

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

ZONING BOARD APPLICATION

Date 11/29/2023

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

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

Date Received: _____

Fee Submitted: _____

Complete Date: _____

FOR OFFICIAL USE ONLY

☒ Appeal from the decision of the Zoning Officer [N.J.S.A. 40:55D-70(a)]

___ Bulk Variance(s) [N.J.S.A.40:55D-70(c)]

___ Use Variance / Expansion of Non-conforming Use / Conditional Use [N.J.S.A. 40:55D-70(d)(1)(2)(3)]

___ Floor Area Ratio / Density [N.J.S.A. 40:55D-70(d)(4)(5)]

___ Site Plan Review [N.J.S.A. 40:55D-76(b)]

1. APPLICANT INFORMATION

a. Name: Michael + Lisa Skawinski

b. Address: 8 Yale Way Oakland NJ 07436

c. Telephone 201-370-3796 Email: michael.skawinski@gmail.com

d. Applicant is a: (check applicable status)

___ Corporation

___ Partnership

☒ Individual(s)

___ LLC

**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.**

e. Relationship of applicant to property (check applicable status):

☒ Owner

___ Contract Purchaser

___ Lessee

___ Other (specify _____)

- f. If applicant is represented by an attorney:

Name: _____

Address: _____

Telephone: _____ Email: _____

- g. (Architect) Preparation of Plans by:

Name: John J. Gilchrist Architect

Address: 8 Coach Lane Upper Saddle River, NJ 07458

Tel: 201-573-1877 Email: JJGAPC@gmail.com

- h. (Engineer) Preparation of Plans by:

Name: _____

Address: _____

Tel: _____ Email: _____

2. PROPERTY INFORMATION

a. Street address 8 Yale Way

b. Tax Map Block(s) 4911 Lot (s) 5

c. Zone District RA-3

d. Existing Use of Property residential - single family

e. Proposed Use Property: residential - single family

- f. Residential applications:

Current number of bedrooms 2 Proposed number of bedrooms 3

Current number of bathrooms 2 Proposed number of bathrooms 3 1/2

g. Property is sewered _____ Septic system ✓

h. Are there any existing Deed Restrictions/Easements? ✓ No ___ Yes (attach copy of restriction)

Are there any proposed Deed Restrictions/Easements? ✓ No ___ Yes (attach copy of restriction)

i. Does the applicant/owner own any property which adjoins/is adjacent to this property? ___ Yes ✓ No

j. Please list prior applications or municipal actions regarding this property and attach Resolutions related to same: _____

k. 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.

3. NATURE OF APPLICATION: (clearly detail proposal- attach additional sheets if necessary)

Second-floor addition to current single-family, one-story residential home. Plans to improve home to align with neighboring houses.

4. JUSTIFICATION FOR RELIEF: (statement setting forth reasons justifying granting of this application- attach additional sheets if necessary)

Second floor addition is being proposed to accommodate our growing family. We have recently outgrown our existing home but love our community and neighbors and wish to make this our forever home.

5. BULK VARIANCE RELIEF IS SOUGHT BECUASE OF: (check applicable)

☐ Exceptional narrowness of property

☐ Exceptional shallowness of property

☐ Shape of property

☐ Exceptional topographic/physical features of the site

☒ Other extraordinary/exceptional situation ☐ One or more listed purpose of MLUL advanced

pre-existing/non-conforming

6. Indicate if this is a bifurcated use variance application: ☐ Yes ☒ No

Note: If yes, 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).

7. VARIANCE(S) REQUESTED: (List all Sections of Borough Code for which relief is sought- attach additional sheets if necessary)

<u>Borough Code Section</u>	<u>Required</u>	<u>Proposed</u>
Ch. 59 A# 5	15 ft. side yard setback	9.3 ft.
Ch. 59 A# 5	40 ft. front yard setback	20.1 ft.
_____	_____	_____
_____	_____	_____
_____	_____	_____

8. ZONING TABLE: (This MUST be completely filled out in order for your application to be deemed complete)

	REQUIRED	EXISTING	PROPOSED
Lot Area	<u>1500</u> sf min	<u>11,700</u> sf	<u>11,700</u> sf
Lot Width	<u>100</u> ft min	<u>90</u> ft	<u>90</u> ft
Lot Depth	<u>140</u> ft min	<u>130</u> ft	<u>130</u> ft
Building Coverage* (calculated: total building footprint square footage divided by lot area x 100%)	<u>20</u> % max	<u>10.4</u> %	<u>14</u> %
Impervious Coverage** (calculated: total impervious footprint square footage divided by lot area x 100%)	<u>40</u> % max	<u>21.7</u> %	<u>23.9</u> %
Front Setback	<u>40</u> ft min	<u>26.10</u> ft	<u>20.10</u> ft
Side Setback	<u>15</u> ft min	<u>30.7</u> ft (Left) <u>22.8</u> ft (Right)	<u>9.3</u> ft (Left) <u>22.8</u> ft (Right)
Rear Setback	<u>35</u> ft min	<u>67.2</u> ft	<u>67.2</u> ft
Building Height	<u>35</u> ft max <u>2 1/2</u> stories max	<u>20</u> ft <u>1</u> stories	<u>30</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.

9. ADDITIONAL REQUIREMENT OF SUBMISSION:

- a. Attach Zoning Officer's Decision
- b. Attach certification of payment of taxes from Borough Tax Collector
- c. Submit Request for 200' Property Owners' List
- d. Submit Legal Notice of Hearing for review prior to mailing & publishing
- e. Attach completed checklist.
- f. Attach Property Survey
- g. Attach Site Plan & Architectural Drawings, if applicable
- h. Attach any other agency and/or government approvals if received in connection with this application such as NJDEP permits, NJDOT permits, Bergen County Approvals etc.

10. 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.

Lisa Skawinski

Applicant's Signature

11/29/2023

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.

Lisa Skawinski

Owner's Signature

11/29/2023

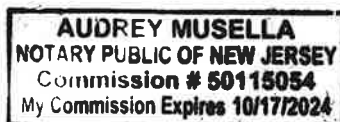
Date

Sworn and Subscribed to before me this

29 day of *NOVEMBER*, *2023* (Year)

Audrey Musella

(Notary)



NOTICE OF HEARING
ZONING BOARD OF ADJUSTMENT
BOROUGH OF OAKLAND

Pursuant to the provisions of the Municipal Code of the Borough of Oakland and the provisions of N.J.S.A. 40:55D-12, notice is hereby given that the following applicant has filed an application with the Zoning Board of Adjustment of the Borough of Oakland seeking variances/relief from the provisions of the Borough Code, more fully described below:

- Applicant name: Michael & Lisa Skawinski
- Relationship to property: owners (i.e. owner/contract purchaser/lessee)
- Address of property: 8 Yale Way
- Lot: 5 Block: 4911 on the tax assessment map of the Borough of Oakland
- Zone: RA-3
- Description of proposed project: 2nd story addition
- Section(s) of Code from which relief is sought:
Chapter 54 Section 5 Schedule _____
Chapter _____ Section _____ Schedule _____
Chapter _____ Section _____ Schedule _____
- Requirement(s) pursuant to relevant Code: (e.g. required 20 ft. rear yard setback)
Required 15ft. side yard setback
Required 40ft. front yard setback
- Proposed deviation from relevant Code: (e.g. proposed 5ft rear yard setback)
Proposed 9.3ft side yard setback
Proposed 20.1ft front yard setback

In addition to the foregoing, the applicants will also seek any and all other variances, waivers, deviations or exceptions the Board deems to be required.

Notice is hereby given that the Borough of Oakland Board of Adjustment has scheduled a public hearing at the Oakland Council Chambers, 10 Lawlor Drive, Oakland, New Jersey Tuesday, _____ at 7:00 P.M. This hearing is open to all interested parties and those desiring to be heard.

Copies of the application are available for review at the office of the Secretary to the Board, Oakland Municipal Building, 1 Municipal Plaza, Oakland, NJ, during office hours and on the Website of the Borough of Oakland (<https://www.oakland-nj.org>) or by contacting Mariela Castro, Board Secretary at 201-337-8111 extension 2007 or at planning@oakland-nj.org.

Members of the public may participate in the public meeting according to the customary practice and procedures of the Zoning Board of Adjustment of the Borough of Oakland.

Michael & Lisa Skawinski, 8 Yale Way
(Applicant Name & Address)



BOROUGH OF OAKLAND, NEW JERSEY

Scott J. Holzhauer
Tax Assessor

Assessment Division

Phone: (201) 337-8111
Ext. 2007/2008
Fax: 201-337-1520

REQUEST FOR 200' PROPERTY OWNERS LIST

APPLICANT: Michael & Lisa Skawinski
Name/Address 8 Yale Way

I HEREBY REQUEST A CERTIFIED LIST OF NAMES AND ADDRESSES OF PROPERTY OWNERS TO WHOM THE APPLICANT IS REQUIRED TO GIVE NOTICE PURSUANT TO THE MUNICIPAL LAND USE LAW FOR PROPERTY LOCATED AT: 8 Yale Way KNOWN AS BLOCK # 4911 LOT # 5 ON THE TAX MAPS OF THE BOROUGH OF OAKLAND.

DATED: 11/29/2023

SIGNATURE Lisa Skawinski
PHONE NO. 201-889-7203

CHECK ONE: ☐ LIST WILL BE PICKED UP BY APPLICANT
☐ MAIL LIST TO ADDRESS BELOW
☒ EMAIL LIST TO ADDRESS BELOW

Email/Mail To: lisa.skawinski@gmail.com

NOTE: A FEE OF \$10.00 MUST ACCOMPANY THIS REQUEST. CASH OR CHECK MADE PAYABLE TO "BOROUGH OF OAKLAND".

FOR OFFICE USE ONLY: PAID: CASH OR CHECK NO. _____

SCHEDULED HEARING DATE: _____

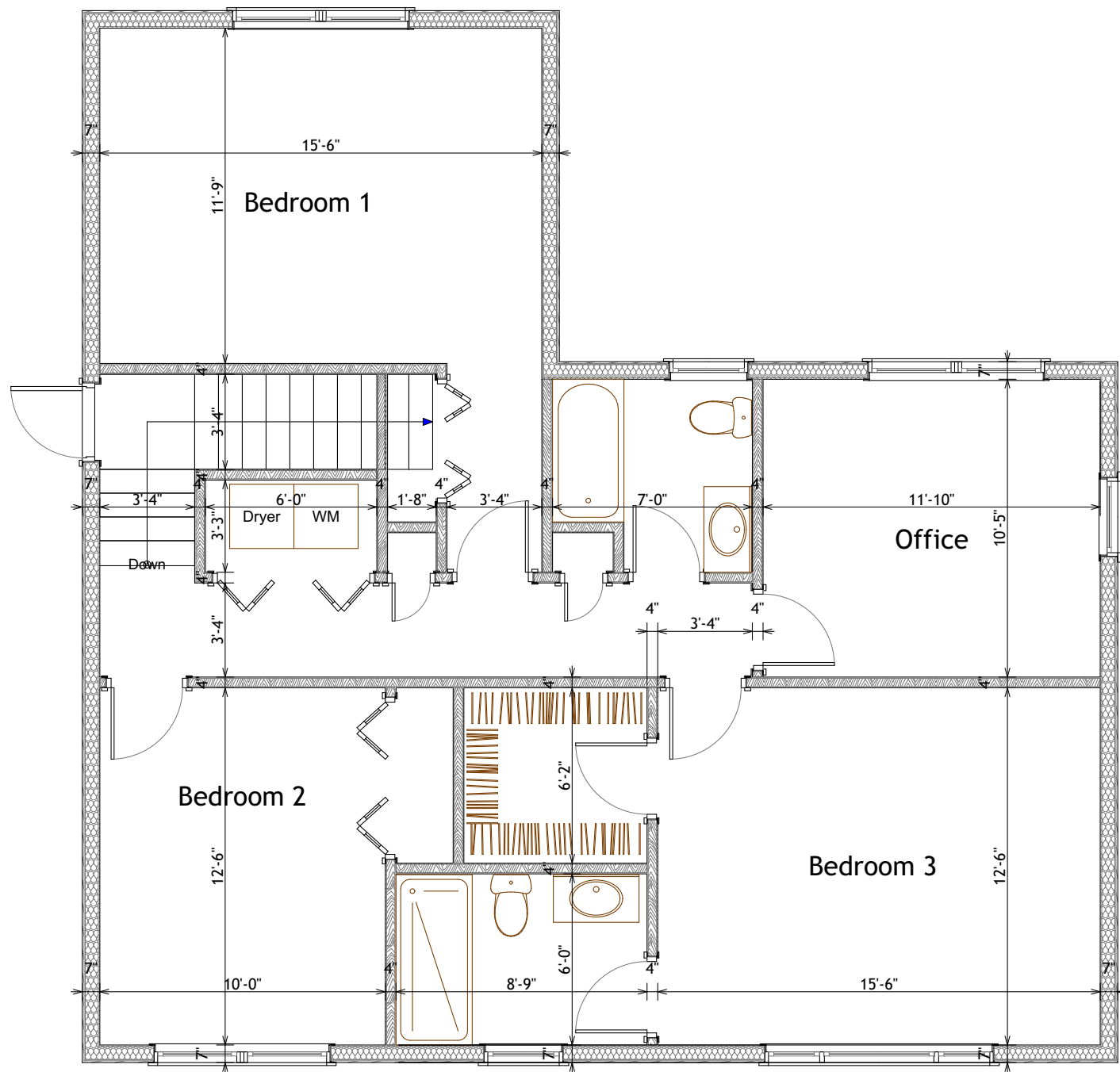
1 MUNICIPAL PLAZA OAKLAND, NEW JERSEY 07436

PROCEDURAL CHECKLIST FOR VARIANCE APPLICATIONS

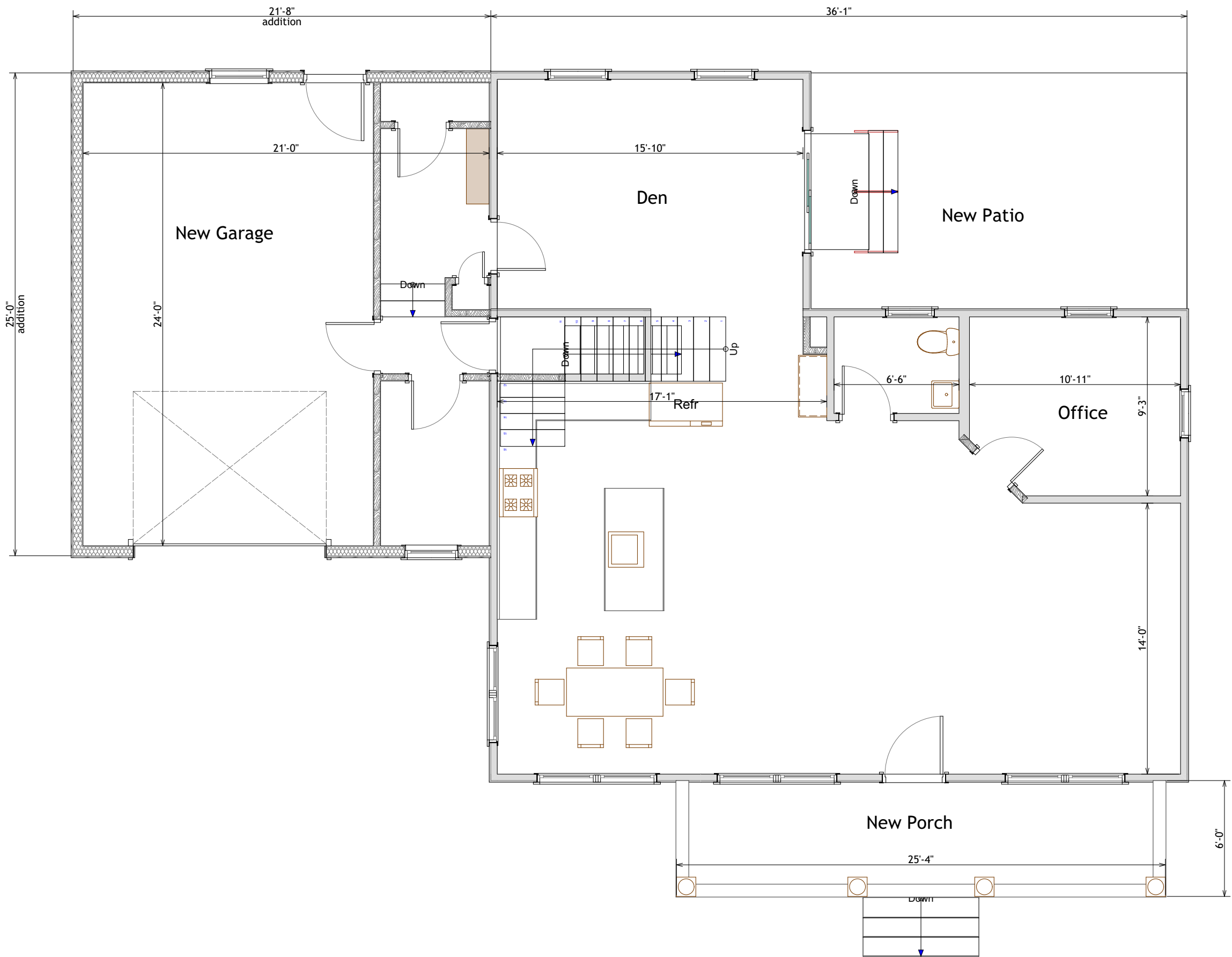
(Application to be typed or printed clearly)

- ✓ 1. Apply to Zoning Officer for a permit. If appropriate, a letter of denial will be issued and signed by the Zoning Officer citing the reasons for the denial of a building permit or certificate of occupancy.
- ✓ 2. Secure a copy of the Zoning Board application form from the Board Secretary or Borough Website. If appealing from the Zoning Officer's decision, applications must be filed within twenty (20) days of the issuance of denial from the Zoning Officer.
- ✓ 3. Plans and Survey must be prepared and certified by a licensed land surveyor, architect and/or engineer, as applicable.
 - Survey plan submitted with the application must be to-scale and correctly and completely reflect current conditions on the site and be less than five (5) years old.
 - Plans must be drawn to scale indicating the relation of existing and/or the proposed structure with structures on all adjoining properties and a scale drawing of existing and/or proposed structures indicating changes or alterations contemplated. Please specify the location of all wells, septic systems, or sewer lines on plans. Submitted plans must show floor plan (footprint) of all levels and elevations. All submitted plans shall include the date prepared and all revision dates, be signed by the plan preparer and include a name on the plan(s)
- 4. Submit completed application package which includes:
 - 20 copies of the completed, fully executed, notarized Zoning Board Application
 - 20 copies of folded (not rolled) Engineering/Architect Plans
 - 20 copies of Property Survey
 - 20 copies of Zoning Officer's denial letter
 - 1 copy of Certification of Taxes
 - 1 copy of request for list of Property Owners with 200'
 - 1 copy of proposed Legal Notice of Hearing for approval (fill in date once assigned)
 - Submit 1 PDF of entire packet & send electronically to planning@oakland-nj.org. All copies mentioned must be in packet form collated and submitted to the Board Secretary.
- 5. Two separate checks for the application fees and escrow fees made out to the Borough of Oakland.
- 6. A hearing date will be assigned upon the receipt of a completed application packet, review process, and receipt of appropriate fees. The Board of Adjustment regularly meets on the second Tuesday of each month at 7:00 p.m. in the Oakland Council Chambers, 10 Lawlor Drive, Oakland, New Jersey.
- 7. When notice must be sent. Once your application has been deemed complete, you have obtained a list of all property owners within 200-feet of the property in question, your proposed Notice of Hearing has been reviewed, and a hearing date has been assigned, you must execute Legal Notice. Notice of the hearing must be mailed or hand delivered, **AND** published in the newspaper, at least 10 calendar days **prior** to the date of the hearing. The date of the hearing shall not count as one of the 10 days. Failure to comply with this deadline will result in your hearing being rescheduled to a later date. A Sample Notice form is a part of your application package given by the Board Secretary and on the Borough website.

- 8. Who must be served notice.
 - Notice must be published in the official newspaper of the Borough (The Record).
 - Notice must be sent by certified mail or hand delivery to the following:
 - The owners, as shown on the certified property owners' list, of all real property located within 200 feet in all directions of the property which is the subject of the hearing.
 - Appropriate utilities, if applicable.
 - If the property is located within 200 feet of an adjoining municipality, the clerk of such municipality.
 - If the property is located adjacent to an existing County road, proposed County road shown on the official County map or on the county master plan, adjoining other County land or situated within 200 feet of a municipal boundary, the Bergen County Planning Board.
 - If the property is adjacent to a State highway, the Commissioner of the New Jersey Department of Transportation.
 - If notice is hand delivered, the property owner listed on the 200-foot list, or his agent in charge of the property, must sign and date a receipt stating that he/she has received the notice. The receipt must identify the owner or agent who is signing the receipt. Please note that only the owner or agent may sign the receipt. Spouses or other family members, friends, tenants, associates, employees or other persons who are not owners or agents in charge of the property may not sign the notice receipt.
- 9. Submit proof to the Board Secretary that notice has been served. This must be provided at least 3 business days before the hearing date. Proof of notice must include the actual Notice executed, and:
 - For hearing notice published in the newspaper, an affidavit confirming that the notice was published. (Provided by newspaper).
 - For hearing notice mailed (must be certified mail) to property owners and governmental agencies, utilities, etc., the white postal receipts with date of mailing stamped by the post office for each address that was sent notice.
 - [Only if hand delivered,] hearing notice hand delivered to property owners requires a signed affidavit from the applicant stating the owners served, the content of the notice and the date notice was served, along with the printed name of the property owner served, the owner's signature and the date signed.
- 10. Appear at public hearing in person, by agent or attorney. All Corporations must be represented by an attorney at all Board hearings.
- 11. Expiration of variances. Please note that any variances granted by the Board will expire unless construction commences within one (1) year of approval.



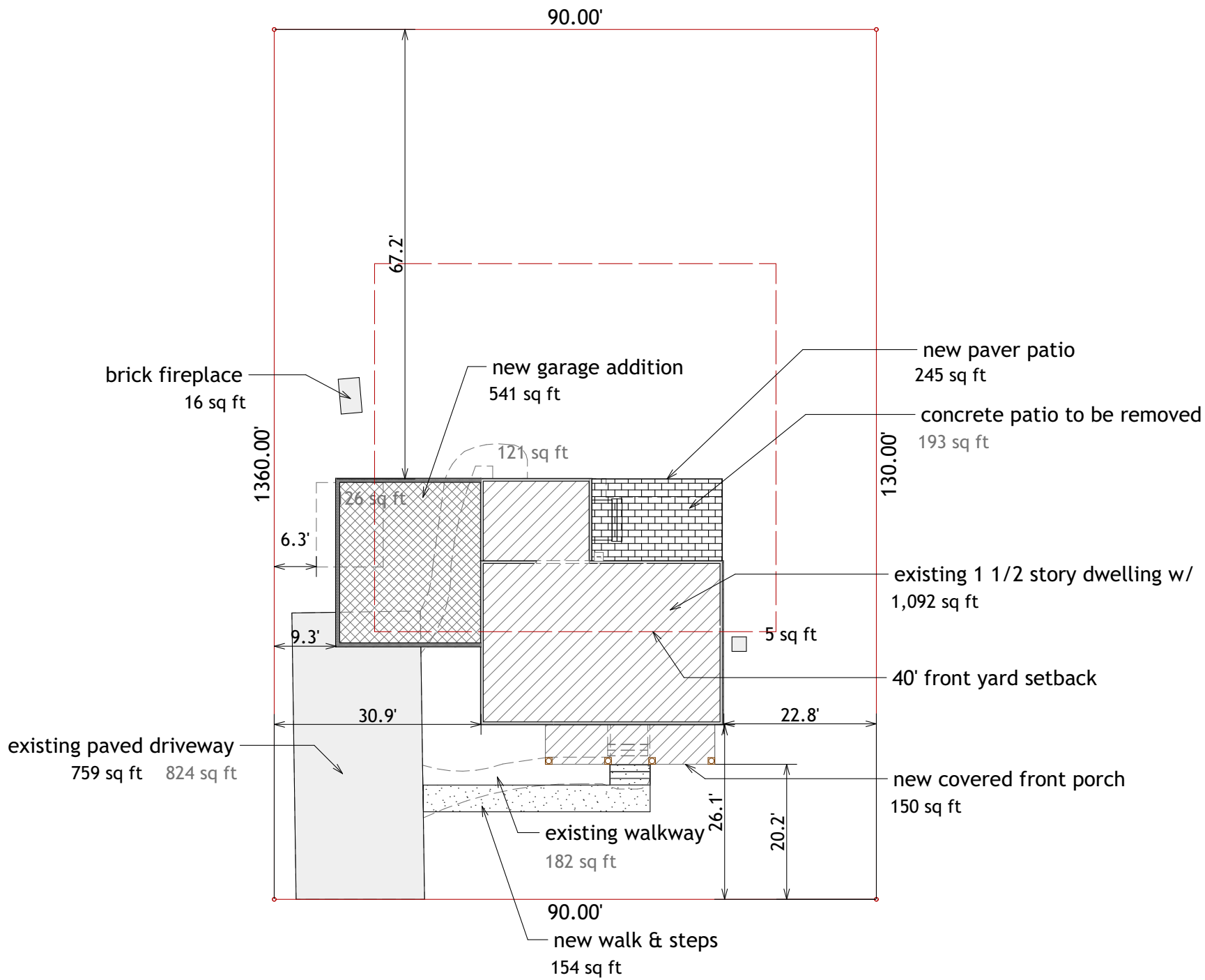
New Second Floor Plan
SCALE: 3/16" = 1'-0"



First Floor Plan
SCALE: 3/16" = 1'-0"

Zoning Schedule			
Oakland, New Jersey			
Zone RA-3 Single Family Residence	Ordinance	Existing	Proposed
Minimum Lot Area	15,000	11,700	not changed
Minimum Lot Width	100	90	not changed
Minimum Lot Depth	140	130	not changed
Maximum Building Coverage	20%	10.4%	14.0%
Maximum Impervious Coverage	40%	21.7%	23.9%
Maximum Building Height - Stories	2 1/2	1	2
Maximum Building Height - Feet	35	20	30
Minimum Front Yard Depth	40	26.10	20.10
Minimum Side Yard each	15	30.7/22.8	9.3/22.8
Minimum Rear Yard	35	67.2	not changed

First Floor Area	1,092	1,092	sf
New Garage		541	sf
New Covered Front Porch		150	sf
Second Floor Area	0	1,092	sf
Shed	126	0	sf
Total Floor Area	1,218	2,725	sf
Total Building Coverage	1,218	1,633	sf
Front Steps & Sidewalk	182	154	sf
Driveway	824	759	sf
Back Walk	121	0	sf
Back Patio	193	245	sf
Total Impervious Surfaces	2,538	2,791	sf



Yale Way
50' ROW

Site Plan

Scale: 1" = 20.0'

0 10' 20' 40'

Prepared with information taken from partial survey provided by owner

JOHN J
GILCHRIST
ARCHITECT
A Professional Corporation

11-15-23 for review JJG

Date Issue Initial

Residential Addition & Renovations for
Mr & Mrs M Skawinski
8 Yale Way
Borough of Oakland
New Jersey 07426
Lot 5 Block 4911

Plans

John J Gilchrist
Architect
A Professional Corporation
8 Coach Lane
Upper Saddle River
New Jersey 07458
Phone 201 573 1877
JJGAPC@gmail.com

NJ 10567 NY 024343-1

3/16" = 1'-0"

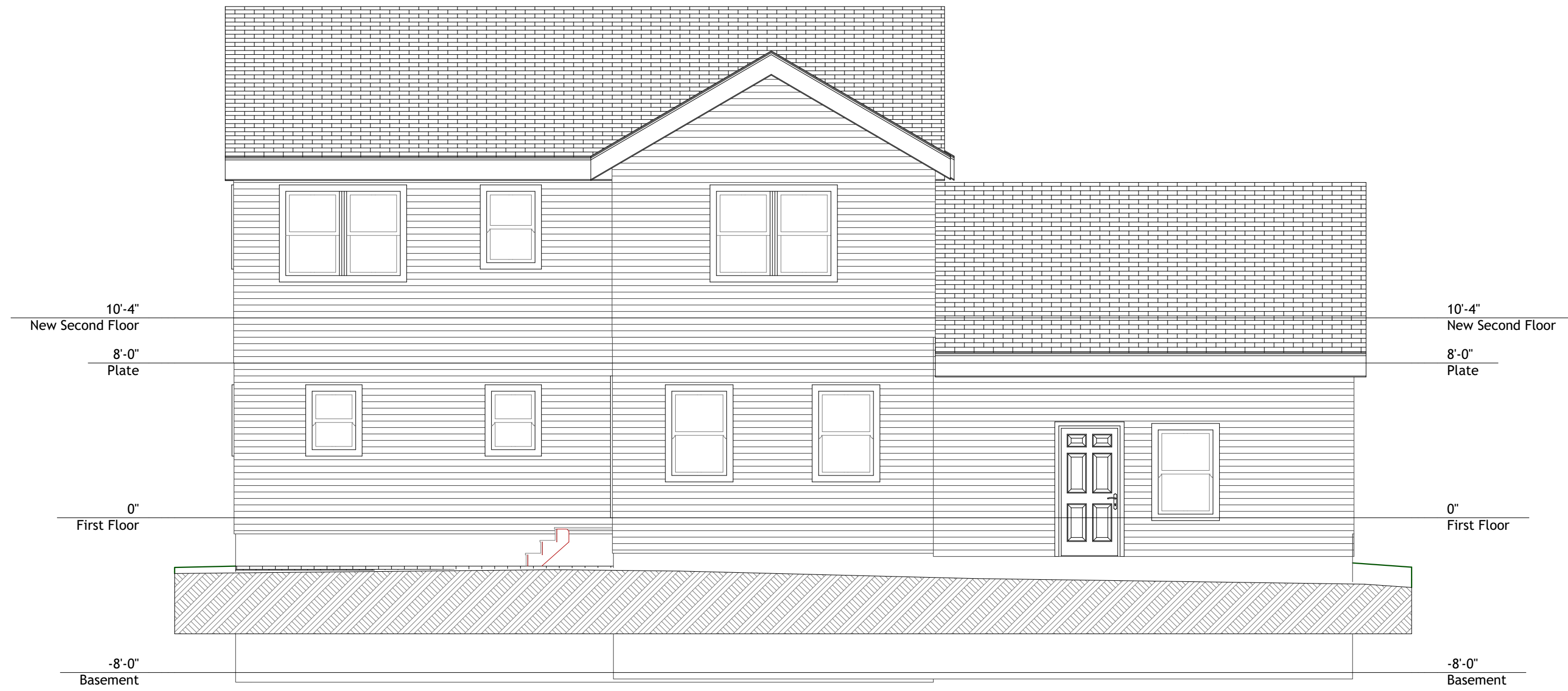
230606
1 of 2



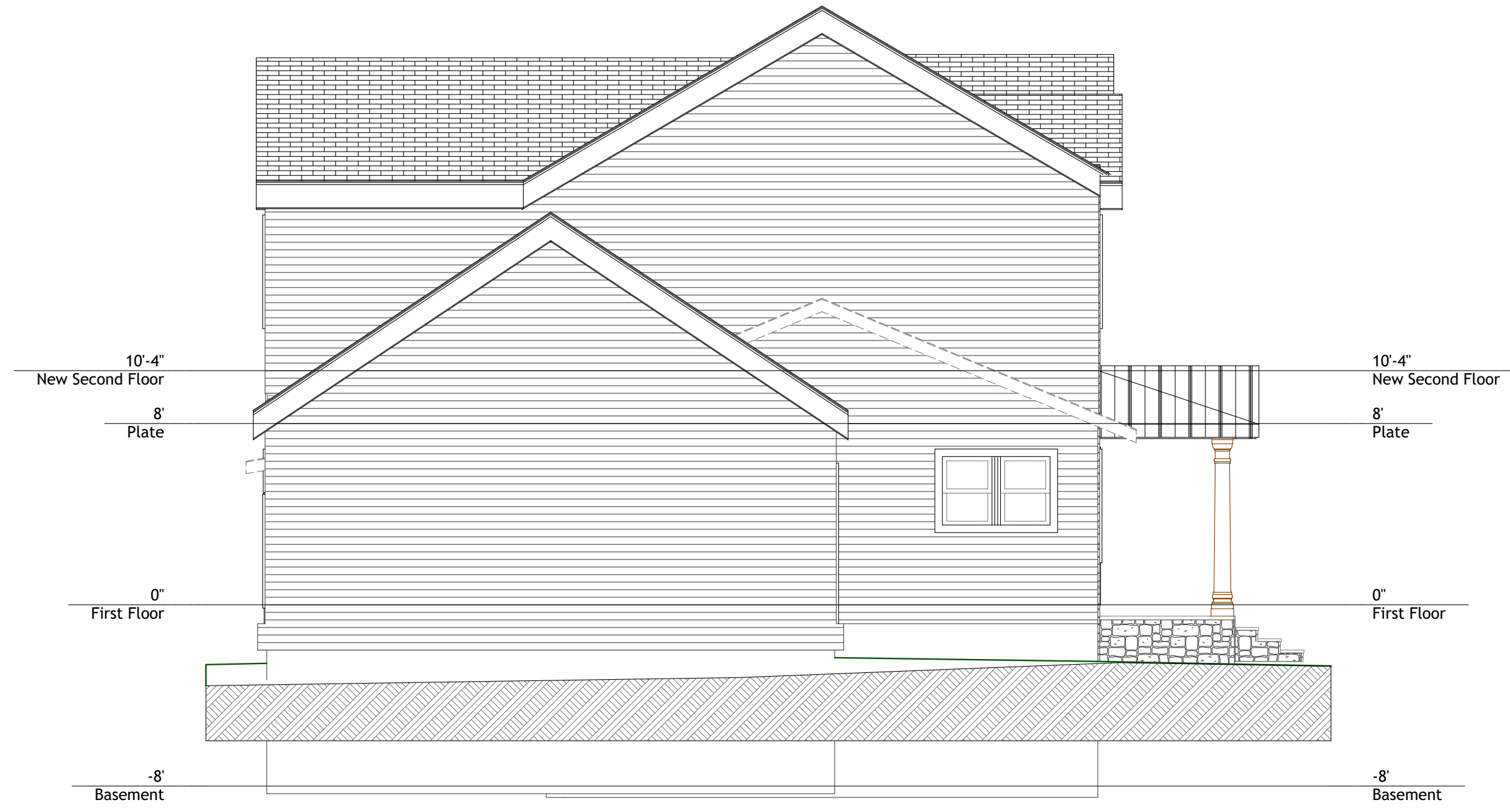
Right Side Elevation
SCALE: 3/16" = 1'-0"



Front Elevation
SCALE: 3/16" = 1'-0"

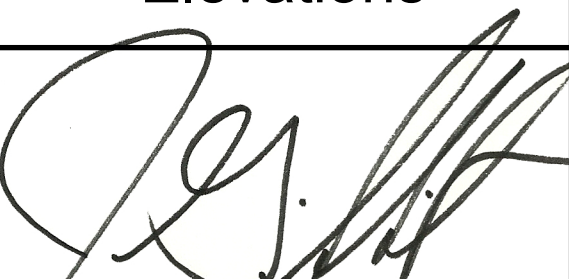


Rear Elevation
SCALE: 3/16" = 1'-0"



Left Side Elevation
SCALE: 3/16" = 1'-0"

JOHN J
GILCHRIST
ARCHITECT
A Professional Corporation

11-15-23	for review	JJG
Date	Issue	Initial
Residential Addition & Renovations for Mr & Mrs M Skawinski 8 Yale Way Borough of Oakland New Jersey 07426 Lot 5 Block 4911		
Elevations		
		
NJ 10567 NY 024343-1		
John J Gilchrist Architect A Professional Corporation 8 Coach Lane Upper Saddle River New Jersey 07458 Phone 201 573 1877 JJGAPC@gmail.com		
3/16" = 1'-0"	Skawinski 2 of 2	
230606		

WESTCOR LAND TITLE INSURANCE COMPANY

SURVEY ENDORSEMENT (for Commitment or Policy)

Attached to and made a part of
(Issuing Agent: **Anthony Wayne Title Agency, LLC** File No. **AWT-3971**)

Exception No. 1 is removed. Notwithstanding any provision in the policy to the contrary, unless an exception is taken in Schedule B, the policy insures against loss arising from any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title. The following matters shown on a survey made by **Leeper Land Group, Daren C. Leeper, P.L.S., dated December 11, 2020** are added to Schedule B:

- a. Vinyl and wire fences along and over property lines;
- b. Paved driveway extends into ROW of Yale Way;
- c. Overhead wires cross over property;
- d. Twenty-five (25) foot setback line.

This policy does not insure against errors or inaccuracies in the survey with respect to matters which do not affect title.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated:

WESTCOR LAND TITLE INSURANCE COMPANY

By SPECIMEN

WESTCOR LAND TITLE INSURANCE COMPANY

File Number: **AWT-3971**

SCHEDULE C LEGAL DESCRIPTION

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Oakland, County of Bergen, State of New Jersey:

BEGINNING at a point marked by a found iron in the southerly sideline of Yale Way (50.00'), said point being distant 219.26 feet easterly from the projected intersection of the southerly sideline of Yale Way with the easterly sideline of Princeton Terrace (50.00') and from said point running; thence:

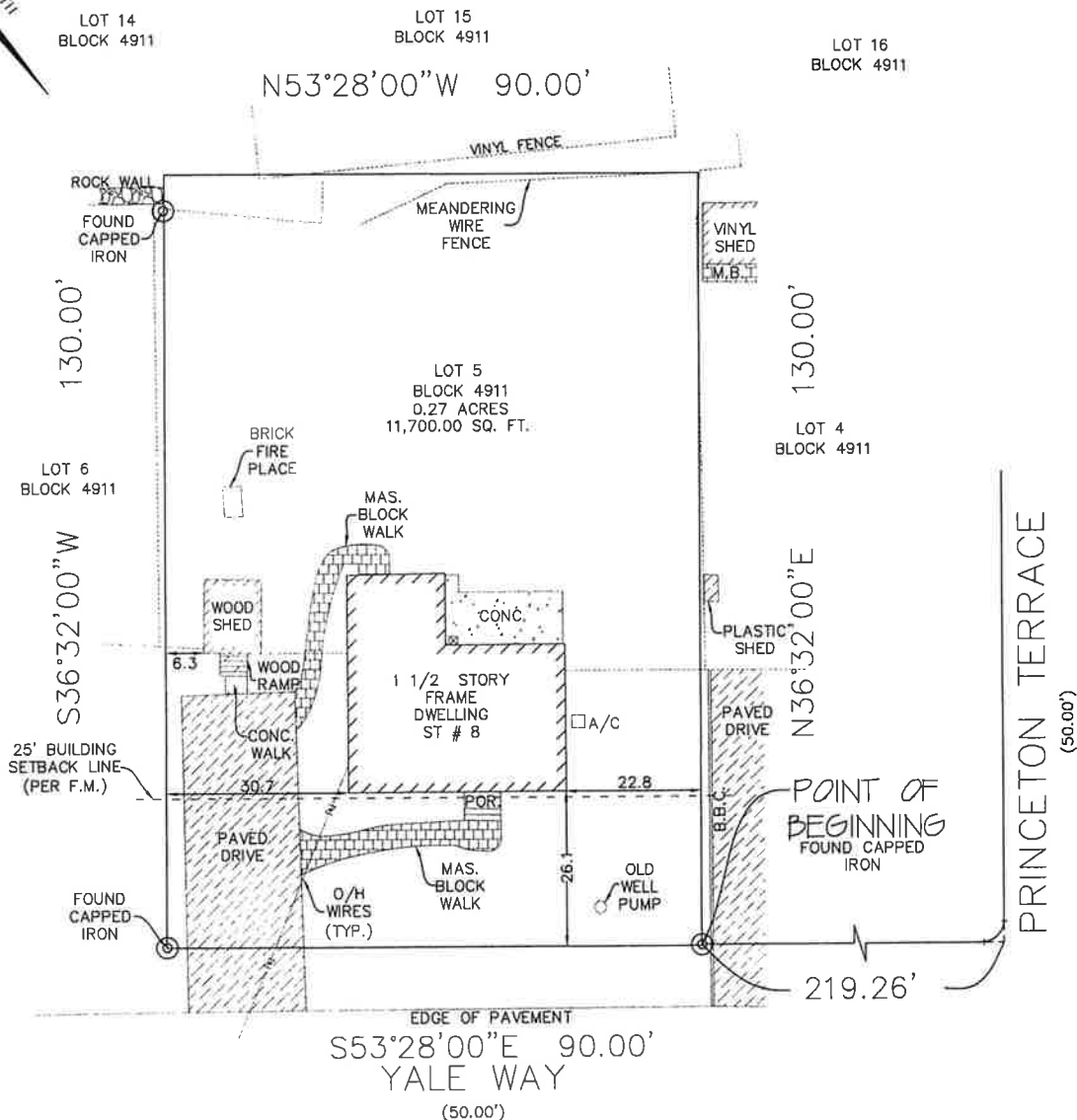
1. Along the southerly sideline of Yale Way, South 53 degrees 28 minutes 00 seconds East, a distance of 90.00 feet to a found iron on the same; thence
2. South 36 degrees 32 minutes 00 seconds West, a distance of 130.00 feet to a point; thence
3. North 53 degrees 28 minutes 00 seconds West, a distance of 90.00 feet to a point; thence
4. North 36 degrees 32 minutes 00 seconds East, a distance of 130.00 feet to a point in the southerly sideline of Yale Way and the point and place of BEGINNING.

Being known as Lot 3 Block 3502-D as shown on a map entitled "Subdivision Plat Oakland Heights, Section No. 2" and filed in the Bergen County Clerk's Office on May 09, 1951 as Map No. 4112.

Said description in accordance with survey by Leeper Land Group LLC, Daren C. Leeper, P.L.S., dated December 11, 2020.

NOTE: Being Lot(s) Lot: 5, Block: 4911; Tax Map of the Borough of Oakland, County of Bergen, State of New Jersey.

NOTE: Tax Lot and Block shown for informational purposes only.



DEED REFERENCE:
BOOK 5078
PAGE 292

CERTIFICATION:
MICHAEL SKAWINSKI & LISA SKAWINSKI, HUSBAND & WIFE
THE LEVINE LAW FIRM, LLC
ANTHONY WAYNE TITLE AGENCY, LLC (AWT-3971)
WESTCOR LAND TITLE INSURANCE COMPANY
CALIBER HOME LOANS INC., ITS SUCCESSORS AND/OR
ASSIGNS

MAP REFERENCE:
LOT 3 BLOCK 3502-D
"SUBDIVISION PLAT OAKLAND
HEIGHTS, SECTION NO. 2"
FILED DATE: 05-09-1951
MAP NUMBER: 4112

NOTE:

1. IF THIS SURVEY DOES NOT REFERENC A TITLE COMPANY WITH A TITLE NUMBER IN THE CERTIFICATION THAN THIS SURVEY IS SUBJECT TO THE FINDINGS OF A COMPLETE TITLE SEARCH NOT PROVIDED FOR THIS SURVEY
2. THIS SURVEY MAKES NO CLAIMS OF RIPARIAN RIGHTS OR A TIDELAND CLAIM
3. SURVEY MAY BE SUBJECT TO WETLANDS AND WETLAND BUFFERS
4. ONLY VISIBLE UTILITIES WERE LOCATED ON THIS SURVEY. THE LOCATION OF UNDERGROUND UTILITIES AND SEWERS HAVE NOT BEEN LOCATED AND ARE NOT REPRESENTED ON THIS SURVEY
5. CALL BEFORE YOU DIG #11 SHOULD BE CALLED BEFORE THE PLANNING OR COMMENCEMENT OF ANY CONSTRUCTION WORK
6. SURVEY MAY BE SUBJECT TO POSSIBLE WRITTEN, UNCLASSIFIED AND PRESCRIPTION EASEMENTS
7. THE USE OF THIS PLAN FOR A "SURVEY AFFIDAVIT" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID
8. THE USE OF THIS SURVEY FOR ANY INDIVIDUAL WHO IS NOT LISTED IN THE "CERTIFICATION" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID

NOTE: WAIVER OF SETTING CORNER MARKERS OBTAINED FROM THE ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 13:40-5.2

Leeper Land Group, LLC

Professional Land Surveyors
767 Brunswick Pike
Lambertville N.J. 08530

LLG

p. 609 571 3955
f. 609 571 9490
www.leepergroup.com

CERTIFICATE OF AUTHORIZATION 24GA28232100

Revision Date By

Scale: Date: Drawn By: Job Number:

1" = 20' 12-11-2020 G.S. 20-2235

PLAN OF SURVEY
TAX LOT 5 BLOCK 4911
8 YALE WAY
BOROUGH OF OAKLAND
COUNTY OF BERGEN
STATE OF NEW JERSEY

DAREN C. LEEPER DATE
N.J. Professional Land Surveyor GS 43340



BOROUGH OF OAKLAND, NEW JERSEY

November 21, 2023

Michael Skawinski
8 Yale Way
Oakland, NJ 07436

Re: Zoning Permit Application
8 Yale Way
Oakland, NJ 07436
Block 4911 Lot 5 Zone RA-3

Dear Michael Skawinski,

Please be advised that your zoning permit application referenced above is hereby denied for the following reasons

- 1) Side Yard Setback: 9.3 ft. proposed, 15 ft. minimum required
- 2) Front Yard Setback: 20.1 ft. proposed, 40 ft. minimum required

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

Fee: \$50.00 Paid by: Check #05

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
1 MUNICIPAL PLAZA OAKLAND, NEW JERSEY 07436
Glen Turi Zoningofficer@oakland-nj.org 201-337-8111 X 2022

PLEASE PRINT CLEARLY

1. SITE ADDRESS: 8 Yale Way BLOCK: _____ LOT: _____ QUAL: _____
2. Applicant's Name: Michael Skawinski Tel. No.: 201-370-3796
Address: 8 Yale Way, Oakland NJ 07436
Email: michael.skawinski@gmail.com
3. Property Owner's Name: Michael Skawinski Tel. No.: 201-370-3796
Address: 8 Yale Way, Oakland NJ 07436
Email: michael.skawinski@gmail.com

4. PROJECT INFORMATION: **Please only fill out what is applicable to your current project**

****Please note every application MUST include a current survey (10 years or less), with the location of the project****

POOLS: Is this work for a NEW POOL or EXISTING? NEW POOL ☐ OR EXISTING ☐

Type of Pool added/existing: Above Ground ☐ or In Ground ☐ Pool Fence: New ☐ or Replacement ☐ Details for Fence:
Height: _____ Type of Material: _____ Self-Latching Gate: Yes ☐ No ☐

BUILDING: New Construction ☐ or Addition ☒

DRIVEWAYS: Repaving ☐ or Expansion ☐

FENCES: New ☐ or Replacement ☐ Fence Info: Height: _____ Material: _____

SHEDS: *Sheds: UNDER 200 sq ft- Zoning permit only; Sheds greater than 200 sq ft- Zoning & Building permit required

Is the shed under 200 sq ft? **NEW:** Yes ☒ No ☐ Sq Footage: 120 sq ft Height: 9-0

REPLACEMENT: Yes ☐ No ☒ Sq Footage: _____ Height: _____

DECK/PATIO: Deck ☐ Patio ☐ Size: _____

OTHER: AC Unit ☐ Generator ☐ PODS ☐ _____ (length of time)

Retaining Wall ☐ Maximum Height: _____ *Retaining walls 4 ft or higher REQUIRE ZONING, ENGINEERING & BUILDING permits.

OTHER ACTIVITY If not listed above: _____

5. Has the subject premises been the subject of prior application to the Zoning Board of Adjustment or Planning Board to the applicant's knowledge. Yes ☐ No ☒ If Yes, state date: _____

ALL APPLICATIONS MUST BE SIGNED:

Applicant Signature: [Signature] Print Name (Applicant): Michael J Skawinski
Property Owner Signature or Designated Agent: [Signature] Print Name (Owner): Michael J Skawinski

*******OFFICE USE ONLY: *******

Based on the information submitted and the requirements of the Borough Zoning Ordinance, your application for a Zoning Permit is hereby:

APPROVED ☐ DENIED ☒ DATE 11/21/23 CHECK # _____

If approved, valid for 1 year from date of approval

Comments on Decision: _____

Signature of Zoning Officer: [Signature] Date: 11/21/23

BOROUGH OF OAKLAND
One Municipal Plaza
Oakland, New Jersey 07436

DATE: 11/30/23

VERIFICATION OF TAXES PAID

Pursuant to Municipal Land Use Law:

This is to certify that taxes for the year 2023 are paid through

the 4th Quarter

BLOCK: 4911 LOT: 5

OWNER OF RECORD: LISA & Michael SAWINSKI

PROPERTY LOCATION: 8 YALE WAY OAKLAND, NJ

Debra Benigno
Debra Benigno
Tax Collector

BLQ: 4911. 5.
Owner Name: SKAWINSKI, MICHAEL & LISA

Tax Year: 2023 to 2023
Property Location: 8 YALE WAY

Tax Year: 2023	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	2,158.55	2,158.55	2,374.83	2,447.97	9,139.90
Payments:	2,158.55	2,158.55	2,374.83	2,447.97	9,139.90
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Description	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2023 Prin Balance
			Original Billed								
02/02/23	1	Payment	CORELOGIC 2023.1	001	WIRE	CK	22954	1466 CORELOGC	9,139.90		9,139.90
									2,158.55	0.00	6,981.35
04/27/23	2	Payment	CORELOGIC 2023.2	001	WIRE	CK	23578	1467 CORELOG	2,158.55	0.00	4,822.80
08/08/23	3	Payment	2023.3 CORELOGIC	001	WIRE	CK	24390	1454 CORELOG	2,374.83	0.00	2,447.97
11/08/23	4	Payment	CORELOGIC 2023.4	001	WIRE	CK	25075	1434 CORELOG	2,447.97	0.00	0.00

Total Principal Balance for Tax Years in Range: 0.00

11/30/23

I verify that this information accurately reflects the municipal tax record

Tax Collector: *[Signature]*

Municipality: *Toro of Oakland*

County: *Bergen County*



BOROUGH OF OAKLAND, NEW JERSEY

Scott J. Holzhauer
Tax Assessor

Assessment Division

Phone: (201) 337-8111
Ext. 2007/2008
Fax: 201-337-1520

REQUEST FOR 200' PROPERTY OWNERS LIST

APPLICANT: Michael & Lisa Skawinski
Name/Address 8 Yale Way

I HEREBY REQUEST A CERTIFIED LIST OF NAMES AND ADDRESSES OF PROPERTY OWNERS TO WHOM THE APPLICANT IS REQUIRED TO GIVE NOTICE PURSUANT TO THE MUNICIPAL LAND USE LAW FOR PROPERTY LOCATED AT: 8 Yale Way KNOWN AS BLOCK # 4911 LOT # 5 ON THE TAX MAPS OF THE BOROUGH OF OAKLAND.

DATED: 11/29/2023 SIGNATURE Lisa Skawinski
PHONE NO. 201-889-7203

CHECK ONE: ☐ LIST WILL BE PICKED UP BY APPLICANT
☐ MAIL LIST TO ADDRESS BELOW
☒ EMAIL LIST TO ADDRESS BELOW

Email/Mail To: lisa.skawinski@gmail.com

NOTE: A FEE OF \$10.00 MUST ACCOMPANY THIS REQUEST. CASH OR CHECK MADE PAYABLE TO "BOROUGH OF OAKLAND".

FOR OFFICE USE ONLY: PAID: CASH OR CHECK NO. _____

SCHEDULED HEARING DATE: _____

1 MUNICIPAL PLAZA OAKLAND, NEW JERSEY 07436

NOTICE OF HEARING
ZONING BOARD OF ADJUSTMENT
BOROUGH OF OAKLAND

Pursuant to the provisions of the Municipal Code of the Borough of Oakland and the provisions of N.J.S.A. 40:55D-12, notice is hereby given that the following applicant has filed an application with the Zoning Board of Adjustment of the Borough of Oakland seeking variances/relief from the provisions of the Borough Code, more fully described below:

- Applicant name: Michael & Lisa Skawinski
- Relationship to property: OWNERS (i.e. owner/contract purchaser/lessee)
- Address of property: 8 Yale Way
- Lot: 5 Block: 4911 on the tax assessment map of the Borough of Oakland
- Zone: RA-3
- Description of proposed project: 2nd story addition
- Section(s) of Code from which relief is sought:
Chapter 54 Section 5 Schedule _____
Chapter _____ Section _____ Schedule _____
Chapter _____ Section _____ Schedule _____
- Requirement(s) pursuant to relevant Code: (e.g. required 20 ft. rear yard setback)
Required 15ft. side yard setback
Required 40ft. front yard setback
- Proposed deviation from relevant Code: (e.g. proposed 5ft rear yard setback)
Proposed 9.3ft side yard setback
Proposed 20.1ft front yard setback

In addition to the foregoing, the applicants will also seek any and all other variances, waivers, deviations or exceptions the Board deems to be required.

Notice is hereby given that the Borough of Oakland Board of Adjustment has scheduled a public hearing at the Oakland Council Chambers, 10 Lawlor Drive, Oakland, New Jersey Tuesday, _____ at 7:00 P.M. This hearing is open to all interested parties and those desiring to be heard.

Copies of the application are available for review at the office of the Secretary to the Board, Oakland Municipal Building, 1 Municipal Plaza, Oakland, NJ, during office hours and on the Website of the Borough of Oakland (<https://www.oakland-nj.org>) or by contacting Mariana Castro, Board Secretary at 201-337-8111 extension 2007 or at planning@oakland-nj.org.

Members of the public may participate in the public meeting according to the customary practice and procedures of the Zoning Board of Adjustment of the Borough of Oakland.

Michael & Lisa Skawinski, 8 Yale Way
(Applicant Name & Address)