



BOROUGH OF OAKLAND, NEW JERSEY

TO: Planning Board

FROM: Glen Turi

This is to advise you that on January 27, 2022 a denial was issued to the resident Christina Bernardo
for the location 7 Osage Road, Oakland, NJ 07436

Block: 5603 Lot: 13

Zoning District: RA-2

For: Construction of an addition

For the following reasons:

- 1) Minimum lot size 28,077.3 square foot proposed, 30,000 square feet required
- 2) Front Yard: 66.5 ft. proposed, 75 ft. minimum required

The Ordinances pertaining to this application are:

Chapter 59

Attachment 5

Fee: \$50.00 Paid by: # 589 LOD: #Z-0127003

An appeal to the Board of Adjustment of the determination must be made within twenty (20) days of the date of this determination.



Glen Turi
Zoning Official

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

**APPLICATION FOR RESIDENTIAL VARIANCE FROM
LOT AREA AND SETBACK REQUIREMENTS**

Date _____

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

Date Received _____
Fee Submitted _____
Jurisdiction Date _____
Complete Date _____
Date by _____
Board Action _____

FOR OFFICIAL USE ONLY

The undersigned, as Applicant/Owner of the subject property listed below hereby makes application to the Borough of Oakland Board of Adjustment for relief from residential zone requirements relating to lot area or setback requirements of the Borough Zoning Ordinance pursuant to N.J.S.A. 40:55D-70 C (1) or C (2) and applicable laws of the Borough of Oakland in order to: (briefly describe proposal)

Building 736 SF addition. Proposed
rear yard set-back is 66.5'.
Town ordinance is 75'

1. APPLICANT INFORMATION

- a. Name: John Russo
- b. Address: 7 Osage Rd. Oakland NJ 07436
- c. Telephone (include fax number if desired): 201. 749.0062
- d. Applicant is a: (check applicable status)
- ____ Corporation ____ Partnership ☒ Individual(s)
- e. If applicant is a corporation or a partnership, please list the names and addresses of persons having a 10 % interest or more in the corporation or partnership on a separate sheet and attach to this application.
- f. Relationship of applicant to property (check applicable status):
- ☒ Owner ____ Purchaser under contract ____ Lessee
- ____ Other (please specify): _____
- g. If applicant is represented by an attorney:
- Name: _____
- Address: _____
- Telephone: _____ Fax: _____

2. PROPERTY INFORMATION

a. Street address 7 Osage Rd.

b. Tax Map Block(s) 5603 Lot(s) 13

c. Zone District RA2

d. Lot Area 28077.3 SF Lot Dimensions 143.64' x 150' x 204.2' x 181.61'

e. Property is located (check applicable status):

☐ Within 200 feet of another municipality.

☐ Adjacent to a State Highway.

☐ Adjacent to an existing or proposed County road.

☐ Adjacent to other County land

Note: If any category is checked, notification concerning this application to the appropriate agency is required.

f. Property is sewered ☐

Septic system ☒

g. Current number of bedrooms 3

Proposed number of bedrooms 3

h. Current number of bathrooms 2.5

Proposed number of bathrooms 2.5

i. Height of building: Existing Stories 2.5

Feet 21.3'

Proposed Stories 2.5

Feet 21.3'

j. Percentage of lot occupied by building:

Now: 6.4 %

With proposed addition: 15.2 %

k. Setback from property lines:

	Front	Rear	Right Side	Left Side
a. Existing:	<u>57.7'</u>	<u>70'</u>	<u>55.8'</u>	<u>63.4'</u>
b. Proposed:	<u>52'</u>	<u>66.5'</u>	<u>55.8'</u>	<u>38.5'</u>

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

None under our ownership.

3. NATURE OF APPLICATION: This is an application for a variance from the strict application of the Borough of Oakland Zoning Ordinance for a use permitted in the Zone in which the property is located. The proposed construction is contrary to the following provisions of the Zoning Code of the Borough (the Zoning Officer should be consulted to determine the appropriate sections) You may attach additional sheets if needed.

Relief Requested:

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
Rear Yard Set-back	75'	66.5'

4. REASONS FOR REQUEST IN SUPPORT OF THIS APPLICATION

This variance is sought because of (check applicable):

- (a) ☐ Exceptional narrowness of property. (b) ☒ Exceptional shallowness of property.
(c) ☒ Shape of property. (d) ☐ Exceptional topographic or physical features of the site.
(e) ☐ Other extraordinary or exceptional situation.

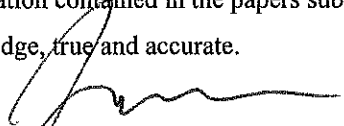
Describe property features or situation if items (d) or (e) are checked. You may attach additional information if desired to support your application.

5. OTHER REQUIRED INFORMATION

- Attach certification of payment of taxes from Tax Collector.
- Attach completed checklist.
- Attach current survey showing existing & proposed improvements and septic system if applicable.

6. VERIFICATION AND AUTHORIZATION

- a. Applicant's Statement: I hereby certify that the above statements made by me and the statements and information contained in the papers submitted in connection with this application are, to the best of my knowledge, true and accurate.



Applicant's Signature

1.19.22

Date




Applicant's Signature

1.19.22

Date

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



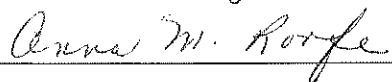
Owner's Signature

1.19.22

Date

Subscribed and sworn to before me this

31 day of January, 2022 (Year)



(Notary)

ZONING TABLE

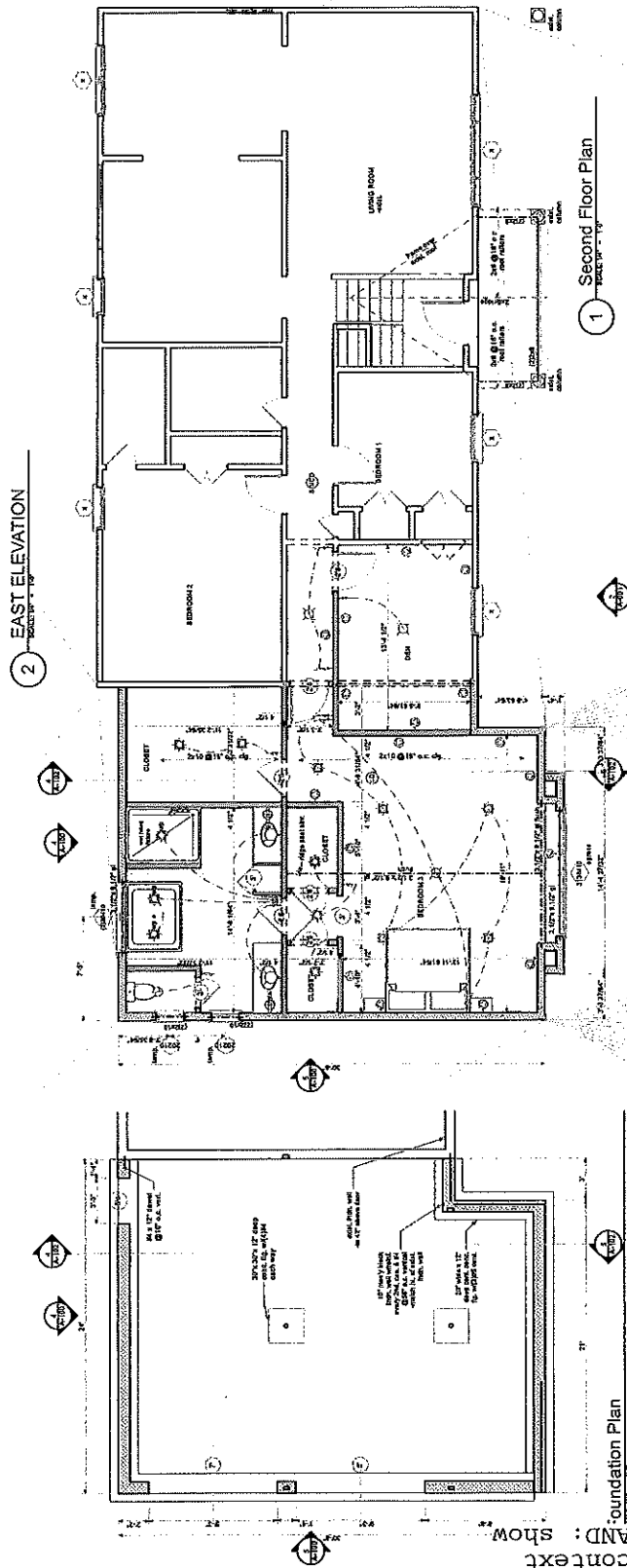
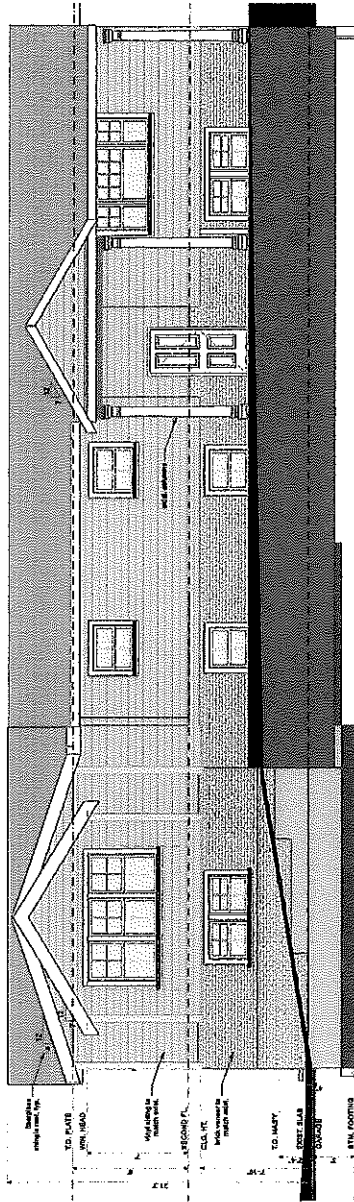
This MUST be completely filled out in order for your application to be deemed complete
 ZONE OF SUBJECT PROPERTY: _____

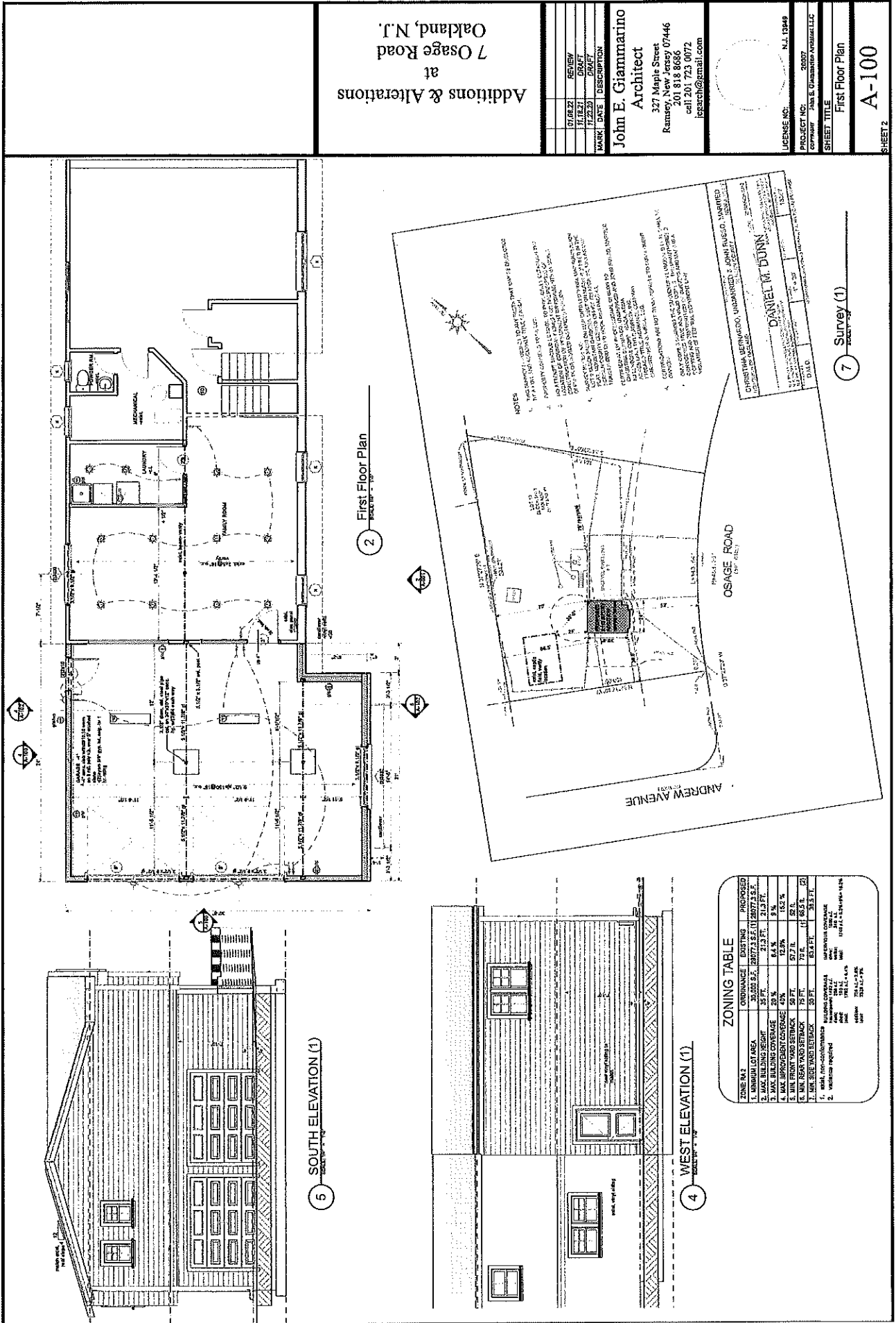
	REQUIRED	EXISTING	PROPOSED
Lot Area	<u>30,000</u> _____ sf min	<u>28,077.3</u> _____ sf	<u>28,077.3</u> _____ sf
Lot Width	_____ ft min	<u>143.64</u> _____ ft	<u>143.64</u> _____ ft
Lot Depth	_____ ft min	<u>150</u> ft	<u>150</u> ft
Building Coverage* (calculated: total building footprint square footage divided by lot area x 100%)	<u>20</u> % max	<u>6.4</u> %	<u>9</u> %
Impervious Coverage** (calculated: total impervious footprint square footage divided by lot area x 100%)	<u>40</u> % max	<u>12.6</u> %	<u>15.2</u> %
Front Setback	<u>50</u> ft min	<u>57.7</u> ft	<u>52</u> ft
Side Setback	<u>30</u> ft min	<u>63.4</u> ft (Left) _____ ft (Right)	<u>38.5</u> ft (Left) _____ ft (Right)
Rear Setback	<u>75</u> ft min	<u>70</u> ft	<u>66.5</u> ft
Building Height	<u>35</u> ft max _____ stories max	<u>21.3</u> ft <u>2.5</u> stories	<u>21.3</u> ft <u>2.5</u> stories

*Building Coverage: that percentage of a lot covered by the roof(s) of all principal and accessory building(s), including roofed over porches and similar extensions of a building such as roofed decks.

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

1. The hardship from which the applicant seeks relief is due to the unique characteristics of the subject house being placed on certain angle on the lot, and not to the general characteristics of the surrounding area and is not due to a physical or economic disability of the applicant.
2. The line of the rear of the existing house is not parallel to the rear of the property line. The rear setback proposed is a minimal expansion justified by the location of the existing house being slightly offline from the rear of the property line. That the relief to be granted is the least relief necessary.
3. The expansion in use helps bring architectural diversity to the property and will improve the function and use of the property in a positive way and will not alter the general characteristic of the surrounding area or impair the intent or purpose of the zoning ordinance.

[illegible]



Additions & Alterations
at
7 Osage Road
Oakland, N.J.

John E. Giammarino
Architect

327 Maple Street
Ramsey, New Jersey 07446
201 818 8686
cell 201 723 0072
jgarch@comcast.net

LICENSE NO. N.J. 13449
PROJECT NO. 2007
COPYRIGHT JOHN E. GIAMMARINO ARCHITECT, LLC

SHEET TITLE
First Floor Plan

A-100
SHEET 2

ZONING TABLE	
ORDINANCE	EXISTING
1. MINIMUM LOT AREA	30,000 S.F. (28,773 S.F. (11,287 S.F.))
2. MAX. BUILDING HEIGHT	35 FT. 21.3 FT. 21.3 FT.
3. MAX. BUILDING COVERAGE	35% 6.4% 9%
4. MAX. IMPROVEMENT COVERAGE	35% 6.4% 9%
5. MAX. REAR YARD SETBACK	25 FT. 75 FT. 75 FT.
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WEST ELEVATION (1)

SOUTH ELEVATION (1)

First Floor Plan

Survey (1)

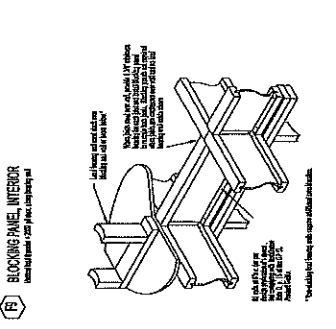
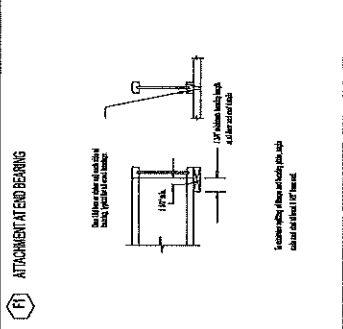
DANIEL M. DUNN
ARCHITECT
10000 100th Ave. N.E.
Redmond, WA 98073
206-881-1000
dunn@dmdd.com

NOTES
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
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1. CONTRACTORS SHALL VERIFY ALL FIELD CONDITIONS AND CONDITIONS FOR ALL MATERIALS PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL FIELD INVESTIGATION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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John E. Giammarino
Architect
327 Maple Street
Ramsey, New Jersey 07446
201 818 8686
cell 201 723 0072
jegarch@earthlink.net

LICENSE NO:	N.J. 13948
PROJECT NO:	23007
OWNER:	John B. Glascoche Architects LLC
SHEET TITLE	Specification & Details
A-501	

[illegible]

Maximum Uniform Load Applied to Either or Both Outside Flanges (pounds per lineal foot)											
Pipes in Number		154 MILLS		127-EOITS		SCREWS (Rods 3)		F			
A	B	C	D	E	F						
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3	530	570	340	750	745						
4	Not Permitted					875	535	845			

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1 3/4" x Multiple Flats
(4 Connections)

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







3 PLY
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3 1/2" x 3 1/2" (4 Connections)

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