPS @12" O.C.

FOOTING SCHEDULE

NO.	SIZE	DEPTH	REINFORCEMENT
F1	4'-0" X 4'-0"	12"	4-#5 S.E.M. BOTTOM

**DESIGN LOADS:**

1. GOVERNING DESIGN CODE: IRC 2015 NEW JERSEY EDITION

2. DESIGN ROOF SNOW LOADS:

PT = 7 on 45 1 pg

GROUND SNOW LOAD (Pg) = 25 FROM TABLE 7-2

SNOW EXPOSURE FACTOR (Ce) = 1.1 FROM TABLE 7-4

SNOW LOAD IMPORTANCE FACTOR = 1.0 FROM TABLE 7-3

THERMAL FACTOR = 1.0

PT = 0.7 x 25 = 17.5 psf

Design snow load = 30 psf

3. MAIN WIND FORCE DESIGN WIND LOADS:

EXPOSURE CATEGORY = B

BASE WIND SPEED = 115 MPH

PA30

DESIGN WIND PRESSURE = 20.7 psf

4. COMPONENTS AND CLADDING DESIGN WIND LOADS:

WALL WIND LOADS (25 psf)

NET UP/LIFT (15 psf)

JOINT (15 psf)

**2ND FLOOR FRAMING PLAN**

-DEAD LOAD	20 P.S.F.
-LIVE LOAD	40 P.S.F.
-TOTAL LOAD	60 P.S.F.

**ROOF FLOOR FRAMING PLAN**

-DEAD LOAD	20 P.S.F.
-LIVE LOAD	30 P.S.F.
-TOTAL LOAD	50 P.S.F.

**LOAD BEARING WALL # (W1)**

FLOOR LEVEL	LOAD BEARING WALL DESIGN
1ST. FLOOR	2X6 @ 16" O.C.
ROOF	2X6 @ 16" O.C.

**FOUNDATION PLAN DETAILS**

PROJECT: RETAIL APARTMENT BUILDING

445 RAMAPO VALLEY ROAD LOT 2&3  
BLOCK 4508, OAKLAND, NJ

CLIENT: RETAIL APARTMENT BUILDING

445 RAMAPO VALLEY ROAD LOT 2&3  
BLOCK 4508, OAKLAND, NJ

ALLIED ENGINEERING ASSOCIATES

1700 Valley Rd., Wayne, New Jersey 07470  
Telephone (201) 677-1744 Fax (201) 677-6249

Sherif H. El-Far P.E.

DATE	BY	REVISION
1998	06/17/2019	AS SHOWN

NY LIC. NO. 076643  
NJ LIC. NO. 17718  
VA LIC. NO. 0402042434  
CT LIC. NO. 0626129

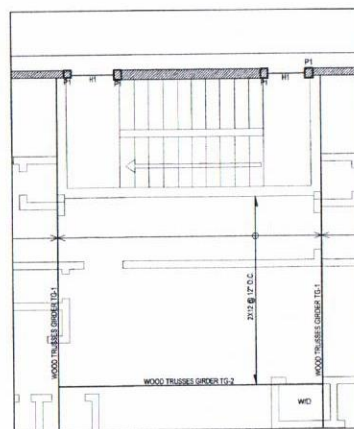
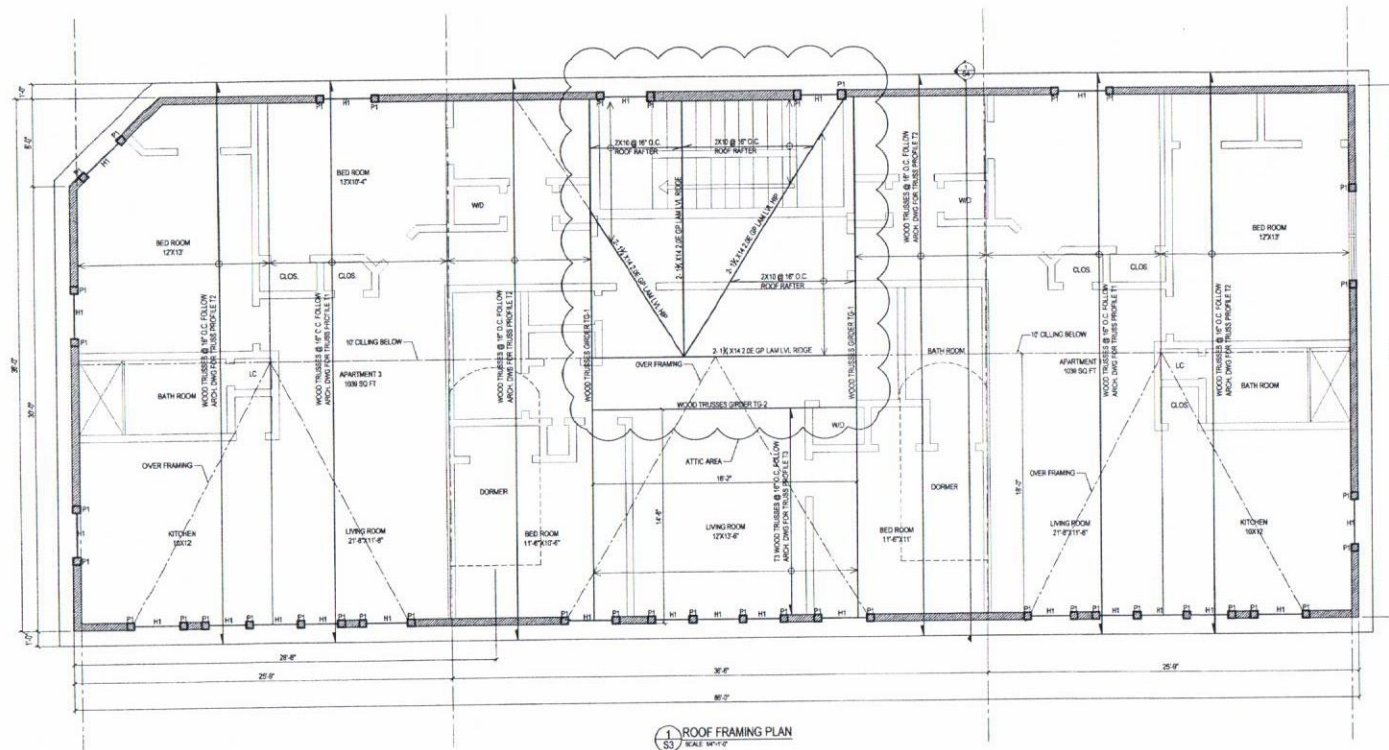
NY LIC. NO. 076643  
NJ LIC. NO. 17718  
VA LIC. NO. 0402042434  
CT LIC. NO. 0626129

**S1**









#### LEGEND

LOAD BEARING STUD WALL  
(2" X 8" @ 16" O.C.)  
W/ 1/2" PLYWOOD ON EXTERIOR SIDES  
(ALL PLYWOOD EDGE NAILED WITH  
100 NAILS @ 4" O.C.)

POST SCHEDULE	
POST #	SIZE
P1	3-2X6

HEADERS SCHEDULE	
H1	3-2X10

2ND FLOOR FRAMING PLAN	
-DEAD LOAD	20 P.S.F.
-LIVE LOAD	40 P.S.F.
-TOTAL LOAD	60 P.S.F.

ROOF FLOOR FRAMING PLAN	
-DEAD LOAD	20 P.S.F.
-LIVE LOAD	30 P.S.F.
-TOTAL LOAD	50 P.S.F.

LOAD BEARING WALL # (W1)	
FLOOR LEVEL	LOAD BEARING WALL DESIGN
1ST. FLOOR	2X6 @ 16" O.C.
ROOF	2X6 @ 16" O.C.

#### ATTIC AND ROOF PLAN & WALL DETAILS

**RETAIL APARTMENT BUILDING**  
445 RAMAPO VALLEY ROAD LOT 2&3  
BLOCK 4508, OAKLAND, NJ

**RETAIL APARTMENT BUILDING**  
445 RAMAPO VALLEY ROAD LOT 2&3  
BLOCK 4508, OAKLAND, NJ

**ALLIED ENGINEERING ASSOCIATES**  
1700 Valley Rd., Wayne, New Jersey 07470  
Telephone (201) 677-1744 Fax (201) 677-0249

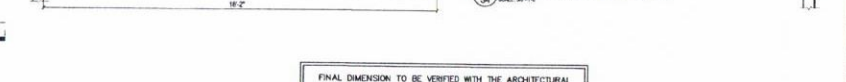
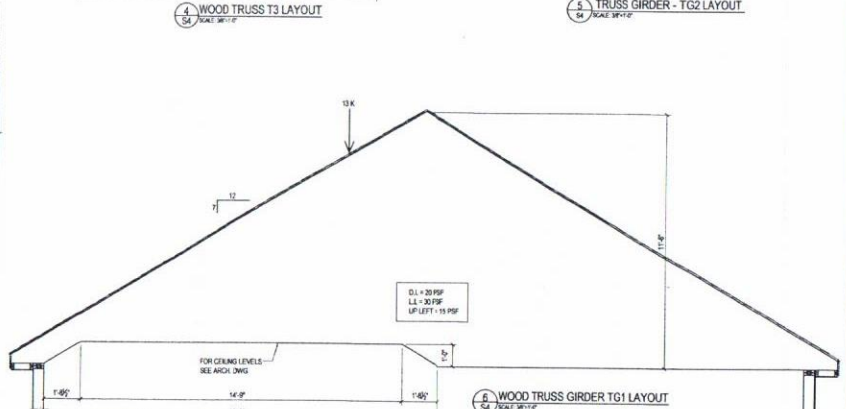
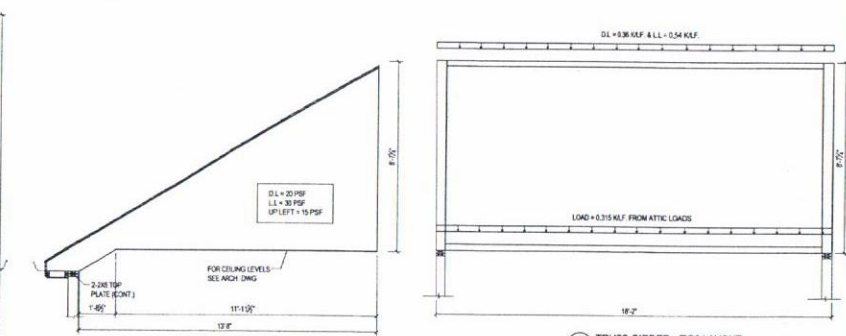
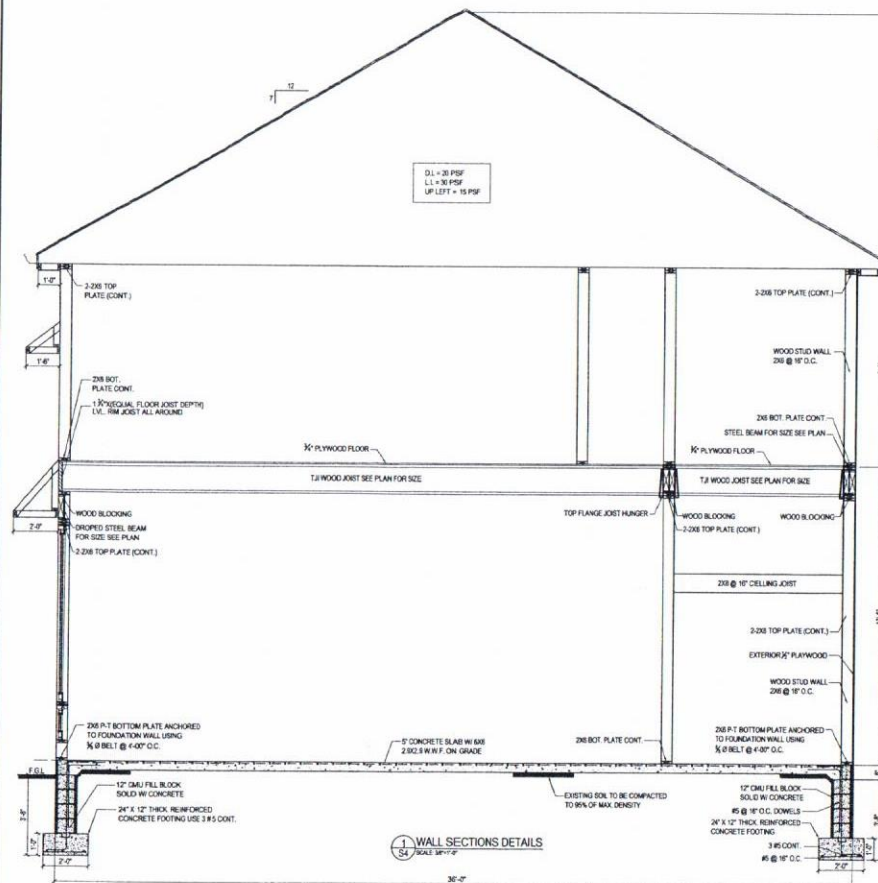
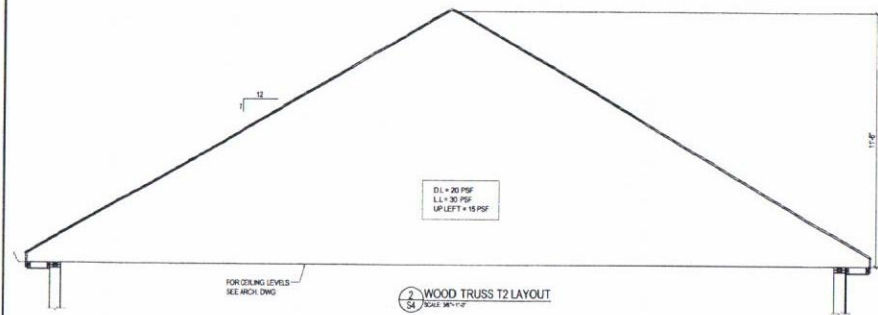
Sherif H. El-Far P.E.

DATE	BY	SCALE
1998	09/13/2008	AS SHOWN
SHEET	NO.	DATE
0	0	1998

NY LIC. NO. 076645  
NJ LIC. NO. 37718  
VA LIC. NO. 04020042434  
CT LIC. NO. 0026129

**S3**





POST SCHEDULE	
POST #	SIZE
P1	3-2X6

HEADERS SCHEDULE	
H1	3-2X10

2ND FLOOR FRAMING PLAN	
-DEAD LOAD	20 P.S.F.
-LIVE LOAD	40 P.S.F.
-TOTAL LOAD	60 P.S.F.

ROOF FLOOR FRAMING PLAN	
-DEAD LOAD	20 P.S.F.
-LIVE LOAD	30 P.S.F.
-TOTAL LOAD	50 P.S.F.

LOAD BEARING WALL # (W1)	
FLOOR LEVEL	LOAD BEARING WALL DESIGN
1ST. FLOOR	2X6 @ 16" O.C.
ROOF	2X6 @ 16" O.C.

SECTIONS & WALL DETAILS	
PROJECT	RETAIL APARTMENT BUILDING
415 RAMAPO VALLEY ROAD LOT 283 BLOCK 4508, OAKLAND, NJ	
CLIENT	RETAIL APARTMENT BUILDING
415 RAMAPO VALLEY ROAD LOT 283 BLOCK 4508, OAKLAND, NJ	

**ALLIED ENGINEERING ASSOCIATES**  
 7300 Valley Rd., Wayne, New Jersey 07470  
 Telephone (201) 677-1744 Fax (201) 677-0249

Shenif H. El-Far P.E.  
 NY LIC. NO. 076645  
 NJ LIC. NO. 37718  
 VA LIC. NO. 04020042434  
 CT LIC. NO. 00026129

DATE: 06/17/2010  
 DRAWN BY: SHD  
 CHECKED BY: AS  
 SCALE: 1/8"=1'-0"

AS SHOWN  
 1/8"=1'-0"

**S4**

FINAL DIMENSION TO BE VERIFIED WITH THE ARCHITECTURAL



## A. CONTRACTOR RESPONSIBILITY

CONTRACTOR RESPONSIBILITY WILL CONTAIN BUT NOT BE LIMITED TO THE FOLLOWING:

1. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL, CIVIL AND MECHANICAL DRAWINGS AND THE SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN THE STRUCTURAL PLANS AND OTHER PLANS, CONTRACTOR SHALL VERIFY THE ENGINEER IMMEDIATELY. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW JERSEY UNIFORM CONSTRUCTION CODE AND TO LOCAL REGULATIONS.
2. ALL WORK SHALL COMPLY WITH THE NEW JERSEY CODE, B.C.2015 THE LOCAL BUILDING CODE AND BUILDING CODE, A.S.C. SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION OF STEEL BUILDINGS, STEEL DECK INSTITUTE, WIRE REINFORCEMENT INSTITUTE, AND CONCRETE MASONRY ASSOCIATION NATIONAL.
3. THE CONTRACTOR SHALL REVIEW THE REQUIREMENTS OF THE BUILDING WITH THE OWNER TO DETERMINE THE USE OF AREA, MATERIALS, ETC. ANY RELATED COSTS OR CHANGES THERE TO SHALL BE INCLUDED IN THE COST OF THE WORK.
4. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND FOR THE COORDINATION OF ALL PORTIONS OF THE WORK.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION AND SAFETY OF ALL PERSONS, EXISTING FACILITIES AND EXISTING EQUIPMENT AND DISPLAYS AT THE CONSTRUCTION SITE AND THROUGHOUT ALL AREAS AFFECTED BY THE NEW CONSTRUCTION.
6. THE CONTRACTOR SHALL THOROUGHLY VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AT THE JOB SITE. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER, OTHERWISE, THE CONTRACTOR SHALL BEAR ALL COSTS TO COMPLETE THE WORK AS INTENDED ON THE DRAWINGS.
7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF REINFORCING, STRUCTURAL STEEL, ETC., DETAILS FOR APPROVAL BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ACCEPT FULL RESPONSIBILITY FOR DIMENSIONAL CORRECTNESS.
8. OPENING LOCATIONS IN THE ROOF OR FLOORS FOR MECHANICAL SYSTEM SHALL BE LOCATED FROM THE ARCHITECT OR MECHANICAL PLANS.
9. THE CONTRACTOR SHALL COORDINATE ALL STRUCTURAL SUPPORTS RELATED TO MECHANICAL SYSTEM WITH ACTUAL CUT SHEET OBTAINED FROM THE MECHANICAL CONTRACTOR.

## B. STRUCTURAL STEEL NOTES

1. MINIMUM YIELD STRENGTH (KSI) FOR WIDE FLANGE, 46 KSI FOR TUBES, 36 KSI ALL ELSE, UNLESS NOTED OTHERWISE.
2. ALL DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL WORK SHALL CONFORM TO THE CURRENT ISSUE OF THE AISC 360-15 SPECIFICATIONS AND SHALL COMPLY WITH ALL LOCAL LAWS AND ORDINANCES.
3. ALL STRUCTURAL STEEL SHALL BE NEW, CLEAN AND STRAIGHT. IT SHALL CONFORM TO THE LATEST EDITION OF THE ASTM A-660 FURNISHING SPECIFICATIONS.
4. THE STRUCTURAL STEEL CONTRACTOR MUST VERIFY LOCATION OF ANCHOR BOLTS, LOCATION, SIZE AND ELEVATION OF AS BUILT FOUNDATIONS PRIOR TO THE START OF ERECTION.
5. BOLTS SHALL BE 3/4" DIA. UNLESS OTHERWISE NOTED. HIGH STRENGTH CONFORMING TO ASTM A550. MINIMUM 2 BOLTS PER CONNECTION.
6. ALL ASTM A550 OR M16 BOLTS USED IN COLUMN OR BEAMS SPICES, BEAMS CONNECTIONS TO GIRDERS OR COLUMNS, SHALL BE TYPE "B" UNLESS OTHERWISE NOTED. BOLTS SHALL BE TENSIONED TO THE VALUE IN TABLE 4.1 OF AISC "S" SPECIFICATIONS FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS. OTHER HIGH STRENGTH BOLTS MAY BE INSTALLED TIGHT AS DEFINED IN AISC. BRACING BOLTS ???
7. CONNECTIONS:
  - A. SHOP CONNECTIONS SHALL BE MADE WITH HIGH STRENGTH BOLTS OR WELDS.
  - B. FIELD CONNECTIONS SHALL BE MADE WITH HIGH STRENGTH BOLTS UNLESS OTHERWISE NOTED.
  - C. CONNECTION CAPACITY: FULL SHEAR CAPACITY OF THE MEMBER.
8. MINIMUM WELD NOT LESS THAN 1/4" FILLET, CONTINUOUS UNLESS OTHERWISE NOTED.
9. STEEL COLUMN AT THE BASE TO BE ENCASED IN CONCRETE AFTER PROPER ALIGNMENT AND LEVELING WITH NON-SHIMME GROUT UNDERBOS OF BASE PLATE. ENCASED PORTION OF COLUMN SHALL NOT BE PAINTED.
10. CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING REQUIRED TO MAINTAIN PLUMB AND STABILITY OF STRUCTURAL SYSTEM DURING ERECTION.
11. ALL ANCHOR BOLTS AND EMBEDDED PLATES/INSETS TO BE SUPPLIED BY STEEL CONTRACTOR AND SHALL BE SET AT THE PROPER LOCATION BY GENERAL CONTRACTOR.
12. BEAMS BEARING ON WALLS SHALL BE PROVIDED WITH BEARING PLATES AND ANCHORED WITH BOLTS AS APPROVED BY THE ENGINEER.
13. ALL STRUCTURAL STEEL SHOULD HAVE ONE SHOP COAT OF PRIMER PAINT IN ACCORDANCE WITH FED. SPEC. TT-P-108 (FED. CODES).
14. ALL STRUCTURAL STEEL AND MISCELLANEOUS METALS EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION UNLESS OTHERWISE NOTED ON ARCHITECTURAL DRAWINGS.
15. HEADED STUD CONNECTORS CONFORM TO AWS D1.1 STRUCTURAL WELDING CODE. USE 3/8" MINIMUM DIAMETER STUDS WITH 11 KIPS STUD CAPACITY UNLESS OTHERWISE NOTED.
16. NO OPENINGS SHALL BE CUT IN STRUCTURAL STEEL MEMBERS, UNLESS APPROVED BY THE ENGINEER.
17. APPROVAL OF SHOP DRAWINGS SHALL NOT RELIEVE CONTRACTOR OF HIS RESPONSIBILITIES AND CONTRACT OBLIGATIONS.
18. ALL ROOF AND FLOOR MEMBERS ARE UNIFORMLY SPACED UNLESS NOTED OTHERWISE.

## C. MASONRY

1. ALL MASONRY BLOCK UNITS SHALL CONFORM TO ASTM OR MASONRY BLOCK UNITS BELOW GRADE AND ALL EXTERIOR WALLS SHALL BE GRADE +1 OR S-1. ALL BLOCK BELOW GRADE SHALL BE GROUDED.
2. ALL MORTAR SHALL CONFORM TO ASTM C270, TYPE S.
3. GROUT IN BOND BEAMS AND GROUTED CELLS SHALL BE MADE WITH TYPE 1 CEMENT AND STONE AGGREGATE AND SHALL DEVELOP 3,000 PSI IN 28 DAYS.
4. VERTICAL REINFORCING NOTED ON DRAWINGS SHALL EXTEND FOR THE FULL HEIGHT OF MASONRY AND SHALL BE GROUDED IN PLACE, USING A MAXIMUM OF 4 FT. LIFTS. PROVIDE #6 BAR AT ALL CORNERS, END OF WALL, EACH SIDE OF OPENINGS, AND EACH SIDE OF CONTROL JOINT.
5. FILL ALL VOIDS AND BLOCK CELLS SOLIDLY WITH GROUT FOR A DISTANCE OF 2" SEAWALL AND 12" EACH SIDE OF ALL BEAM RECTIONS, UNLESS OTHERWISE NOTED.
6. MASONRY REINFORCEMENT TO BE ASTM A615 GRADE 60, MINIMUM LAP LENGTH OF 48 BAR DIAMETER.

## D. WOOD NOTES:

1. LUMBER SHALL CONFORM TO THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AS PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION UNLESS OTHERWISE NOTED.
2. ALL LUMBER TO BE DOUGLAS FIR #2 OR BETTER, CAPABLE OF DEVELOPING THE FOLLOWING MINIMUM (F-40) MOD. PSI. F-40R, F-14.7R (DOUGL. SPR. #2) C-14.7R.
3. STRUCTURAL GRADED LAMINATED LARCH GRADE CAPABLE OF DEVELOPING ALLOWABLE STRESSSES: F-40R MOD. PSI. F-40R, F-14.7R (DOUGL. SPR. #2) C-14.7R.
4. THE CONTRACTOR SHALL USE #2 TYPE SEBING AND HURRICANE TIES FOR ALL ROOF RAFTERS, PLATES AND STUDS, USE #2 S BY 18" MIN.
5. THE CONTRACTOR SHALL VERIFY.
6. THE CONTRACTOR SHALL SHORE REMOVAL OF WALLS AND BEAMS.

## E. SLAB ON GROUND

1. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF ACI 302-80 IN CONSTRUCTION OF ALL SLABS ON GROUND.
2. CONCRETE FOR SLABS ON GROUND SHALL BE 4,000 PSI AT 28 DAYS.
3. MAXIMUM SLUMP SHALL BE 3 IN.
4. SLABS SHALL BE BUILT ON 4 IN. POROUS CRUSHED STONE FILL WITH 1 IN. SAND LAYER OVER TOP. REINFORCE ALL SLABS ON GROUND WITH WIRE AT 2 IN. BELOW TOP SLAB.
5. SUBGRADE SOIL SHALL BE COMPACTED TO A MINIMUM OF RELATIVE DENSITY = 95%.
6. STRIP CAST ALL SLABS ON GROUND IN MAXIMUM WIDTHS OF 20 FT. WITH CONSTRUCTION JOINT EACH SIDE.
7. SAW CUT CONSTRUCTION JOINTS IN SLAB AS SHOWN ON STRUCTURAL PLANS. CONSTRUCTION JOINTS ARE TO BE A MINIMUM OF 1/4 THE DEPTH OF THE SLAB. SAW CUT CONSTRUCTION JOINTS AS SOON AS CONCRETE IS HARD ENOUGH SO THAT BLADE DOES NOT DISLODGE AGGREGATE. ALL CONSTRUCTION JOINTS MUST BE CUT WITHIN 12 HOURS OF CASTING CONCRETE.
8. SAW CUT JOINTS SPACING SHALL BE 30 TIMES THE SLAB THICKNESS (MIN.).
9. SAW CUT ALL CONSTRUCTION JOINTS TO 1/4 THE DEPTH OF SLAB. AFTER A READY WAIT FULL ALL CONSTRUCTION AND CONSTRUCTION JOINTS WITH EPOXY JOINT FILLER.

## F. CONCRETE FORMWORK


1. ALL CONCRETE FORMWORK SHALL COMPLY WITH THE LATEST EDITION OF ACI 347 (RECOMMENDED PRACTICE FOR CONCRETE FORMWORK) PS-1 (CONSTRUCTION AND INDUSTRIAL PLYWOODS AND JOINTS AND BRACING).
2. PROVIDE BRACING TO ENSURE STABILITY OF FORMWORK, SHORE OR STRENGTHEN FORMWORK SUBJECT TO OVER STRESSING BY CONSTRUCTION LOADS.
3. THE FORMWORK DESIGN SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL.
4. ALGIN JOINTS AND MAKE WATER TIGHT. KEEP FORM JOINTS TO A MINIMUM.
5. OBTAIN APPROVAL BEFORE FRAMING OPENINGS IN STRUCTURAL MEMBERS WHICH ARE NOT INDICATED ON DRAWINGS.
6. APPLY FORM RELEASE AGENT ON FORMWORK IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
7. APPLY FORM RELEASE AGENT PRIOR TO PLACEMENT OF REINFORCING STEEL, ANCHORING DEVICES, AND EMBEDDED ITEMS.
8. PROVIDE FORMED OPENINGS WHERE REQUIRED FOR ITEMS TO BE EMBEDDED IN OR PASSING THROUGH CONCRETE WORK.
9. LOCATE AND SET IN PLACE ITEMS WHICH WILL BE CAST DIRECTLY INTO CONCRETE.
10. INSTALL WATER STOPS CONTINUOUS WITH OUT DISPLACING REINFORCEMENT.
11. TOLERANCE: UNLESS SPECIFIED OTHERWISE, ALL TOLERANCE FOR FORMWORK SHALL CONFORM TO ACI STANDARD 117, STANDARD TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS. THE CONTRACTOR SHALL ENGAGE A LICENSED SURVEYOR TO VERIFY THAT WORK IS WITHIN SPECIFIED TOLERANCES UNLESS WRITTEN AUTHORIZATION IS OBTAINED FROM THE ARCHITECT TO PROVIDE TOLERANCE CONTROL USING THE CONTRACTOR'S OWN FORCES PRIOR TO BEGINNING WORK.

## G. CONCRETE FORMWORK

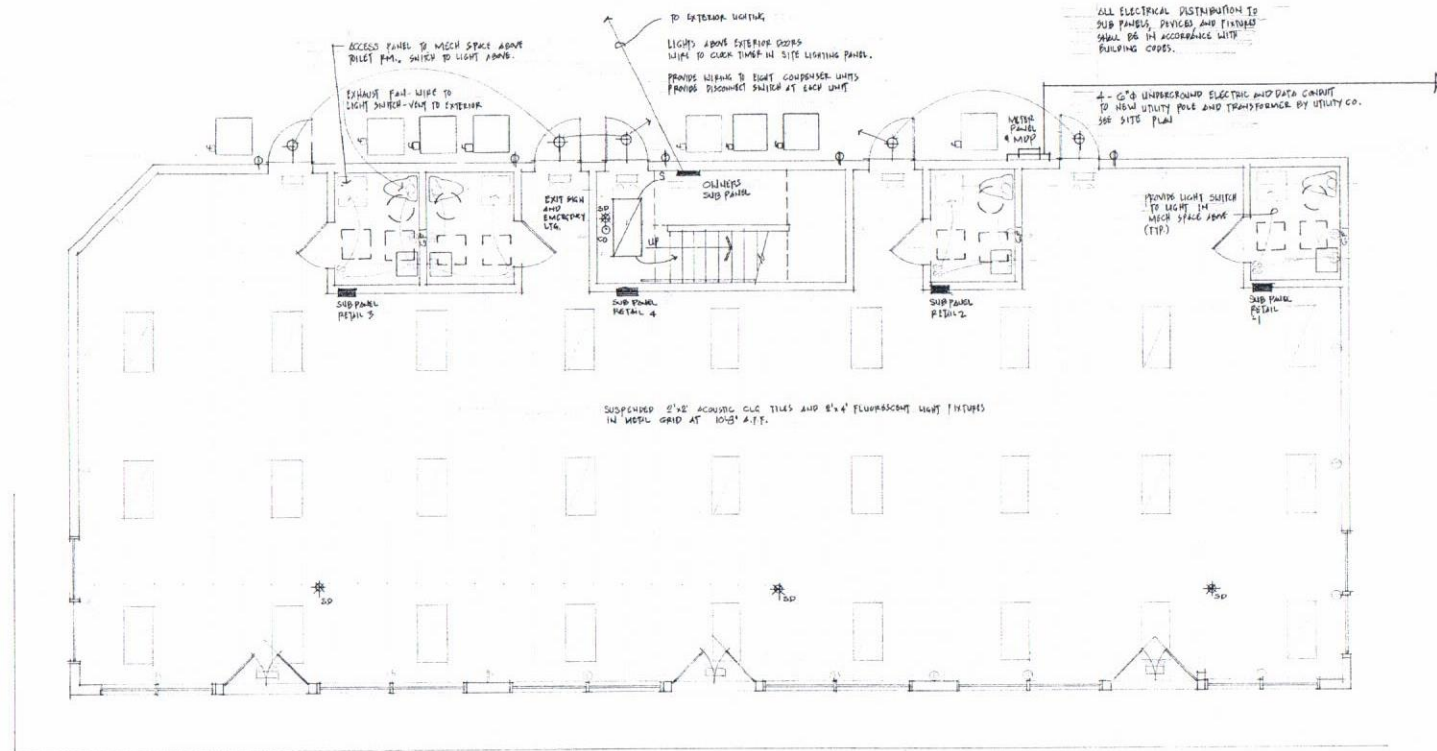
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8. PROVIDE FORMED OPENINGS WHERE REQUIRED FOR ITEMS TO BE EMBEDDED IN OR PASSING THROUGH CONCRETE WORK.
9. LOCATE AND SET IN PLACE ITEMS WHICH WILL BE CAST DIRECTLY INTO CONCRETE.
10. INSTALL WATER STOPS CONTINUOUS WITHOUT DISPLACING REINFORCEMENT.
11. TOLERANCE: UNLESS SPECIFIED OTHERWISE, ALL TOLERANCE FOR FORMWORK SHALL CONFORM TO ACI STANDARD 117, STANDARD TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS. THE CONTRACTOR SHALL ENGAGE A LICENSED SURVEYOR TO VERIFY THAT WORK IS WITHIN SPECIFIED TOLERANCES UNLESS WRITTEN AUTHORIZATION IS OBTAINED FROM THE ARCHITECT TO PROVIDE TOLERANCE CONTROL USING THE CONTRACTOR'S OWN FORCES PRIOR TO BEGINNING WORK.

## H. CAST-IN-PLACE CONCRET

1. ALL CONCRETE DETAILS AND CONSTRUCTION ARE TO COMPLY WITH THE LATEST EDITION OF THE ACI 301, ACI-318, ACI-304.
2. CONFORM TO ACI 308 WHEN CONCRETING DURING HOT WEATHER.
3. CONFORM TO ACI 308 WHEN CONCRETING DURING COLD WEATHER.
4. CEMENT - ASTM C150 TYPE I.
5. JOINT FILLER TYPE ASTM D1752, PRE-MOLDED SPONGE RUBBER, FULLY COMPRESSIBLE WITH RECOVERY RATE OF MINIMUM 95 PERCENT.
6. MIX CONCRETE IN ACCORDANCE WITH ACI 304. DELIVERY CONCRETE IN ACCORDANCE WITH ASTM C94.
7. PROVIDE CONCRETE TO THE FOLLOWING CRITERIA:
  - A. COMPRESSIVE STRENGTH 28 DAYS: 4,000 PSI.
  - B. SLUMP: 3 TO 4 INCHES.
  - C. MINIMUM WATER/CEMENT RATIO: 0.5.
8. CHEMICAL ADMIXTURES SHALL CONFORM TO ASTM C494 OR ASTM C1017. MINERAL ADMIXTURES SHALL CONFORM TO ASTM C618.
9. ENSURE REINFORCEMENT, INSERTS, EMBEDDED PARTS, FORMED JOINT FILLERS AND ANCHORS ARE NOT DISTURBED DURING CONCRETE PLACEMENT.
10. VERIFY REQUIREMENTS FOR CONCRETE COVER OVER REINFORCEMENT.
11. NOTIFY THE ENGINEER IMMEDIATELY 24 HOURS PRIOR TO COMMENCEMENT OF OPERATIONS.
12. VERIFY THAT ANCHORS, SEATS, PLATES, REINFORCEMENT AND OTHER ITEMS TO BE CAST INTO CONCRETE ARE ACCURATELY PLACED, POSITIONED SECURELY, AND WILL NOT CAUSE HARDSHIP IN PLACING CONCRETE.
13. MAINTAIN CONCRETE WITH MINIMAL MOISTURE LOSS AT RELATIVELY CONSTANT TEMPERATURE FOR PERIOD NECESSARY FOR HYDRATION OF CEMENT AND HARDENING OF CONCRETE.
14. DO NOT PATCH, FILL, TOUCH-UP, REPAIR, OR REPLACE EXPOSED CONCRETE EXCEPT UPON EXPRESS DIRECTION OF ENGINEER FOR EACH INDIVIDUAL AREA.
15. REPAIR OR REPLACEMENT OF DEFECTIVE CONCRETE WILL BE DETERMINED BY THE ENGINEER.
16. ALL STRUCTURAL MEMBERS SHALL BE POURED IN FULL DEPTH IN THE SAME POUR.

GENERAL NOTES			
PROJECT: RETAIL APARTMENT BUILDING 445 RAMAPO VALLEY ROAD LOT 2&3 BLOCK 4508, OAKLAND, NJ			
CLIENT: RETAIL APARTMENT BUILDING 445 RAMAPO VALLEY ROAD LOT 2&3 BLOCK 4508, OAKLAND, NJ			
ALLIED ENGINEERING ASSOCIATES 1700 Valley Rd., Wayne, New Jersey 07470 Telephone (201) 677-1744 Fax (201) 677-8248			
Sherif H. El-Far P.E. 			
DESIGNED BY: 1908	DATE: 06/17/2019	SCALE: AS SHOWN	S5
CHECKED BY: MEI	DATE: 0	SCALE: 1/8" = 1'-0"	
DESIGNED BY: MEI	DATE: 1908	SCALE: 1/8" = 1'-0"	
NY LIC. NO. 076645 NJ LIC. NO. 37718 VA LIC. NO. 04020042434 CT LIC. NO. 0026129			





# LEGEND

- 2x4 FLUORESCENT LIGHT FIXTURE
- 8'x4 FLUORESCENT LIGHT FIXTURE
- ELECTRICAL DUPLEX OUTLET
- ILLUMINATED EXIT SIGN (EMERGENCY LIGHTING WITH BATTERY BACK-UP)
- SWITCH
- EMERGENCY LIGHTING WITH BATTERY BACK-UP
- EXHAUST FAN
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR

## ELECTRICAL

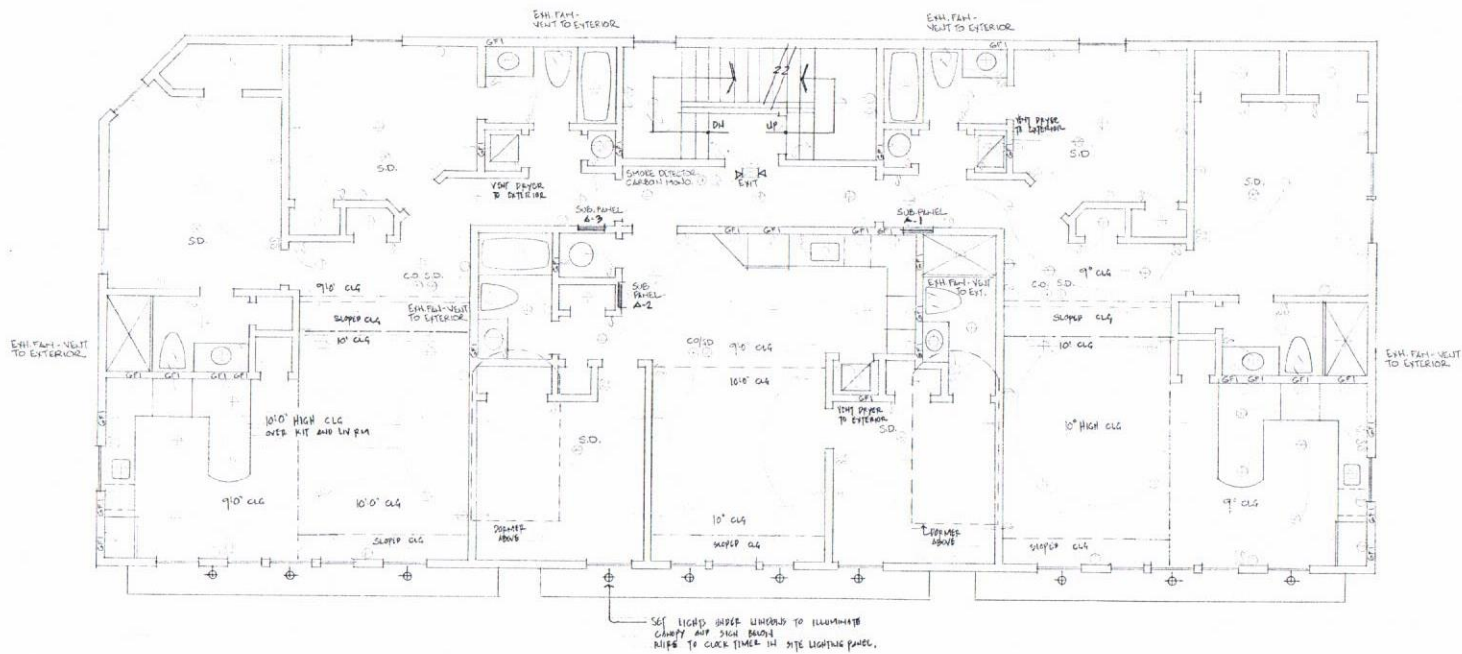
## FIRST FLOOR

SCALE: 1/4"=1'-0"

NEW YORK ARCHITECT	NEW JERSEY ARCHITECT	NEW JERSEY PROFESSIONAL ENGINEER	NEW JERSEY PROFESSIONAL PLANNER	<b>FRED KLENK</b> 684 Route 208 • Franklin Lakes, N.J. 07417 Phone: 201-848-8844 • Email: FRED@KLENKARCHITECT.COM • Fax: 201-848-9174	JOB <b>7690</b>	SHEET <b>12</b>
<b>9894</b>	<b>4697</b>	<b>20412</b>	<b>1142</b>	<b>ARCHITECT • ENGINEER • PLANNER</b>	<b>2019</b>	<b>20</b>

DATE: 12/20/07 REVISED





# LEGEND

- 2x4 LED light fixture
- High hat light fixture
- SWITCH
- ELECTRICAL RECEPTACLE
- ILLUMINATED EXIT LIGHT AND EMERGENCY LIGHTING
- EXHAUST FAN - VENT TO EXTERIOR
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR

PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS ON ALL LEVELS. PROVIDE SMOKE DETECTORS IN ALL SLEEPING ROOMS. INTERCONNECT DETECTORS ON ALL LEVELS - HARDWARE - PROVIDE BATTERY BACKUP.

## ELECTRICAL

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

NEW YORK  
ARCHITECT

NEW JERSEY  
ARCHITECT

NEW JERSEY  
PROFESSIONAL  
ENGINEER

NEW JERSEY  
PROFESSIONAL  
PLANNER

FRED KLENK

684 Route 208 • Franklin Lakes, N.J. 07417  
Phone: 201-848-8844 • Email: FRED@KLENKARCHITECT.COM • Fax: 201-848-9174

JOB

7690

SHEET

13

9894

4697

20412

1142

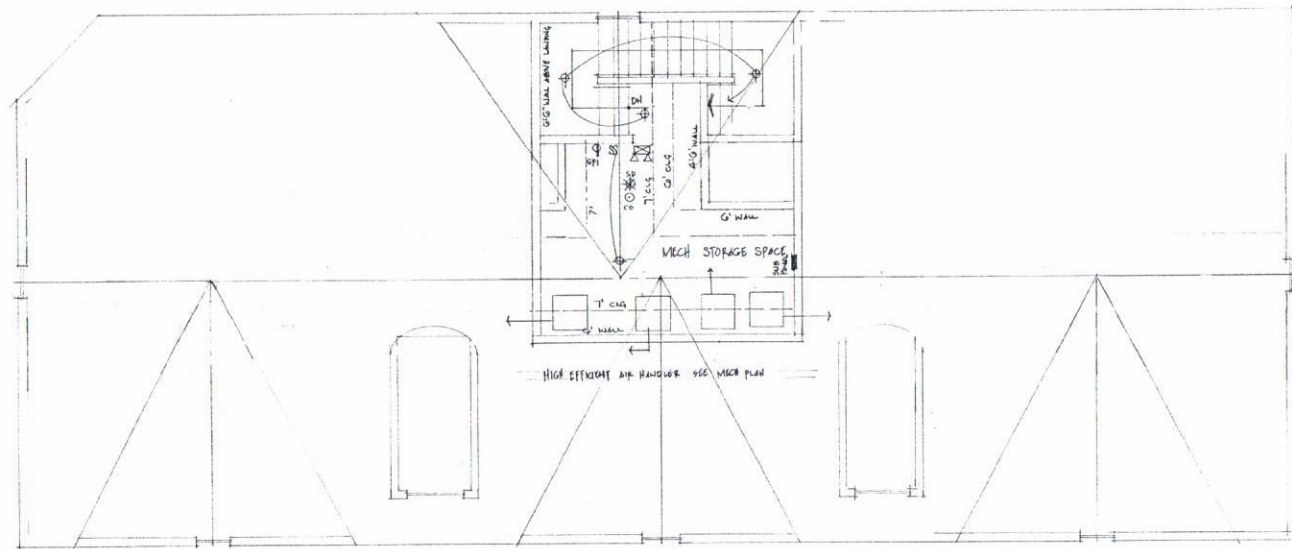
ARCHITECT • ENGINEER • PLANNER

2019

OF 20

DATE 10/20/17 10:17 AM REVISED





# LEGEND

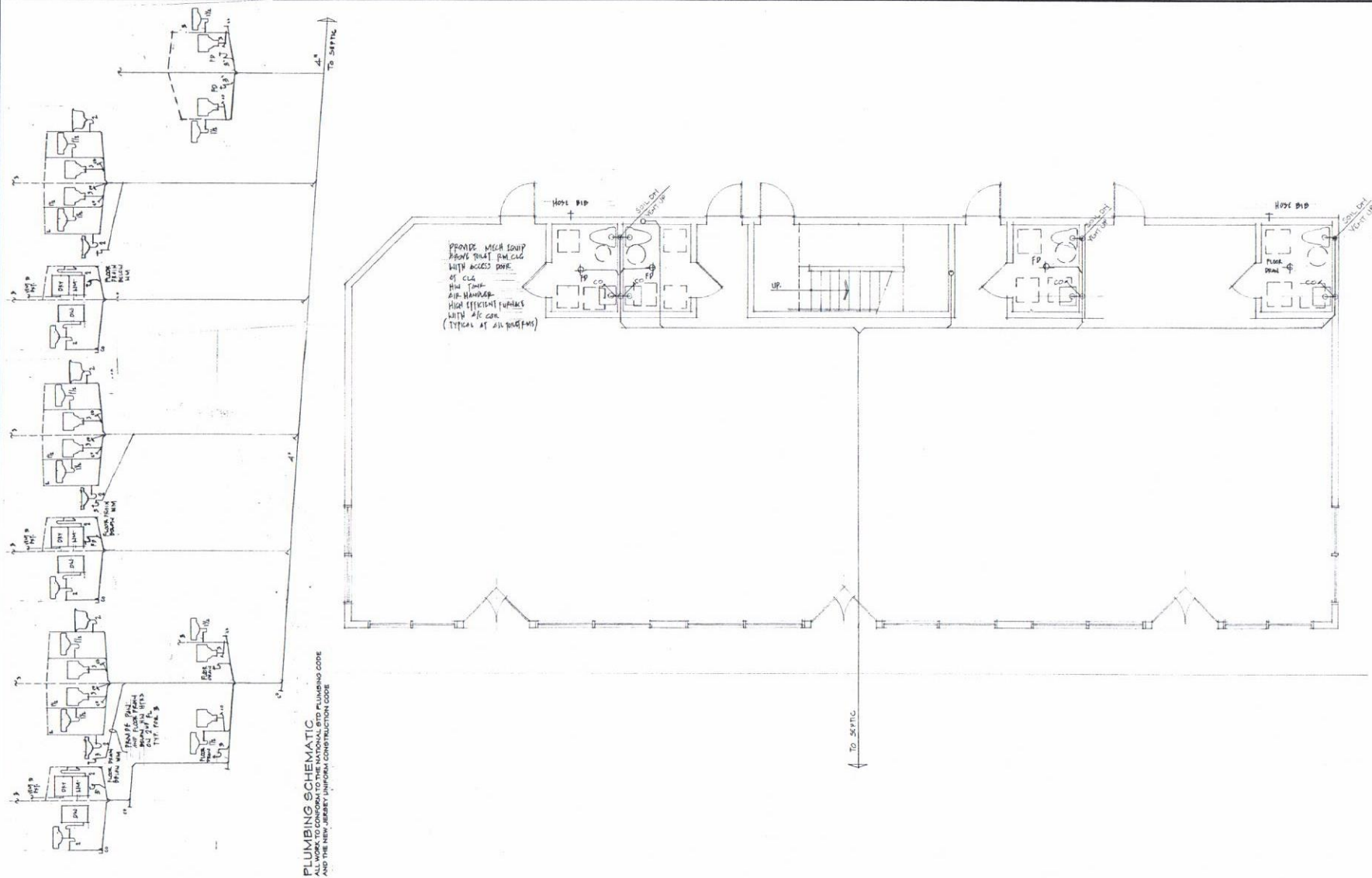
- 2x4 LED LIGHT FIXTURE
- HIGH BAY LIGHT FIXTURE
- SWITCH
- ELECTRICAL RECEPTACLE
- ILLUMINATED EXIT LIGHT AND EMERGENCY LIGHTING
- EXHAUST FAN - VENT TO EXTERIOR
- SMOKE DETECTOR
- COPPER MONOXIDE DETECTOR

## ELECTRICAL ATTIC FLOOR

NEW YORK ARCHITECT	NEW JERSEY ARCHITECT	NEW JERSEY PROFESSIONAL ENGINEER	NEW JERSEY PROFESSIONAL PLANNER	<b>FRED KLENK</b> 684 Route 208 • Franklin Lakes, N.J. 07417 Phone: 201-848-8844 • Email: FRED@KLENKARCHITECT.COM • Fax: 201-848-9174	JOB	SHEET
9894	4697	20412	1142	ARCHITECT • ENGINEER • PLANNER	7690	14
					2019	20

DATE 14-SEP-2017 REVISED



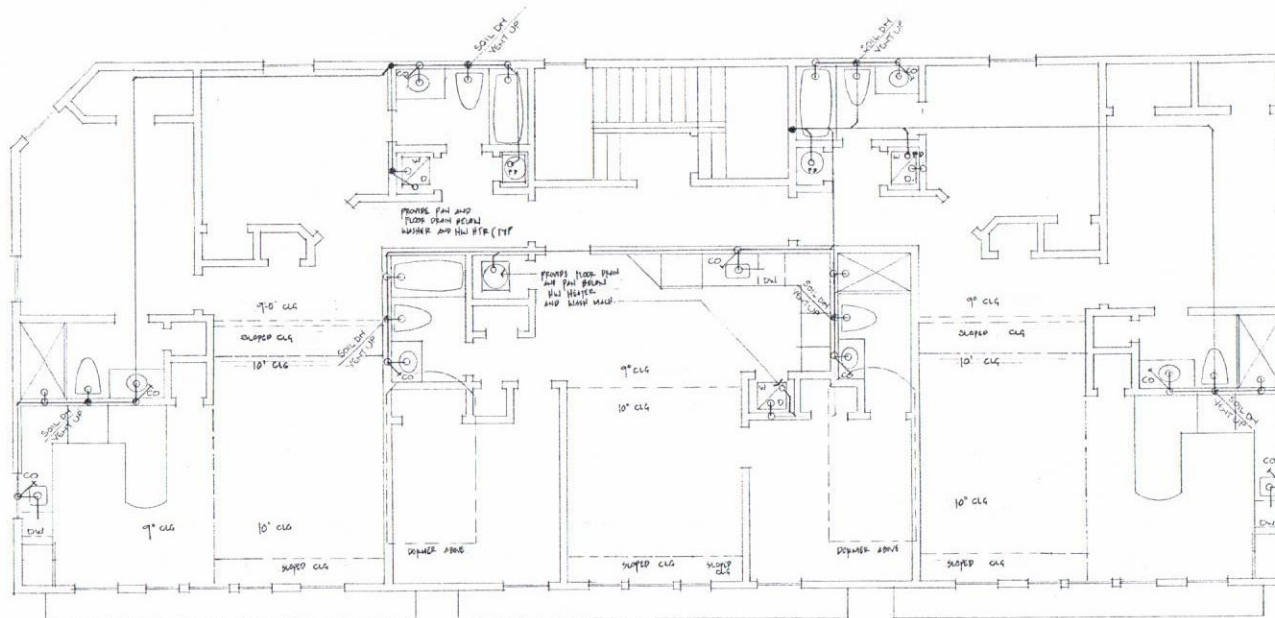


## PLUMBING:

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

NEW YORK ARCHITECT	NEW JERSEY ARCHITECT	NEW JERSEY PROFESSIONAL ENGINEER	NEW JERSEY PROFESSIONAL PLANNER	<b>FRED KLENK</b> 684 Route 208 • Franklin Lakes, N.J. 07417 Phone: 201-848-8844 • Email: FRED@KLENKARCHITECT.COM • Fax: 201-848-9174	JOB 7690	SHEET 15
9894	4697	20412	1142	ARCHITECT • ENGINEER • PLANNER	2019	OF 20





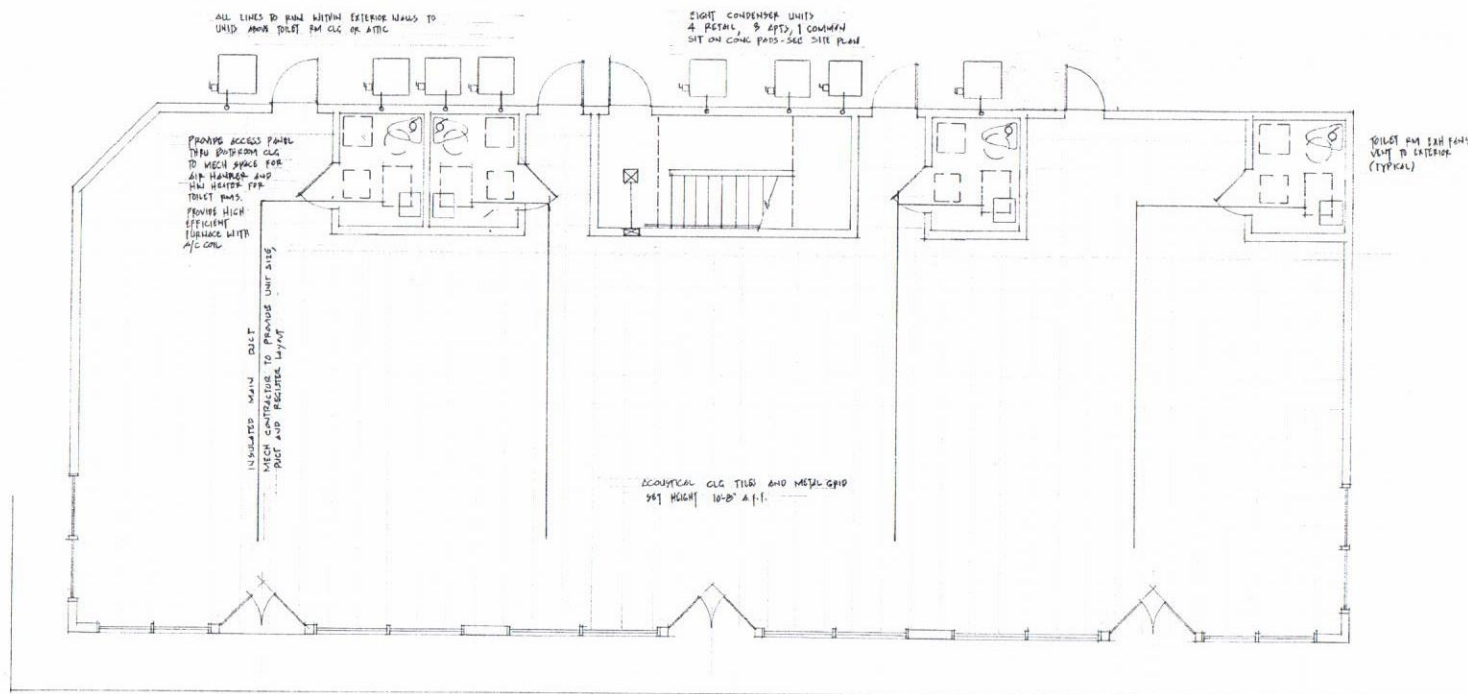
# PLUMBING

## SECOND FLOOR

SCALE: 1/8" = 1'-0"

NEW YORK ARCHITECT	NEW JERSEY ARCHITECT	NEW JERSEY PROFESSIONAL ENGINEER	NEW JERSEY PROFESSIONAL PLANNER	<b>FRED KLENK</b> 684 Route 208 • Franklin Lakes, N.J. 07417 Phone: 201-848-8844 • Email: FRED@KLENKARCHITECT.COM • Fax: 201-848-9174	JOB	SHEET
9894	4697	20412	1142	ARCHITECT • ENGINEER • PLANNER	7690	16
						DATE 15-SEP-2011 REVISED





# MECHANICAL

FIRST FLOOR

SCALE: 1/4" = 1'-0"

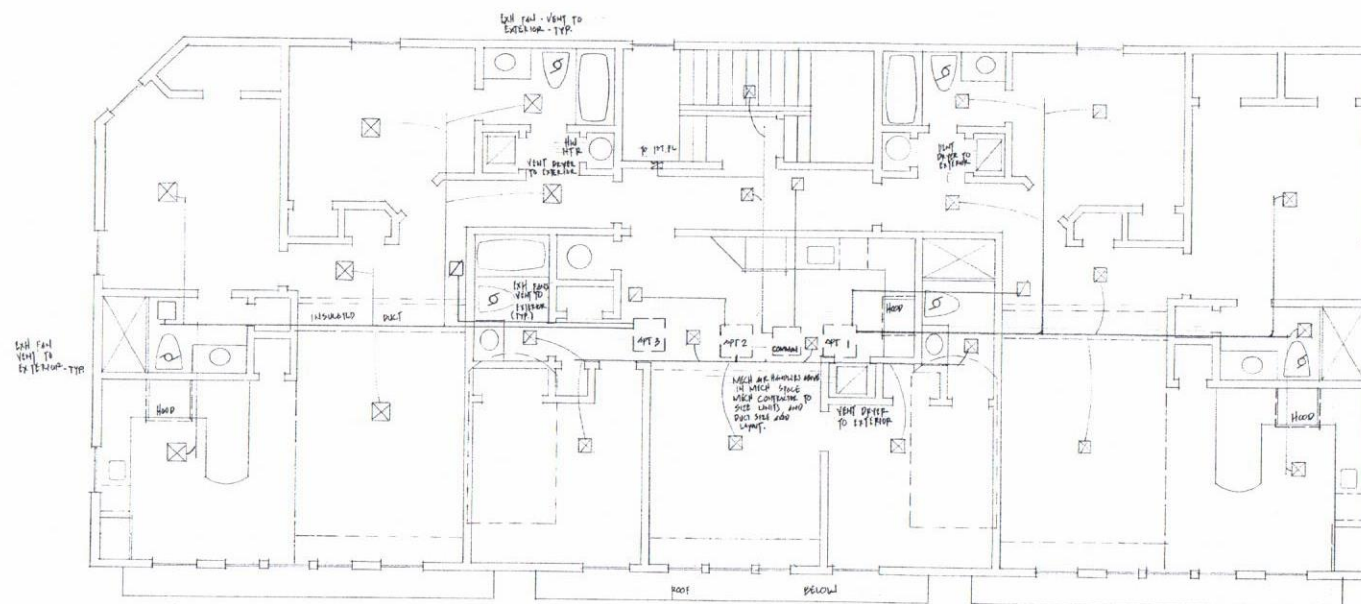
NEW YORK ARCHITECT	NEW JERSEY ARCHITECT	NEW JERSEY PROFESSIONAL ENGINEER	NEW JERSEY PROFESSIONAL PLANNER
9894	4697	20412	1142

**FRED KLENK**  
684 Route 208 • Franklin Lakes, N.J. 07417  
Phone: 201-848-8844 • Email: FRED@KLENKARCHITECT.COM • Fax: 201-848-9174  
ARCHITECT • ENGINEER • PLANNER

JOB	SHEET
7690	17
2019	20

DATE: 12-14-2013 REVISED





MECHANICAL

## SECOND FLOOR

SCALE:  $1/4" = 1'-0"$

NEW YORK ARCHITECT	NEW JERSEY ARCHITECT	NEW JERSEY PROFESSIONAL ENGINEER	NEW JERSEY PROFESSIONAL PLANNER	<b>FRED KLENK</b> 664 Route 208 • Franklin Lakes, N.J. 07417 Phone: 201-848-8844 • Email: FRED@KLENKARCHITECT.COM • Fax: 201-848-9174		JOB	SHEET
9894	4697	20412	1142	ARCHITECT • ENGINEER • PLANNER		7690	18
						2019	OF 20

NEW JERSEY  
ARCHITECT

NEW JERSEY  
PROFESSIONAL  
ENGINEER

NEW JERSEY  
PROFESSIONAL  
PLANNER

F R E D   K L E N K

684 Route 208 • Franklin Lakes, N.J. 07417  
Phone: 201-848-8844 • Email: [FRED@KLENKARCHITECT.COM](mailto:FRED@KLENKARCHITECT.COM) • Fax: 201-848-9174

ARCHITECT · ENGINEER · PLANNER

	JOB
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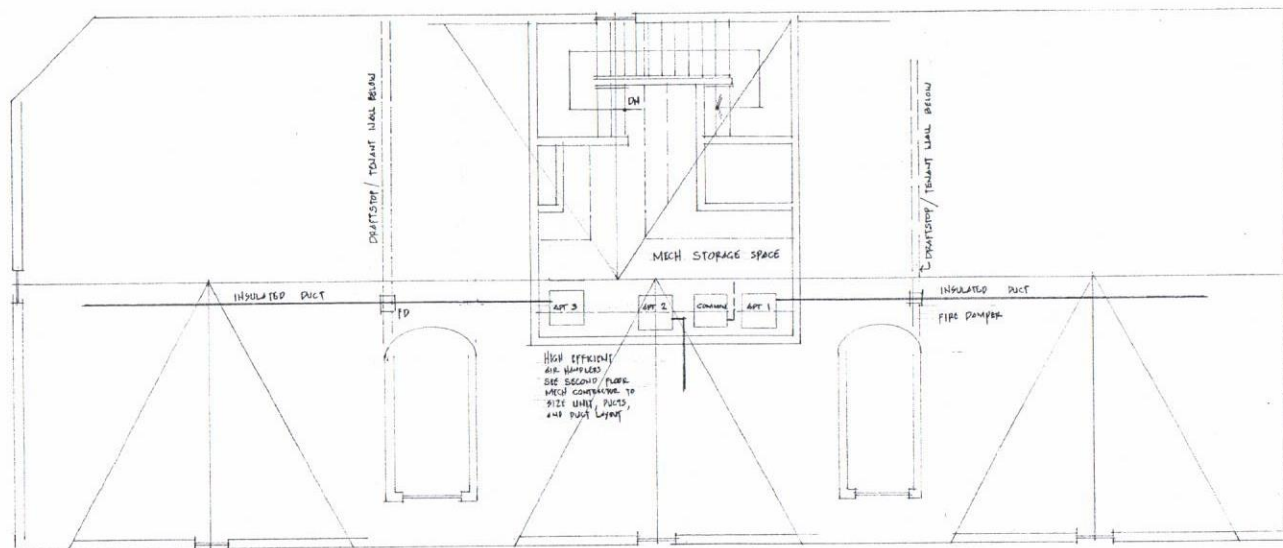
7690	
2019	

SHEET

18  
OF 20

DATE 16 MAY 2014 REVISED



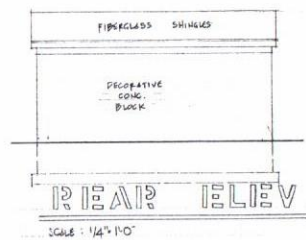


MECHANICAL  
ATTIC PLAN

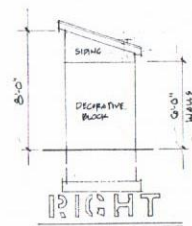
NEW YORK ARCHITECT	NEW JERSEY ARCHITECT	NEW JERSEY PROFESSIONAL ENGINEER	NEW JERSEY PROFESSIONAL PLANNER	<b>FRED KLENK</b> 684 Route 208 • Franklin Lakes, N.J. 07417 Phone: 201-848-8844 • Email: FRED@KLENKARCHITECT.COM • Fax: 201-848-9174	JOB	SHEET
9894	4697	20412	1142	ARCHITECT • ENGINEER • PLANNER	7690	19
					2019	OF 20

DATE 12/20/2013 REVISED

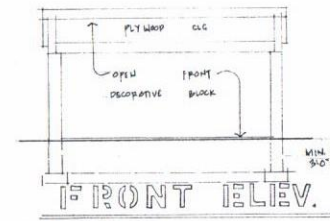
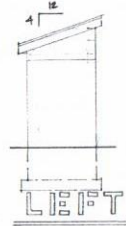




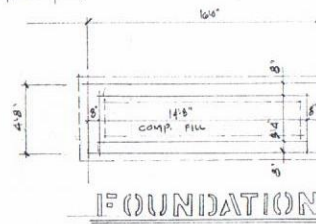
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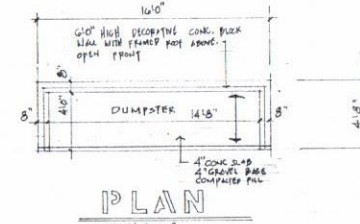
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(VIEW FROM COURTHOUSE PLAZA)



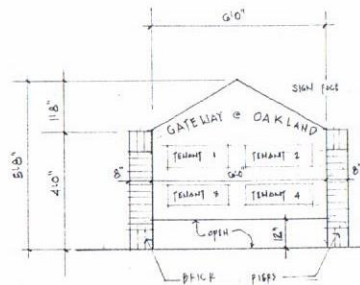
SCALE: 1/4"=1'-0"



SCALE: 1/4"=1'-0"

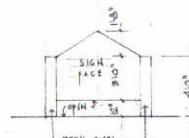
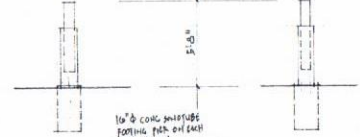
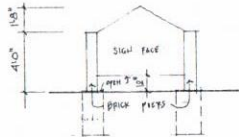


SCALE: 1/4"=1'-0"

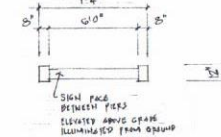


SCALE: 1/2"=1'-0"

SIGN AREA  
BRICK PIERS - 236 SQ FT  
SIGN FACE - 2801 SQ FT  
TOTAL - 3037 SQ FT  
TWO SIDES - 6074 SQ FT  
ILLUMINATE SIGN FROM  
FRONT OF GRAND PAVILION



SCALE: 1/4"=1'-0"



SCALE: 1/4"=1'-0"

ELEVATIONS

DUMPSTER PLAN & SIGN MONUMENT  
POULA, LLC OAKLAND, NJ 455 FORD VALLEY ROAD

NEW YORK ARCHITECT	NEW JERSEY ARCHITECT	NEW JERSEY PROFESSIONAL ENGINEER	NEW JERSEY PROFESSIONAL PLANNER	FRED KLENK 684 Route 208 • Franklin Lakes, N.J. 07417 Phone: 201-848-8844 • Email: FRED@KLENKARCHITECT.COM • Fax: 201-848-9174	JOB 7690	SHEET 20
9894	4697	20412	1142	ARCHITECT • ENGINEER • PLANNER	2018	OF 20

DATE: 05-01-2018 REVISED: 16-MAY-2018



# Borough of Oakland, New Jersey

Scott J. Holzhauer, CTA, SCGREA  
Tax Assessor

Assessment Division

Phone: (201) 337-8111 x2007  
Fax: (201) 337-1520  
Email: [assessor@oakland-nj.org](mailto:assessor@oakland-nj.org)

January 26, 2023

**Ben Casio**  
684 Route 208  
Franklin Lakes, NJ 07417

**RE: Certified List of Property Owners @ 200-ft**  
**Property Owner: Poula, LLC**  
**Property Location: 445 Ramapo Valley Rd**  
**Block / Lot(s) ID: 4508/2,3**

Dear Board Applicant:

Attached please find a complete list of all property owners in the Borough of Oakland (Bergen County) that appear to be situated within 200-feet of the above referenced parcel(s). This information is certified as that which appears in the Oakland Tax Book, including any ownership changes that have been recently received in the form of new deeds.

The attached printout titled "Owner & Address Report" takes data directly from the electronic Mod IV file maintained within the Assessor's computer. The properties provided on the list were determined by taking scaled offsets from the subject property as identified on the most recent Tax Map for the municipality. The attached "Addendum" includes any other entities that require notification in accordance with the provisions of the M.L.U.L. and pursuant to Subsection (h) of N.J.S.A. 40:55D-12 (agencies that have registered to receive notice with regard to Planning and/or Zoning applications). **NOTE: PLEASE USE THE ADDRESS BELOW PROPERTY OWNER'S NAME AS THE MAILING ADDRESS.**

If you have any questions, feel free to contact my office.

Sincerely,

BOROUGH OF OAKLAND



Scott J. Holzhauer, CTA, SCGREA  
Tax Assessor

Attch.

Cc: Planning Board/Board of Adjustment



Subject Blk / Lot:  
List Date:

200-FT Notification List

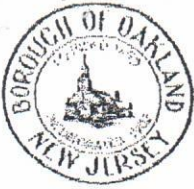
### ADDENDUM

The following entities marked "**X**" must also be included in the 200-ft notification for the subject property in question:

INCLUDE	ROADS/ ASSOCIATIONS / UTILITIES	ADDRESS / CONTACT INFO
	State Highways: <ul style="list-style-type: none"><li>• Route I-287</li><li>• Route 208</li></ul>	State of NJ – DOT 1035 Parkway Ave CN 600 Trenton, NJ 08625
X	County Roads: <ul style="list-style-type: none"><li>• Route 202</li><li>• Long Hill Road</li><li>• Franklin Avenue</li><li>• West Oakland Avenue</li></ul>	Bergen County Planning Board One Bergen County Plaza Room 415 Hackensack, NJ 07601-7076
	Railroads: <ul style="list-style-type: none"><li>• N.Y.S. &amp; W. R.R.</li></ul>	Delaware & Otsego Railroad 1 Railroad Plaza Cooperstown, NY 13326
	Associations: <ul style="list-style-type: none"><li>•</li></ul>	None known or specified
X	Utilities Companies: <ul style="list-style-type: none"><li>• Rockland Electric</li></ul>	Rockland Electric Co. Att: Edw. M. McDonough One Blue Hill Plaza Pearl River, N.Y. 10965
X	<ul style="list-style-type: none"><li>• P.S.E. &amp; G.</li></ul>	Public Service Electric & Gas Manager – Corporate Properties 80 Park Plaza, T6B Newark, NJ 07102
	<ul style="list-style-type: none"><li>•</li></ul>	Subject is within 200-ft of adjacent municipality. You need to obtain a list of additional Property Owners from them.

(LIST CERTIFIED FOR 90 DAYS FROM DATE OF ISSUE)





## Buffer Report

BOROUGH OF OAKLAND

Office of the Assessor  
One Municipal Plaza  
Oakland, New Jersey 07436  
Telephone: (201) 337-8111 ext 207/208  
Facsimile: (201) 337-1520

### Highlighted feature(s)

#### Subject Property (1)

Block	Lot	Qualifier	Owner	Location	Street	City State Zip
4508	2		POULA, LLC C/O WM. KAYE ASSOC.	445 RAMAPO VALLEY RD	191 GODWIN AVE - SUITE 6	WYCKOFF NJ 07481

§

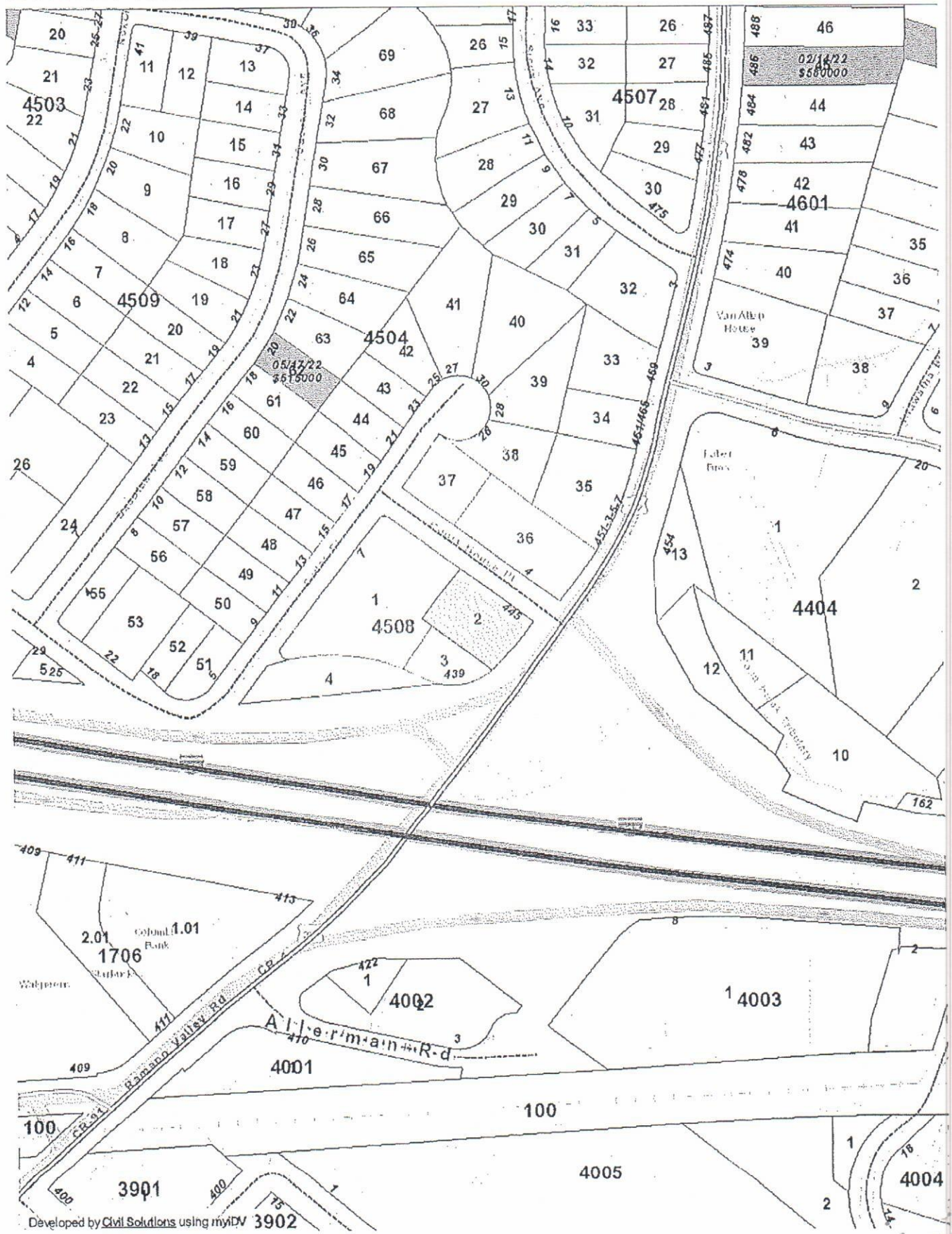
### List of adjoining feature(s) that intersect 200 foot buffer from Subject Property.

#### Adjoining Properties (13)

Block	Lot	Qualifier	Owner	Location	Street	City State Zip
4404	12		STATE OF NEW JERSEY, D.O.T.	ROUTE 208	1035 PARKWAY AVE	TRENTON NJ 08618
4404	13		STATE OF NEW JERSEY, D.O.T.	454 RAMAPO VALLEY RD	1035 PARKWAY AVE	TRENTON NJ 08618
4504	35		RVR, INC., A N.J. CORP.	451-3-5-7 RAM VAL RD	581 RAMAPO VALLEY RD	OAKLAND NJ 07436
4504	36		NJ ENERGY REALTY LLC	4 COURT HOUSE PL	536 MAIN ST	NEW PALTZ, NY 12561
4504	37		NJ ENERGY REALTY LLC	CEDAR COURTHOUSE PL	536 MAIN ST	NEW PALTZ, NY 12561
4504	38		HEIM, ROBERT & LAUREN	26 CEDAR ST	26 CEDAR ST	OAKLAND, NJ 07436
4504	45		DEKLER, WAYNE & VIRGINIA	19 CEDAR ST	19 CEDAR ST	OAKLAND NJ 07436
4504	46		O'BLAKE, MICHAEL J. & TRACEY	17 CEDAR ST	17 CEDAR ST	OAKLAND NJ 07436
4504	47		ELSHAHAWI, SAMY M	15 CEDAR ST	15 CEDAR ST	OAKLAND NJ 07436
4504	48		SMITH, GEORGE A & SUSAN L	13 CEDAR ST	13 CEDAR ST	OAKLAND NJ 07436
4508	1		HA OF RVC#5846 KNIGHTS OF COLUMBUS	7 COURT HOUSE PL	7 COURT HOUSE PL	OAKLAND NJ 07436
4508	3		BOROUGH OF OAKLAND	439 RAMAPO VALLEY RD	MUNICIPAL PLAZA	OAKLAND NJ 07436
4508	4		BOROUGH OF OAKLAND	CEDAR ST	MUNICIPAL PLAZA	OAKLAND, NJ 07436



# Buffer Report - Map BOROUGH OF OAKLAND







## Buffer Report

### BOROUGH OF OAKLAND

Office of the Assessor  
One Municipal Plaza  
Oakland, New Jersey 07436  
Telephone: (201) 337-8111 ext 207/208  
Facsimile: (201) 337-1520

#### Highlighted feature(s)

##### Subject Property (1)

Block	Lot	Qualifier	Owner	Location	Street	City State Zip
4508	3		BOROUGH OF OAKLAND	439 RAMAPO VALLEY RD	MUNICIPAL PLAZA	OAKLAND NJ 07436

§

#### List of adjoining feature(s) that intersect 200 foot buffer from Subject Property.

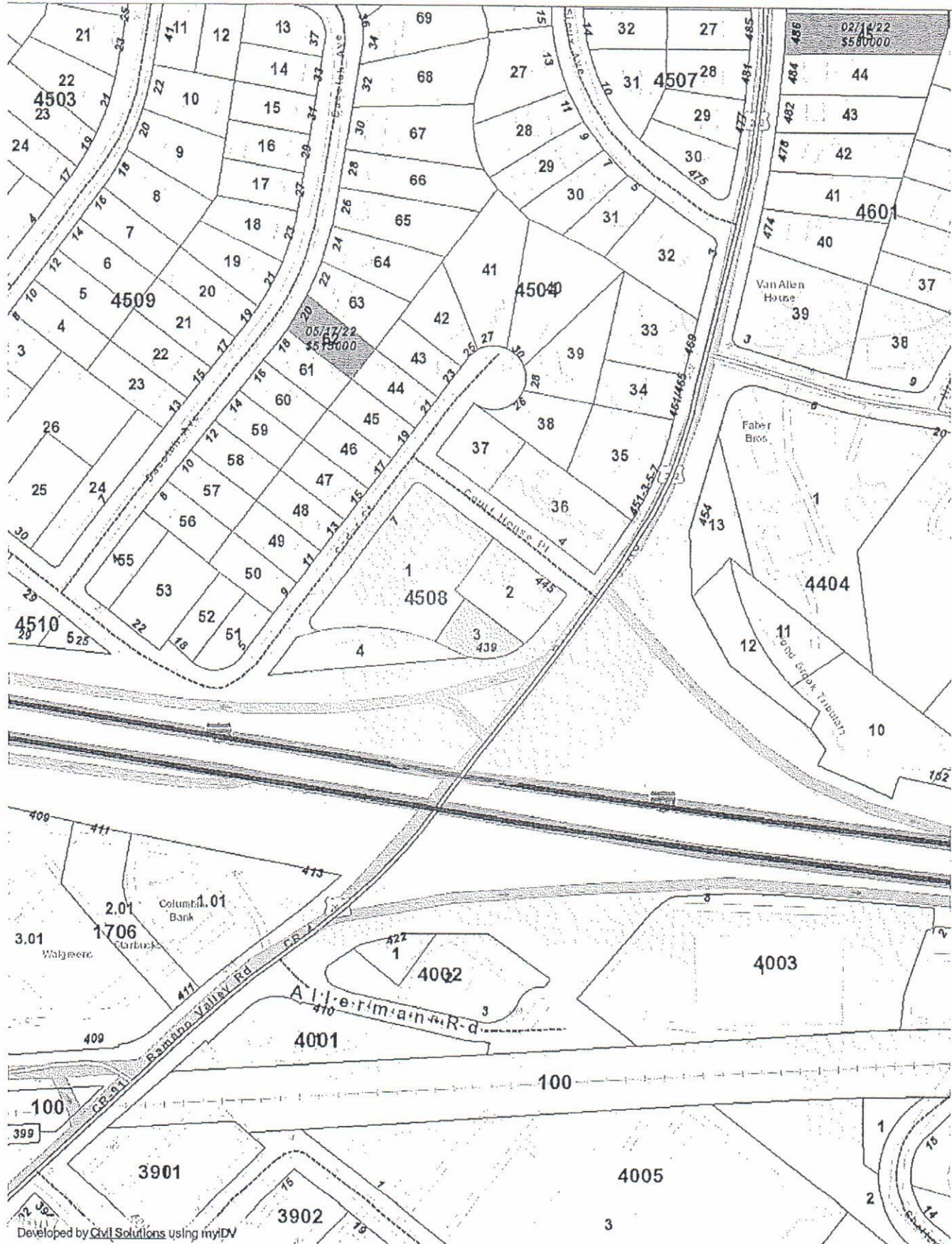
##### Adjoining Properties (5)

Block	Lot	Qualifier	Owner	Location	Street	City State Zip
4504	36		NJ ENERGY REALTY LLC	4 COURT HOUSE PL	536 MAIN ST	NEW PALTZ, NY 12561
4504	37		NJ ENERGY REALTY LLC	CEDAR COURTHOUSE PL	536 MAIN ST	NEW PALTZ, NY 12561
4508	1		HA OF RVC#5846 KNIGHTS OF COLUMBUS	7 COURT HOUSE PL	7 COURT HOUSE PL	OAKLAND NJ 07436
4508	2		POULA, LLC C/O WM. KAYE ASSOC.	445 RAMAPO VALLEY RD	191 GODWIN AVE - SUITE 6	WYCKOFF NJ 07481
4508	4		BOROUGH OF OAKLAND	CEDAR ST	MUNICIPAL PLAZA	OAKLAND, NJ 07436



Buffer Report - Map  
BOROUGH OF OAKLAND

created on 1/24/2023



Developed by Civil Solutions using myIDV



**NOTICE OF PUBLIC HEARING**  
**BOROUGH OF OAKLAND BOARD OF ADJUSTMENT**  
**IN THE MATTER OF THE APPLICATION OF**  
**POULA, LLC**  
**FOR SITE PLAN & USE VARIANCE APPROVAL**

**PLEASE TAKE NOTICE** that the undersigned shall apply before the Planning Board of the Borough of Oakland for Use Variance & Site Plan Approval to construct a two and one half story mixed use retail/residential building in the CBD-II (AHO) Central Business District, for property located at 445 Ramapo Valley Road, also known as Block 4508, Lots 2 and 3 on the Tax Assessment Map of the Borough of Oakland.

**PLEASE TAKE FURTHER NOTICE** the following Variances will be requested:

<u>TYPE</u>	<u>REQUIRED</u>	<u>PROPOSED</u>	<u>VARIANCE</u>	<u>CODE</u>
Max. Imp. Coverage	55%	64.4%	9.4%	59-47(Schd.A)
Side/Rear Yard Setback	25ft	20ft	5ft	59-47(Schd.A)
Parking Spaces	27 spaces	22 spaces	5 spaces	59-61F(9)
Accessory Structure (dumpster) in front yard				59-47(D)

**PLEASE TAKE FURTHER NOTICE** that the applicant shall also request any additional Variances, Interpretations, Waivers or such further relief from any other requirements which may arise as a result of and during the course of the hearing.

**PUBLIC HEARING** has been scheduled for \_\_\_\_\_, 2023, at \_\_\_\_\_ PM at the Municipal Building, One Municipal Plaza, Oakland, NJ 07436, at which time you may appear either in person or by attorney and present any objections or comments which you may have regarding this application.

This notice is sent to you by the applicant by order of the Planning Board of the Borough of Oakland, NJ. The Application, Maps and documents relating to this application are available for public inspection during normal business hours in the Office of the Clerk to the Planning Board and Board of Adjustment, in the Municipal Building, One Municipal Plaza, Oakland, NJ 07436.

Dated: \_\_\_\_\_, 2023

\_\_\_\_\_  
Ben R. Cascio, Esq.,  
684 Route 208  
Franklin Lakes, NJ 07417  
201-848-7811 fx:201-848-9174  
Attorney for the Applicant