



BOROUGH OF OAKLAND, NEW JERSEY

BOARD OF ADJUSTMENT AGENDA

April 13, 2021

PUBLIC MEETING

HELD VIA VIDEO CONFERENCE – 8:00 P.M.

(Meeting link is located below and on the Borough's website)

www.oakland-nj.org

You are invited to a scheduled Zoom meeting.

Topic: Zoning Board Meeting

Time: Apr 13, 2021 08:00 PM Eastern Time (US and Canada)

[Join Zoom Meeting](https://us02web.zoom.us/j/88441835012)

<https://us02web.zoom.us/j/88441835012>

Meeting ID: 884 4183 5012

One tap mobile

+13126266799,,88441835012# US (Chicago)

+19292056099,,88441835012# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

Meeting ID: 884 4183 5012

Find your local number: <https://us02web.zoom.us/j/88441835012>

Pursuant to Chapter 231 Public Law 1975, (Open Public Meetings Act) adequate notice of this meeting has been provided by:

- Adoption of an annual schedule of meetings
- Posting a copy of same at Borough Hall and the Borough's website
- Advertised in The Record more than 48 hours in advance of the meeting
- Mailing a copy to any person requesting same

BOARD OF ADJUSTMENT MEETINGS WILL CONCLUDE AT 11:00 P.M.; THEREFORE, NO NEW TESTIMONY WILL BE TAKEN AFTER 10:30 P.M.

FLAG SALUTE, ROLL CALL, AND MEETING OPENED:

Edward Ackerly, Cesar Arredondo, Kevin Bremer, Kenneth Chadwick, Sherry Campanelli, Vivian King, Michael Rose, Tony Smid and Chairman Richard Lepre.

EXCUSE ABSENCES:

BOARD PROFESSIONALS SWORN IN:

PUBLIC HEARING BEGINS:

1. O'Neil-32 Massasoit Trail, Block 5006, Lot 7. Public Hearing for Gas Generator
2. Keane- 121 Thackeray Ave, Block 4305, Lot 8. Public Hearing for rear setback one story addition.
3. Kelly- 65 Calumet Avenue, Block 4801, Lot 40. Public Hearing for second floor Addition.
4. Scott- 34 Dacotah Ave, Block 4504, Lot 69. Public Hearing for an addition on side/front setback.
5. Ellahi Fuel- 373 Ramapo Valley Rd, Block 1802, Lot 4. Public hearing for a use variance for a vehicle services.

MEMORIALIZATION OF RESOLUTIONS:

1. Brown-20 Princeton Terrance, Block 4411, Lot 3. Approval for bulk variances to build a 2nd level, garage, deck and patio
2. Ahern- 14 Yale Way, Block 4911, Lot 8. Approval to finish attic space (amend prior approval).

PAYMENT OF BILLS:

Budget:

- | | |
|-------------------------------------|---|
| 1. Law Office of Sophy Sedarat, LLC | \$1,100 (1 st quarter 2021 Legal Services) |
| 2. Boswell Engineering | \$231.25 (BOA Engineering Services) |
| 3. North Jersey Media Group | \$14.73 (Advertising) |
| 4. North Jersey Media Group | \$40.20 (Advertising) |
| 5. North Jersey Media Group | \$43.90 (Advertising) |
| 6. North Jersey Media Group | \$94.30 (OPMA Advertising) |
| 7. Burgis Associates, Inc | \$280.00 (Planning Board 2021) |

Escrow:

- | | |
|-------------------------------------|----------------------------------|
| 1. Law Office of Sophy Sedarat, LLC | \$150.00 (Ahern) |
| 2. Law Office of Sophy Sedarat, LLC | \$300.00 (Brown) |
| 3. Boswell Engineering | \$277.50 (Brown) |
| 4. Boswell Engineering | \$323.75 (28 Ryerson Avenue LLC) |
| 5. Boswell Engineering | \$234.13 (Brozyna) |
| 6. Boswell Engineering | \$138.75 (Brozyna) |
| 7. Boswell Engineering | \$277.50 (Oakland Crossroads) |
| 8. Boswell Engineering | \$2,127.50 (Ellahi Fuel Inc) |
| 9. Boswell Engineering | \$185.00 (Inking Out Loud, LLC) |
| 10. Boswell Engineering | \$925.00 (Brown) |
| 11. Boswell Engineering | \$92.50 (Ahern) |
| 12. Burgis Associates, Inc | \$560.00 (Ellahi Fuel) |
| 13. Boswell Engineering | \$231.25 (Inking Out Loud) |
| 14. Boswell Engineering | \$46.25 (Volliman) |
| 15. Boswell Engineering | \$138.75 (Ellahi Fuel, Inc) |

16. Boswell Engineering	\$462.50 (Brown Residence)
17. Boswell Engineering	\$46.25 (Ahern)
18. Boswell Engineering	\$46.25 (Keane)
19. Boswell Engineering	\$896.00 (28 Ryerson Avenue LLC)
20. Boswell Engineering	\$231.25 (Tode Landscape)

APPROVAL OF MINUTES:

March 9, 2021

NEW BUSINESS:

None

OLD BUSINESS:

1. Adoption of By-Laws

MEETING ADJOURNED

*Next Meeting is May 11, 2021.