



## BOROUGH OF OAKLAND, NEW JERSEY

TO: Planning Board

FROM: Glen Turi

This is to advise you that on July 21, 2022 a denial was issued to the resident Sarwinder Singh for the location 14 Hickory Drive, Oakland, NJ 07436

Block: 3801 Lot: 87

Zoning District: RA-3

For: Proposed 4 bedroom Dwelling

For the following reasons:

- 1) 59 Attachment 5 Side Yard Setback: 12 ft. proposed, 15 ft. minimum required
- 2) 59 Attachment 5 Side Yard Setback: 8 ft. proposed, 15 ft. minimum required

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

Fee: \$50.00 Paid by: # Check #10699 LOD: #Z-0721001

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 7/29/22

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

Date Received \_\_\_\_\_  
Fee Submitted \_\_\_\_\_  
Jurisdiction Date \_\_\_\_\_  
Complete Date \_\_\_\_\_  
Date by \_\_\_\_\_  
Board Action \_\_\_\_\_

**FOR OFFICIAL USE ONLY**

**Check nature of the application:**

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

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

Construction of single family home  
and related improvements

**1. APPLICANT INFORMATION**

- a. Name: Sarwinder Singh
- b. Address: 1018 High Mountain Rd
- c. Telephone & Email address (include fax number if desired):  
201-694-3717
- d. Applicant is a: (check applicable status)  
☐ Corporation ☐ Partnership ☐ LLC ☒ Individual(s)
- e. If applicant is a corporation or a partnership, please list the names and addresses of persons having a 10 % interest or more in the corporation or partnership on a separate sheet and attach to this application.
- f. Relationship of applicant to property (check applicable status):  
☒ Owner ☐ Purchaser under contract ☐ Lessee  
☐ Other (please specify): \_\_\_\_\_

g. If applicant is represented by an attorney:

Name: Bruce E. Whitaker, Esq. McDonnell & Whitaker

Address: 245 E Main St., PO Box 379, Ramsey, NJ

Telephone: 201-934-0110 Fax: 201-934-0440

2. PROPERTY INFORMATION

a. Street address 14 Hickory Dr., Oakland

b. Tax Map Block(s) 3801 Lot(s) 87

c. Zone District RA-3

d. Lot Area 12,600 S.F. Lot Dimensions 60' x 210' x 60' x 210'

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

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

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

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

h. Property is located (check applicable status):

     Within 200 feet of another municipality

     Adjacent to a State Highway

     Adjacent to an Existing or proposed County road

     Adjacent to other County land

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

i. Property is sewered     

Septic system X

j. Current number of bedrooms N/A

Proposed number of bedrooms 4

k. Current number of bathrooms N/A

Proposed number of bathrooms 3.5

l. Height of building: Existing Stories 2 N/A Feet 22.5 N/A

Proposed Stories 2 Feet 32.5

m. Percentage of lot occupied by building:

Now: N/A %

With proposed addition: 16 %

n. Setback from property lines:

	Front	Rear	Right Side	Left Side
a. Existing:	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

b. Proposed: 77' 82' 8' 12'

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

Prior owner application withdrawn

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

Relief Requested:

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
<u>See Zoning Denial</u>		

4. REASONS FOR REQUEST IN SUPPORT OF THIS APPLICATION

This variance is sought because of (check applicable):

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

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

See Addendum to follow

5. OTHER REQUIRED INFORMATION


Attach certification of payment of taxes from Tax Collector.

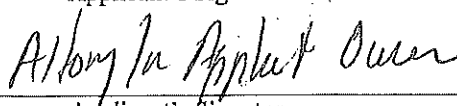
Attach completed checklist.

Attach current survey showing existing & proposed improvements and septic system if applicable. Refer to item #3 on checklist.

6. VERIFICATION AND AUTHORIZATION

- 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

  
Applicant's Signature

7/29/22  
Date

                      
Date

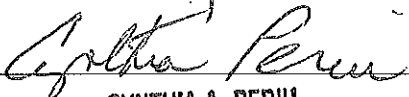
- b. Owner's Statement: I, the undersigned, being the owner of the property described in this application, hereby consent to the making of this application and the approval of the plans submitted. I further consent to the inspection of this property in connection with this application as deemed necessary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

  
Owner's Signature

7/29/22  
Date

Subscribed and sworn to before me this

29 day of July, 2022 (Year)

  
CYNTHIA A. PERIU (Notary)  
A Notary Public of New Jersey  
My Commission Expires 10-11-2022

# 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>15000</u> sf min	<u>12600</u> sf	<u>12600</u> sf
Lot Width	<u>100</u> ft min	<u>60</u> ft	<u>60</u> ft
Lot Depth	<u>140</u> ft min	<u>210</u> ft	<u>210</u> ft
Building Coverage* (calculated: total building footprint square footage divided by lot area x 100%)	<u>20</u> % max	<u>N/A</u> % Vacant Land	<u>16</u> %
Impervious Coverage** (calculated: total impervious footprint square footage divided by lot area x 100%)	<u>40</u> % max	<u>30.3</u> %	<u>34</u> %
Front Setback	<u>40</u> ft min	<u>N/A</u> ft	<u>77</u> ft
Side Setback	<u>15</u> ft min	<u>N/A</u> ft (Left) <u>N/A</u> ft (Right)	<u>8</u> ft (Left) <u>12</u> ft (Right)
Rear Setback	<u>35</u> ft min	<u>N/A</u> ft	<u>82</u> ft
Building Height	<u>35</u> ft max <u>2 1/2</u> stories max	<u>N/A</u> ft <u>N/A</u> stories	<u>32.5</u> ft <u>2</u> stories

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

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