

e. Relationship of applicant to property (check applicable status):
☒ Owner _____
☐ Contract Purchaser _____
☐ Lessee _____
☐ Other (specify) _____

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.

d. Applicant is a: (check applicable status)
☐ Corporation _____
☒ Partnership _____
☐ Individual(s) _____
☐ LLC _____

a. Name: John Sullivan
 b. Address: 29 Cherokee Trail
 c. Telephone: 801-320-0674 Email: 55532077egma:l.com

1. APPLICANT INFORMATION

_____ 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 [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)]

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

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

Date 8/23/23

**BOROUGH OF OAKLAND
 BERGEN COUNTY, NEW JERSEY
 ZONING BOARD APPLICATION**

FOR OFFICIAL USE ONLY

Date Received: _____
 Fee Submitted: _____
 Complete Date: _____

f. If applicant is represented by an attorney:

Name:

Address:

Telephone:

g. (Architect) Preparation of Plans by:

Name:

Address:

Tel:

h. (Engineer) Preparation of Plans by:

Name:

Address:

Tel:

Email: Darns@HarrisLegal.com

2. PROPERTY INFORMATION

a. Street address

89 Cherokee Trail

b. Tax Map Block(s)

5303

Lot (s)

25

c. Zone District

RA-2

d. Existing Use of Property

Residence One-family dwelling

e. Proposed Use of Property:

Residence One-family dwelling

f. Residential applications:

Current number of bedrooms

3

Proposed number of bedrooms

3

Current number of bathrooms

1.5

Proposed number of bathrooms

2

g. Property is sewer

Septic system

h. Are there any existing Deed Restrictions/Easements?

No

Yes (attach copy of restriction)

i. Are there any proposed Deed Restrictions/Easements?

No

Yes (attach copy of restriction)

j. Does the applicant/owner own any property which adjoins/is adjacent to this property?

No

k. Please list prior applications or municipal actions regarding this property and attach Resolutions related to

same:

N/A

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).

6. Indicate if this is a bifurcated use variance application: ☒ Yes ☐ No
5. BULK VARIANCE RELIEF IS SOUGHT BECAUSE 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

4. JUSTIFICATION FOR RELIEF: (statement setting forth reasons justifying granting of this application- attach additional sheets if necessary)
- It will be helpful for our family of 6 to have a shower vs our current 1 shower. The mud room and garage expansion will add storage space which is currently limited.

3. NATURE OF APPLICATION: (clearly detail proposal- attach additional sheets if necessary)
- This work will enable the addition of:
- 1) A half bathroom
 - 2) A detached laundry/mud room
 - 3) Expansion of current garage to fit 2 cars

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

- ☐ Within 200 feet of another municipality
- ☐ Adjacent to a State Highway
- ☐ Adjacent to an Existing or proposed County road
- ☐ Adjacent to other County land

k. Property is located (check applicable status):

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

Borough Code Section	Chapter 59 Attachments	Required	75 feet	Proposed	64.5 feet

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

	REQUIRED	EXISTING	PROPOSED
Lot Area	30,000 sq ft min	22,500 sq ft	22,500 sq ft
Lot Width	135 ft min	150 ft	150 ft
Lot Depth	175 ft min	150 ft	150 ft
Building Coverage* (calculated: total building footprint square footage divided by lot area x 100%)	20 % max	6.54 %	8.19 %
Impervious Coverage** (calculated: total impervious footprint square footage divided by lot area x 100%)	40 % max	16.26 %	17.76 %
Front Setback	50 ft min	52 ft	52 ft
Side Setback	30 ft min	27.5 ft (Left) 60.7 ft (Right)	27.5 ft (Left) 50.7 ft (Right)
Rear Setback	75 ft min	64.5 ft	64.5 ft
Building Height	25 ft max 2.5 stories max	20 ft 2 stories	20 ft 2 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.

Applicant's Signature

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

Date

Sworn and Subscribed to before me this

21 day of August, 2023 (Year)

NOTARY PUBLIC
State of New Jersey
ID # 50163648

My Commission Expires 6/24/2026

(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: John Sullivan

- Relationship to property: Owner (i.e. owner/contract purchaser/lessee)

- Address of property: 99 Chalk Hill Trail, Oakland, NJ 07436

- Lot: 05 Block: 5303 on the tax assessment map of the Borough of Oakland

- Zone: RA-2

- Description of proposed project: Addition of 4th bedroom, mud room and garage

- Section(s) of Code from which relief is sought:

Chapter 59 Section 5 Schedule A

Chapter Section Schedule

Chapter Section Schedule

- Requirement(s) pursuant to relevant Code: (e.g. required 20 ft. rear yard setback)

Required 75 ft rear yard setback

- Proposed deviation from relevant Code: (e.g. proposed 5ft rear yard setback)

Proposed 64.5 ft rear 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.

(Applicant Name & Address)

John Sullivan 99 Chalk Hill Trail, Oakland, NJ 07436



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 2007 PROPERTY OWNERS LIST

APPLICANT: John Sullivan

Name/Address

29 Church Trail, Oakland, NJ 07436

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: 29 Church Trail, Oakland, NJ 07436 KNOWN AS BLOCK # 5303 LOT # 25 ON THE TAX MAPS OF THE BOROUGH OF OAKLAND.

SIGNATURE

[Signature]

PHONE NO.

201-330-0674

CHECK ONE:

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

Email/Mail To:

55532077@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)

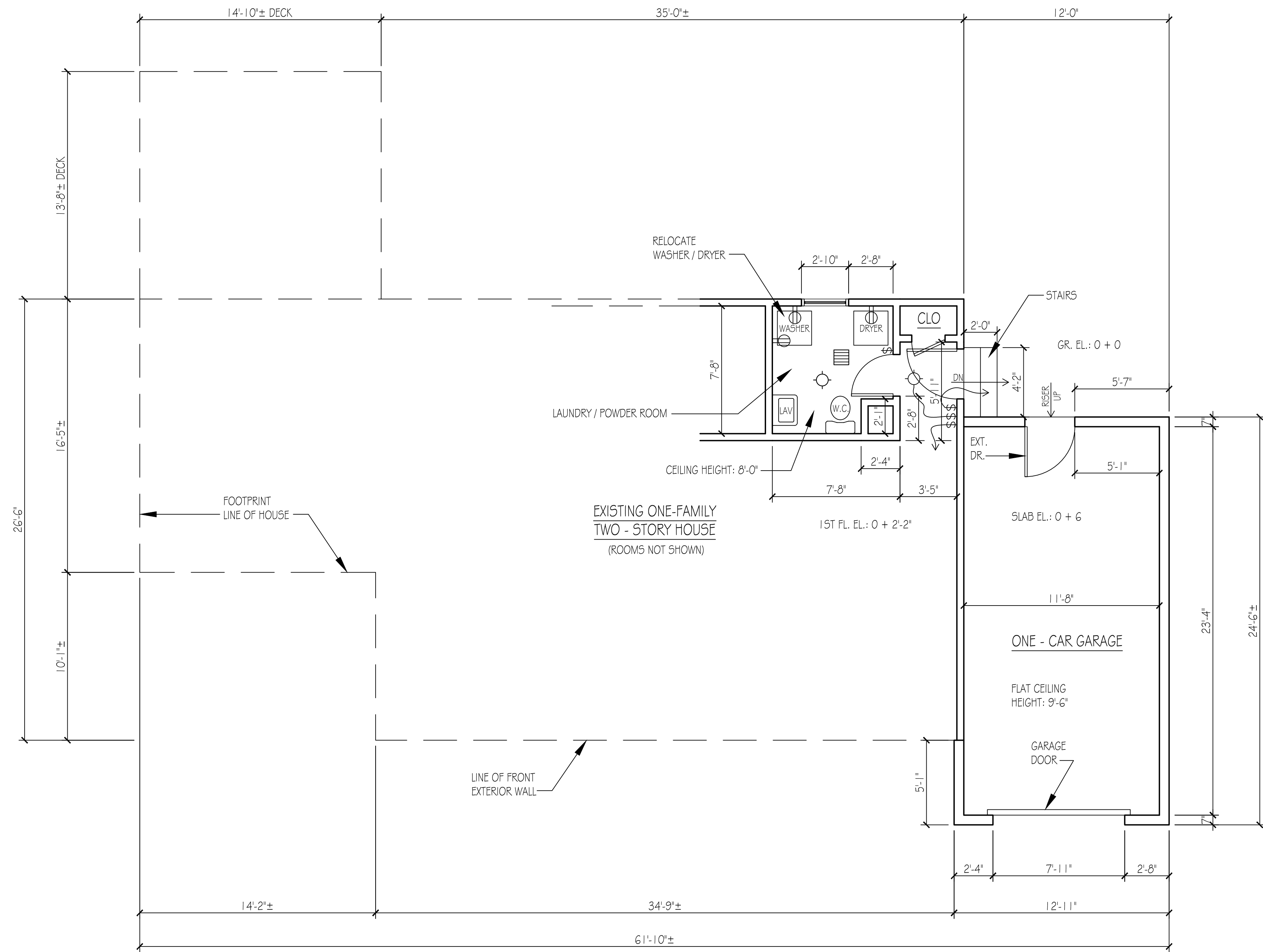
4. Submit completed application package which includes:

- 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.

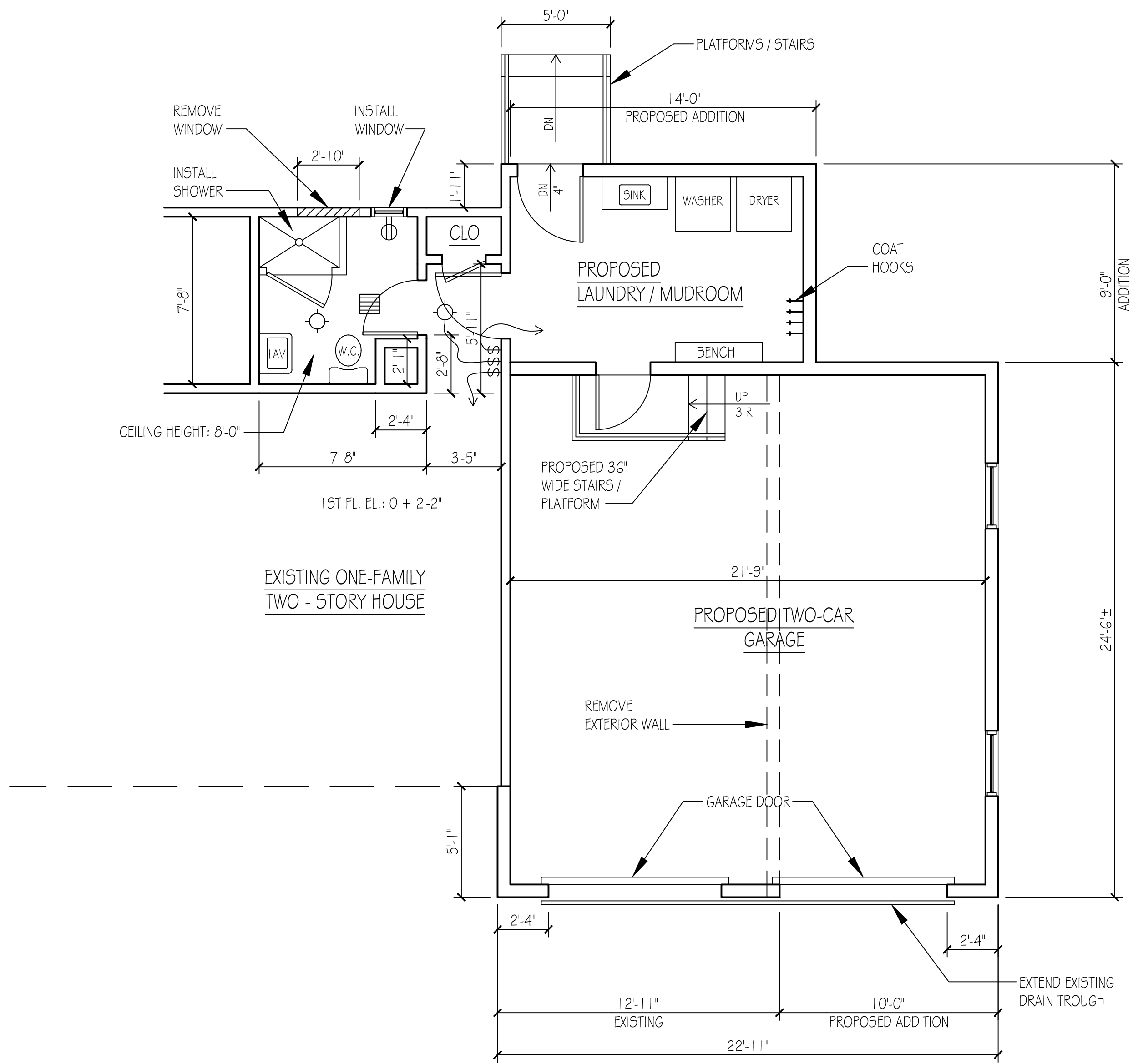
5. Two separate checks for the application fees and escrow fees made out to the Borough of Oakland.

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.



EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN - RIGHT SIDE PORTION



FRONT VIEW



RIGHT SIDE VIEW

PHOTOGRAPHS

THESE DRAWINGS ARE DESIGNED ONLY FOR THE PURPOSE OF SUBMISSION TO THE PLANNING BOARD AND/OR ZONING BOARD OF ADJUSTMENT. CONSTRUCTION SHALL COMPLY WITH THE N.J. UNIFORM CONSTRUCTION CODE INCLUDING BUILDING, ELECTRICAL, BARRIER-FREE / ADA, PLUMBING, ETC. REQUIREMENTS. DETAILED CONSTRUCTION DRAWINGS SHALL SATISFY SUCH REQUIREMENTS.

PROPOSAL:

EXPAND THE EXISTING ONE-CAR GARAGE TO A TWO-CAR GARAGE AND CONSTRUCT A REAR ONE-STORY LAUNDRY / MUDROOM ADDITION.

FLOOR AREAS:

EXISTING HOUSE FIRST FLOOR AREA: 1,153 SQ. FT.±
EXISTING GARAGE AREA: 316 SQ. FT.±
EXISTING REAR DECK AREA: 203 SQ. FT.±
PROPOSED GARAGE ADDITION: 245 SQ. FT.±
(10'-0" x 24'-6")
PROPOSED REAR LAUNDRY / MUDROOM ADDITION: 126 SQ. FT.±
TOTAL PROPOSED AREA: 371 SQ. FT.±

BUILDING HEIGHT:

EXISTING HOUSE HEIGHT: 2.5 STORIES
EXISTING / PROPOSED GARAGE: 1-STORY, 13'-11"
PROPOSED REAR ADDITION: 1-STORY, 11'-2"

BUILDING USE:

EXISTING ONE-FAMILY DWELLING
(NO CHANGE PROPOSED).

REVISIONS / DATE

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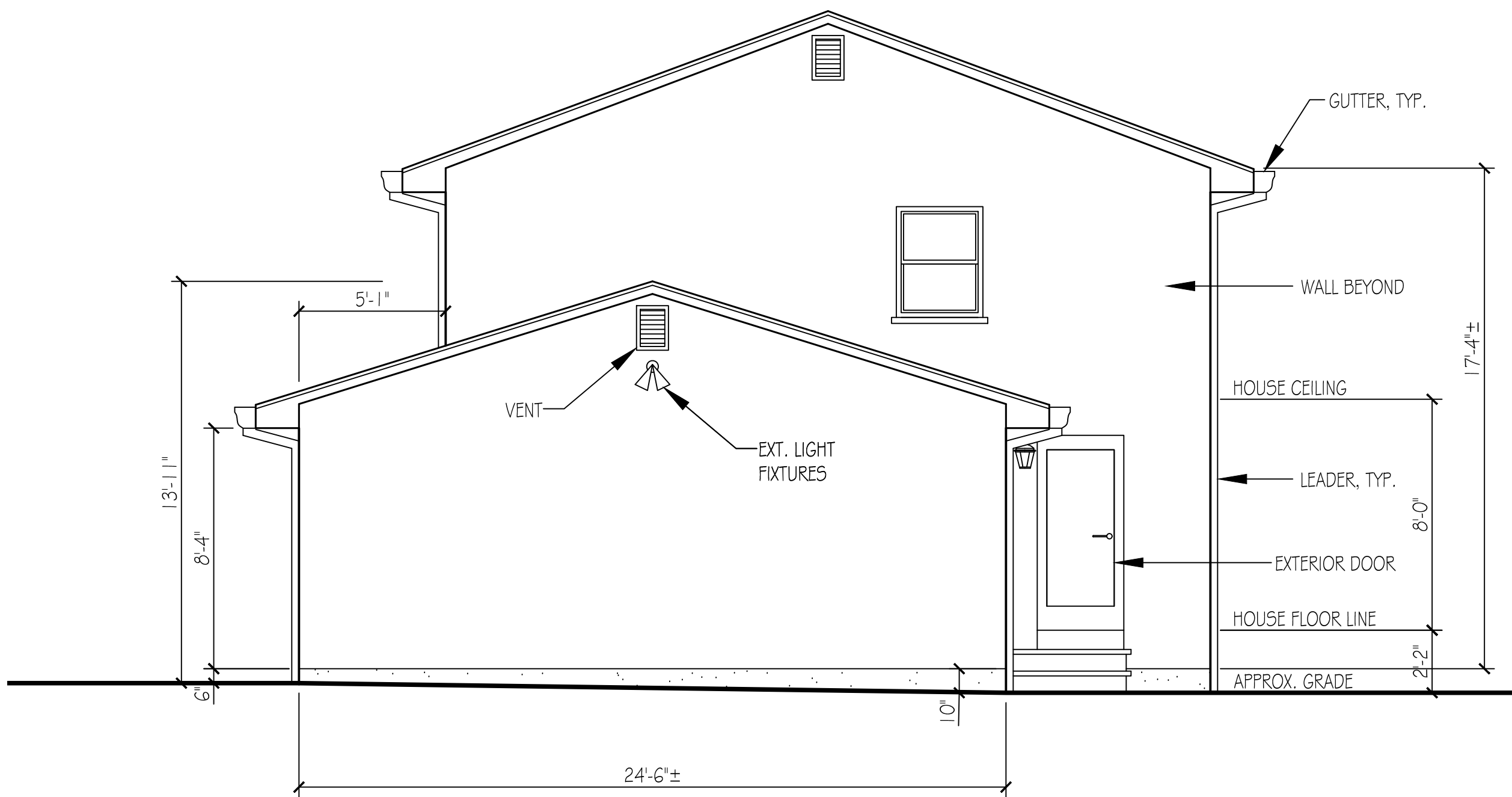
SEAL

R.A. N.J. C-7927 P.P. N.J. C-2476 R.A. N.Y. 026584

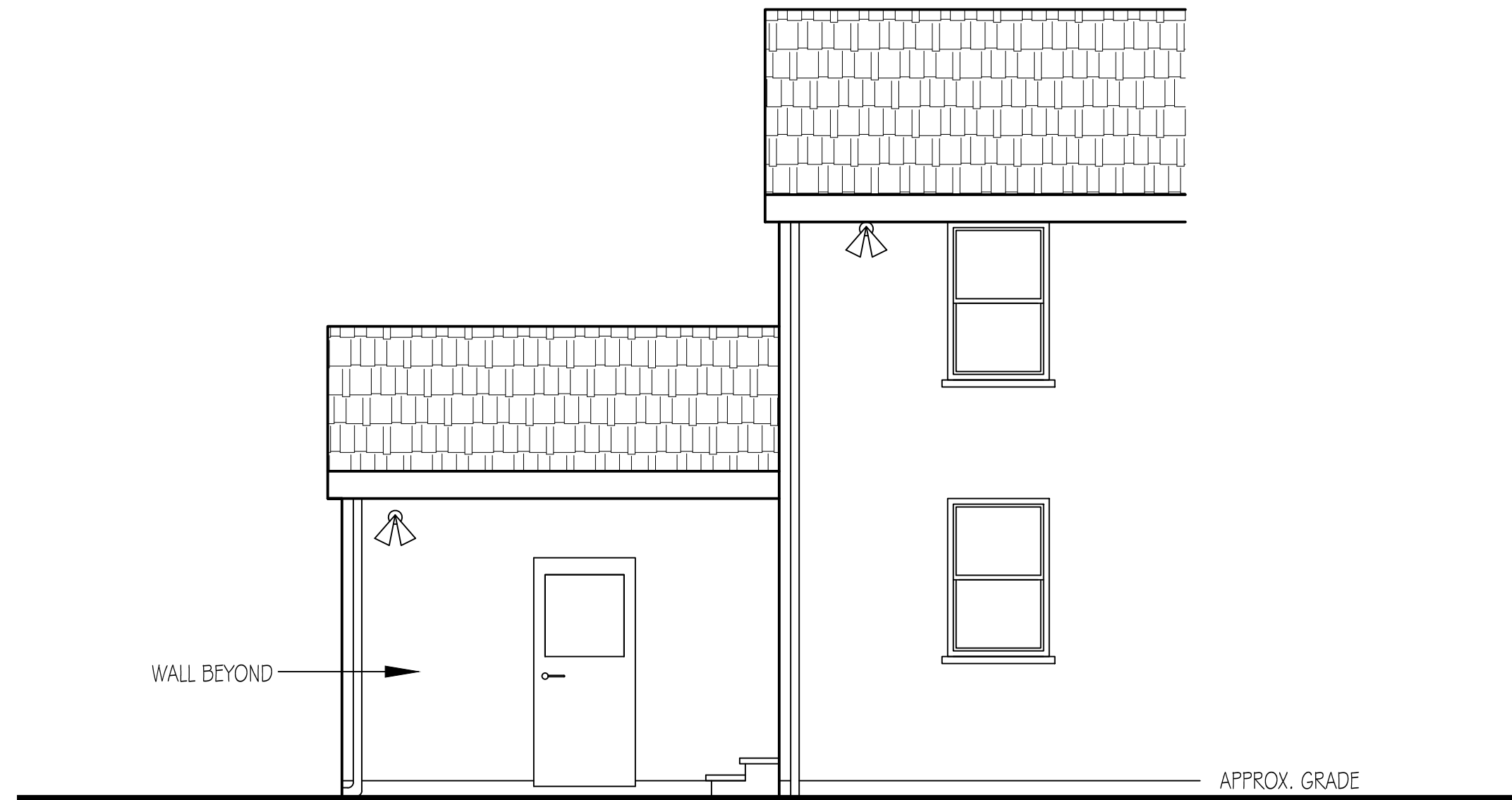
MICHAEL J. ROMANIK • AIA • PA ARCHITECT • PLANNER 291 CROOKS AVENUE PATERSON, N.J. 07503 PH: 973-684-8975 FAX: 973-684-8181			
PROJECT	DATE	SCALE	DRAWING
STEPHANIE PUCH - SULLIVAN / JOHN J. SULLIVAN PROPOSED ADDITION / ALTERATIONS 29 CHEROKEE TRAIL OAKLAND, NEW JERSEY	5-5-23	1/4" = 1'-0"	1 OF 3
	DRAWN BY GC		



EXISTING FRONT ELEVATION - PARTIAL



EXISTING RIGHT SIDE ELEVATION



EXISTING REAR ELEVATION - PARTIAL



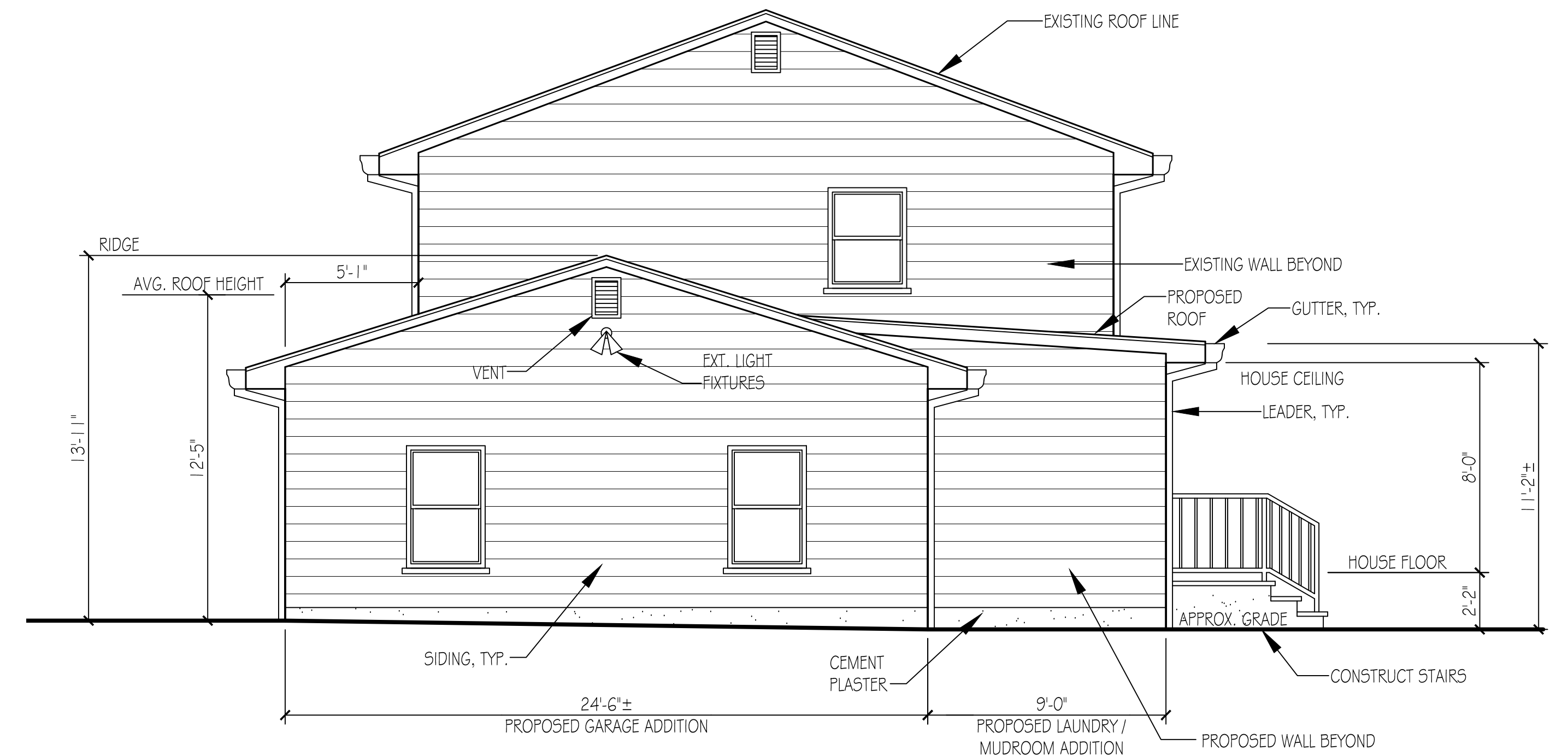
PHOTOGRAPH

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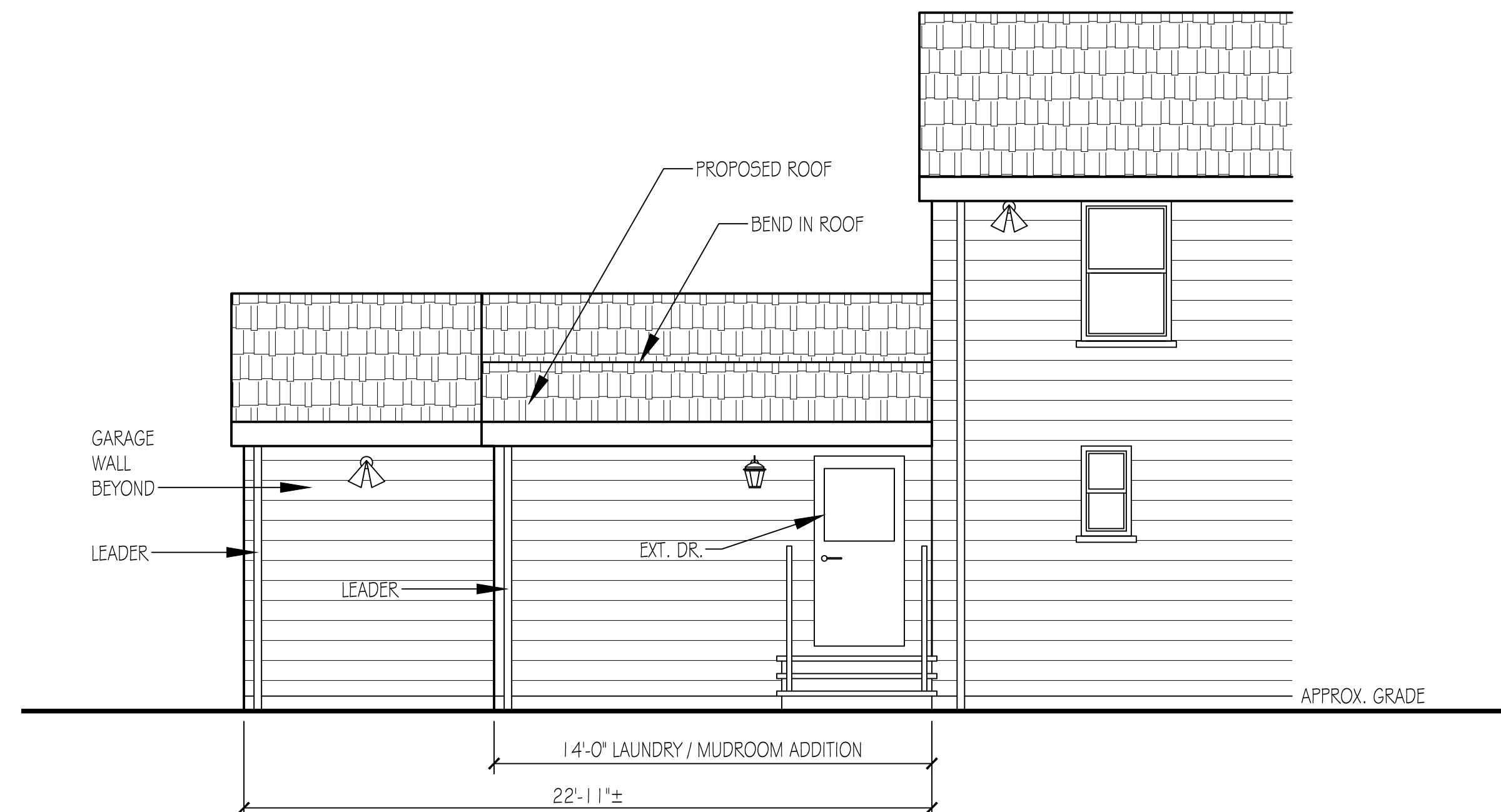


PROPOSED FRONT ELEVATION - PARTIAL



PROPOSED RIGHT SIDE ELEVATION

NOTE: EXISTING GARAGE TO BE EXTENDED. RIGHT SIDE EXTERIOR PROFILE TO MATCH EXISTING.



PROPOSED REAR ELEVATION - PARTIAL

NOTES:

1. EXTERIOR MOTIF, FINISHING MATERIALS, COLORS, ETC. TO MATCH EXISTING.
2. SEE SITE PLAN FOR DRAINAGE PROVISIONS, ETC. EXTEND EXISTING TROUGH DRAIN ALONG FRONT OF NEW GARAGE DOOR.

THESE DRAWINGS ARE DESIGNED ONLY FOR THE PURPOSE OF SUBMISSION TO THE PLANNING BOARD AND/OR ZONING BOARD OF ADJUSTMENT. CONSTRUCTION SHALL COMPLY WITH THE N.J. UNIFORM CONSTRUCTION CODE INCLUDING BUILDING, ELECTRICAL, BARRIER-FREE / ADA, PLUMBING, ETC. REQUIREMENTS. DETAILED CONSTRUCTION DRAWINGS SHALL SATISFY SUCH REQUIREMENTS.

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Tax Account Maintenance

+ Add Edit Close Delete Previous Next Detail Letter Help

Block: 5303

Notes Exist

Lot: 25

Qualifier:

Owner: SULLIVAN, JOHN J III & STEPHANIE P

Prop Loc: 29 CHEROKEE TRL

Account Id: 00004473

Tax Bill

PTR Form

Restricted Edit

General	Assessed Value	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Notes
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance		
2023	3		3,347.54		.00	.00		
2023	2		3,153.44		.00	.00		
2023	1		3,153.45		.00	.00		
2023		Total	9,654.43		.00	.00		
2022	4		2,889.94		.00	.00		
2022	3		2,847.04		.00	.00		

Other Delinquent Balances:

Interest Date: 08/17/23

Interest Date

Interest Detail

Other APR2 Threshold Amt:

Per Diem:

Last Payment Date:

08/08/2023

TOTAL TAX BALANCE DUE

Principal:

.00

Penalty:

.00

Misc. Charges:

.00

Interest:

.00

Total:

.00

* Indicates Adjusted Billing in a Tax Quarter.

I verify that this information accurately reflects the municipal tax record

Tax Collector: *John J. Sullivan*

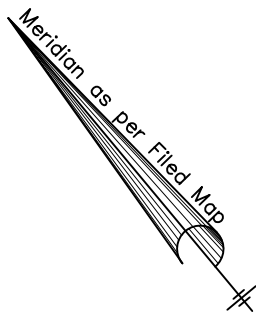
Municipality: *Boone of Oakland*

County: *Boone of Oakland*

8/17/23 taxes are current

Ramapo Valley Road
(30' to Centerline)

Street Line



P.O.B.—Iron Pipe Found

593.16'
Street Line

618.94

○ Pole

Concrete Sidewalk

Concrete Curb

150.00

N50° 11' 20"W

Cherokee (50' Wide) Trail

S50° 11' 20"E 150.00

3.0'SE
6.8'SW

Aluminum Fence

RRT

Mulch

Lot Area = 22,500 SF

66.3'

Deck

C

Mulch

AC

Pavers

2-Story Frame
Dwelling No. 29

Sill: 323.9

GF: 322.3

Planted

Cov. Porch

Planted

Pavers

Block Curb

Asphalt Drive

52.0'

Block Curb

Rock Wall

Rock Wall

Ramp

Shed

CO

CO

CO

Lid

Lid

3.6'NW
6.2'SW

S39° 48' 40"W

150.00

Street Line

Property
Survey
For

SULLIVAN

29 Cherokee Trail, Lot 25, Block 5303
Borough of Oakland, Bergen County, New Jersey

PREPARED BY:

DARMSTATTER, INC.

PROFESSIONAL ENGINEERS • LAND SURVEYORS

P.O. BOX 4287

WAYNE, NJ 07470

TEL.: (973) 696-8077

EMAIL: DarmstatterInc@gmail.com

C.O.A. No. 24GS04340900

DATE

June 7, 2023

SCALE

1" = 20'

FILE DWG. NO.

17603 - A

MICHAEL H. DARMSTATTER

P.L.S., NJ License No. 24GS04340900

This survey is certified To: Stephanie Puch-Sullivan;

Deed Description:

Being known as Lot 26, in Block 3601-A, as shown on a map entitled "Final Map
Section No.1 Prepared For Happy Hill Acres in the Borough of Oakland, Bergen Co NJ"

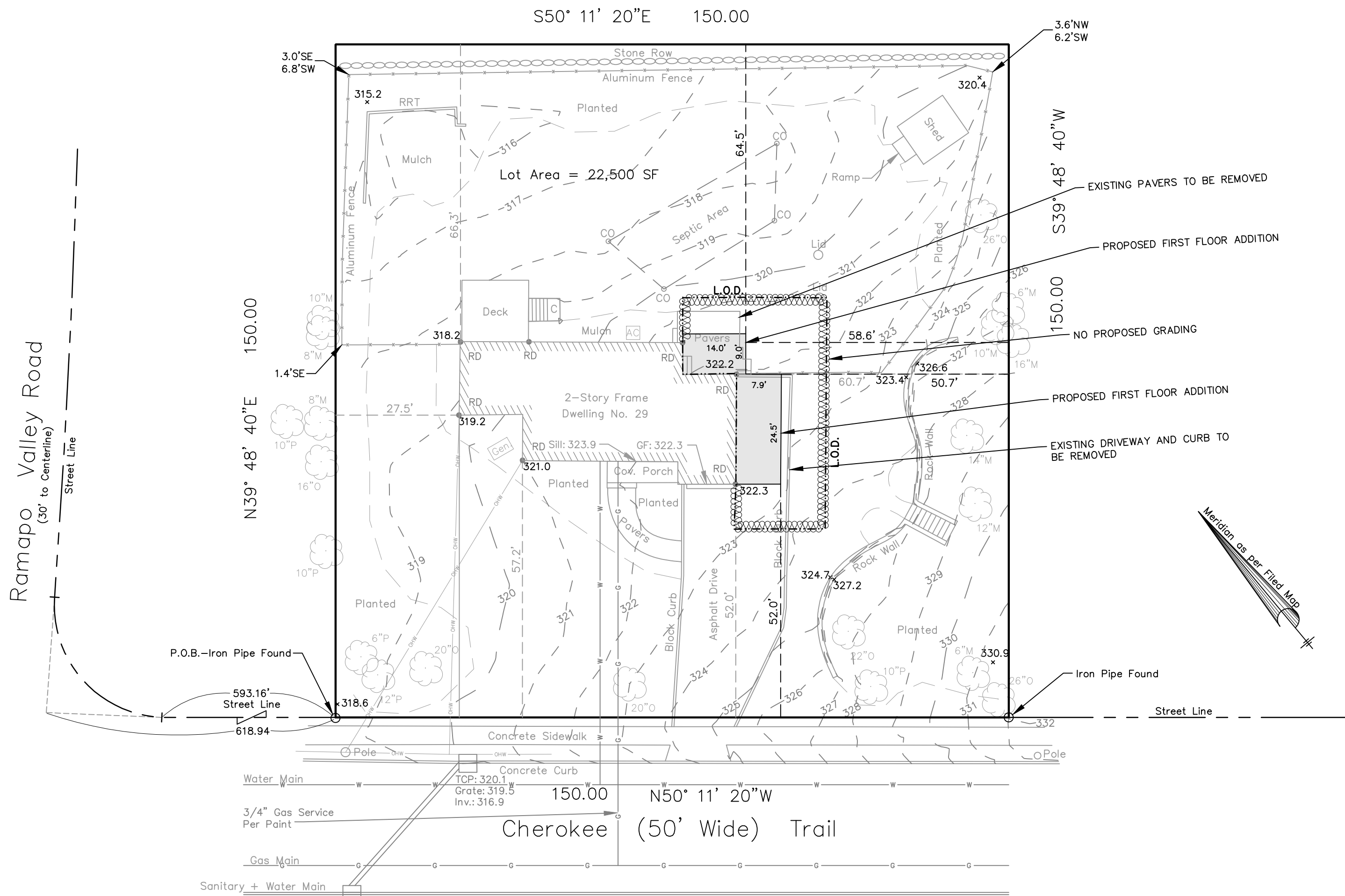
Filed in the Bergen County Clerk's office on October 5, 1960, as Map No. 5593

Also being known as Lot 25, in Block 5303, as show on the Tax Maps of the
Borough of Oakland, Bergen County, New Jersey

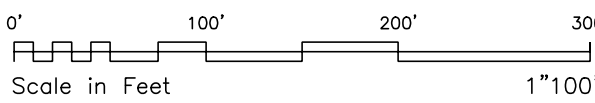
A written waiver and direction not to set corner markers has been obtained from the
ultimate user pursuant to P.L.2003, c.14(NJSA45:8-36.3) and N.J.A.C. 13:40-5.1(d).

I certify that, to the best of my knowledge and belief, this map or plan is the result of a field survey made by me or under my direct supervision, in
accordance with the rules and regulations promulgated by the "State Board of Professional Engineers and Land Surveyors". The information shown hereon
correctly represents the conditions found at, and as of the date of the field survey, except such improvements or easements, if any, below the surface
and not visible. This certificate is given solely to the above named parties. No responsibility or liability is assumed by the surveyor for use of the survey for
any other purpose including, but not limited to, use of survey or survey affidavit, resale of property, or to any other person not listed in certification,
either directly or indirectly. CAUTION: If this document does not contain a raised impression seal of the Professional, it is not an authorized original
document and may have been altered. Surveyor does not guarantee ownership of property, and shows property to be surveyed only. This survey was
prepared without benefit of an abstract of title, other easements and subsurface conditions may exist. No liability is assumed by the undersigned for any
loss associated with discover of abstract of title, easements or subsurface conditions, Use of survey in any way, limits liability to cost of survey.

Copyright
Protected.



KEY MAP/LAND USE MAP



OWNERS WITHIN 200'			
LOT	BLOCK	NAME	ADDRESS
7	5303	JOHN ROBB III & MICHELINA	20 CHUCKANUTT DR., OAKLAND
6	5303	16 CHUCKANUTT DR, LLC	16 CHUCKANUTT DR., OAKLAND
26	5303	PAUL BELVEDUTO	23 CHEROKEE TRAIL, OAKLAND
24	5303	JOHN & DOLORES WROBEL	326 PINES LAKE DRIVE EAST, WAYNE
3	5302	MATTHEW KORTJOHN & AMANDA NAGY	24 CHEROKEE TRAIL, OAKLAND
4	5302	PETER J. & PATRICIA N. HURLEY	30 CHEROKEE TRAIL, OAKLAND
5	5302	JOSHUA S. FINKLESTEIN & ELANA GERSHEN	36 CHEROKEE TRAIL, OAKLAND

ZONING SCHEDULE – R-A2 – Single Family Residence			
	REQUIRED	EXISTING	PROPOSED
LOT AREA	30,000 SF	22,500 SF	22,500 SF
FRONT SETBACK	50'	52.0'	52.0'
REAR YARD	75'	64.5'	64.5'
SIDE SETBACK ONE SIDE	30.0'	27.5'	27.5'
SIDE SETBACK OTHER SIDE	30.0'	60.7'	50.7'
LOT WIDTH	135'	150'	150'
LOT DEPTH	175'	150'	150'
MAX. IMPERVIOUS COVERAGE	40%	16.26%	17.76%
MAX. BUILDING COVERAGE	20%	6.54%	8.19%
MAX NUMBER OF STORIES	2 ½	2	2

★ - EXISTING CONDITION
★★ - VARIANCE REQUESTED

DRAINAGE
Existing Impervious Coverage = 3,658 SF or 16.26%
Proposed Impervious Coverage = 3,585 SF or 15.93%
Net Decrease in Impervious Coverage = -73 SF NO DRAINAGE REQUIRED

Notes:
-Elevations in NAVD 1988 per RTK GPS
-Topography by standard stadia methods and locations may vary
-Topography outside of LOD may be approximate for general grading purposes only.
-Subsurface conditions are unknown
-All subsurface utility lines shown must be located and marked by the authority responsible for installation and/or maintenance with actual locations subject to excavation if necessary
-The location of existing utility lines per field evidence, records, mark outs, etc. and are subject to the above
-All tree types per this engineering firm and are subject to a qualified Botanist if necessary
-See architect's plans for all dwelling dimensions and/or details as needed
-Property survey information, boundary & dwelling offsets per survey dated June 7, 2023 by Michael H. Darmstatter, PLS, for Stephanie Puch-Sullivan
-The LOD, Limit of Disturbance to be lined with a soil erosion sediment filter fence to remain in place until all disturbed areas have been stabilized.
-Estimated Disturbance= 1,238+- SF

UTILITY LEGEND
G=Gas Line / Main
W=Water Line / Main
S=Sewer Lateral
CO=Sanitary Clean Out
WV=Water Valve
GV=Gas Valve
RD=Roof Drain / Leader
RDSP=Roof Drain to Splash Pad

TREE LEGEND
A=Ash
B=Birch
M=Maple
O=Oak
RM=Red Maple
Tree size & type per this engineer and are subject to a qualified Botanist if required

Variance Plan - Dwelling Addition Site Plan For
SULLIVAN
29 Cherokee Trail, Lot 25, Block 5303
Situated in,
Borough of Oakland, Bergen County, New Jersey

PREPARED BY:
DARMSTATTER, INC.
PROFESSIONAL ENGINEERS • LAND SURVEYORS
P.O. BOX 4287 WAYNE, NJ 07470
TEL.: (973) 696-8077 EMAIL: DarmstatterInc@gmail.com
C.O.A. No. 246A28072900

WILLIAM J. DARMSTATTER
P.E. & L.S., NJ License No. 25796

DATE
June 15, 2023
SCALE
1" = 20'
FILE ENG. NO.
17603 - C
SHEET NO.
1 of 1

BOROUGH OF OAKLAND, NEW JERSEY



TO: Board of Adjustment

FROM: Glen Turi

This is to advise you that on August 10, 2023 a denial was issued to the resident John Sullivan for the location 29 Cherokee Trail, Oakland, NJ 07436

Block: 5303 Lot: 25

Zoning District: RA-2 For: Construction of an addition

For the following reasons:
1) Rear Yard: 64.5'ft.(estimated) proposed, 75 feet minimum required

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

Fee: \$50.00 Paid by: #1536 LOD: #Z-08102301

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