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## HOUSING ELEMENT AND FAIR SHARE PLAN:

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

### PREPARED FOR:

**BOROUGH OF OAKLAND PLANNING BOARD  
BA# 2065.02**

The original document was appropriately signed and sealed on June 7, 2010 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

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**ADOPTED ON  
May 13, 2010**



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## INTRODUCTION

In 1975 the New Jersey Supreme Court decided in So. Burlington Cty. NAACP v. Township of Mount Laurel that every developing municipality in New Jersey had an affirmative obligation to provide for its fair share of affordable housing. In a subsequent decision in 1983, the Court acknowledged that the vast majority of municipalities in the State had ignored their constitutional obligation, and called for the State Legislature to enact legislation that would save municipalities from the burden of having the courts determine their affordable housing needs. The result was the establishment of the New Jersey Council On Affordable Housing (COAH), the state agency responsible for overseeing the manner in which the state's municipalities address their low and moderate income housing needs.

Oakland has prepared a number of housing elements and fair share plans over the years to address its affordable housing need. The most recent document is dated December 8, 2005. This Housing Element and Fair Share Plan was adopted by the Oakland Planning Board on March 9, 2006. Upon adoption of the plan, the Governing Body endorsed same and petitioned COAH for substantive certification. An objection to the plan was filed with COAH by a landowner. Prior to COAH's resolution of the objection, the Appellate Division invalidated several aspects of COAH's third round regulations.

COAH initially adopted a 'fair share' methodology to determine the state's low and moderate income housing needs in 1986. Their adopted combined first and second round housing-need numbers for Oakland, published in 1994, called for the Borough to provide a total of 222 affordable housing units, inclusive of a new construction obligation of 219 units and a rehabilitation obligation of 3 units, between the years 1987 and 1999.

In December 2004, COAH adopted new substantive (N.J.A.C. 5:94) and procedural (N.J.A.C. 5:95) rules for the third-round period beginning December 20, 2004. However, as a result of an Appellate Division ruling, COAH's substantive and procedural rules were revised again on June 2, 2008 (now NJAC 5:97 and NJAC 5:96, respectively). At the same time, COAH re-adjusted all municipal first and second round housing-need new construction numbers and rehabilitation numbers. Oakland's previously published 219 unit new-construction obligation was increased to 220 units, and the Borough's rehabilitation component was increased to 16 units.

These new third round rules also implement a new "growth share" approach to affordable housing and thus represent a significant departure from the Council's first and second round rules in that the new rules link the production of affordable housing with actual development and projected growth within the community. There are three components to the third round methodology. They include: 1) the rehabilitation share; 2) any remaining prior round obligation for the period 1987-1999; and 3) the growth share. Growth share is generated by projections of residential and non-residential growth for the period covering January 1, 2004 to January 1, 2018. The new substantive rules state that for every four market-rate residential units projected to be constructed, the municipality shall be obligated to provide one unit that is affordable to households of low or moderate income. In addition, each municipality is obligated to provide one affordable unit for every 16 newly created jobs.



COAH's June 2008 proposed estimates of need indicate that Oakland has a 358 unit third round affordable housing obligation, inclusive of the 220-unit prior round component noted above and a 138-unit growth share component that is a function of projected residential and non-residential growth. (COAH estimates that by 2018 the Borough will have an additional 431 dwellings in the community, which translates to 86.2 units of affordable housing, and 836 additional jobs, which translates to 52.25 units of affordable housing).

After COAH released its new third round estimates, the Fair Housing Act was amended in July 2008 to create a responsibility for the Highlands Water Protection and Planning Council to identify and coordinate opportunities for affordable housing while preserving critical environmental resources within the Highlands Region. This was followed by Executive Order 114 in September 2008, which granted those municipalities participating in the Highlands Plan Conformance process an extension for third round petitions, from COAH's December 31, 2008 deadline to December 8, 2009 (which was extended again to June 8, 2010).

The Borough of Oakland, being located within the Highlands Region, participated in the Highlands Plan Conformance process during 2009, and adopted the requisite resolution expressing a Notice of Intent to petition COAH for third round substantive certification and was thereafter granted an extension by COAH to submit a Housing Element and Fair Share Plan by June 8, 2010. While Oakland has land area within both the Highlands Preservation and Planning Areas, the Borough has not as of yet sought Highlands Plan Conformance for the Planning Area portion of the municipality. The Borough herein reserves its rights to revisit this conformance issue at a future time and may choose to conform its planning and development regulations in the Planning Area as contained within the Highlands Council Regional master plan.

The Planning Area portion of the municipality continues to be subject to COAH's third round projections, whereas the Preservation Area portion of the municipality is subject to the findings of the Highlands Municipal Build-Out Report. As set forth therein, the Highlands Council determined that Oakland's Preservation Area has no capacity for additional growth other than development that is exempt from the Highlands Council's regulations. Therefore, the entirety of Oakland's third round obligation shall be derived from projections for the Planning Area consistent with COAH's methodology detailed within the applicable third round substantive rules.

This document is designed to address the Borough of Oakland's housing obligation, inclusive of a determination of the community's third round obligation and the plan to achieve this obligation. It has been prepared pursuant to the provisions of the Municipal Land Use Law (MLUL) and the applicable regulations of COAH as they pertain to the provision of affordable housing within the community for the period between 1987 and 2018. Highlands Council goals and objectives are adopted for those specific portions of the Borough physically located within the Highlands Preservation Area as the governing body has agreed to conform its plans with those of the Highlands Council only for the Preservation Area.

This plan is organized into three sections.

1. The first section, the Housing Element, contains background data on the Borough's



- housing characteristics and population as required by COAH.
2. The second section calculates the Borough's fair share obligation for the provision of affordable housing in accordance with the procedures identified in the third round rules.
  3. The final section contains the Borough's Fair Share Plan for meeting its affordable housing obligation.

**SECTION I**  
**HOUSING ELEMENT**



## **A. GOALS AND OBJECTIVES OF THE HOUSING ELEMENT**

The Borough of Oakland has prepared this Housing Element and Fair Share Plan in order to secure substantive certification from the Council on Affordable Housing and the approval of all other governmental entities and agencies with approval authority over the subject matter contained herein and specifically the New Jersey Highlands Council for that portion of the Borough located within the Highlands Preservation Area. Highlands Region housing goals are being included into this plan with the understanding and restriction that these adopted goals are applicable only for those sections of the Borough within the Highlands Preservation Area.

In addition to the overall goal of creating a realistic opportunity for the construction and rehabilitation of housing affordable to low and moderate income households consistent with the Borough's obligation as determined by COAH and as further amended by this plan, this plan has also been prepared to achieve the following goals and objectives.

1. To the extent feasible within the Highlands Preservation Area and consistent with the Highlands Council's housing goals, Oakland's affordable housing plan and the ordinances necessary to implement this plan shall seek to guide new residential development into compact, center-based developments that will include where appropriate a mix of housing types including housing available to households at both market rate and moderate and low income levels and/or mixed residential and commercial uses within a development project.
2. Create a realistic opportunity for the provision of the municipal share of the region's present and prospective needs for housing for low and moderate income households as determined by COAH as amended in this plan.
3. Within the Highland Preservation Area consistent with that agencies regulations and to the extent feasible, to incorporate affordable housing units into all new residential construction including all mixed-used and redevelopment projects that specifically occur within the Highlands Preservation Area consistent with the Highlands Council's affordable housing goals.
4. Preserve and monitor existing stocks of affordable housing.
5. Reduce long term housing costs by use of the following efforts and techniques:
  - a. Implement green building and energy efficient technology in the rehabilitation, redevelopment and development of housing. Recent innovations in building practices and development regulations reflect significant energy efficiency measures, and therefore cost reductions, through building materials, energy efficient appliances, water conservation measures, innovative and alternative technologies that support conservation practices, and common sense practices such as recycling and re-use.
  - b. Promotion of the use of sustainable site design, efficient water management, energy efficient technologies, green building materials and equipment, and retrofitting for efficiencies.
  - c. Maximizing the efficient use of existing infrastructure, through such means as redevelopment, infill and adaptive reuse.
6. As mandated by the Highlands Council, developments within the Highlands Preservation Area shall be encouraged to use a 'smart growth' approach to achieving





housing needs consistent with the Highlands Council's housing goals through the following methodologies:

- a. Use land more efficiently to engender economically vibrant communities, complete with jobs, houses, shopping, recreation, entertainment and multiple modes of transportation consistent with the provisions of the Borough's zoning ordinance.
- b. Support a diverse mix of housing that offers a wide range of choice in terms of value, type and location where such uses are permitted by the Borough's zoning ordinance. In addition, seek quality housing design that provides adequate light, air and open space.
- c. Target housing to areas with existing higher densities and without environmental constraints, within walking distance of schools, employment, services, transit and community facilities with sufficient capacity to support them consistent with the Land Use Plan and all limitations and restrictions imposed by the Borough's subdivision, site plan and zoning ordinances.

## **B. COMMUNITY OVERVIEW**

The Borough of Oakland is located in the northwest portion of Bergen County. It is bordered by six municipalities, including Mahwah to the north, Franklin Lakes to the east, Ringwood to the northwest, Wanaque to the west, Pompton Lakes to the southwest and Wayne to the south.

The Borough occupies an area of 8.8 square miles (5,629 acres). It is located within the Highlands Region, with 46.6 percent of its land area (2,622 acres) located in the Highlands Preservation Area and 53.4 percent of its land area (3,007 acres) located in the Highlands Planning Area. The area generally east of the Ramapo River and those portions north of Long Hill Road are located within the Highlands Planning Area, with the remaining portions of the Borough located in the Highlands Preservation Area.

Oakland is a predominantly residential community, with a development pattern consisting primarily of detached single family dwellings and some attached residential units. Residential development is primarily located east of the Ramapo River. Commercial development is concentrated along Route 202. Scattered industrial areas are also located within the Borough.

Approximately 25 percent of the Borough's land area is designated for conservation/recreation use, including 1,450 acres of open space and recreation land on Ramapo Mountain in the northwestern portion of the Borough. Lakes within the Borough include Crystal Lake, Mirror Lake, Schuyler Lake, and Huber Lake. The area located west of the Ramapo River, located within the Highlands Preservation Area, contains significant areas of environmentally sensitive land, including floodplains, wetlands, and especially forested steep slopes.

Interstate I-287 and State Highway 208 provide regional access to Oakland. Main roadways through the Borough include Long Hill Road, Skyline Drive, Franklin Avenue and Highway Route 202 (Ramapo Valley Road).



The following table details the distribution of privately-owned property within the Borough by property tax classification, as detailed in the Borough's 2000 Master Plan.

**Table 1**  
**Real Property Valuation, 1994 & 1999**  
**Oakland, New Jersey**

Property Classification	1994		1999	
	# Parcels	% Valuation	# Parcels	% Valuation
Vacant	229	3.9	367	4.0
Residential	3,957	75.2	4,091	75.7
Farm	14	0.28	20	0.3
Commercial	137	9.5	140	9.3
Industrial	53	11.1	57	10.6

Source: 2000 Oakland Master Plan



**B. INVENTORY OF MUNICIPAL HOUSING STOCK**

This section of the housing element provides an inventory of the community's housing stock, as required by the MLUL. It details housing characteristics such as age, condition, purchase/rental value, and occupancy. It also details the number of affordable units available to low and moderate income households and the number of substandard housing units capable of being rehabilitated.

1. Number of Dwelling Units. As shown in the table below, the Borough's housing stock grew each decade between 1960 and 2000. The most substantial growth occurred between 1960 and 1970, when the number of dwelling units increased by nearly 40 percent. Growth slowed considerably in subsequent decades, with a recent upturn experienced between 1990 and 2000. In 2000, there were 4,345 dwelling units in the Borough.

**Table 2  
Dwelling Units (1960-2000)  
Oakland, New Jersey**

<b>Year</b>	<b>Total Dwelling Units</b>	<b>Numerical Change</b>	<b>Percentage Change</b>
1960	2,827	-	-
1970	3,877	1,050	37.1%
1980	3,979	102	2.6%
1990	4,019	40	1.0%
2000	4,345	326	8.1%

Source: US Census Bureau

The following table provides details regarding the tenure and occupancy of the Borough's housing stock. As shown below, more than 90 percent of the Borough's housing stock in 2000 was owner-occupied. There were just 90 vacant housing units in 2000, representing approximately two percent of all housing units.

**Table 3  
Housing Characteristics: 1990 and 2000  
Oakland, New Jersey**

<b>Category</b>	<b>1990</b>		<b>2000</b>	
	<b>No. Units</b>	<b>Percent</b>	<b>No. Units</b>	<b>Percent</b>
Owner-Occupied Units	3,586	89.2	3,967	91.3
Renter-Occupied Units	321	8.0	288	6.6
Vacant Units	112	2.8	90	2.1
<b>Total Units</b>	<b>4,019</b>	<b>100.0</b>	<b>4,345</b>	<b>100.0</b>

Source: U.S. Census, 1990 and 2000.



2. Housing Characteristics. The following tables provide information on the characteristics of the Borough's housing stock, including data on the number of units in the structure and the number of bedrooms. The vast majority of housing units in Oakland are single family detached dwellings. Nearly 99 percent of the dwellings are in one-or two-family structures. Dwelling units with either 3 or 4 bedrooms comprise more than 78 percent of all dwellings in the Borough. Only 3.4 percent of the dwellings had just one bedroom.

**Table 4**  
**Units in Structure: 1990 and 2000**  
**Oakland, New Jersey**

Units in Structure	1990		2000	
	Number	Percent	Number	Percent
One Unit Detached	3,858	96.0	4,066	93.6
One Unit Attached	54	1.3	129	3.0
2 Units	60	1.5	73	1.7
3 to 4 Units	42	1.0	36	0.8
5 to 9 Units	5	0.2	41	0.9
10 or More	0	0.0	0	0.0
Other	0	0.0	0	0.0
<b>Total</b>	<b>4,019</b>	<b>100.0</b>	<b>4,345</b>	<b>100.0</b>

Source: U.S. Census, 1990 and 2000.

**Table 5**  
**Number of Bedrooms in Housing Units: 1990 and 2000**  
**Oakland, New Jersey**

Bedrooms	1990		2000	
	Number	Percent	Number	Percent
None	0	0.0	19	0.4
One	91	2.3	146	3.4
Two	496	12.3	533	12.3
Three	1,830	45.5	2,177	50.1
Four	1,379	34.3	1,245	28.6
Five or More	223	5.6	225	5.2
<b>Total</b>	<b>4,019</b>	<b>100.0</b>	<b>4,345</b>	<b>100.0</b>

Source: U.S. Census, 1990 and 2000.

3. Housing Age. Approximately two-thirds of the Borough's housing stock was constructed between 1940 and 1960. Only 7 percent of the housing stock was constructed in the years since 1980. The median age of the Borough's housing stock is 47 years.





**Table 6**  
**Year Structure Built**  
**Oakland, New Jersey**

<b>Year Units Built</b>	<b>Number of Units</b>	<b>Percent</b>
1999 to March 2000	168	3.9
1990 to 1998	144	3.3
1980 to 1989	182	4.2
1970 to 1979	263	6.1
1960 to 1969	1,137	26.2
1950 to 1959	1,716	39.5
1940 to 1949	461	10.6
1939 or earlier	274	6.3
<b>Total</b>	<b>4,345</b>	<b>100.0</b>

Source: 2000 U.S. Census

4. Housing Conditions. An inventory of the Borough's housing conditions is represented in the following tables. The first table identifies the extent of overcrowding in the Borough, defined as housing units with more than 1 occupant per room. In 2000, only 26 housing units, or 0.6 percent, were overcrowded.

**Table 7**  
**Occupants Per Room, 2000**  
**Oakland, New Jersey**

<b>Occupants Per Room</b>	<b>Number of Units</b>	<b>Percent</b>
0.50 or less	3,297	77.5
0.51 to 1.00	932	21.9
1.01 to 1.50	26	0.6
1.51 to 2.00	0	0.0
2.01 or more	0	0.0
<b>Total</b>	<b>4,255</b>	<b>100.0</b>

Source: 2000 U.S. Census

The accompanying table presents other characteristics of housing conditions, including the presence of complete plumbing and kitchen facilities and the type of heating equipment used. As shown below, 15 units lack complete kitchen facilities, and 11 units lack complete plumbing.



**Table 8**  
**Equipment and Plumbing Facilities: 1990 and 2000**  
**Oakland, New Jersey**

Facilities	1990		2000	
	Number	Percent	Number	Percent
<b>Kitchen:</b>				
Lacking Complete Facilities	11	0.3	15	0.3
With Complete Facilities	4008	99.7	4,330	99.7
<b>Plumbing:</b>				
Lacking Complete Facilities	17	0.4	11	0.2
With Complete Facilities	4,002	99.6	4,334	99.8
<b>Heating Equipment:</b>				
Standard Heating Facilities	3,901	97.1	4,248	97.8
Other Means, No Fuel Used	6	2.9	7	2.2

Source: U.S. Census; 1990 and 2000.

5. **Purchase and Rental Values.** The Borough has seen a rise in purchase and rental housing prices between 1990 and 2000, as shown in the following tables. As shown below, the median gross rent for the Borough's rental housing stock rose from \$991 in 1990 to \$1,173 in 2000.

**Table 9**  
**Gross Rent of Specified Renter-Occupied Housing Units: 1990 and 2000**  
**Oakland, New Jersey**

Value Range	1990		2000	
	Number	Percent	Number	Percent
Less than \$300	0	0.0	5	1.8
\$300 to \$399	0	0.0	5	1.8
\$400 to \$499	0	0.0	0	0.0
\$500 to \$599	12	4.0	19	6.7
\$600 to \$699	57	19.0	28	9.9
\$700 to \$749	18	6.0	0	0.0
\$750 to \$999	58	19.3	56	19.8
\$1,000 or more	141	47.0	170	55.1
No Cash Rent	14	4.7	14	4.9
<b>Total</b>	<b>300</b>	<b>100.0</b>	<b>283</b>	<b>100.0</b>
<b>Median Rent</b>	<b>\$991</b>		<b>\$1,173</b>	

Source: U.S. Census, 1990 & 2000.

The median value of owner-occupied housing units rose by 15 percent between 1990 and 2000, from \$215,100 to \$245,300. The Borough, and the region, has seen a marked increase in housing values since the publication of the 2000 census.



**Table 10**  
**Value of Specified Owner-Occupied Housing Units: 1990 and 2000**  
**Oakland, New Jersey**

Value Range	1990		2000	
	Units	%	Units	%
Less than \$50,000	20	0.6	0	0.0
\$50,000 to \$99,999	93	2.7	36	0.9
\$100,000 to \$149,999	186	5.5	126	3.3
\$150,000 to \$199,999	1,079	31.7	787	20.4
\$200,000 to \$249,999	1,069	31.4	1,084	28.1
\$250,000 to \$299,999	520	15.3	693	17.9
\$300,000 to \$399,999	295	8.7	702	18.2
\$400,000 to \$499,999	97	2.9	308	8.0
\$500,000 or more	42	1.2	125	3.2
<b>Total</b>	<b>3,401</b>	<b>100.0</b>	<b>3,861</b>	<b>100.0</b>
<b>Median Value</b>	<b>\$215,100</b>		<b>\$245,300</b>	

Source: U.S. Census, 1990 & 2000.

6. Number of Units Affordable to Low and Moderate Income Households. The median household income for a three-person household in the Borough's housing region is \$69,365, according to COAH's regional income limits. A three-person moderate income household, established at 80 percent of the median income or lower, would have an income of \$55,492 or less.

An affordable sales price for a three person moderate income household earning 80 percent of the median income, is estimated at approximately \$166,500. This estimate is based on the UHAC affordability controls outlined in NJAC 5:80-26.1. Approximately 4.5 percent of the Borough's housing units in 2000 were valued at less than \$150,000, according to the census data.

For renter occupied housing, an affordable monthly rent is estimated at \$1,553. Approximately 40 percent of the Borough's renter-occupied housing units in 2000 had a gross rent below \$1000. The number of apartments that rented in 2000 between \$1,000 and \$1,500 is not revealed by the Census data.

7. Substandard Housing Capable of Being Rehabilitated. COAH assigned Oakland a rehabilitation share of 16 units, which represents deficient housing units occupied by low and moderate income households that are not likely to experience "spontaneous rehabilitation." This item is further detailed in the Fair Share Plan section of this document.

### C. PROJECTION OF MUNICIPAL HOUSING STOCK

The Fair Share Plan section of this document includes a detailed projection of the municipal housing stock, pursuant to COAH's rules for establishing the "growth share" component of the fair share obligation. It identifies both historical and projected growth trends.



**D. POPULATION ANALYSIS**

The MLUL requires that a housing element provide data on the Borough's population, including population size, age and income characteristics.

1. Population Size. As seen in the table below, the Borough's population grew between 1990 and 2000, after falling in the previous decade. The 2000 population of 12,466 continues to be less than the population levels in 1970 and 1980. The 2003 population estimate, provided by the New Jersey Department of Labor, of 13,616 represents a 9.2 percent increase over the 2000 census figure. The most recent (2007) population estimates prepared by the NJ Dept. of Labor and Workforce Development project a decline from the estimated 2004 population.

**Table 11  
Rate of Population Growth: 1920-2007  
Oakland, New Jersey**

<b>Year</b>	<b>Population</b>	<b>Population Change</b>	<b>Percent Change</b>
1920	497	-	-
1930	735	238	47.9
1940	932	197	26.8
1950	1,817	885	95.0
1960	9,446	7,629	419.9
1970	14,420	4,974	52.7
1980	13,443	(977)	(6.8)
1990	11,997	(1,446)	(10.8)
2000	12,466	489	3.9
2004*	13,707	1,241	10.0
2007*	13,400	(307)	(2.2)

Source: Bergen County Data Book, NJ Department of Labor,  
\* NJ Department of Labor and Workforce Development estimate.

Data on births and deaths is shown in the following table.





**Table 12**  
**Number of Births and Deaths: 1990-2002**  
**Oakland, New Jersey**

<b>Year</b>	<b>Births</b>	<b>Deaths</b>	<b>Difference</b>
1990	147	85	62
1991	131	81	50
1992	145	83	62
1993	151	88	63
1994	150	77	73
1995	162	101	61
1996	158	91	67
1997	149	103	46
1998	165	100	65
1999	197	97	100
2000	193	98	95
2001	214	112	102
2002	165	102	63
<b>Total</b>	<b>2,127</b>	<b>1,218</b>	<b>909</b>

Source: State of New Jersey, Department of Health Center for Health Statistics

2. Age Characteristics. The Borough's age characteristics are represented in the table below. As shown, there has been a significant decline the population between the ages of 15 and 34 between 1990 and 2000.

**Table 13**  
**Age Characteristics: 1990 & 2000**  
**Oakland, New Jersey**

<b>Age Group</b>	<b>1990</b>		<b>2000</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Under 5	831	6.9	970	7.8
5-14	1,431	11.9	1,774	14.2
15-24	1,618	13.5	1,076	8.7
25-34	1,789	14.9	1,434	11.5
35-44	2,000	16.7	2,414	19.4
45-54	1,726	14.4	1,910	15.3
55-64	1,466	12.2	1,304	10.5
65-74	667	5.6	912	7.3
75-84	280	2.3	479	3.8
85+	189	1.6	193	1.5
<b>Total</b>	<b>11,997</b>	<b>100.0</b>	<b>12,466</b>	<b>100.0</b>

Source: U.S. Census, 1990 & 2000.

3. Average Household Size. The average household size for the Borough declined steadily in the years between 1970 and 2000. The average household size in 2000 was 2.88, down from 3.00 in 1990.



**Table 14**  
**Average Household Size: 1960-2000**  
**Oakland, New Jersey**

<b>Year</b>	<b>Total Population</b>	<b>Number of Households</b>	<b>Household Size</b>
1960	9,446	2,476	3.82
1970	14,420	3,679	3.92
1980	13,443	3,880	3.42
1990	11,997	3,907	3.00
2000	12,466	4,255	2.88

Source: 2003 Bergen County Data Book.

4. Household Income. The median household income in Oakland increased by approximately 37 percent between 1990 and 2000, rising from \$63,384 to \$86,629. Detailed household income figures are shown in the table below.

**Table 15**  
**Household Income: 1990 and 1999**  
**Oakland, New Jersey**

<b>Income Category</b>	<b>1990</b>		<b>2000</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Less than \$10,000	95	2.4	51	1.2
\$10,000 to \$14,999	98	2.5	25	0.6
\$15,000 to \$24,999	234	5.9	178	4.1
\$25,000 to \$34,999	285	7.2	204	4.8
\$35,000 to \$49,999	601	15.3	426	10.0
\$50,000 to \$74,999	1,108	28.2	796	18.7
\$75,000 to \$99,999	776	19.7	860	20.2
\$100,000 to \$149,999	553	14.1	1,025	24.0
\$150,000 or more	185	4.7	698	16.4
<b>Total</b>	<b>3,935</b>	<b>100.0</b>	<b>4,263</b>	<b>100.0</b>
<b>Median Household</b>	<b>\$63,384</b>		<b>\$86,629</b>	
<b>Bergen County</b>	<b>\$49,249</b>		<b>\$65,241</b>	

Source: U.S. Census, 1990 and 2000.

**D. EMPLOYMENT ANALYSIS**

The MLUL requires that a housing plan include data on employment levels in the community. The following tables present information on the Borough's employment characteristics.

1. Covered Employment. Table 16 presents the covered employment trends from 1990 to 1999 for employment within the Borough.



**Table 16**  
**Private Sector Covered Employment, 1990-1999**  
**Oakland, New Jersey**

Year	Number of Jobs	% Change
1990	6,131	---
1991	5,820	-5.1
1992	5,781	-0.
1993	5,572	-3.6
1994	5,889	5.7
1995	5,770	-2.0
1996	5,151	-10.3
1997	5,472	6.2
1998	5,998	9.6
1999	6,425	7.1

Source: New Jersey Department of Labor.

2. Employment Characteristics of Employed Residents. The following two tables detail information on the employment characteristics of employed Oakland residents. The first table details occupation characteristics, while the second table details industry characteristics.

**Table 17**  
**Employed Residents Age 16 & Over, By Occupation: 1990 and 2000**  
**Oakland, New Jersey**

Occupation	1990		2000	
	Number	Percent	Number	Percent
Managerial and Professional Specialty:				
Executive, Administrative, Managerial	1,348	19.8	1,458	21.9
Professional Specialty	1,292	19.0	1,693	25.5
Sales	955	14.0	954	14.3
Technical & Administrative Support	1,507	22.2	1,034	15.6
Services	471	6.9	531	8.0
Farming, Forestry, Fishing	28	0.4	0	0.0
Production & Maintenance	721	10.6	474	7.1
Transportation and Material Moving	187	2.8	183	2.8
Construction, Operators, Laborers	294	4.3	322	4.8
<b>Total</b>	<b>6,803</b>	<b>100.0</b>	<b>6,649</b>	<b>100.0</b>

Source: U.S. Census; 1990 and 2000.



**Table 18**  
**Employed Residents Age 16 & Over, By Industry: 1990 & 2000**  
**Oakland, New Jersey**

Industry	1990		2000	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fisheries, Mining	75	1.1	22	0.3
Construction	396	5.8	415	6.2
Manufacturing:	1,124	16.5	787	11.8
Transportation, Communication, Other Public Utilities	605	8.9	663	10.0
Wholesale Trade	557	8.2	385	5.8
Retail Trade	1,034	15.2	922	13.9
Finance, Insurance, Real Estate	580	8.5	623	9.4
Services:				
Educational Services	706	10.4	591	8.9
Health Services	440	6.5	725	10.9
Entertainment and Recreation	71	1.0	249	3.7
Other Professional Services	523	7.7	762	11.5
Other Services	519	7.6	295	4.4
Public Administration	173	2.6	210	3.2
<b>Total</b>	<b>6,803</b>	<b>100.0</b>	<b>6,649</b>	<b>100.0</b>

Source: U.S. Census; 1990 and 2000.

3. Employment Projections. Detailed employment projections are provided in the Fair Share section of this document, as required by COAH in determining the Borough's growth share obligation.





**SECTION II**  
**FAIR SHARE OBLIGATION**



## A. INTRODUCTION

The methodology for determining the Borough's third round affordable housing obligation changed significantly from the prior round regulations. Under COAH's third round rules, a municipality's third round affordable housing obligation is a function of three components:

- Rehabilitation Share
- Remaining Prior Round Obligation
- Growth Share.

The growth share component represents the most significant change from the prior round, as it requires that each municipality determine its own affordable housing obligation based on the amount of residential and non-residential growth anticipated over the third round period from 2004 to 2018. Each of the three components is combined to determine the municipality's total affordable housing obligation. More detail on each of the components is provided below.

1. Rehabilitation Share. The rehabilitation share component of the affordable housing obligation is based on the municipality's existing housing deficiencies and includes existing housing units as of April 1, 2000 that are both deficient and occupied by households of low or moderate income. A municipality's Total Rehabilitation Share is equal to the sum of its overcrowded and dilapidated units, multiplied by its regional Low-/Moderate-Income Deterioration Share, minus its Rehabilitation Share Credit. The rehabilitation share essentially replaces what was known as indigenous need in the previous rounds. As detailed herein, COAH has assigned a rehabilitation share of 16 units to Oakland.
2. Remaining Prior Round Obligation. The Prior Round Obligation is the total Fair Share Obligation for the period 1987 to 1999. As noted in Appendix C, COAH is adopting municipalities' unadjusted 1987 to 1999 obligations, first published in 1994. Accordingly, Oakland's Prior Round Obligation is 220 units.

To determine the remaining Prior Round Obligation, a municipality imposes any adjustments approved for its second round plan and subtracts affordable housing units already built or transferred as part of a certified plan (or judgment of repose).

3. Growth Share. The growth share portion of a municipality's fair share obligation is based on the projected residential and employment growth in the municipality over the period between 2004 and 2018. Growth share is defined as:

“The affordable housing obligation generated in each municipality by both residential and non-residential development from 2004 through 2018 and represented by a ratio of one affordable housing unit among five housing units constructed plus one affordable housing unit for every 16 newly created jobs as measured by new or expanded non-residential construction within the municipality.”



That is, each individual municipality’s actual growth between 2004 and 2018 generates an affordable housing obligation. For residential development, one unit of affordable housing obligation is generated for every four market rate residential units constructed in the municipality. For non-residential development, one unit of affordable housing obligation is generated for each 16 jobs created in the community. Job creation estimates are based on the amount of new non-residential square footage developed within the community.

The following section contains the information and resultant determination of the growth share assessment.

**B. CALCULATION OF AFFORDABLE HOUSING OBLIGATION**

The calculation of the Borough’s affordable housing obligation is detailed below.

1. Rehabilitation Share. According to Appendix B of COAH’s third round substantive rules, the Borough has a rehabilitation share of 16 units.
2. Remaining Prior Round Obligation. Appendix C indicates a prior round new construction obligation of 220 units for the Borough, which replaces Oakland’s previously published 219-unit new construction obligation.

The Borough’s second round plan addressed its 219-unit new construction obligation through a combination of regional contribution agreements, inclusionary developments, and credits for existing group homes. The second round plan components are outlined below.

**Table 19  
Second Round Plan Components and Status  
Oakland, New Jersey**

Plan Component	Number of Units	Status
Regional Contribution Agreement	<b>97</b>	Unexecuted
Funded from Heritage Hills	22	
Funded from River Bend	20	
Funded from Bi-County	36	
Funded through bonding	19	
Inclusionary Development	<b>110</b>	No activity In mediation Site plan approved, not built.
Hovan Site	15 + 15 rental bonus	
Bi-County	50 + 6 senior rental bonus	
Heritage Hills	24	
Existing Group Homes	<b>12</b>	12 Complete
<b>Total</b>	<b>219</b>	

As shown in the table above, with the exception of the existing group home credits, none of the second round plan components has been executed thus far. As will be discussed in more detail in the Fair Share Plan section of this document, some of these plan



components are no longer perceived to represent a realistic opportunity for the provision of affordable housing and thus will be deleted from the plan.

Also impacting the plan to address the remaining prior round obligation is the fact that the Borough is requesting a vacant land adjustment for the first time in accordance with NJAC 5:97-5.1(a). An analysis of the vacant land in the Borough, pursuant to NJAC 5:97-5.2, indicates a lack of suitable vacant land for inclusionary development. The inventories of privately- and municipally-owned vacant land in the Borough, located in the appendices of this document, indicate that Oakland has a realistic development potential (RDP) of 30 units. Accordingly, the Borough is seeking a vacant land adjustment of 190 units. This figure (known as unmet need) will be discussed in more detail in the Fair Share Plan section of this document.

3. Growth Share. The growth share component of the Borough’s affordable housing obligation is calculated based on the projected amount of residential and non-residential growth anticipated between 2004 and 2018. This projected growth is initially provided in Appendix F of the COAH regulations. However, per NJAC 5:97-5.6, a municipality may also request an adjustment to its household and employment projections provided in Appendix F based on an analysis of existing land capacity.

Once the detailed analysis is complete, this growth is translated into an affordable housing obligation, based on a standard of one affordable unit among five units that are projected and one affordable unit for every 16 jobs that are projected to be created.

- a. Initial Growth Share Projections. Appendix F of the third round regulations provides the data needed to calculate the baseline residential and non-residential growth share projections.

The baseline residential growth projection is determined by subtracting the number of households in 2004 from the projected household growth for the municipality in 2018. This calculation results in the estimated household growth. The following calculation details the baseline projection for Oakland.

**Table 20**  
**Household Growth Estimates 2004 - 2018**  
**Oakland, New Jersey**

2018 Household Estimate	-	2004 Household Estimate	=	Household Growth
4,963		4,532		431

Source: N.J.A.C. 5:97-Appendix F -- Consultants' Reports

Based on the calculation above, COAH projects that Oakland will experience an increase of 431 households by 2018. This projected growth translates to an estimated residential growth share obligation of 86.2 units, based on a standard of one affordable unit among five units created.





The baseline employment growth projection is determined by subtracting the number of jobs in 2004 from the projected number of jobs in the municipality in 2018. This calculation results in the estimated employment growth. The following calculation details the baseline non-residential growth projection for Oakland.

**Table 21**  
**Employment Growth Estimates 2004 - 2018**  
**Oakland, New Jersey**

2018 Employment Estimate	-	2004 Employment Estimate	=	Employment Growth
8,840		8,004		836

Source: N.J.A.C. 5:97-Appendix F -- Consultants' Reports

Based on the calculation above, COAH projects that Oakland will experience an increase of 836 jobs by 2018. This projected growth translates to an estimated affordable non-residential growth share obligation of 52.25 units, based on a standard of one affordable unit for every 16 jobs created.

As shown in the table below, the sum of COAH's projected residential growth share and non-residential growth share equals a total projected growth share obligation of 138 units.

**Table 22**  
**Total COAH Projected Growth Share Obligation**  
**Oakland, New Jersey**

Residential Growth Share Obligation	+	Non-Residential Growth Share Obligation	=	Total Growth Share Obligation
86.2		52.25		138

- b. Adjustment to COAH's Growth Share Projection. COAH's rules at NJAC 5:97-5.6 permit municipalities to request an adjustment to its household projection provided in Appendix F based on an analysis of existing land capacity. If the sum of the projection and actual growth since 2004 is less than the growth projection provided in Appendix F by greater than 10 percent, the new figure can be used to determine the growth share obligation.

The steps and analyses for determining the adjustment to the baseline growth share projection are shown below.

- i. Actual Growth. First, actual residential and non-residential growth in the municipality is presented for the period between January 1, 2004 and year-to-date 2009.

The following table shows actual residential growth, as evidenced solely by certificates of occupancy (COs). For purposes of calculating residential growth, demolitions cannot be factored into the projection. As shown, actual growth from January 1, 2004 through 2009 YTD totals 56 units.



**Table 23**  
**Actual Growth in Residential Development**  
**Analysis of Certificates of Occupancy, 2004-2009 YTD**  
**Oakland, New Jersey**

	2004	2005	2006	2007	2008	2009 YTD*	Total
<b>COs Issued</b>	26	13	1	8	5	3	<b>56</b>

\* Through November

Source: NJ DCA, The NJ Construction Reporter: <http://www.state.nj.us/dca/codes/cr/conrep.shtml>

Actual non-residential growth figures for 2004 through 2009 YTD are shown in the table below. Non-residential growth is indicated by certificates of occupancy and demolition permits issued. The table presents this information based on the total square footage by type of non-residential development (i.e. office, retail, etc.), which is then translated into employment growth, based on the multipliers provided in Appendix D of the substantive rules. As shown, actual growth for the period totals 457 jobs.

**Table 24**  
**Actual Growth in Non-Residential Development**  
**Analysis of Certificates of Occupancy and Demolition Permits, 2004-2009 YTD**  
**Oakland, New Jersey**

	2004		2005		2006		2007		2008		2009 YTD*		Total Jobs
	SF	Jobs	SF	Jobs	SF	Jobs	SF	Jobs	SF	Jobs	SF	Jobs	
<b>Certificates of Occupancy</b>													
Office	0	0	0	0	2,770	7.8	4,991	14.0	18,521	51.9	9,466	26.5	100.2
Retail	0	0	22,048	37.5	0	0	0	0	768	1.3	0	0	38.8
Industrial	44,325	53.2	0	0	0	0	9,791	11.7	2,965	3.6	0	0	68.5
A3 Assembly	0	0	0	0	0	0	0	0	12,280	19.6	0	0	19.6
Educational	576	0	0	0	0	0	0	0	0	0	0	0	0
Institutional	0	0	0	0	44,192	114.9	44,192	114.9	0	0	0	0	229.8
<b>Subtotal Jobs</b>	<b>53.2</b>		<b>37.5</b>		<b>122.7</b>		<b>140.6</b>		<b>76.4</b>		<b>26.5</b>		<b>456.9</b>
<b>Demolition Permits</b>													
<i>No Data Available</i>													
<b>Total Jobs</b>	<b>53.2</b>		<b>37.5</b>		<b>122.7</b>		<b>140.6</b>		<b>76.4</b>		<b>26.5</b>		<b>456.9</b>

\* Through November

Source: NJ DCA, The NJ Construction Reporter: <http://www.state.nj.us/dca/codes/cr/conrep.shtml>

Subtraction of actual residential and non-residential growth, as shown in the tables above, from COAH's baseline residential and non-residential growth projections results in a difference of 375 units and 379 jobs, respectively. An adjustment may only be sought against these numbers.

- ii. Projected Development in Highlands Preservation Area. Although the entirety of the Borough of Oakland is located within the Highlands region, the Borough is seeking Highlands Plan Conformance only for that portion of the municipality within the Preservation Area. Thus, whereas the Borough is permitted to seek a



downward adjustment in accordance with NJAC 5:97-5.6 for the Highlands Planning Area portion of the municipality, it must use the Highlands Municipal Build-Out Report to project growth within the Preservation Area. As shown in the appendix of this document, the Highlands Municipal Build-Out Report for the Borough of Oakland estimates no capacity for additional growth in the Preservation Area portion of the municipality.

- iii. Projected Development Based on Existing Land Capacity. COAH then requires that an inventory of vacant land and other data to determine future growth be provided in accordance with NJAC 5:97-5.2(c) and (d). This information pertains only to the Highlands Planning Area portion of the municipality and is included in the appendix of this document.

The inventory of vacant land includes all privately- and municipally-owned parcels that are classified on the Borough's tax records as vacant. This inventory is illustrated on the map titled "Inventory of Vacant Parcels" in the appendix of this document. These parcels were then listed on Workbook C (Growth Projection Adjustment) and categorized as either residential or non-residential based on the Borough's existing zoning regulations.

In accordance with NJAC 5:97-5.2(d) and 5.6(c), parcels were determined to exhibit no potential for development if they contain environmentally sensitive features (illustrated on the "Environmental Constraints" map in the appendix of this document), are designated for active or passive recreation, are too small or constrained to accommodate one housing unit, or were utilized to determine the RDP in the vacant land adjustment for the prior round. In addition, sites that have already been approved for development, but have not received certificates of occupancy, were assigned a development potential consistent with the actual development approved thereon.

The remaining lots on the vacant land inventory are presumed to have potential for development. COAH's rules at NJAC 5:97-5.6(e) require that any parcel with potential for development outside of a sewer service area be assigned a minimum density based on the nitrate dilution density indicated by NJDEP for the Hydrologic Unit Code 11 (HUC-11) watershed in which the parcel is located.

As shown in Workbook C in the appendix of this document, Oakland's residential zones contain no buildable area, with the exception of sites whereon development has been approved but not yet built. In total, those sites will generate three (3) units that will contribute to the growth share projection.

Also shown in Workbook C is the total buildable area in Oakland's non-residential zones. As shown, only four sites are shown as having development potential. One of these sites has received site plan approval for a 30,200 square foot office building, which will generate 84.56 jobs. The remaining three sites with buildable area only have the capacity to generate a total of 3.8 jobs.



Therefore, it is anticipated that the Borough's non-residential zones will produce 88.36 jobs through 2018.

- iv. Total Growth Share. In this step, NJAC 5:97-5.6(f) requires that the housing and growth share projections set forth in Workbook C be added back to the actual growth for the period 2004 to YTD 2009. In addition, the projected growth for the Highlands Preservation Area per the Highlands Municipal Build-Out Report must be added as well. The result is the growth share based on municipal capacity, which must be compared against COAH's baseline projected growth share from Appendix F.

The following table shows the sum of actual residential development for the period 2004 to YTD 2009, the Highlands Municipal Build-Out Results for Oakland's Preservation Area, and the projected residential growth based on our analysis above. As shown, this results in a total residential growth share based on municipal capacity of 59 units.

**Table 25**  
**Residential Growth Share Based on Municipal Capacity**  
**Oakland, New Jersey**

2004-2009 YTD* Actual Growth	+	Projected Preservation Area Growth	+	Projected Residential Growth	=	Residential Growth Share Based on Municipal Capacity
56		0		3		59

\* Through November

Applying the standard of one affordable housing unit among five units created to the residential growth share based on municipal capacity results in an obligation of 11.8 affordable housing units.

The sum of actual non-residential development for the period 2004 to YTD 2009, the Highlands Municipal Build-Out Results for Oakland's Preservation Area, and the projected non-residential growth is shown in the table below. As shown, this results in a total non-residential growth share based on municipal capacity of 545 new jobs.

**Table 26**  
**Non-Residential Growth Share Based on Municipal Capacity**  
**Oakland, New Jersey**

2004-2009 YTD* Actual Growth	+	Projected Preservation Area Growth	+	Projected Non-Residential Growth	=	Non-Residential Growth Share Based on Municipal Capacity
457		0		88		545

\* Through November





Applying the standard of one affordable housing unit for every 16 jobs created to the non-residential growth share based on municipal capacity results in an obligation of 34.07 affordable housing units.

As shown in the table below, the sum of the residential and non-residential growth share obligations based on municipal capacity results in the need for 46 affordable housing units.

**Table 27**  
**Total Growth Share Obligation Based on Municipal Capacity**  
**Oakland, New Jersey**

Residential Growth Share Obligation	+	Non-Residential Growth Share Obligation	=	Total Growth Share Obligation
11.8		34.07		45.87

- v. Comparison of COAH’s Baseline Projection to Adjusted Projection. Finally, the adjusted growth share projection based on municipal capacity must be compared to COAH’s projected growth share in Appendix F. If the result of the adjustments based on municipal capacity is less than COAH’s projections by greater than 10 percent, the projections utilized for the purpose of projecting the municipality’s growth share obligation may be adjusted downward.

The municipal land capacity analysis resulted in a growth share projection of 46, which is less than COAH’s growth share projection of 138 units by more than 10 percent. Therefore, the COAH-generated growth projection may be reduced accordingly. The total affordable housing growth share obligation for Oakland is 46 units.

- 4. Total Fair Share Obligation. As indicated previously, the total fair share obligation is the sum of the rehabilitation share, remaining prior round obligation, and the growth share obligation. As shown below, Oakland has a total fair share obligation of 92 units.

**Table 28**  
**Total Fair Share Obligation**  
**Oakland, New Jersey**

Component	Obligation
Rehabilitation Share	16
Remaining Prior Round Obligation	30
Growth Share	46
<b>Total Fair Share Obligation</b>	<b>92</b>



**SECTION III**  
**FAIR SHARE PLAN**



## A. PLAN SUMMARY

This section of the plan details the projects, mechanisms and funding sources which will be used to meet the Borough's affordable housing obligation. It is broken down into three subsections: (1) rehabilitation share, (2) remaining prior round obligation and (3) growth share obligation.

1. Rehabilitation Share. COAH has assigned the Borough a rehabilitation share of 16 units. The Borough's proposal for addressing its rehabilitation obligation is set forth later in this section.
2. Remaining Prior Round Obligation. As detailed in the previous section of this plan, the Borough is requesting a 190-unit vacant land adjustment for the prior round, resulting in a realistic development potential (RDP) of 30 units. Accordingly, the Borough has a 190-unit unmet need. The rules governing the prior round obligation where a vacant land adjustment is being sought for the first time are as follows:
  - a. Rental Component. COAH regulations stipulate in NJAC 5:97-3.12(b)1 that at least 25 percent of a municipality's RDP must be addressed with rental housing, less any rental credits applied at the time of petition. Because 25 percent of Oakland's RDP equals 8 units and the Borough has 12 rental credits for existing group homes, the Borough is not obligated to provide any additional affordable rental units.
  - b. Age Restricted Units. COAH regulations stipulate in NJAC 5:97-3.12(c)1 that up to 25 percent of a municipality's RDP and unmet need may be addressed with age-restricted housing. Therefore, the Borough may provide up to 8 age-restricted units towards its RDP and up to 48 units towards its unmet need.
  - c. Bonus Caps. COAH regulations stipulate in NJAC 5:97-3.5(a) that the total number of rental bonus credits for the prior round obligation granted in a fair share plan shall not exceed the prior round rental obligation (25 percent of the RDP, less any rental credits applied at the time of petition). Because the Borough has no prior round rental obligation, it is not eligible for rental bonus credits.
3. Growth Share Obligation. As detailed in the previous section of this plan, Oakland's growth share obligation is 46 units. The rules governing the growth share obligation are as follows:
  - a. Rental Component. COAH regulations stipulate in NJAC 5:97-3.12(b)2 that at least 25 percent of a municipality's growth share obligation must be addressed with rental housing. Therefore, the Borough is obligated to provide 12 affordable rental units. Per NJAC 5:97-3.4(b), a minimum of 50 percent of these affordable rental units (equal to 6) shall be family housing.
  - b. Age Restricted Units. COAH regulations stipulate in NJAC 5:97-3.12(c)2 that up to 25 percent of a municipality's growth share obligation may be addressed with age-restricted housing. Therefore, the Borough may provide up to 12 age-restricted units.



- c. Bonus Caps. COAH regulations stipulate in NJAC 5:97-3.20(b) that the total number of bonuses for the growth share obligation granted in a fair share plan shall not exceed 25 percent of the projected growth share obligation. Therefore, the Borough may be granted up to 12 bonus credits. It is noted that, per NJAC 5:97-3.6(a), a municipality may only receive rental bonus credits for units in excess of its growth share rental obligation.

**B. PLAN COMPONENTS**

1. Rehabilitation Program. The Borough has been assigned a 16 unit rehabilitation share obligation. Municipalities are required to set aside sufficient funds to address half of their rehabilitation obligation at the time of certification of their plan. A minimum of \$10,000 per unit is required. In Oakland's case, this means that \$80,000 must be set aside for this purpose. The Borough will utilize its development fee monies for this purpose.
2. Remaining Prior Round Obligation Plan Components. The Borough has a 30 unit realistic development potential (RDP). As discussed in the previous section of this document, the second round plan provided for 219 new construction affordable units. However, the second round plan components must be modified in this plan, due to the following issues:
  - Heritage Hills was a site that had been incorporated in previously Oakland affordable housing plans. In furtherance of those plans, the planning board granted site plan approval permitting construction of a housing development on the property. Despite the existence of local site plan approvals, this property has remained undeveloped for an extended period of time. The Borough has now determined that this site is not an appropriate candidate for an inclusionary development primarily due to environmental protection reasons and has thus entered into an agreement to purchase the property for open space and recreation purposes. Thus, Heritage Hill no longer represents a realistic opportunity for the development of affordable housing;
  - The Bi-County site, identified as an inclusionary development site in the second round plan (30 non- age-restricted affordable units, 20 age-restricted affordable units, and 6 senior rental bonus credits) is located in the Preservation Area of the Highlands Region and thus no longer represents a realistic opportunity for the development of affordable housing;
  - The 97 units of regional contribution agreements (RCAs) included in the second round plan all remain unexecuted and therefore are no longer perceived to represent a realistic opportunity for the development of affordable housing; and
  - The fact that the Borough is seeking a vacant land adjustment for the prior round reduced the number of units that must be rentals, the number of units that may be





age-restricted, and the number of units that are eligible for rental bonus credits, as previously noted.

Given these issues, the Borough proposes the removal of the Heritage Hills and Bi-County inclusionary developments and regional contribution agreements from the plan. The Borough's 30 units RDP will therefore be addressed as follows:

- a. Existing Group Home Credits. Pursuant to NJAC 5:97-6.10, the Borough may address its affordable housing obligation through supportive and special needs housing, including residential health care facilities as regulated by the New Jersey Department of Health and Senior Services or DCA, group homes for the developmentally disabled and mentally ill as licensed and/or regulated by the New Jersey Department of Human Services, permanent supportive housing, and supportive shared living housing. The unit of credit for group homes, residential health care facilities, and shared living housing shall be the bedroom.

As already noted, the Borough has credits for an existing group home. It contains 12 bedrooms, equaling 12 units of rental credit that can be applied to the RDP.

- b. Inclusionary Development. The remaining 18 units of the prior round RDP are to be implemented through inclusionary development to be located on various block and lots located within the Borough's central business district. In October 2006, the Oakland Planning Board adopted the Central Business District Study and Plan as an element of the Borough's master plan. The Central Business District Study and Plan recommended the provision of additional affordable housing within this district specifically on vacant property to the rear of the Oakland Shopping Center and as infill development in specific locations. Draft amendments to the Oakland Zoning Ordinance creating a CBD I and a CBD II zone district have been prepared. Both zones encourage the development of COAH credit-worthy dwelling units.

It is anticipated that eighteen (18) of the affordable housing units that will be constructed in the draft CBD I or CBD II zone district will be constructed during the time frame of this plan are to be used to satisfy the remaining prior round RDP. The remaining anticipated 22 units will be utilized to meet a portion of the Borough's growth share obligation.

In addition to the two draft zones mentioned above, the Planning Board has also prepared a draft zone district entitled the RA-MD-2 zone. This draft zone will place Block 2318 Lot 1 in a new zone. This property is located behind the Oakland Hardware site. Density of up to 20 units per acre is permitted under the terms of the draft ordinance. 6 of all units must be deed restrict to moderate income households. An addition 6% must be deeded restricted to low-income households. No less than forty (40) units are anticipated to be created as a result of these zones.



Copies of the draft amendments to the zoning ordinance creating the CBD I, CBD II and RA-MD-2 are included in the appendix.

3. Growth Share Obligation Plan Components. The Borough has a 46 unit growth share obligation. This obligation will be met as follows:

- a. Inclusionary Development. As indicated previously, a portion of the affordable housing units to be constructed within the draft CBD I and CBD II zone district will be used to satisfy the Borough’s third round affordable housing obligation. No less than 22 affordable housing units are anticipated to be constructed within these zones by the termination of COAH’s third round affordable housing cycle. Because 12 of the 22 units contributed towards the growth share satisfy the minimum rental requirement, the 10 remaining anticipated affordable housing units are eligible for 10 rental bonus credits. Therefore, a total of 32 credits can be applied from these two zones toward the Borough’s growth share obligation. It is also noted that the 22 units from the CBD I and CBD II zones satisfy the minimum family rental requirement for the third round.
- b. 100 Percent Affordable Development. The remaining 14 units of growth share obligation will be addressed via a 100 percent affordable development. This development is to be situated on Block 4004 Lots 8 and 9, which are vacant parcels along Raritan Road encompassing a total of 6.36 acres. The proposed development will contain a total of 50 affordable assisted living units for Alzheimer’s patients. Fourteen (14) of these affordable units will be credited toward the Borough’s remaining growth share obligation, whereas 36 of these units will be used to address other aspects of the Boroughs’ affordable housing obligation. More specifically, some or all of these 36 units might be used to address the Borough’s unmet need obligation.

Site suitability requirements are addressed below:

- i. Site description:

**Table 30  
Site Description – Raritan Road Site  
Oakland, New Jersey**

Property Owner:	West Bergen Mental Healthcare Inc.
Acreage:	Approx. 6.36
Block/Lot:	Block 4004 Lots 8 and 9
Buildable Area:	Approx. 6.36 acres
Current Zoning:	I-3 Industrial
SDRP Planning Area:	PA-1
Street Access:	Raritan Road
Surrounding Development Pattern:	North: Industrial, Commercial East: Indian Hills High School South: Residential West: Industrial



- ii. Environmental information: The site is entirely free of environmental constraints, as illustrated on the accompanying map.
  - iii. Utility availability: The site does not contain sewer capacity at the present time. The Borough is presently exploring the extension of sewer lines to its central business district area. As this site is within close proximity to the central business district provision will be made to extend sewer service to this particular parcel in order to facilitate the proposed development.
  - iv. State Plan Consistency: The site is located in Planning Area 1. Therefore it has an automatic presumption of validity with respect to State Plan consistency.
4. Unmet Need. The Borough must also provide mechanisms to address its 190 unit unmet need (vacant land adjustment). In accordance with NJAC 5:97-5.3(b), this unmet need may be met via a variety of mechanisms, including zoning amendments that permit apartments or accessory apartments, a market to affordable program, overlay zoning requiring inclusionary development, and the designation of a redevelopment area that includes affordable housing. Oakland's plan for addressing its unmet need is as follows:
- a. 100 Percent Affordable Development. As indicated previously, a 100 percent affordable assisted living development is proposed to be situated on Block 4004 Lots 8 and 9, a 6.36 acre site on Raritan Road. The proposed development is anticipated to contain a total of 50 affordable units for Alzheimer's patients, 14 of which will be credited toward the Borough's growth share obligation. As such, the development will have 36 remaining units, which can be used to address the Borough's unmet need. Bonus rental credits may be available from this development as well.
  - b. To Be Determined. The remaining 154 units of unmet need shall be addressed via a variety of COAH compliant mechanism which have not yet be selected.

### C. CONCLUSION

The Borough has a 16 unit rehabilitation obligation, 30 units prior round realistic development potential (RDP), and a 46 unit growth share obligation, for a total fair share obligation of 92 units. In addition, the Borough must address 190 units of unmet need.

As detailed herein, this obligation will be met via a combination of existing group home credits, inclusionary developments, infill affordable housing development within the central business district and a 100 percent affordable development containing some rental bonus credits.



## **APPENDICES**

### **A - 1: Maps**

- a. Inventory of Vacant Parcels*
- b. Environmental Constraints*
- c. Location of Plan Components*

### **A - 2: Vacant Land Adjustment: Private Vacant Parcels Inventory**

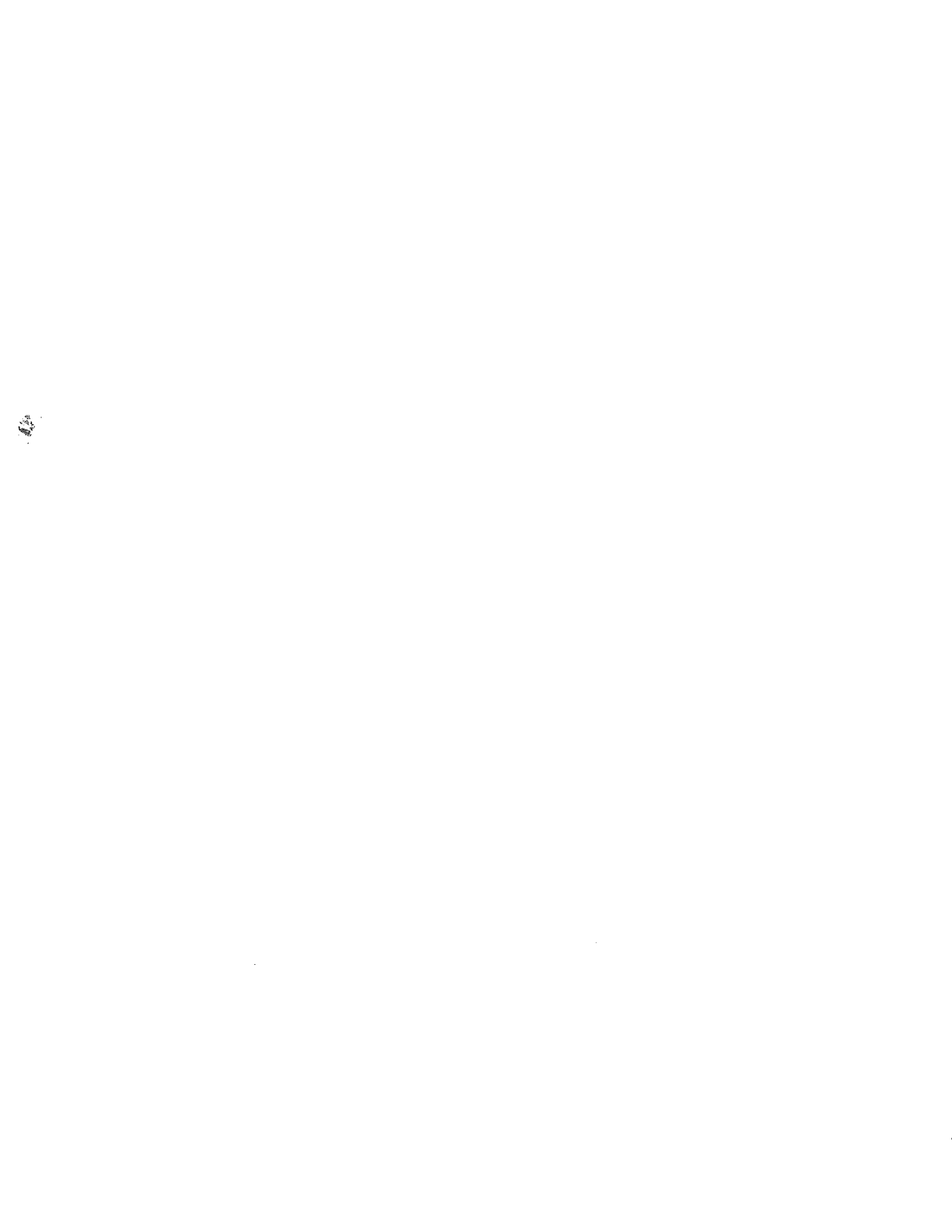
### **A - 3: Vacant Land Adjustment: Municipal Vacant Parcels Inventory**

### **A - 4: Workbook C: Growth Projection Adjustment Tables**

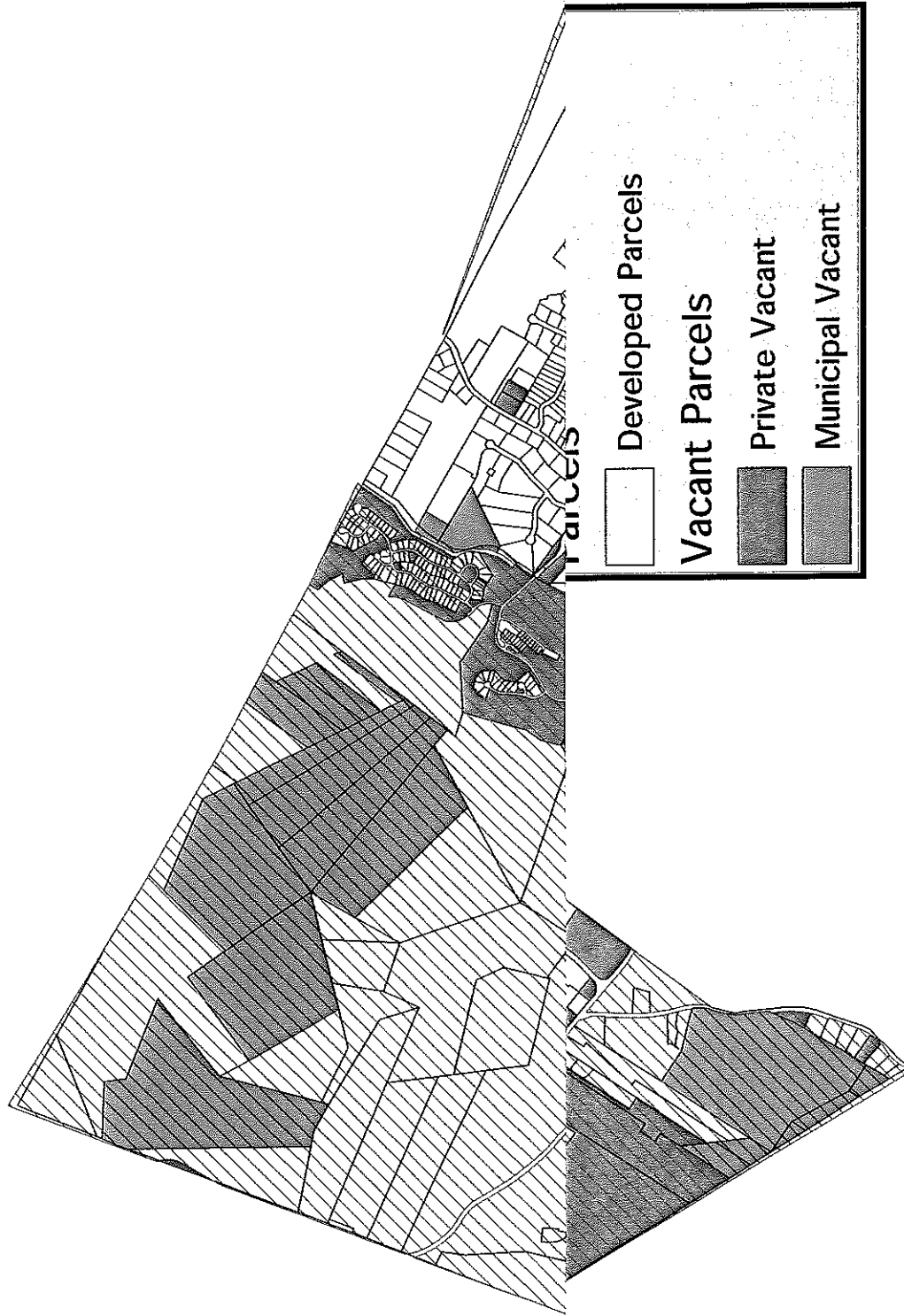
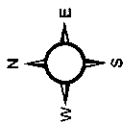
### **A - 5: Draft CBD 1 Zoning Ordinance Amendment.**

### **A - 6: Draft CBD II Zoning Ordinance Amendment**

### **A - 7: Draft RA-MD-2 Zoning Ordinance Amendment**

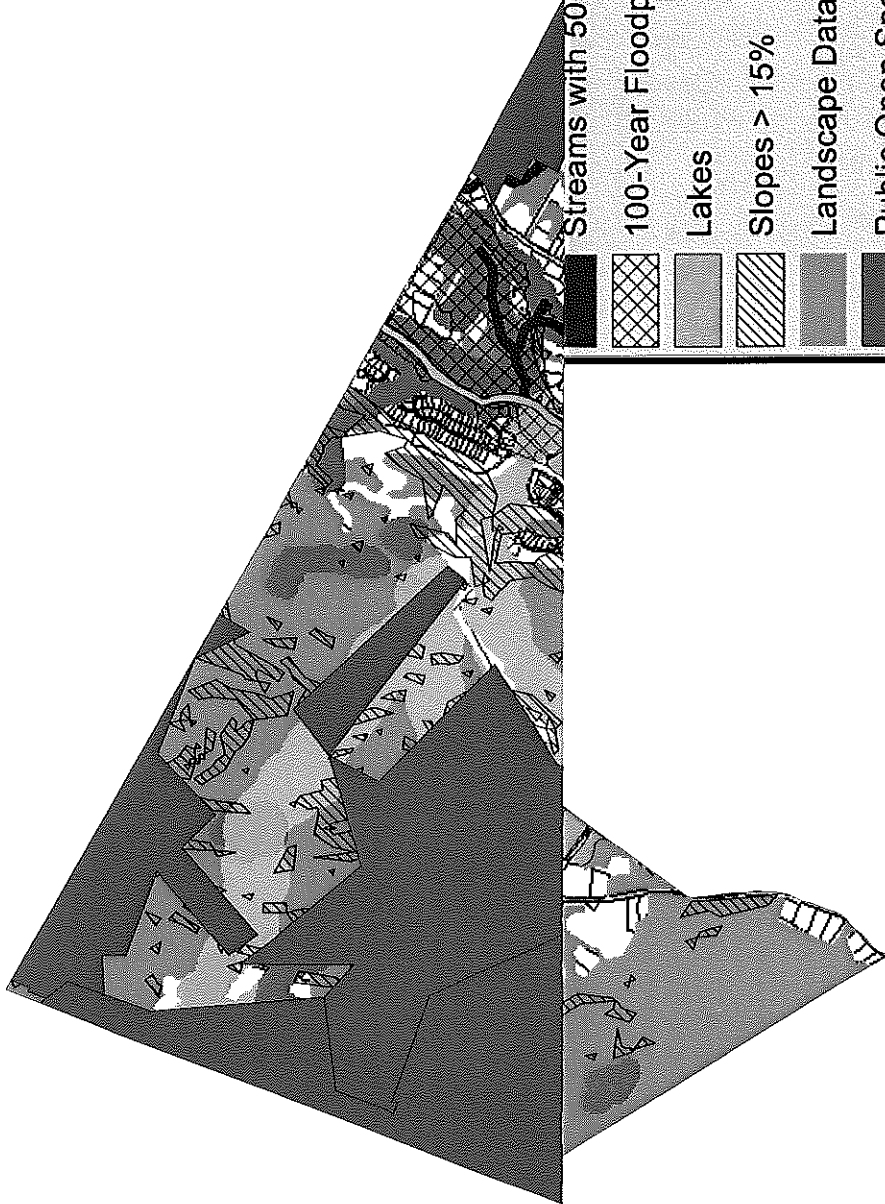
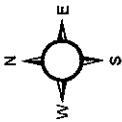






Dwg. Title <b>Inventory of Vacant Parcels Map</b>	Project No. <b>2065.02</b>	Dwg. Date <b>02/16/10</b>	Drawn By <b>RW</b>
	Dwg. Scale <b>N.T.S.</b>	Sheet No. <b>1 of 1</b>	Drawing No. <b>VLI</b>
Project Title <b>2010 Housing Plan</b> <small>BOROUGH OF OAKLAND BERGEN COUNTY, NEW JERSEY</small>		2010 COPYRIGHT BA- NOT TO BE REPRODUCED	
BURGIS ASSOCIATES, INC. PROFESSIONAL PLANNERS / LANDSCAPE ARCHITECTS 25 WESTWOOD AVENUE WESTWOOD, N.J. 07675 201-666-1811, FAX: 201-666-2599			





- Streams with 50 ft Buffers
- 100-Year Floodplain
- Lakes
- Slopes > 15%
- Landscape Data Rank 3-5
- Public Open Space

Dwg. Title <b>Environmental Constraints</b>	Project No. <b>2065.02</b>	Dwg. Date <b>02/19/10</b>	Drawn By <b>RW</b>
Project Title <b>2010 Housing Plan</b> <small>BOROUGH OF OAKLAND BERGEN COUNTY, NEW JERSEY</small>	Dwg. Scale <b>N.T.S.</b>	Sheet No. <b>1 of 1</b>	Drawing No. <b>ENV</b>
2010 COPYRIGHT BA- NOT TO BE REPRODUCED			


**BURGIS ASSOCIATES, INC.**  
 PROFESSIONAL PLANNERS / LANDSCAPE ARCHITECTS  
 25 WESTWOOD AVENUE  
 WESTWOOD, N.J. 07675  
 201-666-1811 FAX: 201-666-2599



**Prior Round Vacant Land Adjustment:  
Private Vacant Parcel Inventory  
Borough of Oakland, New Jersey**

Property Ref. No.	Block/Lot No.	Property Owners / Property Locations	Lot Area (ac.)	Zone District	SDRP Planning Area	Sewer Service Area (Y/N)	Suitable Lot Area (ac.)	Unsuitable Lot Area (ac.)	Comments
1	101/2	Hopper, Robi & M. & Heisler, R. Ramapo Park Oakland NJ	5.04	RA-3	1	N	0	5.04	Highlands Preservation Area
2	103/2	Engineering Laboratories Inc. West Oakland Ave. Oakland NJ	2.54	I-1	1	N	0	2.54	Highlands Preservation Area
3	103/5	West Oakland Corp. 342 W Oakland Ave Oakland NJ	1.97	I-1	1	N	0	1.97	Highlands Preservation Area
4	201/1	Dewey Electronics Corporation Miller Rd Oakland NJ	7.39	I-1	8	N	0	7.39	Highlands Preservation Area
5	201/3	Ratto, Michael A Edison Ave & Muller Rd Oakland NJ	1.45	I-1	1	N	0	1.45	Highlands Preservation Area
6	201/7	James Lower Properties LLC 59 Edison Ave Oakland NJ	1.01	I-1	1	N	0	1.01	Highlands Preservation Area
7	201/8	Quitadamo, Dominick & Jacqueline 53 Edison Ave Oakland NJ	1.00	I-1	1	N	0	1	Highlands Preservation Area
8	401/2	Unknown Ramapo Mtns Wanaque NJ	1.86	C	8	N	0	1.86	Highlands Preservation Area
9	401/13	Kresker, D.R., Jr. & Nafpliotis, R. 129 Skyline Dr Oakland NJ	1.61	RA-3	5	N	0	1.61	Highlands Preservation Area
10	402/6	MTP Investors LLC Truman Blvd Oakland NJ	1.34	RA-3	1	N	0	1.34	Highlands Preservation Area
11	402/18	Mascone & Connors, LLC Truman Blvd Oakland NJ	1.782	RA-3	1	N	0	1.782	Highlands Preservation Area
12	602/1	Unknown Off Skyline Dr Oakland NJ	0.84	C	8	N	0	0.84	Highlands Preservation Area
13	802/1	Ramapo River Res. Homeowners Assn. Ramapo River Reserve Oakland NJ	0.24	RA-C	5	N	0	0.24	Highlands Preservation Area



Property Ref. No.	Block/Lot No.	Property Owners / Property Locations	Lot Area (ac.)	Zone District	SDRP Planning Area	Sever Service Area (Y/N)	Suitable Lot Area (ac.)	Unsuitable Lot Area (ac.)	Comments
14	802/14	Ramapo River Res. Homeowners Assn. Oakland NJ	1.763	RA-C	1	N	0	1.763	Highlands Preservation Area
15	802/28	Ramapo River Res. Homeowners Assn. Oakland NJ	2.99	RA-C	1	N	0	2.99	Highlands Preservation Area
16	802/49	Ramapo River Res. Homeowners Assn. Oakland NJ	6.43	RA-C	1	N	0	6.43	Highlands Preservation Area
17	802/67	Ramapo River Res. Homeowners Assn. Oakland NJ	4.60	RA-C	5	N	0	4.60	Highlands Preservation Area
18	803/3	Ramapo River Res. Homeowners Assn. Oakland NJ	0.37	RA-C	1	N	0	0.37	Highlands Preservation Area
19	803/16	Ramapo River Res. Homeowners Assn. Oakland NJ	0.80	RA-C	1	N	0	0.80	Highlands Preservation Area
20	803/21	Ramapo River Res. Homeowners Assn. Oakland NJ	2.83	RA-C	1	N	0	2.83	Highlands Preservation Area
21	804/1	Ramapo River Res. Homeowners Assn. Oakland NJ	0.30	RA-C	1	N	0	0.30	Highlands Preservation Area
22	804/12	Ramapo River Res. Homeowners Assn. Oakland NJ	0.25	RA-C	5	N	0	0.25	Highlands Preservation Area
23	804/16	Ramapo River Res. Homeowners Assn. Oakland NJ	0.15	RA-C	1	N	0	0.15	Highlands Preservation Area
24	805/1	Ramapo River Res. Homeowners Assn. Oakland NJ	0.19	RA-C	1	N	0	0.19	Highlands Preservation Area
25	806/2	Ramapo River Res. Homeowners Assn. Oakland NJ	0.506	RA-C	5	N	0	0.506	Highlands Preservation Area
26	807/1	Ramapo River Res. Homeowners Assn. Oakland NJ	0.33	RA-C	1	N	0	0.33	Highlands Preservation Area
27	901/1	Ramapo River Res. Homeowners Assn. Oakland NJ	0.72	RA-1	1	N	0	0.72	Undersized parcel per 5:97-5.2(d)2





Property Ref. No.	Block/Lot No.	Property Owners / Property Locations	Lot Area (ac.)	Zone District	SDRP Planning Area	Sewer Service Area (Y/N)	Suitable Lot Area (ac.)	Unsuitable Lot Area (ac.)	Comments
28	901/32	Ramapo River Res. Homeowners Assn. Ramapo River Reserve Oakland NJ	0.45	RA-1	1	N	0	0.45	Undersized parcel per 5:97-5.2(d)2
29	1001/40	Ramapo River Res. Homeowners Assn. Ramapo River Reserve Oakland NJ	3.64	RA-1	1	N	0	3.64	Dedicated open space for Ramapo River Reserve HOA
30	1101/2	Ramapo River Res. Homeowners Assn. Ramapo River Reserve Oakland NJ	4.83	RA-C	1	N	0	4.83	Highlands Preservation Area
31	1101/3	Ramapo River Res. Homeowners Assn. Ramapo River Reserve Oakland NJ	17.71	RA-C	1	N	0	17.71	Highlands Preservation Area
32	1101/8	Ramapo River Res. Homeowners Assn. Ramapo River Reserve Oakland NJ	0.08	RA-C	1	N	0	0.08	Highlands Preservation Area
33	1102/1	Ramapo River Res. Homeowners Assn. Ramapo River Reserve Oakland NJ	4.46	RA-C	5	N	0	4.46	Highlands Preservation Area
34	1103/11	Ramapo River Res. Homeowners Assn. Ramapo River Reserve Oakland NJ	20.38	RA-C	1	N	0	20.38	Highlands Preservation Area
35	1201/1	Ramapo River Res. Homeowners Assn. Ramapo River Reserve Oakland NJ	27.38	RA-C	1	N	0	27.38	Highlands Preservation Area
36	1201/46	Ramapo River Res. Homeowners Assn. Ramapo River Reserve Oakland NJ	1.08	RA-C	1	N	0	1.08	Highlands Preservation Area
37	1202/11	Ramapo River Res. Homeowners Assn. Ramapo River Reserve Oakland NJ	12.22	RA-C	5	N	0	12.22	Highlands Preservation Area
38	1204/1	Ramapo River Res. Homeowners Assn. Ramapo River Reserve Oakland NJ	0.66	RA-C	1	N	0	0.66	Highlands Preservation Area
39	1205/1	Ramapo River Res. Homeowners Assn. Ramapo River Reserve Oakland NJ	0.11	RA-C	1	N	0	0.11	Highlands Preservation Area
40	1301/32.03	Rose, Michael 655 Ramapo Valley Rd Oakland NJ	3.71	RA-1	5	N	0	3.71	Constrained by wetlands with 100 ft buffers, streams with 50 ft buffers, lakes, 100-year floodplain, landscape data rank 3-5
41	1301/33	Kern, Alan Stevens Back Ram Val Rd Oakland NJ	0.20	RA-1	5	N	0	0.2	Undersized parcel per 5:97-5.2(d)2



Property Ref. No.	Block/Lot No.	Property Owners / Property Locations	Lot Area (ac)	Zone District	SDRP Planning Area	Sewer Service Area (Y/N)	Suitable Lot Area (ac)	Unsuitable Lot Area (ac)	Comments
42	1401/1	Ramapo River Res. Homeowners Assn. Oakland NJ	66.84	RA-C	1	N	0	66.84	Highlands Preservation Area
43	1401/66	Ramapo River Res. Homeowners Assn. Oakland NJ	0.43	RA-C	1	N	0	0.43	Highlands Preservation Area
44	1401/67	Ramapo River Res. Homeowners Assn. Oakland NJ	0.48	RA-C	1	N	0	0.48	Highlands Preservation Area
45	1501/2	Rutensvik, John M & Evelyn D Lakeshore Dr Oakland NJ	0.14	RA-3	5	N	0	0.14	Undersized parcel per 5:97-5.2(d)2
46	1501/66	Ramapo Mountain Lakes Inc Crystal Lakes Oakland NJ	26.63	RA-3	5	N	0	26.63	Crystal Lake
47	1502/15	Dwyer, John J c/o A. Dwyer Lakeshore Dr Oakland NJ	0.27	RA-3	1	N	0	0.27	Undersized parcel per 5:97-5.2(d)2
48	1605/13	Sallo, Joann Roosevelt Blvd Oakland NJ	1.04	RA-3	5	N	0	1.04	Highlands Preservation Area
49	1606/11	Sheji, Nazim Roosevelt Blvd Oakland NJ	0.22	RA-3	5	N	0	0.22	Highlands Preservation Area
50	1702/4	Roumel, Helene G Poplar St Oakland NJ	0.12	RA-3	5	N	0	0.12	Undersized parcel per 5:97-5.2(d)2
51	1702/7	Burger, Robert E Poplar Rd Oakland NJ	0.10	RA-3	5	N	0	0.1	Undersized parcel per 5:97-5.2(d)2
52	1704/10	Iurato, Salvatore W Oakland Ave Oakland NJ	0.48	RA-3	1	N	0	0.48	Undersized parcel per 5:97-5.2(d)2
53	1704/21	Smith, John & Mary Poplar St Oakland NJ	0.16	RA-3	5	N	0	0.16	Undersized parcel per 5:97-5.2(d)2
54	1706/4.01	West Bergen Mental Healthcare Inc. 24 W Oakland Ave Oakland NJ	2.45	B-2	1	N	0	2.45	Approved for development
55	1707/2	Triple D Holdings LLC W Oakland Ave Oakland NJ	1.39	RA-3	1	N	0	1.39	Approved for development



Property Ref. No.	Block/Lot No.	Property Owners / Property Locations	Lot Area (ac)	Zone District	SDRP Planning Area	Sewer Service Area (Y/N)	Suitable Lot Area (ac)	Unsuitable Lot Area (ac)	Comments
56	1707/2.01	Lincoln Realty Assoc LLC W Oakland Ave Oakland NJ	0.69	B-2	1	N	0	0.69	Undersized parcel per 5:97-5.2(d)2
57	1801/1	Triple D Holdings LLC 51 W Oakland Ave Oakland NJ	1.06	RA-3	1	N	1.06	0	1.06 acres X 6 units/acre X 0.2 = 1.272 RDP
58	1801/2	Triple D Holdings LLC 55 W Oakland Ave Oakland NJ	0.82	RA-3	1	N	0.82	0	Undersized, but developable with 1801/1; 0.82 acres X 6 units/acre X 0.2 = 0.984 RDP
59	1801/8	B & W Developers LLC W Oakland Ave Oakland NJ	0.17	RA-3	1	N	0	0.17	Undersized parcel per 5:97-5.2(d)2
60	1802/1	Ropper-Oakland LLC Tertrune St Oakland NJ	4.37	RA-MD	1	N	4.37	0	4.37 acres X 6 units/acre X 0.2 = 5.244 RDP
61	1805/14	Hill, Robert S & Frank T River Rd Oakland NJ	0.22	B-2	1	N	0	0.22	Undersized parcel per 5:97-5.2(d)2
62	1901/39	Tanglewood East Inc Bailey Ave Oakland NJ	18.16	RA-3	1	N	0	18.16	Developed (parent lot to condo development)
63	2003/3	Ten-Eyeck Properties LLC W Oakland Ave Mahwah NJ	0.16	PO	1	N	0	0.16	Undersized parcel per 5:97-5.2(d)2
64	2003/15	Frost, Richard & Janet 155 W Oakland Ave Oakland NJ	0.29	PO	1	N	0	0.29	Undersized parcel per 5:97-5.2(d)2
65	2004/3	Riverfalls Corp. CO Wilson Riverside Dr Oakland NJ	0.06	RA-3	1	N	0	0.06	Undersized parcel per 5:97-5.2(d)2
66	2004/6	Castro, Hector N Riverside Dr Oakland NJ	0.21	RA-3	5	N	0	0.21	Undersized parcel per 5:97-5.2(d)2
67	2005/3	Kasson Reo LLC 43 & 45 Riverside Dr Oakland NJ	0.23	RA-3	1	N	0	0.23	Undersized parcel per 5:97-5.2(d)2
68	2101/8	Lutz, Greg W Oakland Ave Oakland NJ	0.39	PO	1	N	0	0.39	Highlands Preservation Area
69	2102/1	Stoppiglio Properties LLC W Oakland Ave Oakland NJ	0.089	I-1	1	N	0	0.089	Highlands Preservation Area



Property Ref. No.	Block/Lot No.	Property Owners / Property Locations	Lot Area (ac.)	Zone District	SDRP Planning Area	Sever Service Area (Y/N)	Suitable Lot Area (ac.)	Unsuitable Lot Area (ac.)	Comments
70	2201/2	Daley, Marcia Doy Rd River Bank Oakland NJ	0.034	RA-3	1	N	0	0.034	Undersized parcel per 5:97-5.2(d)2
71	2201/6	Hagens, Christopher E Rear W Oakland Ave Oakland NJ	0.7	RA-3	5	N	0	0.7	Undersized parcel per 5:97-5.2(d)2
72	2206/1	Kadis, N & Siamos, G & Kadis T Doy Rd Oakland NJ	0.039	RA-3	1	N	0	0.039	Undersized parcel per 5:97-5.2(d)2
73	2206/3	Muccio, James Doy Rd Oakland NJ	0.046	RA-3	1	N	0	0.046	Undersized parcel per 5:97-5.2(d)2
74	2301/25	O'Connor, Dorothy Hemlock St Oakland NJ	1.48	RA-3	5	N	0	1.48	Constrained with wetlands with 100 ft buffers, 100-year floodplain
75	2302/15	Trivisani, Dean Ramapo Valley Rd Oakland NJ	0.35	RA-3	1	N	0	0.35	Undersized parcel per 5:97-5.2(d)2
76	2401/1	Thomjac LCC 121 Ramapo Valley Rd Oakland NJ	30.90	AH	1	N	3.85	27.05	Constrained with wetlands with 100 ft buffers, streams with 300 ft buffers, 100-year floodplain, lakes 3.85 acres X 6.5 units/acre X 0.2 = 5.005 RDP
77	2401/9	Thomjac LCC Ramapo Valley Rd Oakland NJ	8.28	AH	1	N	0	8.28	Constrained with wetlands with 100 ft buffers, streams with 300 ft buffers, 100-year floodplain
78	2501/10	Bowitz, Robert Lakeview Terr Oakland NJ	0.17	RA-3	1	N	0	0.17	Highlands Preservation Area
79	2501/16	Bowitz, Robert & Richard H Lakeview Terr Oakland NJ	0.45	RA-3	1	N	0	0.45	Highlands Preservation Area
80	2501/21	Lakeview Terrace, LLC Lakeview Terr Oakland NJ	0.166	RA-3	1	N	0	0.166	Highlands Preservation Area
81	2501/22	Lakeview Terrace, LLC Lakeview Terr Oakland NJ	0.132	RA-3	5	N	0	0.132	Highlands Preservation Area
82	2501/26	Papasso, Anthony Mark Lakeview Terr Oakland NJ	0.121	RA-3	5	N	0	0.121	Highlands Preservation Area
83	2501/30	Bowitz, Richard H Lakeview Terr Oakland NJ	0.6	RA-3	1	N	0	0.6	Highlands Preservation Area

Subtotal RDP (this page): 5.005





Property Ref. No.	Block/Lot No.	Property Owners / Property Locations	Lot Area (ac.)	Zone District	SDRP Planning Area	Sewer Service Area (Y/N)	Suitable Lot Area (ac.)	Unsuitable Lot Area (ac.)	Comments
84	2504/6	Lino, Gail Lakeview Terr Oakland NJ	0.16	RA-3	1	N	0	0.16	Highlands Preservation Area
85	2502/2/7	King, Glenn Lakeview Terr Oakland NJ	0.09	RA-3	5	N	0	0.09	Highlands Preservation Area
86	2507/4	Rick, Donald 49 Grandview Ave Oakland NJ	0.10	RA-3	1	N	0	0.10	Highlands Preservation Area
87	2508/3	McCarthy, John A Jerome Ave Oakland NJ	0.12	RA-3	1	N	0	0.12	Highlands Preservation Area
88	2511/1	Winslow, Renee 41 Mountainview Ave Oakland NJ	0.17	RA-3	1	N	0	0.17	Highlands Preservation Area
89	2511/12	Brown, Deborah A & Smith, Ruth W Grandview Ave Oakland NJ	0.11	RA-3	1	N	0	0.11	Highlands Preservation Area
90	2512/3	Augermueller, Klaus & Marjorie Grandview Ave Oakland NJ	0.12	RA-3	1	N	0	0.12	Highlands Preservation Area
91	2512/6	Finn, Christopher R & Elaine L Cramoview Ave Oakland NJ	0.12	RA-3	1	N	0	0.12	Highlands Preservation Area
92	2512/9	Divalonis, Walter & Cecile Lakeview Terr Oakland NJ	0.12	RA-3	1	N	0	0.12	Highlands Preservation Area
93	2513/3	Grinchenko, Maksim & Marianna Lakeview Terr Oakland NJ	0.064	RA-3	5	N	0	0.064	Highlands Preservation Area
94	2515/1	Edwards, Anna Maria & Edwards, Brian Cherry Lane Oakland NJ	0.129	RA-3	1	N	0	0.129	Highlands Preservation Area
95	2517/1	Grossman, Lydia Teresa Ramapo Valley Rd Oakland NJ	0.04	B-2	1	N	0	0.04	Highlands Preservation Area
96	2517/8	Oakland Sky Properties LLC Ramapo Valley Rd Oakland NJ	0.87	B-2	1	N	0	0.87	Highlands Preservation Area
97	2518/1	Lawson, Sr. Robert C Lakeview Terr Oakland NJ	0.071	RA-3	5	N	0	0.071	Highlands Preservation Area

Subtotal RDP (this page): 0



Property Ref. No.	Block/Lot No.	Property Owners / Property Locations	Lot Area (ac.)	Zone District	SDRP Planning Area	Sewer Service Area (Y/N)	Suitable Lot Area (ac.)	Unsuitable Lot Area (ac.)	Comments
98	2518/3	Jirga, Thomas James Lakeview Terr Oakland NJ	0.08	RA-3	5	N	0	0.08	Highlands Preservation Area
99	2518/6	Raebel, Albert J & Joan F Lakeview Terr Oakland NJ	0.02	RA-3	5	N	0	0.02	Highlands Preservation Area
100	2518/8	Lawson, Robert & Jeannie 107 Lakeview Terr Oakland NJ	0.09	RA-3	5	N	0	0.09	Highlands Preservation Area
101	2601/2	Drago, Charles Francis Ramapo Valley Rd Oakland NJ	0.51	B-2	1	N	0	0.51	Highlands Preservation Area
102	2601/3	Drago, Charles Francis Ramapo Valley Rd Oakland NJ	0.50	B-2	1	N	0	0.50	Highlands Preservation Area
103	2601/8	Oakland Sky Properties LLC Ramapo Valley Rd Oakland NJ	55.15	RA-1A	5	N	0	55.15	Highlands Preservation Area
104	2601/15	Papadakis, Ronald Ramapo Valley Rd Oakland NJ	0.18	B-2	1	N	0	0.18	Highlands Preservation Area
105	2704/2	Midwood Preserve LLC Post Rd/Sin Fence Rd Oakland NJ	5.25	CO	1	N	0	5.25	Highlands Preservation Area
106	2704/3	Midwood Preserve LLC 53 Stone Fence Rd Oakland NJ	4.16	CO	1	N	0	4.16	Highlands Preservation Area
107	2801/43	Oakland Sky Properties LLC Martha Place Oakland NJ	2.76	RA-1	1	N	0	2.76	Highlands Preservation Area
108	2901/1	Oakland Sky Properties LLC Back-Wayne Line Oakland NJ	30	RA-1A	5	N	0	30	Highlands Preservation Area
109	2901/2	Oakland Sky Properties LLC Back-Wayne Line Oakland NJ	8.04	RA-1A	5	N	0	8.04	Highlands Preservation Area
110	2901/3	Grosso, Richard F Sr & Dolores T Back-Wayne Line Oakland NJ	5.3	RA-1A	5	N	0	5.3	Highlands Preservation Area
111	3001/1	Bi-County Development Corp. Back-Long Hill Rd Oakland NJ	46.25	AH-2	5	N	0	46.25	Highlands Preservation Area

Subtotal RDP (this page): 0



Property Ref. No.	Block/Lot No.	Property Owners / Property Locations	Lot Area (ac.)	Zone District	SDRP Planning Area	Sewer Service Area (Y/N)	Suitable Lot Area (ac.)	Unsuitable Lot Area (ac.)	Comments
112	3001/9	Zala, John W & Deborah L Long Hill Rd Oakland NJ	0.65	RA-1	1	N	0	0.65	Highlands Preservation Area
113	3001/15	Bt-County Development Corp. Long Hill Rd Oakland NJ	26.83	AH-2	5	N	0	26.83	Highlands Preservation Area
114	3001/18	Bt-County Development Corp. 194 Long Hill Rd Oakland NJ	5.30	AH-2	5	N	0	5.30	Highlands Preservation Area
115	3101/9	Williams, Lloyd 100 Breakneck Rd Oakland NJ	0.99	RA-1	5	N	0	0.99	Highlands Preservation Area
116	3101/14	Kaba, Osman 140 Breakneck Rd Oakland NJ	1.03	RA-1	5	N	0	1.03	Highlands Preservation Area
117	3201/8	Oakland Industrial Park Inc 91 Basser Drive Oakland NJ	0.56	RA-1	1	N	0	0.56	Undersized parcel per 5:97-5.2(d)2
118	3201/10	Urban Farms Nurseries LLC 211 Long Hill Rd Oakland NJ	0.56	RA-1	1	N	0	0.56	Undersized parcel per 5:97-5.2(d)2 (even when combined with 3201/11, presence of landscape data rank 3-5 limits suitable lot area to 0.425 acres)
119	3201/11	Urban Farms Nurseries LLC 205 Long Hill Rd Oakland NJ	0.55	RA-1	1	N	0	0.55	Undersized parcel per 5:97-5.2(d)2 (even when combined with 3201/10, lot entirely constrained by landscape data rank 3-5)
120	3202/2	IE Holdings LLC 8 Van Voorren Drive Oakland NJ	2.07	IP	1	N	0	2.07	Constrained with slopes > 15% and landscape data rank 3-5, remaining suitable acreage undersized per 5:97-5.2(d)2
121	3203/2	Aldericio, Joseph 17 Van Voorren Drive Oakland NJ	2	IP	1	N	2	0	2 acres X 6 units/acre X 0.2 = 2.4 RDP
122	3204/1	Oakland Industrial Park Inc Industrial Park Oakland NJ	7.686	IP	1	N	0	7.686	Hoppers Pond
123	3301/2	McBride Family Ventures LP Back-Long Hill Rd Oakland NJ	16.329	IP	1	N	0.98	15.349	Constrained with wetlands with 100 ft buffers, slopes > 15%, landscape data rank 3-5 0.98 acres X 6 units/acre X 0.2 = 1.176 RDP
124	3301/23.01	Pyramid Enterprises 1 Laura Ln Oakland NJ	1.092	RA-1	1	N	0	1.092	Approved for development
125	3301/23.02	Pyramid Enterprises 3 Laura Ln Oakland NJ	1.803	RA-1	1	N	0	1.803	Approved for development

Subtotal RDP (this page): 3.576



Property Ref. No.	Block/Lot No.	Property Owners/Property Locations	Lot Area (ac.)	Zone District	SDRP Planning Area	Sewer Service Area (Y/N)	Suitable Lot Area (ac.)	Unsuitable Lot Area (ac.)	Comments
126	3301/23 09	Pyramid Enterprises 4 Laura Ln Oakland NJ	1.065	RA-1	1	N	0	1.065	Approved for development
127	3401/11	McBride Family Ventures LP Back-Grove St Oakland NJ	4.00	RC	1	N	0	4.00	Constrained with wetlands with 100 ft buffers, streams with 300 ft buffers, landscape data rank 3-5
128	3401/12	McBride Family Ventures LP 42 Grove St Oakland NJ	2.61	RC	1	N	0	2.61	Constrained with wetlands with 100 ft buffers, streams with 300 ft buffers, landscape data rank 3-5
129	3401/19	McBride Family Ventures LP Back-Grove St Oakland NJ	17.40	RC	1	N	1.42	15.98	Constrained with wetlands with 100 ft buffers, streams with 300 ft buffers, slopes > 15%, landscape data rank 3-5 1.42 acres X 6 units/acre X 0.2 = 1.704 RDP 1.67 acres X 6 units/acre X 0.2 = 2.004 RDP
130	3401/40	McBride Family Ventures LP Back-Long Hill Rd Oakland NJ	14.11	RC	1	N	1.67	12.44	Constrained with wetlands with 100 ft buffers, streams with 300 ft buffers, landscape data rank 3-5
131	3401/41	McBride, J. Nevins Nielsen Ave Oakland NJ	0.81	RC	1	N	0	0.81	Undersized parcel per 5:97-5.2(d)2 (even when combined with 3401/42, lot entirely constrained by wetlands with 100 ft buffer and landscape data rank 3-5)
132	3401/43	McBride, J. Nevins 36 Nielsen Ave Oakland NJ	1.12	RC	1	N	0	1.12	Constrained with wetlands with 100 ft buffers and landscape data rank 3-5
133	3401/43	McBride Family Ventures LP 27A & 27B Nielsen Ave Oakland NJ	4.00	RC	1	N	0	4.00	Constrained with wetlands with 100 ft buffers, streams with 300 ft buffers, landscape data rank 3-5
134	3401/52	Bozzo, Sylvio & McBride J Nevins 19 Long Hill Rd Oakland NJ	1.01	B-2	1	N	0	1.01	Constrained with wetlands with 100 ft buffers, streams with 300 ft buffers, 100-year floodplain, landscape data rank 3-5
135	3401/53	Bozzo, Sylvio & McBride J Nevins 15 Long Hill Rd Oakland NJ	1.01	B-2	1	N	0	1.01	Constrained with wetlands with 100 ft buffers, streams with 300 ft buffers, 100-year floodplain, landscape data rank 3-5
136	3401/57	McBride Family Ventures LP Back-Ram Valley Rd Oakland NJ	6.2	RC	1	N	0	6.2	Constrained with wetlands with 100 ft buffers, streams with 300 ft buffers, 100-year floodplain, landscape data rank 3-5
137	3401/58	McBride Family Ventures LP Back-Ram Valley Rd Oakland NJ	0.3	B-2	1	N	0	0.3	Undersized parcel per 5:97-5.2(d)2 (even when combined with contiguous parcels, lot entirely constrained by wetlands with 100 ft buffers, streams with 300 ft buffers, landscape data rank 3-5)
138	3501/77	Korean Presbyterian Church of NJ Inc 222 Ram Valley Rd Oakland NJ	16	RA-2	1	N	0	16	Approved for development
139	3501/79	Korean Presbyterian Church of NJ Inc 222 Ram Valley Rd Oakland NJ	9.2	RA-2	1	N	0	9.2	Approved for development

Subtotal RDP (this page): 3.708





Property Ref. No.	Block/Lot No.	Property Owners / Property Locations	Lot Area (ac.)	Zone District	SDRP Planning Area	Sewer Service Area (Y/N)	Suitable Lot Area (ac.)	Unsuitable Lot Area (ac.)	Comments
140	3601/29	Reed Academy Inc 25 Potash Road Oakland NJ	7.90	IP	1	N	0	7.9	Constrained with wetlands with 100 ft buffers and landscape data rank 3-5
141	3703/59	Kish, W.M.A. & Phyllis L 150 Yawpo Ave Oakland NJ	1.02	RA-2	1	N	1.02	0	1.02 acres X 6 units/acre X 0.2 = 1.224 RDP
142	3703/89	Oakland Industrial Park Inc Industrial Park Oakland NJ	17.54	IP	1	N	0	17.54	Constrained with wetlands with 100 ft buffers, landscape data rank 3-5, lakes
143	3801/87	Volturni, Wayne J. Hickory Dr Oakland NJ	0.29	RA-3	1	N	0	0.29	Undersized parcel per 5:97-5.2(d)2
144	3802/10	Risam, Pauline A & Blanchard B.L. Banner St Oakland NJ	0.21	RA-3	1	N	0	0.21	Undersized parcel per 5:97-5.2(d)2
145	3902/9	Frodella, John A Yawpo Ave Wyckoff NJ	0.26	RA-3	1	N	0	0.26	Undersized parcel per 5:97-5.2(d)2
146	3903/67	Werk, George & Helen Walnut St Oakland NJ	0.43	RA-3	1	N	0	0.43	Undersized parcel per 5:97-5.2(d)2
147	4004/89	West Bergen Mental Healthcare Inc 9 Raritan Rd Oakland NJ	3	I-3	1	N	3	0	3 acres X 6 units/acre X 0.2 = 3.6 RDP
148	4004/9	West Bergen Mental Healthcare Inc 8 Raritan Rd Oakland NJ	3.36	I-3	1	N	3.36	0	3.36 acres X 6 units/acre X 0.2 = 4.032 RDP
149	4005/1	84 Lumber Co. Shelter Lane Oakland NJ	0.5	I-3	1	N	0	0.5	Undersized parcel per 5:97-5.2(d)2
150	4102/1	Mendola, Antony J & Claudine McCoy Rd Oakland NJ	0.34	RA-2	1	N	0	0.34	Undersized parcel per 5:97-5.2(d)2
151	4102/2	Ryan, Joseph B Jr & Lillian W McCoy Rd Oakland NJ	0.51	RA-2	1	N	0	0.51	Undersized parcel per 5:97-5.2(d)2
152	4102/3	Rioto, Charles J. /Family Part Trust McCoy Rd Oakland NJ	0.78	RA-2	1	N	0	0.78	Undersized parcel per 5:97-5.2(d)2
153	4102/4	Becker, Anton J. & Jean M. McCoy Rd Oakland NJ	0.82	RA-2	1	N	0	0.82	Undersized parcel per 5:97-5.2(d)2

Subtotal RDP (this page): 8.856



Property Ref. No.	Block/Lot No.	Property Owners / Property Locations	Lot Area (ac.)	Zone District	SDRP Planning Area	Sewer Service Area (Y/N)	Suitable Lot Area (ac.)	Unsuitable Lot Area (ac.)	Comments
154	4102/6	McClure, William R. & Kathy A. McCoy Rd Oakland NJ	0.51	RA-2	1	N	0	0.51	Undersized parcel per 5:97-5.2(d)2
155	4102/7	Vanbroekhoven, Elmer McCoy Rd Oakland NJ	0.30	RA-2	1	N	0	0.3	Undersized parcel per 5:97-5.2(d)2
156	4303/27	Unknown Lakeside Blvd Franklin Lakes NJ	0.11	RA-3	1	N	0	0.11	Undersized parcel per 5:97-5.2(d)2 (part of developed parcel assessed in Franklin Lakes)
157	4303/28	Ginson, Kenneth P. II Back Lakeside Blvd Oakland NJ	1.51	RA-3	1	N	0	1.51	Lacking street frontage (cannot be developed as is)
158	4303/29	Mohashemi Shamsi & Mohshahemi Negar Back Lakeside Blvd Oakland NJ	0.9	RA-3	1	N	0	0.9	Lacking street frontage (cannot be developed as is)
159	4308/7	Cooper, Raymond Jay & Barbara Ann Lakeside Blvd Oakland NJ	0.021	RA-3	1	N	0	0.021	Undersized parcel per 5:97-5.2(d)2
160	4401/18	Klepper, C. R. & Riccardo, Rocco Franklin Ave ROW Oakland NJ	0.14	RA-3	1	N	0	0.14	Undersized parcel per 5:97-5.2(d)2
161	4404/11	Faber Bros Holding LLC Franklin Ave Oakland NJ	0.37	1-3	1	N	0	0.37	Undersized parcel per 5:97-5.2(d)2
162	4504/37	Exxon Corporation Cedar Courthouse Pl Houston TX	0.23	RA-3	1	N	0	0.23	Undersized parcel per 5:97-5.2(d)2
163	4507/5	Berardi, Rocco & Antonia 92 Lakeshore Drive Oakland NJ	0.22	RA-3	1	N	0	0.22	Undersized parcel per 5:97-5.2(d)2
164	4601/41	Frank, John P Ramapo Valley Rd Oakland NJ	0.31	RA-3	1	N	0	0.31	Undersized parcel per 5:97-5.2(d)2
165	4602/30	Rewiski, Nicholas & Pickhardt, Alice 23 Seminole Ave Oakland NJ	0.26	RA-3	1	N	0	0.26	Undersized parcel per 5:97-5.2(d)2
166	4602/31	Ramapo Mountain Lakes, Inc 19 Seminole Ave Oakland NJ	0.14	RA-3	1	N	0	0.14	Undersized parcel per 5:97-5.2(d)2 (even when combined with 4602/32)
167	4602/32	Ramapo Mountain Lakes, Inc Seminole Ave Oakland NJ	0.50	RA-3	1	N	0	0.5	Undersized parcel per 5:97-5.2(d)2 (even when combined with 4602/31)

Subtotal RDP (this page): 0



Property Ref. No.	Block/Lot No.	Property Owners / Property Locations	Lot Area (ac)	Zone District	SDRP Planning Area	Sewer Service Area (Y/N)	Suitable Lot Area (ac)	Unsuitable Lot Area (ac)	Comments
168	4602/45	Ramapo Mountain Lakes, Inc Seminole Ave Oakland NJ	3.65	RA-3	1	N	0	3.65	Mirror Lake
169	4701/1	Frank W Koester Corp Ramapo Valley Rd Oakland NJ	3.95	RA-3	1	N	0	3.95	Constrained with slopes > 15% and landscape data rank 3-5
170	4701/16	Smith, William Jr. 1800 Ramapo Valley Rd Oakland NJ	1.023	RA-3	1	N	0	1.023	Constrained with slopes > 15% and landscape data rank 3-5
171	4702/53	Sallo, Emery J. Hiawatha Blvd Oakland NJ	0.344	RA-3	1	N	0	0.344	Undersized parcel per 5:97-5.2(d)2
172	5002/29	Garg, Anil Ramapo Hills Blvd ROW Oakland NJ	0.063	RA-3	1	N	0	0.063	Undersized parcel per 5:97-5.2(d)2
173	5002/38	Crystal LK First Pk Clb C/O J. Huber Lakeside Blvd Oakland NJ	0.675	RA-3	1	N	0	0.675	Undersized parcel per 5:97-5.2(d)2
174	5002/42	Crystal Frat Pk Clb Inc Lake Oakland NJ	4.29	RA-3	1	N	0	4.29	Huber Lake
175	5008/7	Duffy, Michael P & Alexandra 125 Ramapo Hills Blvd Oakland NJ	0.05	RA-3	1	N	0	0.05	Undersized parcel per 5:97-5.2(d)2
176	5009/3	Unknown Ram. Hills Blvd Franklin Lakes NJ	0.02	RA-3	1	N	0	0.02	Undersized parcel per 5:97-5.2(d)2 (part of parcel assessed in Franklin Lakes)
177	5010/5	Unknown Forest St Franklin Lakes NJ	0.02	RA-3	1	N	0	0.02	Undersized parcel per 5:97-5.2(d)2 (part of developed parcel assessed in Franklin Lakes)
178	5011/4	Unknown Lincoln St Franklin Lakes NJ	0.02	RA-3	1	N	0	0.02	Undersized parcel per 5:97-5.2(d)2 (part of developed parcel assessed in Franklin Lakes)
179	5011/5	Rogers, Edwin & Patricia, Etals Lincoln St Oakland NJ	0.09	RA-3	1	N	0	0.09	Undersized parcel per 5:97-5.2(d)2
180	5201/26	Cooper, Joseph W & Mary C Ramapo Valley Rd Oakland NJ	0.30	RA-3	1	N	0	0.3	Undersized parcel per 5:97-5.2(d)2
181	5202/9	Sallo, Emery J. Paumes Ave Oakland NJ	0.33	RA-3	1	N	0	0.33	Undersized parcel per 5:97-5.2(d)2

Subtotal RDP (this page): 0



Property Ref. No.	Block/Lot No.	Property Owners / Property Locations	Lot Area (ac)	Zone District	SDRP Planning Area	Sewer Service Area (Y/N)	Suitable Lot Area (ac)	Unsuitable Lot Area (ac)	Comments
182	5202/11	Zimmerman, Lovann Paynes Ave Oakland NJ	0.33	RA-3	1	N	0	0.33	Undersized parcel per §97-5.2(d)2
183	5305/4	M.A.F. Consulting Corp & Fabrizio 818 Ramapo Valley Rd Oakland NJ	1.01	RA-2	1	N	0.77	0.24	Constrained with landscape data rank 3-5, but remaining suitable acreage developable with 5305/4.01: 0.77 acres X 6 units/acre X 0.2 = 0.924 RDP
184	5305/4.01	M.A.F. Consulting Corp & Fabrizio 820 Ramapo Valley Rd Oakland NJ	0.807	RA-2	1	N	0.28	0.527	Undersized and constrained with landscape rank 3-5, but remaining suitable acreage developable with 5305/4: 0.28 acres X 6 units/acre X 0.2 = 0.336 RDP

Subtotal RDP (this page): 1.26  
TOTAL RDP: 28.905

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Prior Round Vacant Land Adjustment  
Municipal Vacant Parcel Inventory  
Borough of Oakland, New Jersey

Property Ref. No.	Block/Lot No.	Property Owners / Property Locations	Lot Area (ac.)	Zone District	SDRP Planning Area	Sewer Service Area (Y/N)	Suitable Lot Area (ac.)	Unsuitable Lot Area (ac.)	Comments
1	402/1	Borough of Oakland Skyline Drive Oakland, NJ	0.084	C	8	N	0	0.084	Highlands Preservation Area
2	402/39	Borough of Oakland Truman-Roosevelt Oakland, NJ	20.68	RA-1	1	N	0	20.68	Highlands Preservation Area
3	601/6	Borough of Oakland Ramapo Mtns Oakland, NJ	50.40	C	5	N	0	50.40	Highlands Preservation Area
4	601/10	Borough of Oakland Ramapo Mtns Oakland NJ	39.26	C	5	N	0	39.26	Highlands Preservation Area
5	701/6	Borough of Oakland Ramapo Mtns Oakland NJ	29.98	C	5	N	0	29.98	Highlands Preservation Area
6	701/7	Borough of Oakland 250 Skyline Dr (Tamarack) Oakland NJ	21.60	C	6	N	0	21.60	Highlands Preservation Area
7	701/8	Borough of Oakland Ramapo Mtns Oakland NJ	20.02	C	5	N	0	20.02	Highlands Preservation Area
8	701/9	Borough of Oakland Ramapo Mtns Oakland NJ	9.90	C	5	N	0	9.90	Highlands Preservation Area
9	701/10	Borough of Oakland Ramapo Mtns Oakland NJ	38.47	C	5	N	0	38.47	Highlands Preservation Area
10	701/13	Borough of Oakland Ramapo Mtns Oakland NJ	7.52	C	5	N	0	7.52	Highlands Preservation Area
11	701/14	Borough of Oakland Ramapo Mtns Oakland NJ	4.02	C	5	N	0	4.02	Highlands Preservation Area
12	701/15	Borough of Oakland Ramapo Mtns Oakland NJ	4.34	C	5	N	0	4.34	Highlands Preservation Area
13	701/17	Borough of Oakland Ramapo Mtns Oakland NJ	1.70	C	5	N	0	1.70	Highlands Preservation Area



**Prior Round Vacant Land Adjustment  
Municipal Vacant Parcel Inventory  
Borough of Oakland, New Jersey**

Property Ref. No.	Block/Lot No.	Property Owners/Property Locations	Lot Area (ac.)	Zone District	SDRP Planning Area	Sewer Service Area (Y/N)	Suitable Lot Area (ac.)	Unsuitable Lot Area (ac.)	Comments
1	402/1	Borough of Oakland Skyline Drive Oakland, NJ	0.084	C	8	N	0	0.084	Highlands Preservation Area
2	402/39	Borough of Oakland Truman-Roosevelt Oakland, NJ	20.68	RA-1	1	N	0	20.68	Highlands Preservation Area
3	601/6	Borough of Oakland Ramapo Mtns Oakland, NJ	50.40	C	5	N	0	50.40	Highlands Preservation Area
4	601/10	Borough of Oakland Ramapo Mtns Oakland NJ	39.26	C	5	N	0	39.26	Highlands Preservation Area
5	701/6	Borough of Oakland Ramapo Mtns Oakland NJ	29.98	C	5	N	0	29.98	Highlands Preservation Area
6	701/7	Borough of Oakland 250 Skyline Dr (Tamarack) Oakland NJ	21.60	C	6	N	0	21.60	Highlands Preservation Area
7	701/8	Borough of Oakland Ramapo Mtns Oakland NJ	20.02	C	5	N	0	20.02	Highlands Preservation Area
8	701/9	Borough of Oakland Ramapo Mtns Oakland NJ	9.90	C	5	N	0	9.90	Highlands Preservation Area
9	701/10	Borough of Oakland Ramapo Mtns Oakland NJ	38.47	C	5	N	0	38.47	Highlands Preservation Area
10	701/13	Borough of Oakland Ramapo Mtns Oakland NJ	7.52	C	5	N	0	7.52	Highlands Preservation Area
11	701/14	Borough of Oakland Ramapo Mtns Oakland NJ	4.02	C	5	N	0	4.02	Highlands Preservation Area
12	701/15	Borough of Oakland Ramapo Mtns Oakland NJ	4.34	C	5	N	0	4.34	Highlands Preservation Area
13	701/17	Borough of Oakland Ramapo Mtns Oakland NJ	1.70	C	5	N	0	1.70	Highlands Preservation Area



Property Ref. No.	Block/Lot No.	Property Owners/Property Locations	Lot Area (sq. ft.)	Zone District	SDRP Planning Area	Sewer Service Area (Y/N)	Suitable Lot Area (sq. ft.)	Unsuitable Lot Area (sq. ft.)	Comments
14	901/7	Borough of Oakland Ramapo Ridge - Open Space Oakland NJ	8.09	RA-1	5	N	0	8.09	Constrained with wetlands with 100 ft buffers, streams with 50 ft buffers, 100-year floodplain, landscape data rank 3-5, lakes
15	901/8	Borough of Oakland Ramapo Ridge - Open Space Oakland NJ	1.59	RA-1	5	N	0	1.59	Constrained with wetlands with 100 ft buffers, streams with 50 ft buffers, 100-year floodplain, landscape data rank 3-5, lakes
16	1001/22	Borough of Oakland Saratoga Drive Oakland NJ	0.51	RA-1	1	N	0	0.51	Undersized parcel per 5:97-5.2(d)2
17	1501/65	Borough Of Oakland 29 Lakeshore Dr Oakland NJ	0.24	RA-3	1	N	0	0.24	Undersized parcel per 5:97-5.2(d)2
18	1607/1	Borough Of Oakland Lakeshore Dr Oakland NJ	0.21	RA-3	5	N	0	0.21	Undersized parcel per 5:97-5.2(d)2
19	1702/10	Borough Of Oakland Silver Birch ROW Oakland NJ	0.04	RA-3	1	N	0	0.04	Undersized parcel per 5:97-5.2(d)2
20	1702/20	Borough Of Oakland Valley View Ave Oakland NJ	0.17	RA-3	1	N	0	0.17	Undersized parcel per 5:97-5.2(d)2
21	1708/2	Borough Of Oakland Ramapo Valley Road Oakland NJ	0.41	B-2	1	N	0	0.41	Undersized parcel per 5:97-5.2(d)2
22	1709/1	Borough Of Oakland 399 Ramapo Valley Rd Oakland NJ	0.12	B-2	1	N	0	0.12	Undersized parcel per 5:97-5.2(d)2
23	1802/12	Borough Of Oakland Oak St Oakland NJ	0.12	RA-3	1	N	0	0.12	Undersized parcel per 5:97-5.2(d)2
24	1802/21	Borough Of Oakland Oak St Oakland NJ	0.12	B-2	1	N	0	0.12	Undersized parcel per 5:97-5.2(d)2 (even when combined with 1802/22)
25	1802/22	Borough Of Oakland Oak St Oakland NJ	0.11	B-2	1	N	0	0.11	Undersized parcel per 5:97-5.2(d)2 (even when combined with 1802/21)
26	1803/15	Borough Of Oakland Oak St Oakland NJ	0.07	RA-3	1	N	0	0.07	Undersized parcel per 5:97-5.2(d)2 (even when combined with 1803/15 & 17)
27	1803/16	Borough Of Oakland Oak St Ram Val Rd Oakland NJ	0.17	RA-3	1	N	0	0.17	Undersized parcel per 5:97-5.2(d)2 (even when combined with 1803/15 & 17)



Property Ref. No.	Block/Lot No.	Property Owners/Property Locations	Lot Area (ac.)	Zone District	SDRP Planning Area	Sewer Service Area (Y/N)	Suitable Lot Area (ac.)	Unsuitable Lot Area (ac.)	Comments
28	1803/17	Borough Of Oakland Ramapo Valley Rd Oakland NJ	0.17	RA-3	1	N	0	0.17	Undersized parcel per 5:97-5.2(d)2 (even when combined with 1803/15 & 16)
29	1805/9	Borough Of Oakland River Rd Oakland NJ	0.12	RA-3	1	N	0	0.12	Undersized parcel per 5:97-5.2(d)2
30	2001/5	Borough Of Oakland W Oak Ave - West St Oakland NJ	0.20	RA-3	1	N	0	0.2	Undersized parcel per 5:97-5.2(d)2
31	2002/1	Borough Of Oakland West St Oakland NJ	0.26	RA-3	1	N	0	0.26	Undersized parcel per 5:97-5.2(d)2
32	2004/12	Borough Of Oakland 34 Riverside Dr Oakland NJ	0.11	RA-3	5	N	0	0.11	Undersized parcel per 5:97-5.2(d)2 (even when combined with 2004/13-15)
33	2004/13	Borough Of Oakland 36 Riverside Dr Oakland NJ	0.12	RA-3	5	N	0	0.12	Undersized parcel per 5:97-5.2(d)2 (even when combined with 2004/12, 14, 15)
34	2004/14	Borough Of Oakland Riverside Dr Oakland NJ	0.12	RA-3	5	N	0	0.12	Undersized parcel per 5:97-5.2(d)2 (even when combined with 2004/12, 13, 15)
35	2004/15	Borough Of Oakland 40 Riverside Dr Oakland NJ	0.12	RA-3	5	N	0	0.12	Undersized parcel per 5:97-5.2(d)2 (even when combined with 2004/12-14)
36	2005/4	Borough Of Oakland Riverside Dr Oakland NJ	0.27	RA-3	1	N	0	0.27	Undersized parcel per 5:97-5.2(d)2
37	2006/7	Borough Of Oakland Park Dr - West St Oakland NJ	0.38	RA-3	1	N	0	0.38	Undersized parcel per 5:97-5.2(d)2
38	2007/2	Borough Of Oakland Park & Riverside Dr Oakland NJ	1.40	RA-3	1	N	0	1.4	Constrained with 100-year floodplain
39	2007/5	Borough Of Oakland 19 Riverside Dr Oakland NJ	0.17	RA-3	1	N	0	0.17	Undersized parcel per 5:97-5.2(d)2 (even when combined with 2007/2, lot is completely constrained by 100-year floodplain)
40	2201/4	Borough Of Oakland Duty Rd Oakland NJ	0.181	RA-3	1	N	0	0.181	Undersized parcel per 5:97-5.2(d)2
41	2201/11	Borough Of Oakland W Oakland Ave Oakland NJ	5.7	RA-3	5	N	0	5.7	Preserved open space





Property Ref. No.	Block/Lot No.	Property Owners / Property Locations	Lot Area (ac)	Zone District	SDRP Planning Area	Sewer Service Area (Y/N)	Suitable Lot Area (ac)	Unsuitable Lot Area (ac)	Comments
42	2203/11	Borough Of Oakland 24 Island Terr Oakland NJ	0.239	RA-3	1	N	0	0.239	Undersized parcel per 5:97-5.2(d)2
43	2205/1	Borough of Oakland Island Terr Oakland, NJ	0.336	RA-3	5	N	0	0.336	Undersized parcel per 5:97-5.2(d)2
44	2205/6	Borough of Oakland Island Terr Oakland, NJ	0.347	RA-3	5	N	0	0.347	Undersized parcel per 5:97-5.2(d)2 (even when combined with 2205/7)
45	2205/7	Borough of Oakland 3 Island Terr Oakland, NJ	0.413	RA-3	5	N	0	0.413	Undersized parcel per 5:97-5.2(d)2 (even when combined with 2205/6)
46	2206/2	Borough of Oakland Doy Rd Oakland, NJ	0.03	RA-3	1	N	0	0.03	Undersized parcel per 5:97-5.2(d)2
47	2206/4	Borough of Oakland Doy Rd Oakland, NJ	0.08	RA-3	1	N	0	0.08	Undersized parcel per 5:97-5.2(d)2 (even when combined with 2206/5 & 6)
48	2206/5	Borough of Oakland 54 Doy Rd Oakland, NJ	0.12	RA-3	5	N	0	0.12	Undersized parcel per 5:97-5.2(d)2 (even when combined with 2206/4 & 6)
49	2206/6	Borough of Oakland 44 Doy Rd Oakland, NJ	0.15	RA-3	5	N	0	0.15	Undersized parcel per 5:97-5.2(d)2 (even when combined with 2206/4 & 5)
50	2207/1	Borough of Oakland W Oakland Ave Oakland, NJ	30.36	RA-3	5	N	0	30.36	Schuyler Lake
51	2301/24	Borough of Oakland Hemlock St Oakland, NJ	0.91	RA-3	5	N	0	0.91	Constrained with wetlands with 100 ft buffers, streams with 50 ft buffers, 100-year floodplain
52	2301/34	Borough of Oakland Hemlock St Oakland, NJ	0.25	RA-3	5	N	0	0.25	Undersized parcel per 5:97-5.2(d)2 (even when combined with 2301/35)
53	2301/35	Borough of Oakland Hemlock St Oakland, NJ	0.23	RA-3	5	N	0	0.23	Undersized parcel per 5:97-5.2(d)2 (even when combined with 2301/34)
54	2302/2	Borough of Oakland Spruce St - Rear Oakland, NJ	0.23	I-3	5	N	0	0.23	Undersized parcel per 5:97-5.2(d)2
55	2302/3	Borough of Oakland 68 Spruce St Oakland, NJ	2.19	I-3	5	N	0	2.19	Constrained with wetlands with 100 ft buffers and 100-year floodplain



Property Ref. No.	Block/Lot No.	Property Owners / Property Locations	Lot Area (ac.)	Zone District	SDRP Planning Area	Sewer Service Area (Y/N)	Suitable Lot Area (ac.)	Unsuitable Lot Area (ac.)	Comments
56	2302/4	Borough of Oakland 66 Spruce St Oakland, NJ	1.09	I-3	5	N	0	1.09	Constrained with wetlands with 100 ft buffers and 100-year floodplain
57	2401/10	Borough of Oakland Rear Ramapo Val Rd Oakland, NJ	0.9	AH	5	N	0	0.9	Constrained with wetlands with 100 ft buffers, streams with 300 ft buffers, 100-year floodplain
58	2501/14	Borough of Oakland Lakeview Terr Oakland, NJ	0.227	RA-3	5	N	0	0.227	Highlands Preservation Area
59	2501/23	Borough of Oakland Lakeview Terr Oakland, NJ	0.14	RA-3	5	N	0	0.14	Highlands Preservation Area
60	2501/29	Borough of Oakland 29 Acorn Ave Oakland, NJ	0.17	RA-3	1	N	0	0.17	Highlands Preservation Area
61	2508/1	Borough of Oakland Mountainview Ave Oakland, NJ	0.03	RA-3	1	N	0	0.03	Highlands Preservation Area
62	2508/4	Borough of Oakland Jerome Ave Oakland, NJ	0.12	RA-3	1	N	0	0.12	Highlands Preservation Area
63	2508/5	Borough of Oakland Jerome Ave Oakland, NJ	0.12	RA-3	1	N	0	0.12	Highlands Preservation Area
64	2508/6	Borough of Oakland Jerome Ave Oakland, NJ	0.12	RA-3	1	N	0	0.12	Highlands Preservation Area
65	2509/1	Borough of Oakland W Oakland - Jerome Oakland, NJ	0.04	RA-3	1	N	0	0.04	Highlands Preservation Area
66	2511/3	Borough of Oakland Mountainview Ave Oakland, NJ	0.17	RA-3	1	N	0	0.17	Highlands Preservation Area
67	2511/5	Borough of Oakland Doty Rd Oakland, NJ	0.15	RA-3	1	N	0	0.15	Highlands Preservation Area
68	2511/11	Borough of Oakland Grandview Ave Oakland, NJ	0.111	RA-3	1	N	0	0.111	Highlands Preservation Area
69	2512/1	Borough of Oakland Grandview Ave Oakland, NJ	0.167	RA-3	1	N	0	0.167	Highlands Preservation Area



Property Ref. No.	Block/Lot No.	Property Owners / Property Locations	Lot Area (ac.)	Zone District	SDRP Planning Area	Sewer Service Area (Y/N)	Suitable Lot Area (ac.)	Unsuitable Lot Area (ac.)	Comments
70	2514/4	Borough of Oakland Doy Rd Oakland, NJ	0.2	RA-3	5	N	0	0.2	Highlands Preservation Area
71	2515/2	Borough of Oakland Cherry Lane Oakland, NJ	1.937	RA-3	1	N	0	1.937	Highlands Preservation Area
72	2515/3	Borough of Oakland Cherry Lane Oakland, NJ	0.058	RA-3	5	N	0	0.058	Highlands Preservation Area
73	2516/1	Borough of Oakland 42 Ramapo Terr Oakland, NJ	0.30	B-2	1	N	0	0.30	Highlands Preservation Area
74	2516/6	Borough of Oakland Ramapo Terr Oakland, NJ	0.15	B-2	1	N	0	0.15	Highlands Preservation Area
75	2516/7	Borough of Oakland 16 Ramapo Terr Oakland, NJ	0.20	B-2	1	N	0	0.20	Highlands Preservation Area
76	2518/13	Borough of Oakland 89 Lakeview Terr Oakland, NJ	0.09	RA-3	5	N	0	0.09	Highlands Preservation Area
77	2518/17	Borough of Oakland 77 Lakeview Terr Oakland, NJ	0.12	RA-3	5	N	0	0.12	Highlands Preservation Area
78	2901/4	Borough of Oakland Back-Wayne Line Oakland, NJ	2.52	RA-1A	5	N	0	2.52	Highlands Preservation Area
79	2901/5	Borough of Oakland Back-Wayne Line Oakland, NJ	0.2	RA-1A	5	N	0	0.2	Highlands Preservation Area
80	3001/19	Borough of Oakland Back-Wayne Line Oakland, NJ	3.33	AH-2	5	N	0	3.33	Highlands Preservation Area
81	3101/1	Borough of Oakland Back-Wayne Line Oakland, NJ	2.3	RA-1	5	N	0	2.3	Highlands Preservation Area
82	3101/8	Borough of Oakland Breakneck Rd Oakland, NJ	50.47	RA-1	5	N	0	50.47	Highlands Preservation Area
83	3101/18	Borough of Oakland Back-Wayne Line Oakland, NJ	2.28	RA-1	5	N	0	2.28	Highlands Preservation Area

Subtotal RDP (this page): 0



Property Ref No.	Block/Lot No.	Property Owners / Property Locations	Lot Area (ac)	Zone District	SDRP Planning Area	Sever Service Area (Y/N)	Suitable Lot Area (ac)	Unsuitable Lot Area (ac)	Comments
84	3101/19	Borough of Oakland Back-Wayne Line Oakland, NJ	3.10	RA-1	5	N	0	3.1	Highlands Preservation Area
85	3101/20	Borough of Oakland Back-Wayne Line Oakland, NJ	1.28	RA-1	5	N	0	1.28	Highlands Preservation Area
86	3301/11	Borough of Oakland Long Hill Rd Oakland, NJ	0.92	RA-1	1	N	0	0.92	Constrained with landscape data rank 3-5, remaining suitable acreage undersized per 5:97-5.2(d)2
87	3801/52	Borough of Oakland Off Walnut St Oakland, NJ	3.48	TH	1	N	1.2	2.28	Encumbered by conservation easement
88	3801/112	Borough of Oakland Ramapo Vly Rd Oakland, NJ	3.16	TH	1	N	1.36	1.8	Encumbered by conservation easement
89	4303/9	Borough of Oakland Franklin Ave Oakland, NJ	0.70	RA-3	1	N	0	0.7	Undersized parcel per 5:97-5.2(d)2
90	4508/3	Borough of Oakland 439 Ramapo Vly Rd Oakland, NJ	0.14	B-2	1	N	0	0.14	Undersized parcel per 5:97-5.2(d)2 (even when combined with 4508/4)
91	4508/4	Borough of Oakland Cedar St Oakland, NJ	0.26	RA-3	1	N	0	0.26	Undersized parcel per 5:97-5.2(d)2 (even when combined with 4508/3)
92	4601/4	Borough of Oakland Tucumseh Trail Oakland, NJ	0.03	RA-3	1	N	0	0.03	Undersized parcel per 5:97-5.2(d)2
93	4602/33	Borough of Oakland Seminole - Hiawatha Oakland, NJ	0.363	RA-3	1	N	0	0.363	Undersized parcel per 5:97-5.2(d)2
94	4802/1	Borough of Oakland Hiawatha Blvd Oakland, NJ	0.167	RA-3	1	N	0	0.167	Undersized parcel per 5:97-5.2(d)2
95	4803/18	Borough of Oakland Hiawatha Blvd Oakland, NJ	0.29	RA-3	1	N	0	0.29	Undersized parcel per 5:97-5.2(d)2
96	5102/32	Borough of Oakland Hiawatha Blvd Oakland, NJ	0.38	RA-3	1	N	0	0.38	Undersized parcel per 5:97-5.2(d)2
97	5301/28	Borough of Oakland Pawnee Ave Oakland, NJ	0.33	RA-3	1	N	0	0.33	Undersized parcel per 5:97-5.2(d)2

Subtotal RDP (this page): 0









**Summary of Adjusted Growth Share Projection Based On Land Capacity**  
**(Introduction to Workbook C)**

**Municipality Name:** **Borough of Oakland**

This workbook contains two separate worksheets to be used for determining the projected Municipal Growth Share Obligation. Worksheet A must be completed by all municipalities. The Worksheet is a tool that allows the user to enter COAH-generated Growth Projections included in Appendix F(2) of the revised Third Round Rules to determine the projected Growth Share Obligation after applying exclusions permitted by N.J.A.C. 5:97-2.4. Municipalities that accept the COAH-generated Growth projections need only use Worksheet A.  
[Click Here to complete Worksheet A](#)

Municipalities seeking to request a downward adjustment to the COAH-generated growth projections may do so by providing a detailed analysis of municipal land capacity. After completing this analysis, the growth projections may be lowered if the resulting growth share obligation results in a figure that is at least 10 percent lower than the projected Growth Share Obligation that would result from the COAH-generated growth projections. Actual growth must first be determined using the Actual Growth worksheet. A growth projection adjustment may only apply to any remaining growth.

[Click Here to Enter Actual Growth to Date](#)  
[Click Here to Complete the Residential Parcel Inventory and Capacity Analysis](#)  
[Click Here to Complete the Non-residential Parcel Inventory and Capacity Analysis](#)

**Summary Of Worksheet Comparison**

	<b>COAH Projected Growth Share (From Worksheet A)</b>	<b>Growth Share Based on Municipal Capacity (From Worksheet C)</b>
Residential Growth	431	59
Residential Exclusions	0	0
Net Residential Growth	431	59
Residential Growth Share	86.20	11.80
Non-Residential Growth	836	545
Non-Residential Exclusions	0	0
Net Non- Residential Growth	836	545
Non-Residential Growth Share	52.25	34.07
Total Growth Share	138	46

**The Municipal land capacity analysis results in a reduction to the COAH-generated growth projection. Please file Workbook C and use a Residential Growth Share of 11.8 plus a Non-residential Growth Share of 34.07 for a total Growth Share Obligation of 46 affordable units**



**Growth Projection Adjustment - Actual Growth**  
**Municipality Name:            Borough of Oakland**

**Actual Growth 01/01/04 to Present**

Residential COs Issued            **56**

**Qualified Residential Demolitions**

[Get Certification Form](#)

Note: To qualify as an offsetting residential demolition, the unit must be the primary residence of the household for which the demolition permit has been issued, it had to be occupied by that owner for at least one year prior to the issuance of the demolition permit demolition, it has to continue to be occupied by that household after the re-build and there can be no change in use associated with the property. (See N.J.A.C. 5:97-2.5(a)1.v.) A Certification Form must be completed and submitted for each qualifying demolition.

Non-residential CO's by Use Group	Square Feet Added (COs Issued)	Square Feet Lost Demolition Permits Issued)	Jobs/1,000 SF	Total Jobs
B	35,748		2.8	100.09
M	22,816		1.7	38.79
F	57,081		1.2	68.50
S	0		1.0	0.00
H	0		1.6	0.00
A1	0		1.6	0.00
A2	0		3.2	0.00
A3	12,280		1.6	19.65
A4	0		3.4	0.00
A5	0		2.6	0.00
E	576		0.0	0.00
I	88,384		2.6	229.80
R1	0		1.7	0.00
<b>Total</b>	<b>216,885</b>	<b>0</b>		<b>456.83</b>

- [Return to Growth Projection Adjustment Summary Screen](#)
- [Proceed to Inventory of Vacant Residential Land](#)
- [Proceed to Inventory of Non-residential Land](#)



**Worksheet A: Growth Share Determination Using Published Data**  
(Appendix F(2), Allocating Growth To Municipalities)

<p><b>COAH Growth Projections</b></p> <p>Must be used in all submissions</p>
--

**Municipality Name: Borough of Oakland**

Enter the COAH generated growth projections from Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq. on Line 1 of this worksheet. Use the Tab at the bottom of this page or the links within the page to toggle to the exclusions portion of this worksheet. After entering all relevant exclusions, toggle back to this page to view the growth share obligation that has been calculated based on COAH's growth projections.

	Residential	Non-Residential
1 <b>Enter Growth Projections From Appendix F(2)*</b>	431	836
2 <b>Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from "Exclusions" tab</b>	<a href="#">Click Here to enter Prior Round Exclusions</a>	
COs for prior round affordable units built or projected to be built post 1/1/04		
Inclusionary Development	0	
Supportive/Special Needs Housing	0	
Accessory Apartments	0	
Municipally Sponsored or 100% Affordable	0	
Assisted Living	0	
Other	0	
Market Units in Prior Round Inclusionary development built post 1/1/04	0	
3 <b>Subtract the following Non-Residential Exclusions (5:97-2.4(b))</b>		
Affordable units	0	
Associated Jobs		0
4 <b>Net Growth Projection</b>	431	836
5 <b>Projected Growth Share</b> (Conversion to Affordable Units Divide HH by 5 and Jobs by 16)	86.20 Affordable Units	52.25 Affordable Units
6 <b>Total Projected Growth Share Obligation</b>		138 Affordable Units

[Click Here to return to Workbook C Summary](#)

\* For Residential Growth, See Appendix F(2), Figure A.1, Housing Units by Municipality. For Non-residential Growth, See Appendix F(2), Figure A.2, Employment by Municipality





# Affordable and Market-Rate Units Excluded from Growth

**Municipality Name: Borough of Oakland**

**Prior Round Affordable Units NOT included in Inclusionary Developments Built Post 1/1/04**

<b>Development Type</b>	<b>Number of COs Issued and/or Projected</b>
-------------------------	--

Supportive/Special Needs Housing	
Accessory Apartments	
Municipally Sponsored and 100% Affordable	
Assisted Living	
Other	
<b>Total</b>	<b>0</b>

## Market and Affordable Units in Prior Round Inclusionary Development Built post 1/1/04

**N.J.A.C. 5:97-2.4(a)**

(Enter Y for yes in Rental column if rental units resulted from N.J.A.C. 5:93-5.15(c)5 incentives)

Development Name	Rentals? (Y/N)	Total Units	Market Units	Affordable Units	Market Units Excluded
		0			0
		0			0
		0			0
		0			0
		0			0
<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

## Jobs and Affordable Units Built as a result of post 1/1/04 Non-Residential Development

**N.J.A.C. 5:97-2.4(b)**

Development Name	Affordable Units Provided	Permitted Jobs Exclusion
		0
		0
		0
		0
<b>Total</b>	<b>0</b>	<b>0</b>

[When finished, click here to return to Worksheet A](#)



Borough of Oakland Growth Projection Adjustment - Residential Parcel Inventory

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO3 Density*	Total Acreage	Constrained Acreage	Constraint Description	Buildable Acreage	Density (Units/Ac)	Capacity (Units)
Preservation Area capacity from Mod2, Table 4													
901	1	Ramapo River Reservi	Ramapo River Res	5	n	n	0.25	0.00			0.00	0.25	0.00
901	7, 8	Ramapo Ridge - Open	Borough of Oakland	5	n	n	0.25	9.68	9.68	Wetlands with	0.00	0.25	0.00
901	32	Ramapo River Reservi	Ramapo River Res	1	n	n	0.25	0.45			0.00	0.25	0.00
1001	22	Saratoga Drive	Borough of Oakland	1	n	n	0.25	0.51			0.00	0.25	0.00
1001	40	Ramapo River Reservi	Ramapo River Res	1	n	n	0.25	3.64			0.00	0.25	0.00
1301	32,03	655 Ramapo Valley Rt	Rose, Michael	5	n	n	0.25	3.71			0.00	0.25	0.00
1301	33	Back Ram Val Rd	Kern, Alan Stevens	5	n	n	0.25	0.2			0.00	0.25	0.00
1501	2	Lakeshore Dr	Ruttenvink, John M	5	n	n	0.25	0.14			0.00	0.25	0.00
1501	65	29 Lakeshore Dr	Borough of Oakland	1	n	n	0.25	0.24			0.00	0.25	0.00
1501	66	Crystal Lakes	Ramapo Mountain	5	n	n	0.25	26.63	26.63	Crystal Lake	0.00	0.25	0.00
1502	15	Lakeshore Dr	Dwyer, John J c/o	1	n	n	0.25	0.27			0.00	0.25	0.00
1607	1	Lakeshore Dr	Borough of Oakland	5	n	n	0.25	0.21			0.00	0.25	0.00
1702	4	Poplar St	Roumel, Helene G	5	n	n	0.25	0.12			0.00	0.25	0.00
1702	7	Poplar Rd	Burger, Robert E	5	n	n	0.25	0.1			0.00	0.25	0.00
1702	10	Silver Birch ROW	Borough of Oakland	1	n	n	0.25	0.04			0.00	0.25	0.00
1702	20	Valley View Ave	Borough of Oakland	1	n	n	0.25	0.17			0.00	0.25	0.00
1704	10	W Oakland Ave	Iurato, Salvatore	1	n	n	0.25	0.48			0.00	0.25	0.00
1704	21	Poplar St	Smith, John & Mar	5	n	n	0.25	0.16			0.00	0.25	0.00
1707	2	W Oakland Ave	Triple D Holdings L	1	n	n	0.25	1.39	1.39	Approved deve	0.00	0.25	0.00
												Subtotal This Page	0.00
												Subtotal Page 2	0.00
												Subtotal Page 3	3.00
												Subtotal Page 4	0.00
												Subtotal Add'l Pages	0.00
												<b>Grand Total</b>	<b>3.00</b>

[Add More sheets](#)

[Click Here to Return to Workbook C Summary](#)

[Click Here to Proceed to Non-residential Parcel Inventory and Capacity Analysis](#)

\* Note: Hyperlink to GIS files requires GIS software. Files must be downloaded first and then opened in a GIS Viewer.



Borough of Oakland Growth Projection Adjustment - Residential Parcel Inventory Page 2

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO3 Density*	Total Acreage	Constrained Acreage	Constraint Description	Buildable Acreage	Density (Units/Ac)	Capacity (Units)
1801	1, 2	51 & 55 W Oakland Ave	Triple D Holdings, L	1	n	n	0.25	1.88	1.88	Utilized to dete	0.00	0.25	0.00
1801	8	W Oakland Ave	B & W Developers	1	n	n	0.25	0.17			0.00	0.25	0.00
1802	1	Terhune St	Flopper-Oakland L	1	n	n	0.25	4.37	4.37	Utilized to dete	0.00	0.25	0.00
1802	12	Oak St	Borough of Oakland	1	n	n	0.25	0.12			0.00	0.25	0.00
1803	15-17	Oak St Ram Val Rd	Borough of Oakland	1	n	n	0.25	0.41			0.00	0.25	0.00
1805	9	River Rd	Borough of Oakland	1	n	n	0.25	0.12			0.00	0.25	0.00
1901	39	Bailey Ave	Tanglewood East I	1	n	n	0.25	18.16	18.16	Developed (pa	0.00	0.25	0.00
2001	5	W Oak Ave - West St	Borough of Oakland	1	n	n	0.25	0.2			0.00	0.25	0.00
2002	1	West St	Borough of Oakland	1	n	n	0.25	0.26			0.00	0.25	0.00
2004	3	Riverside Dr	Riverfalls Corp. c/c	1	n	n	0.25	0.06			0.00	0.25	0.00
2004	6	Riverside Dr	Castro, Hector N	5	n	n	0.25	0.21			0.00	0.25	0.00
2004	12 to 15	34-40 Riverside Dr	Borough of Oakland	5	n	n	0.25	0.47			0.00	0.25	0.00
2005	3	43 & 45 Riverside Dr	Kasson Reo LLC	1	n	n	0.25	0.23			0.00	0.25	0.00
2005	4	Riverside Dr	Borough of Oakland	1	n	n	0.25	0.27			0.00	0.25	0.00
2006	7	Park Dr - West St	Borough of Oakland	1	n	n	0.25	0.38			0.00	0.25	0.00
2007	2, 5	Park & Riverside Dr	Borough of Oakland	1	n	n	0.25	1.57			0.00	0.25	0.00
2201	2	Doty Rd River Bank	Dalley, Marcla	1	n	n	0.25	0.03			0.00	0.25	0.00
2201	4	Doty Rd	Borough of Oakland	1	n	n	0.25	0.181			0.00	0.25	0.00
2201	6	Rear W Oakland Ave	Hagens, Christoph	5	n	n	0.25	0.7			0.00	0.25	0.00
2201	11	W Oakland Ave	Borough of Oakland	5	n	n	0.25	5.7	5.7	Preserved Opt	0.00	0.25	0.00
<b>Total Page 2</b>												0.00	

Add More Sheets  
[Residential Inventory Main Page](#)

\* Note: Hyperlink to GIS files requires GIS software. Files must be downloaded first and then opened in a GIS Viewer.



Borough of Oakland Growth Projection Adjustment - Residential Parcel Inventory Page 3

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO3 Density*	Total Acreage	Constrained Acreage	Constraint Description	Buildable Acreage	Density (Units/Ac)	Capacity (Units)
2203	11	24 Island Terr	Borough of Oakland	1	n	n	0.25	0.239			0.00	0.25	0.00
2205	1	Island Terr	Borough of Oakland	5	n	n	0.25	0.336			0.00	0.25	0.00
2205	6, 7	3 Island Terr	Borough of Oakland	5	n	n	0.25	0.76			0.00	0.25	0.00
2206	1	Doty Rd	Kaidis, N & Stamos	1	n	n	0.25	0.039			0.00	0.25	0.00
2206	2	Doty Rd	Borough of Oakland	1	n	n	0.25	0.03			0.00	0.25	0.00
2206	3	Doty Rd	Milucco, James	1	n	n	0.25	0.046			0.00	0.25	0.00
2206	4 to 6	Doty Rd	Borough of Oakland	1	n	n	0.25	0.35			0.00	0.25	0.00
2207	1	W Oakland Ave	Borough of Oakland	5	n	n	0.25	30.36	30.36	Schuyler Lak	0.00	0.25	0.00
2301	24	Hemlock St	Borough of Oakland	5	n	n	0.25	0.91			0.00	0.25	0.00
2301	25	Hemlock St	O'Connor, Dorothy	5	n	n	0.25	1.48			0.00	0.25	0.00
2301	34, 35	Hemlock St	Borough of Oakland	5	n	n	0.25	0.48			0.00	0.25	0.00
2302	15	Ramapo Valley Rd	Trivisani, Dean	1	n	n	0.25	0.35			0.00	0.25	0.00
2401	1	121 Ramapo Valley Rd	Thomjac LCC	1	n	n	0.25	30.90	30.90	Utilized to de	0.00	0.25	0.00
2401	9	Ramapo Valley Rd	Thomjac LCC	1	n	n	0.25	8.28	8.28	Wetlands wit	0.00	0.25	0.00
2401	10	Rear Ramapo Val Rd	Borough of Oakland	5	n	n	0.25	0.9			0.00	0.25	0.00
3201	8	91 Bauer Drive	Oakland Industrial F	1	n	n	0.25	0.56			0.00	0.25	0.00
3201	10, 11	205 & 211 Long Hill Rd	Urban Farms Nurse	1	n	n	0.25	1.11			0.00	0.25	0.00
3301	11	Long Hill Rd	Borough of Oakland	1	n	n	0.25	0.92			0.00	0.25	0.00
3301	23, 01-23, 0	1, 3, 4 Laura Ln	Pyramid Enterprises	1	n	n	0.25	12		Approved for	12.00	0.25	3.00
3401	11, 12	42 Grove St	McBride Family Veri	1	n	n	0.25	6.61	6.61	Wetlands wit	0.00	0.25	0.00
<b>Total Page 3</b>												3.00	

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Borough of Oakland Growth Projection Adjustment - Residential Parcel Inventory Page 4

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO3 Density*	Total Acreage	Constrained Acreage	Constraint Description	Buildable Acreage	Density (Units/Ac)	Capacity (Units)
3401	19	Back - Grove St	McBride Family Ver	1	n	n	0.25	17.4	17.4	Utilized to dete	0.00	0.25	0.00
3401	40	Back - Long Hill Rd	McBride Family Ver	1	n	n	0.25	14.11	14.11	Utilized to dete	0.00	0.25	0.00
3401	41, 42	36 Nielsen Ave	McBride, J. Nevins	1	n	n	0.25	1.93			0.00	0.25	0.00
3401	43	27A & 27B Nielsen Ave	McBride Family Ver	1	n	n	0.25	4.00	4.00	Wetlands with	0.00	0.25	0.00
3401	57, 58	Back - Ram Valley Rd	McBride Family Ver	1	n	n	0.25	6.50	6.50	Wetlands with	0.00	0.25	0.00
3501	77, 79	222 Ram Valley Rd	Korean Presbyterian	1	n	n	0.25	25.20	25.20	Approved dev	0.00	0.25	0.00
3703	39	150 Yawpo Ave	Kish, WM.A. & Phyl	1	n	n	0.25	1.02	1.02	Utilized to dete	0.00	0.25	0.00
3801	52, 112	Ramapo Villy Rd	Borough of Oakland	1	n	n	0.25	6.64	6.64	Encumbered v	0.00	0.25	0.00
3801	87	Hickory Dr	Vollmin, Wayne J.	1	n	n	0.25	0.29			0.00	0.25	0.00
3802	10	Bannehi St	Ristan, Pauline A &	1	n	n	0.25	0.21			0.00	0.25	0.00
3902	9	Yawpo Ave	Frodella, John A	1	n	n	0.25	0.26			0.00	0.25	0.00
3903	67	Walnut St	Merk, George & He	1	n	n	0.25	0.43			0.00	0.25	0.00
4102	1	McCoy Rd	Mendola, Antony J.	1	n	n	0.25	0.34			0.00	0.25	0.00
4102	2	McCoy Rd	Ryan, Joseph B Jr	1	n	n	0.25	0.51			0.00	0.25	0.00
4102	3	McCoy Rd	Riotta, Charles J/Fs	1	n	n	0.25	0.78			0.00	0.25	0.00
4102	4	McCoy Rd	Becker, Anton J &	1	n	n	0.25	0.82			0.00	0.25	0.00
4102	6	McCoy Rd	McClure, William R	1	n	n	0.25	0.51			0.00	0.25	0.00
4102	7	McCoy Rd	Vanbroekhoven, Eli	1	n	n	0.25	0.3			0.00	0.25	0.00
4303	9	Franklin Ave	Borough of Oakland	1	n	n	0.25	0.7			0.00	0.25	0.00
4303	27	Lakeside Blvd (Franklin	Unknown	1	n	n	0.25	0.11			0.00	0.25	0.00
<b>Total Page 4</b>												<b>0.00</b>	

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**Borough of Oakland Growth Projection Adjustment -**

<b>Block</b>	<b>Lot</b>	<b>Address</b>	<b>Owner</b>	<b>SDRP Planning Area</b>	<b>Urban Center (Y/N)</b>	<b>Sewer Service Area (Y/N)</b>
4303	28	Back Lakeside Blvd	Gipson, Kenneth P. II	1	n	n
4303	29	Back Lakeside Blvd	Mohtashemi Shamsi &	1	n	n
4308	1	Lakeside Blvd	Cooper, Raymon Jay	1	n	n
4401	18	Franklin Ave ROW	Klepper, C.R. & Ricca	1	n	n
4504	37	Cedar Courthouse Pl	Exxon Corporation	1	n	n
4507	5	92 Lakeshore Drive	Berardi, Rocco & Antc	1	n	n
4508	4	Cedar St	Borough of Oakland	1	n	n
4601	4	Tecumseh Trail	Borough of Oakland	1	n	n
4601	41	Ramapo Valley Rd	Frank, John P	1	n	n
4602	30	23 Seminole Ave	Rewiski, Nicholas & P	1	n	n
4602	31, 32, 45	19 Seminole Ave	Ramapo Mountain La	1	n	n
4602	33	Seminole - Hiawatha	Borough of Oakland	1	n	n
4701	1	Ramapo Valley Rd	Frank W Koestner Co	1	n	n
4701	16	600 Ramapo Valley Rd	Smith, William Jr.	1	n	n
4702	53	Hiawatha Blvd.	Sallo, Emery J.	1	n	n
4802	1	Hiawatha Blvd.	Borough of Oakland	1	n	n
4803	18	Hiawatha Blvd.	Borough of Oakland	1	n	n
5002	29	Ramapo Hills Blvd ROW	Garg, Anil	1	n	n
5002	38	Lakeside Blvd	Crystal LK Frst. Pk Cl	1	n	n
5002	42	Lake	Crystal Frst Pk Clb Inc	1	n	n

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Residential Parcel Inventory Page 5

HUC 11 NO3 Density*	Total Acreage	Constrained Acreage	Constraint Description	Buildable Acreage	Density (Units/Ac)	Capacity (Units)
0.25	1.51			0.00	0.25	0.00
0.25	0.90			0.00	0.25	0.00
0.25	0.02			0.00	0.25	0.00
0.25	0.14			0.00	0.25	0.00
0.25	0.23			0.00	0.25	0.00
0.25	0.22			0.00	0.25	0.00
0.25	0.26			0.00	0.25	0.00
0.25	0.03			0.00	0.25	0.00
0.25	0.31			0.00	0.25	0.00
0.25	0.26			0.00	0.25	0.00
0.25	4.29	3.65	Mirror Lake	0.00	0.25	0.00
0.25	0.363			0.00	0.25	0.00
0.25	3.95			0.00	0.25	0.00
0.25	1.023			0.00	0.25	0.00
0.25	0.344			0.00	0.25	0.00
0.25	0.167			0.00	0.25	0.00
0.25	0.29			0.00	0.25	0.00
0.25	0.063			0.00	0.25	0.00
0.25	0.675			0.00	0.25	0.00
0.25	4.29	4.29	Hüber Lake	0.00	0.25	0.00
<b>Total Page 5</b>						<b>0.00</b>

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**Borough of Oakland Growth Projection Adjustment - Non-Residential Parcel Inventory**

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC11 NO3 Density *	Total Acreage	Constrained Acreage	Constraint Description	Remaining Buildable Acreage	Density (Jobs/Ac)	Capacity (Jobs)
Preservation Area capacity from Mod2 Table 4													
1706	4.01	24 W Oakland Ave	West Bergen Mentl	5	n	n	0.25	0.00			0.00	2.00	0.00
1707	2.01	W Oakland Ave	Lincoln Realty Assc	1	n	n	0.25	42.28		Approved develop	42.28	2.00	84.56
1708	2	Ramapo Valley Rd	Borough of Oakland	1	n	n	0.25	0.69			0.69	2.00	1.38
1709	1	399 Ramapo Valley Rd	Borough of Oakland	1	n	n	0.25	0.41			0.00	2.00	0.00
1802	21, 22	Oak St	Borough of Oakland	1	n	n	0.25	0.12			0.00	2.00	0.00
1805	14	River Rd	Hill, Robert S & Fra	1	n	n	0.25	0.23			0.00	2.00	0.00
2003	3	W Oakland Ave	Ten-Eyck Propertie	1	n	n	0.25	0.16			0.00	2.00	0.00
2003	15	155 W Oakland Ave	Frost, Richard & Ja	1	n	n	0.25	0.29			0.00	2.00	0.00
2302	2	Spruce St - Rear	Borough of Oakland	5	n	n	0.25	0.23			0.00	2.00	0.00
2302	3, 4	66 & 68 Spruce St	Borough of Oakland	5	n	n	0.25	3.28		3.28 Wetlands with 100	0.00	2.00	0.00
3202	2	8 Van Vooren Dr	IE Holdings, LLC	1	n	n	0.25	2.07		1.36 Slopes > 15% and	0.71	2.00	1.42
3203	2	17 Van Vooren Dr	Aldensio, Joseph	1	n	n	0.25	2.00		2.00 Utilized to determi	0.00	2.00	0.00
3204	1	Industrial Park	Oakland Industrial I	1	n	n	0.25	7.69		7.69 Hoppers Pond	0.00	2.00	0.00
3301	2	Back - Long Hill Rd	McBride Family Vet	1	n	n	0.25	16.33		16.33 Utilized to determi	0.00	2.00	0.00
3401	52, 53, 15 & 19	Long Hill Rd	Bozzo, Silvio & MC	1	n	n	0.25	2.02		2.02 Wetlands with 100	0.00	2.00	0.00
3601	29	25 Potash Rd	Reed Academy Inc	1	n	n	0.25	7.90		7.90 Wetlands with 100	0.00	2.00	0.00
3703	89	Industrial Park	Oakland Industrial I	1	n	n	0.25	17.54		17.54 Wetlands with 100	0.00	2.00	0.00
4004	8, 9	8 & 9 Rantian Rd	West Bergen Mentl	1	n	n	0.25	6.36		6.36 Utilized to determi	0.00	2.00	0.00
4005	1	Shelter Lane	84 Lumber Co.	1	n	n	0.25	0.50			0.50	2.00	1.00
4404	11	Franklin Ave	Faber Bros Holding	1	n	n	0.25	0.37			0.00	2.00	0.00
4508	3	439 Ramapo Vly Rd	Borough of Oakland	1	n	n	0.25	0.14			0.00	2.00	0.00

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Subtotal This Page 88.36  
 Subtotal Page 2 0.00  
 Subtotal Page 3 0.00  
 Subtotal Page 4 0.00  
**Grand Total 88.36**



ORDINANCE NO. \_\_\_\_\_  
BOROUGH OF OAKLAND  
COUNTY OF BERGEN  
STATE OF NEW JERSEY

AN ORDINANCE TO AMEND, SUPPLEMENT AND REVISE THE CODE OF THE  
BOROUGH OF OAKLAND, LAND USE, CHAPTER 59 ENTITLED "LAND USE AND  
ZONING"

---

BE IT ORDAINED by the Borough Council of the Borough of Oakland, County of Bergen, State of New Jersey, that the following amendments and revisions are made to the Revised General Ordinances of the Borough of Oakland, Chapter 59 entitled "Land Use and Zoning".

Section 1 §59-43 Definitions is hereby amended by substituting the existing definition of "BUILDING HEIGHT" with the following:

Building Height- The vertical distance from the grade to the top of the highest roof of a flat roof, or to the mid-point of the highest slope roof. The height of a building shall be measured at the lowest point of grade at each wall of the building. For purposes of measuring building height on any lot that has been regraded to add fill to the predisturbed grade at the building wall, the height of the building shall be measured from predisturbed grade. The building height measurement for sites that have been lowered in grade from predisturbed grade at the building wall shall be measured from the proposed grade.

Section 2. Zoning is hereby amended and supplemented by the insertion of a new Section, §59-53.1.

Central Business District-1 (CBD-1) zone. This section shall read as follows:

- A. The purpose of the CBD-1 District is to encourage the development of a traditional downtown commercial center containing a mixture of compatible land uses in a distinctive streetscape which enhances and promotes the commercial center of the Borough. This area shall be planned pursuant to the recommendations contained within the Borough master plan. The CBD-1 zone shall be developed based upon an integrated and compatible design with respect to the relationship and location of land uses, buildings, parking, signage, circulation, walkways, landscape amenities, and buffer features.

Within the Central Business District-1 zone, only the following land uses shall be permitted on any property in the zone:

1. Antique shops, art galleries, arts and craft shops, bakery shops, banks, book and record and CD stores, brokerage houses, finance companies, eyewear and optical stores, hair salons, nail salons, bookstores, building mounted wireless communication antennae and ancillary equipment exclusive of towers and/ or poles, bus or train, or jitney station, butcher shops, camera stores, card shops, chinaware/flatware and glassware shops, cigar stores, dry-cleaning stores, dry-goods and variety stores, clothing stores, dress shops, candy stores and confectioneries, coin stores, convenience stores, delicatessens, drapers, drug stores, flower shops, funeral homes, furniture stores, home furnishing stores, gift

shops, gourmet and specialty food stores, hardware stores, paint and wallpaper stores, hobby shops, houses of worship, interior decorators, jewelers, leather goods shops, hair accessory shops, knitting supplies stores, linen stores, picture framing shops, package liquor stores intended primarily for retail distribution for off-premises consumption, mixed-use buildings and developments consisting of more than one principally permitted use, music shops, musical instruments stores, business and professional offices, shoe repair shops, pet shops, pharmacies, photograph equipment and studios, post offices, radio and television repair shops, telecommunications stores, custom packaging and retail mail services, provided that the service is incidental to the main use, coffee shops, ice cream parlors, restaurants, shoe stores, sporting goods, stationers, stock brokers, tailor shops, toy stores, travel and ticket agencies, video stores, wearing apparel, provided, however that none of the foregoing permitted uses shall carry merchandise other than that to be sold at retail on the premises.

2. Child care facilities, pursuant to N.J.S.A. 40:55D-66.6.
3. Governmental buildings and uses.

B. Accessory permitted uses allowed in the CBD-1 zone include the following:

1. Outdoor seating areas associated with and on the same lot as coffee shops, ice cream parlors, restaurants and cafes.
2. Walk-up service windows and counters.
3. Off-street parking.
4. Fences and walls.
5. Signs.

C. Conditionally permitted uses allowed in the CBD-1 zone include the following:

1. Automotive gas stations which may include the repair of automobiles exclusive of any automobile body work.
2. Parking lots for adjacent properties.
3. Mixed-use buildings wherein residential uses are developed and located on floors other than cellar, basement and/or the first floor and no less than one additional principally permitted use occupies residentially restricted levels of the building.

D. Uses specifically prohibited in the CBD-1 zone include the following:

1. No drive-in or drive-up windows or devices shall be permitted in connection with any business other than a service station.
2. Adult book and or gift shops and stores.
3. Adult mini-motion picture theaters.
4. Adult motion picture theaters.

Section 3

- A. Schedule A: Limiting Lot and Yard Sizes and Bulk Principal Building and Use is modified only in the following particulars to insert the following bulk requirements applicable to the CBD-1 zone:

Zone Parameter	Zone Requirement
Minimum Lot Area (sq. ft.)	5,000
Minimum Lot Width (ft.)	35
Minimum Lot Depth (ft.)	100
Maximum Building Coverage (%)	65
Min. Open Space (%)	10
Maximum Number of Stories	3
Maximum Height (ft.)	38
Min. Front Yard (ft.)	0
Max. Front Yard (ft.)	10
Min. Side Yard (ft.)	0
Min. Rear Yard (ft.)	20

B. Buffer Requirements.

There shall be established along the line of any property line that is contiguous to the RA-3 zone, a buffer area of at least 15 feet in width. The buffer area shall be well landscaped and may include fencing as required to provide appropriate screening of parking areas and buildings from the adjoining residential district. No building or impervious surface shall be permitted within the buffer area. Grading and earthwork shall not be permitted within the buffer area except to enhance the integrity of the buffer, such as the creation or supplementing of earthen berms. Existing vegetation should be preserved in the buffer area where practical.

Section 4. Standards for conditional uses in the CBD-1 zone are herein established.

- A. Mixed-Use Buildings are subject to the following conditions:

1. Conditional Use Standards:

a. Lot Bulk Standards

Minimum Lot Area (sq. ft)	10,000
Minimum Lot Frontage (ft.)	75 feet
Minimum Lot Depth (ft.)	125 feet
Maximum Building Coverage (%)	65%
Maximum Lot Coverage (%)	75%
Maximum Density	18 dwelling units per acre;

- b. No residential units shall be constructed on or below the ground or first floor level within this zone.
- c. Each development shall provide Council on Affordable Housing credit-worthy affordable housing units on-site in accordance with the Borough's

affordable housing plan. If permitted by the affordable housing plan, a payment to the borough's affordable housing trust fund in lieu of constructing on-site affordable housing may be considered. The amount of the affordable housing fee shall be the minimum prescribed by applicable COAH regulations.

- d. Each such development shall include at least one area of distinctive design, that is intended to create a visual focal point or area of interest. The distinctive features shall include a pavilion, gazebo, or other focal architectural feature or amenity and at least two of the following components: (a) plaza, patio or seating area; (b) decorative walls or terraces; (c) fountain; (d) a decorative landscape design element, including flower beds and ornamental plantings designed to complement the other elements of the distinctive design feature and create seasonal interest. The distinctive feature shall be linked to the on-site pedestrian walkway network of the development. The distinctive design feature shall be in addition to any design features located at the entranceways of the development. These features shall comprise at least 5% of the area of the tract.

B. Conditional use standards for automotive gasoline and service stations in the CBD-1 zone.

1. An application for a gasoline service station shall contain all of the data required for site plan review as set forth in this Chapter, and shall include the following additional information: the exact location of tanks, dispensers, lifts and other appurtenances, if any.
2. The lot shall be at least four hundred (400) feet, measured in a straight line, from any boundary line of any property which is used as or upon which is erected a public or private school, playground or athletic field, place of worship, hospital, library, theater, or fire station, and one thousand (1,000) feet, measured in a straight line, from any boundary line of a property which is used as a gasoline service station.
3. Gasoline or oil tanks or fuel dispensers and the islands they are installed on may be located within the front yard or front setback, but in no case shall they be closer than fifteen (15) feet from the property line where curbing exists, and twenty-five (25) feet from the property line where no curbing exists. Service station canopies shall maintain a minimum front yard setback of 10 feet from the front property line.
4. Driveways, entrances, exits, parking area and areas used by motor vehicles must be surfaced with an asphalt or bituminous pavement which shall be graded and drained to dispose of all surface water as approved by the Borough Engineer.
5. Mixed Use. No part of any gasoline service station, wherever located, shall be used for any use other than repair service and sales of products directly connected with or related to motor vehicles.
6. Outdoor Repair Prohibited:
  - a. On any premises upon which a gasoline service or repair station is located, all services or repairs to or for motor vehicles, other than such



minor items as the changing and filling of tires or the sale of gasoline or oil, shall be conducted within the confines of a building.

- b. No gasoline service station shall permit its premises to be used, hired or rented for the outdoor storage or parking of licensed vehicles which have not been temporarily left in the custody of the operator of the service station for service or repair, nor for overnight storage or parking of any unlicensed or unregistered vehicle under any circumstance.

7. Dimensional Requirements Applicable to Automotive Gasoline and Service Stations in the CBD-1 zone are listed below:

- a. Minimum lot area: 30,000 square feet;
- b. Minimum lot width: 100 feet
- c. Minimum Building Setback:
  - Front yard: 50 feet;
  - Rear yard: 50 feet;
  - Side yard: The total of 2 side yards must be 50 feet, but not less than 20 feet for any one side;
- d. Maximum bldg coverage: 15% percent;
- e. Maximum bldg ht: 1 story and 25 feet.

8. Open Space: All gasoline service stations shall provide for an unoccupied, landscaped open space area with a minimum width of fifteen (15) feet along all property lines. The open space areas shall be maintained at all times. Off-street parking, outdoor storage or any use other than as an open landscaped area shall be prohibited, except that entrance and exit drives not to exceed thirty (30) feet in width shall be permitted in open space areas, subject to Planning Board approval.

9. Prohibitions:

- a. There shall be no display or storage of materials, merchandise, supplies or accessories, except for the outdoor storage of lubricants in sealed cans, in any front, side or rear yard or in any open space area, including but not limited to aisles, sidewalks, walkways, driveways, exits and entrances.
- b. Accessory buildings shall be prohibited, except that well houses, pump houses and package septic treatment systems shall be permitted.

10. Buffer Strip. When a gasoline service station abuts a residential district, a minimum forty (40) foot buffer strip shall be provided, with dense evergreen plantings at least eight (8) feet in height and solid fencing no less than six (6) feet high.

11. Vehicular access drives to or exit from a service station shall not be closer to the intersection of any two (2) streets than fifty (50) feet, nor shall any such drive be located within thirty (30) feet of any boundary line of any residential district or residential lot.

12. Service station canopy lighting levels shall not exceed the minimum NAIES recommendations for such land uses. All lighting fixtures shall be aimed downward and installed so that the bottom of the fixture or its lens, which ever is lower, is recessed into

or mounted flush with the bottom surface of the canopy. A full cut off fixture may project lower than the underside of the canopy. All light emitted by an under canopy fixture shall be substantially confined to the ground surface directly beneath the perimeter of the canopy. Lighting shall not be permitted on the upper portions of the canopy.

13. The provision of canopies, lighting, and building facade treatment shall reflect the district's architectural character and aesthetics.

C. Conditional use standards for parking lots serving as principal uses.

1. Parking lot shall serve a conterminous property or any property within the CBD-1 zone located within 250 feet of the subject property.
2. The parking area shall serve either an enumerated permitted or conditional use in the CBD-1 zone.
3. Such parking lots shall not be used for overnight parking for commercial uses. This restriction shall not extend to include a prohibition on overnight residential parking for dwelling units physically located within the CBD-1 zone.
4. Parking areas shall be signed to indicate the owner, business usage, and restrictions on use.

2. Supplemental Development Standards. These following standards are not conditions associated with the conditional use. Deviations from these criteria are cognizable as 40:55D-70c variances.

- a. General Development Standards. The following shall apply to all mixed use developments in the CBD zone.

Standard	Requirement
Maximum Building Length w/o min 5 foot building break (ft.)	30
Building to Building Setbacks when Multiple Buildings are Proposed on Single Site (ft.)	
- Front to front	60
- Front to side	40
- Side to side	30
- Rear to rear	50
Minimum setback to internal street or parking (ft)	10*

\*Except attached parking structures

- b. All roof mounted equipment shall be screened from public view by the use of a parapet wall or other architectural detail. Typical building appurtenances shall not be included in the building height calculation provided that they are shielded from view and do not cover more than 15% of the roof surface.
- c. All one story buildings must have a pitched roof. If a pitched roof is not possible, than a combination of a flat roof and pitched roof or a false roof structure is recommended.
- d. Materials for pitched roofs shall be limited to architectural dimensional grade asphalt shingles, natural slate, natural terra cotta, natural wood shakes, copper or factory finished sheet metal.

- e. All buildings with flat roofs shall include a parapet articulation on the front façade of the building. The articulation should be provided through a cornice design.
- e. Buffer Areas. Buffers from adjacent residential properties shall comply with the following standards:

- i. Landscaped berms shall be incorporated to accentuate the screening qualities of the landscaping proposed. Berms shall be a minimum of two feet in height, The width should vary with side slopes of 1 to 5 to 1 to 2, without adversely affecting natural drainage or slope retention;
- ii. Berms shall be overlapping where drainage swales are required to pass through them. The final design must be reflected upon the grading and drainage plan;
- iii. Landscaping shall be designed to compliment the berms and shall be designed to provide a screen along the majority of the buffer area. Planting shall be installed at a variety of sizes which conform to the following minimum sizes:

Shade Trees	3 inch caliper (12-14 ft)
Evergreen Trees	7-8 feet
Shrubs	18-24 inches

- iv. Landscaping within the buffer area shall include a predominance of evergreens to provide buffering during the dormant seasons.

- f. Streetscape. The development shall include a cohesive thematic streetscape design that includes such items as sidewalk pavement design, stylized street lighting and thematic street tree planting. Developer proposed improvements to be planted, installed or constructed within public rights of ways shall be approved by the governing body prior to construction or installation. The streetscape shall include the following elements:

- i. Sidewalk areas should include creative use of stylized brick or concrete pavers, colored and stamped concrete or decoratively scored concrete;
- ii. Street lighting should incorporate the use of stylized light fixtures that complement the proposed building architecture. The following standards shall apply:
  - 1. Light fixtures should incorporate sufficient photometric controls which shield the source of lighting from adjacent buildings or properties;
  - 2. Height of the street lighting fixtures should be residential in scale and should not exceed a 12-

foot mounting height;

3. Lighting levels proposed should conform to all applicable ordinance standards provided herein.
- iii. Pedestrian crossings of roadways should be accentuated through the use of differential pavement crossings;
- iv. Shade trees. Shade trees shall be provided for all streets and parking areas and shall be in accordance with the following standards:
  1. Shade tree planting layout should complement the overall theme for the development as a whole;
  2. Spacing between trees shall be determined based upon species and the desired theme. The spacing should range between 25 to 35 feet on center. There shall be a minimum of one shade tree per ten parking spaces within all parking lots;
  3. There should be several species of shade trees incorporated into the design of the overall project to avoid problems associated with a monoculture;
  4. Choice of tree species should be based on form and on site conditions and shall be subject to the approval of the Shade Tree Committee;
  5. Shade trees shall be a minimum of 3 inches in caliper.

Section 5. Section 59-61 Off-street parking shall be amended with the inclusion of the following.

Parking Standards are hereby amended and supplemented as follows:

- A. Off- street parking standards in the CBD-1 zone.
  1. All off-street parking areas shall be surfaced with an asphalt, bituminous, or cement binder pavement which shall be graded and drained to an approved stormwater management facility.
  2. All lighting in connection with off-street parking shall be so arranged and fully shielded as to reflect the light downward away from all adjoining streets and dwellings. Each applicant shall demonstrate sufficient lighting controls are implemented to reduce sky glow and control of glare from the property. The use of total cut off fixtures are encouraged to achieve these requirements.

3. Off-street parking facilities may be placed in a side or rear yard or a combination of the two.
4. Aisle Width. Provision shall be made for safe and adequate circulation of vehicles and pedestrians between, within and adjoining the subject property.
5. Location of driveways. All entrance and exit driveways to a public or private street shall be located so as to afford maximum safety to users of said roadway, to provide for safe and convenient ingress and to minimize conflict with the free flow of pedestrian traffic. Common driveways between adjacent properties are encouraged throughout the CBD-1 zone.
6. The borough encourages the consolidation and sharing of off-street parking among and between different properties. The borough's intention is for developers to provide adequate parking in safe and convenient locations without providing an over supply of parking. Applicants shall demonstrate through competent testimony and reports the sufficiency of the shared parking for all properties under consideration. When proposing shared parking, applicants shall demonstrate to the board attorney that sufficient legal protections are established for the long term viability and maintenance of the shared parking arrangement
7. The following parking standards shall be established for uses within the CBD-1 zone.

<b>LAND USES</b>	<b>REQUIRED OFF-STREET PARKING SPACES</b>
Auto service stations	3 per bay or 1 per fuel dispenser and 1 per bay, whichever is greater
Banks and savings institutions	1 per 300 s.f. of LFA
Child Care Centers	1 per 10 children, plus 1 space per staff
Clubs and Fraternal Organizations	1 per 400 s.f. GFA
Eating Establishments, Restaurants, Restaurants with Bar	1 space for each 4 seats.
Funeral home	1 per 300 s.f. GFA
House of worship	1 per 4 seats. For benches, 1 seat = 3 ft. of linear space
Medical or dental offices	1 per 150 s.f. of LFA
Office	1 per 250 s.f. of LFA
Place of Public Assembly	1 per 4 fixed seats or 1 per 75 sf of floor area, whichever is greater
Recreational Uses(including health clubs)	1 per 250 s.f. GFA
Retail store, and personal service establishments	1 per 250 s.f. of LFA
Residential Uses	In accordance with RSIS
Schools Elementary (K through 8)	2 per classroom; but not less than 1.5 per teacher & staff
Other uses not provided herein shall be determined by the approving authority	

**NOTES RELATING TO PARKING REQUIREMENTS:**

GFA = Gross Floor Area

LFA= Leaseable Floor Area

\*\* = If applicant does not specify the number of bedrooms per unit, this off-street parking requirement shall apply.

8. Inclusion of any use in the above table does not imply it is a permitted use in the CBD-1 zone. See the applicable sections of this code for the enumeration of permitted uses.
9. A one-car garage and driveway combination shall count as 2.0 off-street parking spaces, provided the driveway measures a minimum of 18 feet in length between the face of the garage door and the right-of-way. A two-car garage and driveway combination shall count as 3.5 off-street parking spaces, provided a minimum parking area width of 20 feet is provided for a minimum length of 18 feet as specified for a one-car garage and driveway combination. (N.J.A.C. 5:21-4.14d)
10. When housing is included in mixed-use development, a shared parking approach to the provision of parking shall be permitted. (N.J.A.C. 5:21-4.14e)
11. The following standards apply to senior citizen housing. This use is not specifically identified in the State Residential Site Improvement Standards (N.J.A.C. 5:21 et seq): 0.75 spaces for each 1 bedroom unit and 1.25 spaces for each 2 bedroom unit.

B. Parking Spaces for the disabled. In any nonresidential parking lot, designated parking spaces for disabled persons shall be required as follows (these spaces shall be considered part of the total number of required spaces):

**TABLE 2  
REQUIRED PARKING FOR THE DISABLED**

TOTAL PARKING SPACES IN LOT	REQUIRED NUMBER OF PARKING SPACES FOR THE DISABLED
Up to 25	1
26 to 100	2
Over 100	2% of total spaces in lot

Parking spaces for the disabled shall be located in one (1) area and designated as parking for the handicapped. They shall be located so that access does not require wheeling or walking behind parked cars. Parking spaces for the disabled shall be at least eight (8) feet wide with a five (5) foot access area located adjacent to the driver's side.

C. Parking area design standards.

1. Off-Street Parking Lots Intended for Customer Use.
  - a. Aisle width. Provisions shall be made for the safe and adequate circulation of vehicles and pedestrians within and adjoining the subject property. Aisle widths providing direct access to individual parking stalls designated for customer use shall be in accordance with the standards in Table 3. Only one-way traffic shall be permitted in aisles of less than twenty-four (24) feet in width.

**TABLE 3  
MINIMUM AISLE WIDTH**

PARKING ANGLE (DEGREES)	MINIMUM AISLE WIDTH (FEET)	
	ONE WAY	TWO WAY
0 (Parallel Parking)	12	24
30	15	N/A
45	18	N/A
60	20	N/A
90 (Perpendicular Parking)	22	24

2. Parking Stall Dimensions

a. Parking stalls shall dimension nine by nineteen (9x18) feet with a paved area of 162 sf, provided that parking stalls within lots which contain retail uses utilizing shopping carts shall be ten by twenty (10x20) feet.

b. Two feet of the parking area may be a pervious overhang, but same shall not be included in any required parking setback, buffer or green area.

c. Parallel parking stalls shall be eight by nineteen (8x19) feet or forty-six (46) feet in tandem.

D. Circulation within parking area designed and intended to be utilized by customers and clients of an establishment.

1. All parking spaces shall be designed free and clear of any obstruction to individual parking stalls.
2. Parking spaces shall be located in such a fashion as to permit all vehicles to exit in a safe and orderly manner. Under no condition shall vehicles be permitted to back out of a parking lot driveway or otherwise block the free movement of traffic within the parking area or specific points of safety control, such as fire hydrants, doorways, elevators or other similar locations.
3. Pedestrian circulation within a parking area shall be, to as great an extent as possible, separated from vehicular traffic. Safety zones, crossing points and sidewalk areas, where warranted, shall be provided.

E. Off-Street Parking Lots Intended for Employees Only:

1. The borough recognizes and encourages the continued use of small parking areas typically behind stores that are primarily intended to serve

the parking needs of employees and the store's loading needs. As such for employee parking areas of no more than six (6) vehicles (which can be parking in a tandem design) the standards otherwise applicable both to parking stall dimension requirements and to parking lot design are exempt from the standards detailed above. Employee parking must be in one general location and must allow for emergency vehicle access.

Section 6. Section 59-63 Signs shall be amended in the following particulars only.

A. Signs in Central Business District-1 Zone

Regulations regarding signs in the CBD-1 zone shall be as follows:

1. Wall signs shall be limited to a maximum of 12% of the wall area at street level for the store that it is advertising.
2. Lots fronting on two or more streets are permitted signage along each street frontage, but the signage cannot be accumulated and used on one street frontage.
3. Wall signs may not be located higher than the bottom of the windows of the second level of a multi-story building.
4. Multi-tenant buildings shall have signs with uniform area and height dimensions.
5. Each sign is permitted to include a main title which identifies the name of the store and one subtitle which is a description of the business.
6. The subtitle of the sign may not include a telephone number and must be a smaller font size than the main title.
7. Signs may not be printed in more than two font styles and different font styles on one sign must compliment each other.
8. Hanging signs must have the bottom of the sign no less than seven (7) feet above the adjacent sidewalk and may not have an area more than 4 square feet.
9. The wall sign for an establishment with a hanging sign may not be greater than 8% of the total wall area at street level for the store.
10. Signs which are illuminated must be externally illuminated.
11. Second floor occupancy of professional or office space shall be permitted one (1) announcement sign per occupancy of not more than two (2) square feet at the main entrance to the building. One (1) nameplate or professional sign with an area of not more than two (2) square feet may be mounted flat against the door of each secondary entrance. Such signs may be exterior illuminated. Building name and address announcements are exempt from these limitations. Signs in second floor office windows shall not exceed twenty five percent (25%) of the glass area of the window.
12. A common sign may be erected in a parking lot with facilities for more than forty (40) cars which service a group of attached stores or a professional building. None of the components announcements shall be larger than any of the others and the total area of the signs shall not exceed eight (8) square feet. The common sign may be erected as a freestanding sign within the parking lot, provided that it is erected no closer than ten (10) feet to any property line.
13. Large scale shopping centers containing over 60,000 of retail space in addition to the signs permitted by the above regulations may install one free standing sign along but no closer than twelve (12) feet to each arterial roadway it has frontage along. Said sign shall not have more than two (2) faces. Neither sign face shall exceed thirty (30) feet in area. The top of said sign shall not exceed fifteen (15) feet above grade. A landscaping component shall be planted and maintained in association with the sign.



14. The following sign provisions shall govern all signage associated with gasoline and service stations:

- (1) One freestanding sign bearing the brand, trade name and/or trademark with unit prices of the station, not exceeding thirty (30) square feet on each side shall be permitted. The bottom of the sign shall not be less than eight (8) feet from the average grade elevation below the sign, nor shall any part of the sign be more than fifteen (15) feet above ground level.
- (2) No sign shall be permitted on or above a canopy over the fuel dispensers.
- (3) Signs are permitted attached to fuel pumps indicating the unit price per gallon of fuel. Such signs shall not exceed one (1) square foot in area per sign per individual pump.
- (4) No signage may be illuminated after business hours.
- (5) Lettering or other insignia which are a structural part of the gasoline pumps, as manufactured, shall be permitted.
- (6) Signs required by law and credit card signs may be placed on or near the gasoline dispensing islands, not to exceed a maximum two (2) square foot per sign per island.

Section 7 Design Criteria for Retail and Mixed Use Buildings in the CBD-1 zone

The following standards are design guidelines that are recommended but not required for use in the CBD-1 zone for retail and mixed use buildings. All portions of a site not developed with buildings, parking lots, or walks should be suitably landscaped.

**A. *Building Façade Wall Area***

1. All work performed within the CBD-1 district should be visually compatible with the existing streetscape and be constructed from the same, similar or complimentary materials.
2. Massing of new buildings and additions to existing buildings should appear to be balanced. Buildings should be in proportion to and of a similar scale to existing buildings.
3. Buildings with expansive blank exterior walls are discouraged. Windows and other architectural devices should give each wall detail and interest.
4. Colors employed on new buildings and additions to existing buildings should be visually compatible with the overall streetscape of the zone.
5. Architectural detailing. All proposed building facades of each building should have a coordinated architectural design and style. The architectural detailing of buildings shall be true to the architectural style or theme selected for the development. The architectural elevations should provide some differentiation from building to building on a tract to create variety and interest, but should not be so dissimilar as to detract from the overall architectural composition of the development.

6. For each primary building frontage, at least 30% of the area between 3 feet and 10 feet in height should be clear/non-tinted window glass permitting a view of the building's interior.
7. All related piping, ducting, electrical and mechanical utilities, antennae, down spouts, utility receptacles, and service boxes should be painted to match the predominate color of building and be designed to be compatible with the architectural treatment of the principal structure.
8. Architectural details of the façade improvements should wrap around and be repeated on walls that are visible from public rights of way.

**B. *Columns and Piers***

1. It is recommended that buildings that exceed 30 feet in width shall include vertical piers, columns or other vertical visual elements that break up the plane of the building frontage. The vertical elements should be spaced at equal intervals. Vertical visual elements can include articulations in the façade itself such as insets or projections
2. Recommended column and pier width is between 8 and 30 inches
3. Recommended column and pier base height is between 10 and 24 inches.
4. Recommended column and pier cap height is between 6 and 24 inches.

**C. *Cornice and Fascia***

1. Each façade should be designed to have a delineated floor line between the street level and upper floors. This delineation can be in the form of a masonry belt course, a concrete lintel, or a cornice line delineated by wood detailing.
2. The top of the building is recommended to be capped by a cornice or sloping roof element

**D. *Windows***

1. All street-fronting ground level developments should have windows that are clear and not tinted, mirrored, or painted.
2. Display windows should cover a minimum of 30% of the building frontage.
3. Display windows should be positioned within a maximum of 3 feet above the grade of the sidewalk and a maximum height of 8 feet.
4. The windows on the upper levels should have an appropriate sill or lintel to accent building openings and provide architectural interest.
5. Bulkheads should have a maximum height of 3 feet and be comprised of the same architectural detailing, materials, and colors as the windows.
6. Window displays and signage not attached to the structure of the window itself should not occupy more than 20% of the window area.
7. Window displays located within 36 inches of the window should occupy not more than 70% of the window area.

**E. *Doors***

1. The doors and windows should cover a minimum of 50% of the building frontage on the street level.
2. All doors should have a glass panel which occupies a minimum of 10% of the door to afford internal views of the space.

**F. *Canopies and Awnings***

1. Awnings over windows should match the color of the wall area or trim and are to be clearly integrated into the design of the store front.

2. Canopies and awnings shall not project closer than 3 feet from the curb line.
3. Canopies and awnings shall not be lower than 7 feet from grade level.
4. Canopies and awnings should be comprised of canvas/fabric material. Metal or plastic material is discouraged.
5. Structural elements supporting canopies and awnings should be constructed of a tubular galvanized metal such as aluminum, bronze or copper.
6. For multi-tenant buildings the awnings for each retail space should be of the same material.
7. The length of the awning should compliment the architectural details of the building. For example the awning should break for columns & piers.
8. Canopies should be one solid color, exclusive of any signage incorporated into or on the canopy.
9. A logo should not be larger than 6 square feet in area.
10. The lettering on valence signs should be between 6 and 9 inches in height and should not occupy more than 70 percent of the valence area.

Section 8

The Zone Map of the Borough of Oakland is and shall be amended to adjust the extent and location of existing zones as necessary to insert the CBD-1 zone as depicted on a map entitled Proposed CBD-1 Zoning Map.

Section 9

All Ordinances of the Borough of Oakland which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

Section 10

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

Section 11

This Ordinance shall take effect immediately upon final passage, approval and publication as required by law.

ATTEST:

BOROUGH OF OAKLAND  
 COUNTY OF BERGEN  
 STATE OF NEW JERSEY

\_\_\_\_\_  
 Lisa Duncan, Borough Clerk

By: \_\_\_\_\_  
 D. John Szabo, Mayor





**BURGIS ASSOCIATES, INC.**

COMMUNITY PLANNING AND DEVELOPMENT CONSULTANTS

23 Winwood Avenue  
Winwood, New Jersey 07075  
Phone: (201) 466-1111  
Fax: (201) 466-2599

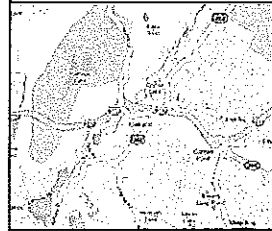
Project Title

**CBD STUDY AND PLAN**

BOROUGH OF OAKLAND NEW JERSEY

Key Map

Scale NOT TO SCALE



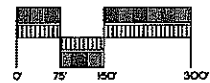
- RA-3** SINGLE FAMILY RESIDENCE
- B-2** LOCAL BUSINESS
- I-3** INDUSTRIAL / OFFICE
- RA-MD** MULTIFAMILY RESIDENCE

Rev	Description	Date	Drawn	Checked
2	propa zoning boundary	3 20 07	es	
1	adj zoning boundary	1-17-08	ca	

Dwg. Title

**PROPOSED CBD ZONING MAP**

Graphic Scale



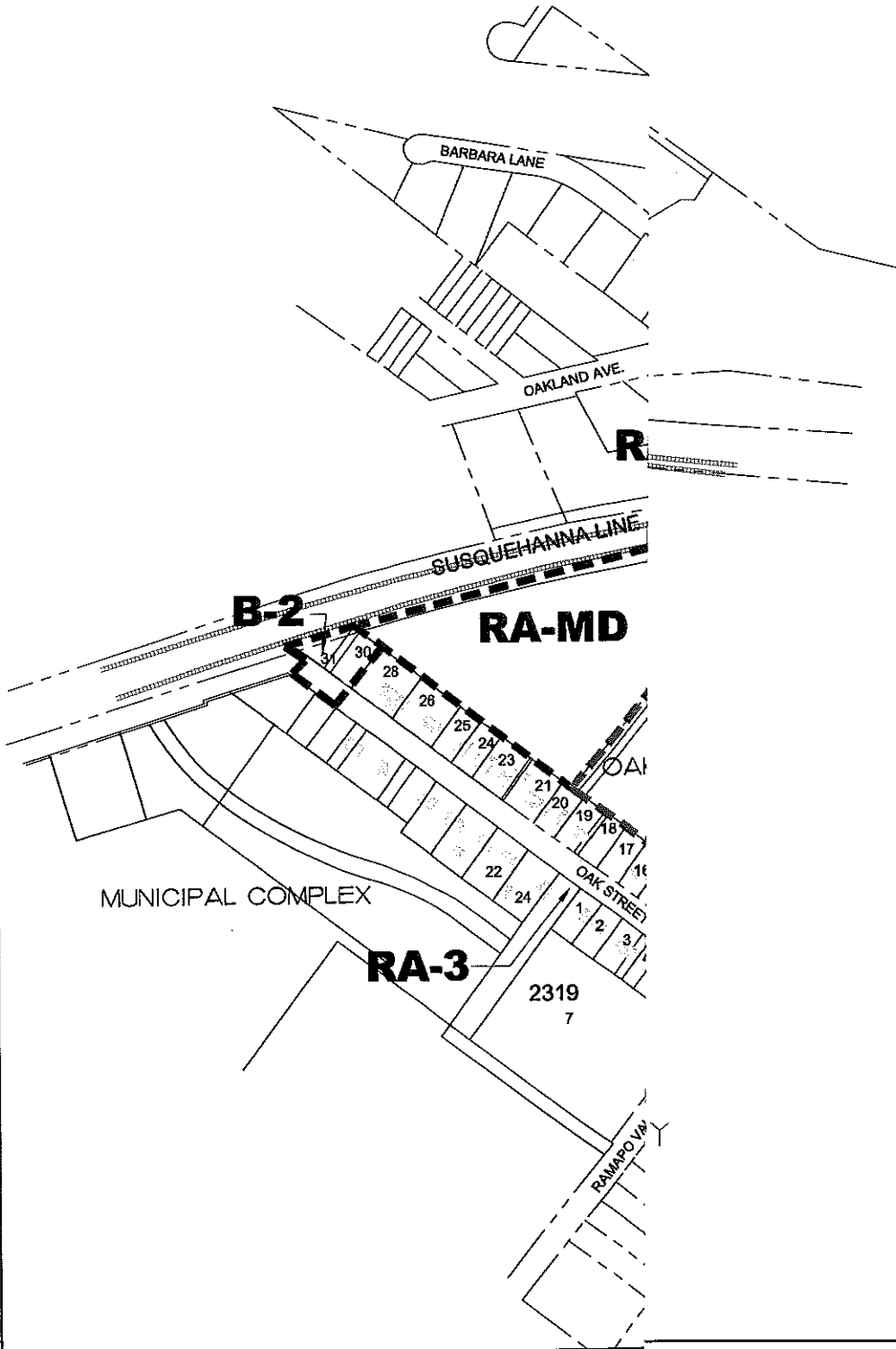
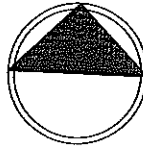
EDWARD J. SNIECKUS, JR.  
LANDSCAPE ARCHITECT  
NEW JERSEY LIC. NO. AS000576

Project No. 149206  
 Sheet No. -- of --  
 Date 11-05-04  
 Drawn EJS/SBK  
 ACAD File WZ0208ASE  
 Dwg. Scale 1"=50'

Dwg. No.

**BM**

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ORDINANCE NO. \_\_\_\_\_  
BOROUGH OF OAKLAND  
COUNTY OF BERGEN  
STATE OF NEW JERSEY

AN ORDINANCE TO AMEND, SUPPLEMENT AND REVISE THE CODE OF THE  
BOROUGH OF OAKLAND, LAND USE, CHAPTER 59 ENTITLED "LAND USE AND  
ZONING"

---

BE IT ORDAINED by the Borough Council of the Borough of Oakland, County of Bergen, State of New Jersey, that the following amendments and revisions are made to the Revised General Ordinances of the Borough of Oakland, Chapter 59 entitled "Land Use and Zoning".

Section 1. Zoning is hereby amended and supplemented by the insertion of a new Section, §59-53.2

Central Business District-II (CBD-II) zone. This section shall read as follows:

- A. The purpose of the CBD-II District is to acknowledge that although this portion of the Borough has contributed to the vitality of the commercial hub of the Borough it is somewhat removed from the central commercial core by the railroad crossing of Ramapo Valley Road and the intersection of West Oakland Avenue with Ramapo Valley Road. More recently this section of the commercial core has been both physically and visually isolated from commercial development further north along Ramapo Valley Road by the construction of I-287. These physical features provide an opportunity to craft zoning regulations specifically designed for those commercial properties north of the railroad corridor and south of I-287.

Within the Central Business District-II zone, only the following land uses shall be permitted on any property in the zone:

1. Antique shops, art galleries, arts and craft shops, bakery shops, banks with or without drive up service, book and record and CD stores, brokerage houses, finance companies, eyewear and optical stores, hair salons, nail salons, bookstores, building mounted wireless communication antennae and ancillary equipment except for towers and/or poles, bus, jitney or train station, butcher shops, camera stores, card shops, chinaware/flatware and glassware shops, cigar stores, convenience stores, dry-cleaning stores, dry-goods and variety stores, clothing stores, dress shops, candy stores and confectioneries, coin stores, delicatessens, drapers, drug stores, flower shops, funeral homes, furniture stores, home furnishing stores, gift shops, gourmet and specialty food stores, hardware stores, paint and wallpaper stores, hobby shops, houses of worship, interior decorators, jewelers, leather goods shops, hair accessory shops, knitting supplies stores, linen stores, picture framing shops, package liquor stores intended primarily for retail distribution for off-premises consumption, mixed-use buildings and developments, music shops, musical instruments stores, business, medical and professional offices, shoe repair shops, pet shops, pharmacies with or without drive up service, photograph equipment and studios, post offices, radio and television repair shops, telecommunications stores, custom packaging and retail mail services, provided that the

service is incidental to the main use, coffee shops with or without drive up service, ice cream parlors, restaurants, shoe stores, sporting goods, stationers, stock brokers, tailor shops, toy stores, travel and ticket agencies, video stores, wearing apparel, provided, however that none of the foregoing permitted uses shall carry merchandise other than that to be sold at retail on the premises.

2. Child care facilities, pursuant to N.J.S.A. 40:55D-66.6, and;
3. Governmental buildings and uses.

B. Accessory permitted uses allowed in the CBD-II zone include the following:

1. Outdoor seating areas associated with and on the same lot as coffee shops, ice cream parlors, restaurants and cafes;
2. Walk-up service windows and counters;
3. Off-street parking;
4. Fences and walls, and;
5. Signs.

C. Conditionally permitted uses allowed in the CBD-II zone include the following:

1. Multi-family residential buildings.
2. Mixed-use buildings wherein residential uses and no less than one additional principally permitted use occupy space within a single building

D. Uses specifically prohibited in the CBD-II zone include the following:

1. Adult book and or gift shops and stores;
2. Adult mini-motion picture theaters, and;
3. Adult motion picture theaters.

Section 2

A. Schedule A: Limiting Lot and Yard Sizes and Bulk Principal Building and Use is modified only in the following particulars to insert the following bulk requirements applicable to the CBD-II zone:

Zone Parameter	Zone Requirement
Minimum Lot Area (sq. ft.)	15,000 sq. ft.
Minimum Lot Width (ft.)	50
Minimum Lot Depth (ft.)	150
Maximum Building Coverage (%)	40
Min. Open Space (%)	25
Maximum Number of Stories	3
Maximum Height (ft.)	38
Min. Front Yard (ft.)	10
Min. Side Yard (ft.)	10
Min. Rear Yard (ft.)	25

Section 3. Standards for conditional uses in the CBD-II zone are herein established.



A. Mixed-Use Buildings and Multi-family residential buildings are subject to the following conditions:

1. Conditional Use Standards:

a. Lot Bulk Standards

Minimum Lot Area (sq. ft.)	87,120
Minimum Lot Frontage (ft.)	150 feet
Minimum Lot Depth (ft.)	150 feet
Maximum Building Coverage (ft.)	40%
Maximum Lot Coverage (%)	66%
Maximum Density	15 dwelling units per acre;

b. No residential units shall be constructed below the first floor level within this zone. No residential units shall be constructed in any subterranean floor.

c. Each development shall provide Council on Affordable Housing credit-worthy affordable housing units on-site in accordance with the Borough's affordable housing plan. If permitted by the affordable housing plan, a payment to the borough's affordable housing trust fund in lieu of constructing on-site affordable housing may be considered by the Mayor and Council. The amount of the affordable housing fee shall be the minimum prescribed by the applicable Council on Affordable Housing regulations.

d. Each such development shall include at least one area of distinctive design, that is intended to create a visual focal point or area of interest. The distinctive features shall include a pavilion, gazebo, or other focal architectural feature or amenity and at least two of the following components: (a) plaza, patio or seating area; (b) decorative walls or terraces; (c) fountain; (d) a decorative landscape design element, including flower beds and ornamental plantings designed to complement the other elements of the distinctive design feature and create seasonal interest. The distinctive feature shall be linked to the on-site pedestrian walkway network of the development. The distinctive design feature shall be in addition to any design features located at the entranceways of the development. These features shall comprise at least 5% of the area of the tract.

2. Supplemental Development Standards. These following standards are not conditions associated with the conditional use. Deviations from these criteria are cognizable as 40:55D-70c variances.

a. General Development Standards. The following shall apply to all mixed use developments in the CBD-II zone.

Standard	Requirement
Maximum Building Length w/o min 5 foot building break (ft.)	30
Building to Building Setbacks when Multiple Buildings are Proposed on Single Site (ft.)	
- Front to front	60
- Front to side	40
- Side to side	25
- Rear to rear	50
Minimum setback to internal street or parking (ft)	10*

\*Except attached parking structures

- b. All roof mounted equipment shall be screened from public view by the use of a parapet wall or other architectural detail. Typical building appurtenances shall not be included in the building height calculation provided that they are shielded from view and do not cover more than 15% of the roof surface.
- c. All one story buildings must have a pitched roof. If a pitched roof is not possible, than a combination of a flat roof and pitched roof or a false roof structure is recommended.
- d. Materials for pitched roofs shall be limited to architectural dimensional grade asphalt shingles, natural slate, natural terra cotta, natural wood shakes, copper or factory finished sheet metal.
- e. All buildings with flat roofs shall include a parapet articulation on the front façade of the building. The articulation should be provided through a cornice design.
- f. Streetscape. Each proposed development shall include a cohesive thematic streetscape design that includes such items as sidewalk pavement design, stylized street lighting and thematic street tree planting. Developer proposed improvements to be planted, installed or constructed within public rights of ways shall be approved by the governing body prior to installation or construction. The streetscape shall include the following elements:
  - i. Sidewalk areas shall include creative use of stylized brick or concrete pavers, colored and stamped concrete or decoratively scored concrete;
  - ii. Street lighting shall incorporate the use of stylized light fixtures that complement the proposed building architecture. The following lighting standards shall apply:

1. Light fixtures shall incorporate sufficient photometric controls which shield the source of lighting from adjacent buildings or properties;
  2. Height of the street lighting fixtures should not exceed a 12-foot mounting height;
  3. Illumination levels proposed shall conform to all applicable ordinance standards provided herein.
- iii. Pedestrian crossings of roadways shall be accentuated through the use of differential pavement crossings;
- iv. Shade trees. Shade trees shall be provided for all streets and parking areas and shall be in accordance with the following standards:
1. Shade tree planting layout should complement the overall theme for the development as a whole;
  2. Spacing between trees shall be determined based upon species and the desired theme. The spacing should range between 25 to 35 feet on center. There shall be a minimum of one shade tree per ten parking spaces within all parking lots;
  3. Several species of shade trees should be incorporated into the design of the overall project to avoid problems associated with a monoculture;
  4. Choice of tree species should be based on form and on site conditions and shall be subject to the approval of the Shade Tree Committee;
  5. Shade trees shall be a minimum of 3 inches in caliper.

Section 4. Section 59-61 Off-street parking shall be amended with the inclusion of the following.

Parking Standards are hereby amended and supplemented as follows:

- A. Off- street parking standards in the CBD-II zone.

1. All off-street parking areas shall be surfaced with an asphalt, bituminous, or cement binder pavement which shall be graded and drained to an approved stormwater management facility.
2. All lighting in connection with off-street parking shall be so arranged and fully shielded as to reflect the light downward away from all adjoining streets and dwellings. Each applicant shall demonstrate sufficient lighting controls are implemented to reduce sky glow and control glare from the property. The use of total cut-off fixtures are encouraged to achieve these requirements.
3. Off-street parking facilities may be placed in a front, side or rear yard or a combination of all three.
4. Aisle Width. Provision shall be made for safe and adequate circulation of vehicles and pedestrians between, within and adjoining the subject property.
5. Location of driveways. All entrance and exit driveways to a public or private street shall be located so as to afford maximum safety to said roadway, to provide for safe and convenient ingress and to minimize conflict with the free flow of pedestrian traffic.
6. The borough encourages the consolidation and sharing of off-street parking among and between different properties. The borough's intention is for developers to provide adequate parking in safe and convenient locations without providing an over supply of parking. Applicants shall demonstrate through competent testimony and professional reports the sufficiency of the shared parking for all properties under consideration. When proposing shared parking, applicants shall demonstrate to the board attorney that sufficient legal protections are established for the long term viability and maintenance of the shared parking arrangement
7. The following parking standards shall be established for uses within the CBD-II zone:

<b>LAND USES</b>	<b>REQUIRED OFF-STREET PARKING SPACES</b>
Banks and savings institutions	1 per 300 s.f. of LFA
Child Care Centers	1 per 10 children, plus 1 space per staff
Clubs and Fraternal Organizations	1 per 400 s.f. GFA
Eating Establishments, Restaurants, Restaurants with Bar	1 space for each 4 seats
Funeral home	1 per 300 s.f. GFA
House of worship	1 per 4 seats. For benches, 1 seat = 3 ft. of linear space
Medical or dental offices	1 per 150 s.f. of LFA
Office	1 per 250 s.f. of LFA
Place of Public Assembly	1 per 4 fixed seats or 1 per 75 s.f. of floor area, whichever is greater
Recreational Uses (including health clubs)	1 per 250 s.f. GFA
Retail store, and personal service establishments	1 per 250 s.f. of LFA
Residential Uses	In accordance with RSIS
Other uses not provided herein shall be determined by the approving authority	

**NOTES RELATING TO PARKING REQUIREMENTS:**

GFA = Gross Floor Area

LFA= Leaseable Floor Area

\*\* = If applicant does not specify the number of bedrooms per unit, this off-street parking requirement shall apply.

8. The inclusion of any use in the above table does not imply it is a permitted use in the CBD-II zone. See the applicable sections of this code for the enumeration of permitted uses.
9. A one-car garage and driveway combination shall count as 2.0 off-street parking spaces, provided the driveway measures a minimum of 18 feet in length between the face of the garage door and the right-of-way. A two-car garage and driveway combination shall count as 3.5 off-street parking spaces, provided a minimum parking area width of 20 feet is provided for a minimum length of 18 feet as specified for a one-car garage and driveway combination. (N.J.A.C. 5:21-4.14d)
10. When housing is included in mixed-use development, a shared parking approach to the provision of parking shall be permitted. (N.J.A.C. 5:21-4.14e)

- B. Parking Spaces for the disabled. In every nonresidential parking lot, designated parking spaces for disabled persons shall be required as follows (these spaces shall be considered part of the total number of required spaces):

**TABLE 2  
REQUIRED PARKING FOR THE DISABLED**

TOTAL PARKING SPACES IN LOT	REQUIRED NUMBER OF PARKING SPACES FOR THE DISABLED
Up to 25	1
26 to 100	2
Over 100	2% of total spaces in lot

Parking spaces for the disabled shall be located in one (1) area and designated as parking for the handicapped. They shall be located so that access does not require wheeling or walking behind parked cars. Parking spaces for the disabled shall be at least eight (8) feet wide with a five (5) foot access area located adjacent to the driver's side.

- C. Parking area design standards.
1. Off-Street Parking Lots Intended for Customer Use.
    - a. Aisle width. Provisions shall be made for the safe and adequate circulation of vehicles and pedestrians within and adjoining the subject property. Aisle widths providing direct access to individual parking stalls designated for customer use shall be in accordance with the standards in Table 3. Only one-way traffic shall be permitted in aisles of less than twenty-four (24) feet in width.

**TABLE 3  
MINIMUM AISLE WIDTH**

PARKING ANGLE (DEGREES)	MINIMUM AISLE WIDTH (FEET )	
	ONE WAY	TWO WAY
0 (Parallel Parking)	12	24
30	15	N/A
45	18	N/A
60	20	N/A
90 (Perpendicular Parking)	22	24

2. Parking Stall Dimensions

a. Parking stalls shall dimension nine by nineteen (9x18) feet with a paved area of 162 s.f, provided that parking stalls within lots which contain retail uses utilizing shopping carts shall be ten by twenty (10x20) feet.

b. Two feet of the parking area may be a pervious overhang, but same shall not be included in any required parking setback, buffer or green area.

c. Parallel parking stalls shall be eight by nineteen (8x19) feet or forty-six (46) feet in tandem.

D. Circulation within parking area designed and intended to be utilized by customers and clients of an establishment.

1. All parking spaces shall be designed free and clear of any obstruction to individual parking stalls.
2. Parking spaces shall be located in such a fashion as to permit all vehicles to exit in a safe and orderly manner. Under no condition shall vehicles be permitted to back out of a parking lot driveway or otherwise block the free movement of traffic within the parking area or specific points of safety control, such as fire hydrants, doorways, elevators or other similar locations.
3. Pedestrian circulation within a parking area shall be, to as great an extent as possible, separated from vehicular traffic. Safety zones, crossing points and sidewalk areas, where warranted, shall be provided.

Section 6 . Section 59-63 Signs shall be amended in the following particulars only.

A. Signs in Central Business District-II Zone

Regulations regarding signs in the CBD-II zone shall be as follows:

1. Wall signs shall be limited to a maximum of 12% of the wall area at street level for the store that it is advertising.
2. Lots fronting on two or more streets are permitted signage along each street frontage, but the signage cannot be accumulated and used on one street frontage.
3. Wall signs may not be located higher than the bottom of the windows of the second level of a multi-story building.
4. Multi-tenant buildings shall have signs with uniform area and height dimensions.
5. Each sign is permitted to include a main title which identifies the name of the store and one subtitle which is a description of the business.
6. The subtitle of the sign may not include a telephone number and must be a smaller font size than the main title.
7. Signs may not be printed in more than two font styles and different font styles on one sign must compliment each other.
8. Hanging signs must have the bottom of the sign no less than seven (7) feet above the adjacent sidewalk and may not have an area more than 4 square feet.
9. The wall sign for an establishment with a hanging sign may not be greater than 8% of the total wall area at street level for the store.
10. Signs, if illuminated, must be externally illuminated.
11. One free-standing sign to advertize on-premises business and activities per development is permitted in the CBD-II zone Such sign shall not exceed fifteen (15) feet in height and shall consist of no more than two faces, neither face to be more than thirty (30) square feet in area. The bottom of all free standing signs in this zone shall be no less than eight (8) above grade. Said sign shall be setback a minimum of fifteen (15) feet from the adjacent street line. Exterior illumination of said sign is permitted.
12. Second floor occupancy of professional or office space shall be permitted one (1) announcement sign per occupancy of not more than two (2) square feet at the main entrance to the building. One (1) nameplate or professional sign with an area of not more than two (2) square feet may be mounted flat against the door of each secondary entrance. Such signs may be exterior illuminated. Building name and address announcements are exempt from these limitations. Signs in second floor office windows shall not exceed twenty five percent (25%) of the glass area of the window.

#### Section 7. Design Criteria for Retail and Mixed Use Buildings in the CBD-II zone

The following standards are design guidelines that are recommended but not required for use in the CBD-II zone for retail and mixed use buildings. All portions of a site not developed with buildings, parking lots, or walks should be suitably landscaped.

##### **A. *Building Façade Wall Area***

1. All work performed within the CBD-II district should be visually compatible with the existing streetscape and be constructed from the same, similar or complimentary materials.
2. Massing of new buildings and additions to existing buildings should appear to be balanced. Buildings should be in proportion to and of a similar scale to existing buildings.
3. Buildings with expansive blank exterior walls are discouraged.
4. Colors employed on new buildings and additions to existing buildings should be

visually compatible with the overall streetscape of the zone.

5. Architectural detailing. All proposed building facades should have a coordinated architectural design and style. The architectural detailing of buildings shall be true to the architectural style or theme selected for the development. The architectural elevations should provide some differentiation from building to building on a tract to create variety and interest, but should not be so dissimilar as to detract from the overall architectural composition of the development.
6. For each primary building frontage, at least 30% of the area between 3 feet and 10 feet in height should be clear/non-tinted window glass permitting a view of the building's interior.
7. All related piping, ducting, electrical and mechanical utilities, antennae, down spouts, utility receptacles, and service boxes should be painted to match predominate color of building and designed to be compatible with the architectural treatment of the principal structure.
8. Architectural details of the façade improvements should wrap around and be repeated on walls that are visible from public rights of way.

#### **B. *Columns and Piers***

1. It is recommended that buildings that exceed 30 feet in width should include vertical piers, columns or other vertical visual elements that break up the plane of the building frontage. The vertical elements shall be spaced at equal intervals. Vertical visual elements can include articulations in the façade itself such as insets or projections.
2. Recommended column and pier width is between 8 and 30 inches.
3. Recommended column and pier base height is between 10 and 24 inches.
4. Recommended column and pier cap height is between 6 and 24 inches.

#### **C. *Cornice and Fascia***

1. Each façade should be designed to have a delineated floor line between the street level and upper floors. This delineation can be in the form of a masonry belt course, a concrete lintel, or a cornice line delineated by wood detailing.
2. The top of the building is recommended to be capped by a cornice or sloping roof element.

#### **D. *Windows***

1. All street-fronting ground level developments should have windows that are clear and not tinted, mirrored, or painted.
2. Display windows should cover a minimum of 30% of the building frontage.
3. Display windows should be positioned within a maximum of 3 feet above the grade of the sidewalk and a maximum height of 8 feet.
4. The windows on the upper levels should have an appropriate sill or lintel to accent the openings and provide architectural interest.
5. Bulkheads should have a maximum height of 3 feet and be comprised of the same architectural detailing, materials, and colors as the windows.
6. Window displays and signage not attached to the structure of the window itself should not occupy more than 20% of the window area.
7. Window displays located within 36 inches of the window should occupy not more than 70% of the window area.



**E. *Doors***

1. The doors and windows should cover a minimum of 50% of the building frontage on the street level.
2. All doors should have a glass panel which occupies a minimum of 10% of the door to afford internal views of the space.

**F. *Canopies and Awnings***

1. Awnings over windows should match the color of the wall area or trim and are to be clearly integrated into the design of the store front.
2. Canopies and awnings shall not project closer than 3 feet from the curb line.
3. Canopies and awnings shall not be lower than 7 feet from grade level.
4. Canopies and awnings should be comprised of canvas/fabric material. Metal or plastic material is discouraged.
5. Structural elements supporting canopies and awnings should be constructed of a tubular galvanized metal such as aluminum, bronze or copper.
6. For multi-tenant buildings the awnings or canopies of each retail tenant space should be of the same material.
7. The length of the awning should compliment the architectural details of the building. For example the awning should break for columns & piers.
8. Canopies should be one solid color, exclusive of any signage incorporated into or on the canopy.
9. A logo should not be larger than 6 square feet in area.
10. The lettering on valence signs should be between 6 and 9 inches in height and should not occupy more than 70 percent of the valence area.

Section 8

The Zone Map of the Borough of Oakland is and shall be amended to adjust the extent and location of existing zones as necessary to insert the CBD-II zone as depicted on a map entitled Proposed CBD-II Zoning Map.

Section 9

All Ordinances of the Borough of Oakland which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

Section 10

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

Section 11

This Ordinance shall take effect immediately upon final passage, approval and publication as required by law.

ATTEST:

BOROUGH OF OAKLAND  
COUNTY OF BERGEN  
STATE OF NEW JERSEY

\_\_\_\_\_  
Lisa Duncan, Borough Clerk

By: \_\_\_\_\_  
D. John Szabo, Mayor

BOROUGH OF OAKLAND  
BERGEN COUNTY, NEW JERSEY

ORDINANCE NO. 2007-

AN ORDINANCE OF THE BOROUGH OF OAKLAND,  
BERGEN COUNTY, NEW JERSEY, SUPPLEMENTING CHAPTER 59 LAND USE  
AND ZONING, BY ESTABLISHING A NEW RA-MD-2 MULTIFAMILY  
RESIDENTIAL ZONE AND REZONING BLOCK 2318, LOT 1 .

WHEREAS, the Borough Planning Board conducted an analysis of the central business district along Ramapo Valley Road, County Route 202; and,

WHEREAS, the results of that analysis were published in the Central Business District Study and Plan by Burgis Associates, Inc. dated October 30, 2006, and was adopted as an element of the borough's Master Plan; and,

WHEREAS, pursuant to the rules and regulations adopted by the Council on Affordable Housing (COAH) regulating the future production of affordable housing, the Borough Planning Board adopted a Fair Share Housing Plan which in order to address both the recalibrated prior round obligation as well as the prospective third round affordable housing obligation identified Block 2318 Lot 1 as an inclusionary housing site. The Borough Council has endorsed the Oakland affordable housing plan and has petitioned COAH for approval of same.

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Oakland, Bergen County, that the following Section 59-51.1 be added to Chapter 59, Zoning:

Section 1

Section 59-51.1 RA-MD-2 Multiple-Family Residence Zone

A. Principal uses and building permitted:

- (1) Multiple-family dwellings, which may be one (1) building or a group of buildings on a single lot, provided that no multiple-family dwelling or dwellings may be erected on a lot of less than three (3) acres, nor more than fifteen (15) acres.
- (2) A municipal building or structure or a municipal use, governmental or proprietary in nature.

B. Accessory uses and buildings permitted and required in the RA-1 and RA-2 Residential Zones.

- (1) Attached one story lower level parking garages for the residents of the multifamily development are permitted.
- (2) Home occupation professional use, as defined herein.

C. Conditional Uses. None

D. Design and construction requirements.

- (1) Sewers. All multiple-dwelling structures that may be constructed shall be connected to an available public sewer system. Such connections to approved sewer systems shall be constructed by the multiple-dwelling developer in accordance with the Borough's wastewater management plan.
- (2) Area and Bulk Requirements: Schedule A in Chapter 59 Land Use and Zoning, shall be amended to include the following bulk requirements applicable to the RA-MD-2 zone:

Min. Lot Area (sf)	3.0 Acre
Min. Front Yd (ft)	25
Min. Side Yd (ft)	25*
	(50 feet to railroad ROW)
Min. Rear Yd (ft)	50*
Max Bldg. Ht. (st/ft)	3/42
Max Bldg Cov. (%)	25%
Max. Imperv, Cov. (%)	75 %

\* When development adjoins the RA-3 district see §59-51.1C (3) and (4) for additional standards.

- (3) Varied Building Setback. When a multifamily housing development is proposed adjacent to the RA-3 district (except when contiguous to a railroad right of way) a varied building setback is required. The setback shall be such that no more than 30 feet total of a building façade shall be 50 feet the RA-3 zone line. The remainder of the building shall be setback no less than 75 feet from the RA-3 zone line.
- (4) Buffer Requirements. A buffer requirement of 50 feet shall be provided along all property lines adjacent to the RA-3 district except if a property line is contiguous to a railroad or roadway right of way. A landscaped buffer of at least 8 feet shall be provided along all adjacent commercial uses. The buffer shall contain landscaping in accordance with the standards noted herein.

- (5) Relationship of buildings. The distance between all buildings housing multiple-dwelling units shall be not less than thirty (30) feet.
- (6) No building containing multiple-dwelling units shall be closer than ten (10) feet to any road, driveway and parking area with the exception of attached parking garage entrance drives. No building containing multiple-dwelling units shall be closer to any public road than twenty five (25) feet.
- (7) Prohibited uses. All uses other than multi-family residential and municipal uses noted herein are prohibited.
- (8) Development density. Multiple-dwelling units shall be constructed at a density of not greater than twenty (20) dwelling units per acre.
- (9) Sound attenuation. All building facades adjacent and within seventy five (75) feet railroad right of way shall incorporate sound attenuation features such as added insulation and sound reducing windows.
- (10) Parking. Sufficient parking shall be provided for all multiple-dwelling structures, so as to provide conformance with the latest regulations of the Residential Site Improvement Standards (RSIS). Attached one story lower level parking garages for the residents and guests of the multifamily development are permitted.
- (11) Garbage facilities. Exterior garbage containers shall be so located as to efficiently service all dwellings but shall be clustered so as to have a minimum number of areas. All such areas shall be provided with sufficient screening on all sides by wood or other similar materials so as to prevent access to the same by animals, which said screening shall be at least six (6) feet in height and designed so as to harmonize with the other architectural elements on the site. Garbage containers shall be a minimum of twenty-five (25) feet from all property lines.
- (12) Architecture and construction. The architecture employed shall not be aesthetically incongruous with the surrounding area. The exterior of accessory structures shall harmonize architecturally with and be constructed of materials of a like character to those used in principal structures. It is recommended that building shall be developed using sustainable building techniques. The following guidelines shall be incorporated for all multifamily buildings:
  - i. Large horizontal buildings, i.e., buildings with a linear dimension of more than 100 feet, should be broken into

segments having vertical orientation. A visual and/or physical break should be provided minimally every 50 feet linear feet. Offsets consisting of a break in the linear plane of the building of a minimum 2.5 feet are required. Related architectural elements which preclude a continuous uninterrupted facade building length may also be utilized to achieve a break in the linear dimension of the building walls in place of an offset if determined by the approving authority to achieve the same purpose. All building foundations shall be appropriately landscaped.

- ii. Buildings with expansive blank walls are prohibited. Appropriate facade details should be employed to ensure that all facades are integrated with the balance of the development.
- iii. Exterior mounted mechanical and electrical equipment exposed to public view shall be architecturally and acoustically screened. Roof-mounted equipment and projections should be painted the same color as the building and, where possible, located to the rear of the building, away from public view. Necessary mechanical appurtenances shall not cover more than 15% of the building's roof surface nor extend vertically more than is necessary to accomplish the purpose they are to serve.
- iv. Side and rear elevations should receive architectural details comparable to front facades.
- v. Building entrances should be emphasized from the remainder of the building façade with special rooflines and/or materials.
- vi. Windows shall be provided on all facades.
- vii. A building's height should be reduced in scale and appearance by the use of horizontal architectural treatment or differences in materials, textures or colors.

(13) Landscaping. All outdoor areas shall be suitably landscaped and interior roads, driveways, private thoroughfares, parking areas and pedestrian walks shall be provided landscaping in accordance with the following requirements:

- i. Function and materials
  - 1. Buffering shall provide a year-round visual screen in order to minimize views from a site on an adjacent property or from adjacent areas. It may consist of fencing, walls, evergreens, berms, boulders, mounds, or

combinations thereof to achieve the stated objectives as approved by the Planning Board.

2. Landscaping shall be provided to promote a desirable visual environment, to accentuate building design, define entranceways, screen parking and loading areas, visual impacts and provide windbreaks for winter winds and summer cooling for buildings.
3. Slope plantings. Landscaping areas of cuts and fills and/or terraces shall be sufficient to prevent erosion, and all roadway side slopes steeper than 1 foot vertically to 3 feet horizontally shall be planted with ground covers appropriate for the purpose and soil conditions, water availability and environment.
4. Irrigation shall be provided for all plantings in a manner appropriate for the specific plant species. A growth guarantee of two growing seasons shall be provided and all dead or dying plants shall be replaced by the applicant, as required, to maintain the integrity of the site plan. Buffer areas shall be maintained and kept free of weeds, debris and rubbish.
5. Sight triangles. Landscaping within sight triangles shall not exceed a mature height of 30 inches. Shade trees shall be pruned up to an 8 foot branching height above grade.
6. Within any buffer area, improvements such as but not limited to, sidewalks, underground linear utilities and site access drives shall only be permitted to cross said buffers, provided their placement is designed to minimize land disturbance within the buffer. Above- or below-ground storm water detention systems are not permitted within required buffer areas. Access drives shall cross buffer areas at a right angle or as close to a right angle as is practical to minimize land disturbance.
7. The use of indigenous/native plant material is to be encouraged to establish sustainable landscapes that blend with the natural environment.
8. All plant materials, planting practices and specifications shall be in accordance with the "American Standards

for Nursery Stock” by the American Association of Nurserymen Standards.

9. The design standards are minimum requirements. The Borough may request additional development features exceeding these standards if conditions warrant.

ii. Buffer Areas. Buffers from adjacent residential and commercial properties shall comply with the following standards:

1. Landscaped berms shall be incorporated to accentuate the screening qualities of the landscaping proposed. Berms shall be a minimum of two feet in height with greater heights required where space permits, The width should vary with side slopes of 1 to 5 to 1 to 2, without adversely affecting natural drainage or slope retention;
2. Berms shall be overlapping where drainage swales are required to pass through them. The final design must be reflected upon the grading and drainage plan;
3. Landscaping shall be designed to compliment the berms and shall be designed to provide a screen along the entirety of the buffer area. Planting shall be installed at a variety of sizes which conform to the following minimum sizes:

Shade Trees	2 ½ to 3 inch caliper, (12-14 ft)
Evergreen Trees (mixed range)	7-8 & 10-12ft
Ornamental Trees	5-6ft
Shrubs	18-24 inches

4. Landscaping within buffer areas shall include a predominance of evergreens to provide buffering during dormant seasons.
5. Buffer areas shall be planted with masses and groupings of evergreen, ornamental and deciduous trees and shrubs. The design shall maximize screening of adjacent residences and de-emphasize the linearity of buffers with plantings specified at a multitude of heights.



(14) Site lighting. Interior roads, driveways, private thoroughfares, parking areas, building entranceways and pedestrian walks shall be provided with sufficient illumination to minimize hazards to pedestrians and motor vehicles utilizing the same and shall, where necessary, be shielded to avoid glare to occupants of buildings and adjoining areas. Lighting shall be so arranged as to reflect away from any adjoining properties. Proposed lighting levels shall be in conformance with the NAIES standards.

E. Affordable Housing Obligation. Within the RA-MD-2 zone every development shall deed restrict no less than 6% of the housing units for occupancy by low-income households. Within the RA-MD-2 zone every development shall deed restrict no less than 6% of the housing units for occupancy by moderate income households. These deed affordable household restricted dwelling units shall be occupied and marketed in accordance with COAH requirements and the following provisions:

- (1) Except for inclusionary developments constructed pursuant to low income tax credit regulations:
  - i. At least half of all units within inclusionary development will be affordable to low income households; and
  - ii. At least half of all rental units will be affordable to low income households.
- (2) In each affordable development, at least 50 percent of the restricted units within each bedroom distribution shall be low-income units and the remainder may be moderate income units.
- (3) Affordable developments that are not age-restricted will be structured in conjunction with realistic market demands so that:
  - i. The combination of efficiency and one (1) bedroom units is no greater than twenty (20%) percent of the total low and moderate income units;
  - ii. At least thirty (30%) percent of all low and moderate income units are two (2) bedroom units; and
  - iii. At least twenty (20%) percent of all low and moderate income units are three (3) bedroom units.

- iv. Low and moderate income units restricted to senior citizens may utilize a modified bedroom distribution. At a minimum, the number of bedrooms shall equal the number of senior citizen low and moderate income units within the development. The standard can be met by creating all one (1) bedroom units or by creating a two (2) bedroom unit for each efficiency unit.
- (4) In conjunction with realistic market information, the following criteria will be used in determining maximum rents and sale prices:
- i. Studio units shall be affordable to one (1) person households;
  - ii. One (1) bedroom units shall be affordable to 1.5 person households;
  - iii. Two (2) bedroom units shall be affordable to three (3) person households; and
  - iv. Three (3) bedroom units shall be affordable to 4.5 person households.
  - v. Median income by household size shall be established by a regional weighted average of the uncapped Section 8 income limits published by HUD.
  - vi. The maximum rent for affordable units within each affordable development shall be affordable to households earning no more than 60 percent of median income.
  - vii. The average rent for low and moderate income units must be affordable to households earning no more than 52 percent of median income.
  - viii. The maximum sales price of restricted ownership units within each affordable development shall be affordable to households earning no more than 70 percent of median income.
  - ix. Each affordable development must achieve an affordability average of 55 percent for restricted ownership units.
  - x. Moderate-income ownership units must be available for at least three different prices for each bedroom type, and low-income ownership units must be available for at least two different prices for each bedroom type.

- xi. Low and moderate income units shall utilize the same heating source as market units.
- xii. Low income housing units shall be reserved for households with a gross household income less than or equal to fifty (50%) percent of the median income approved by the Council On Affordable Housing. Moderate income housing units shall be reserved for households with a gross household income less than eighty (80%) percent of the median income approved by the Council On Affordable Housing. A household earning less than fifty (50%) percent of median may be placed in a moderate income housing unit.
- xiii. The regulations outlined in N.J.A.C. 5:94-7.2, 5:80-26.6 and 5:80-26.12 will be applicable for purchased and rental units.

(5) For rental units:

- i. The developers and/or municipal sponsors of restricted rental units shall establish at least one rent for each bedroom type for both low-income and moderate-income units, provided that at least 10 percent of all low-income and moderate-income units shall be affordable to households earning no more than 35 percent of median income.
- ii. Gross rents, including an allowance for utilities, shall be established so as not to exceed thirty (30%) percent of the gross monthly income of the appropriate household size referenced in N.J.A.C. 5:80-26.4. Those tenant paid utilities that are included in the utility allowance shall be so stated in the lease. The allowance for utilities shall be consistent with the utility allowance published by DCA for its Section 8 program.
- iii. Newly constructed low- and moderate-income rental units will remain affordable to low and moderate-income households for at least 30 years. The administrative agency or municipal authority will require an appropriate deed restriction and mortgage lien subject to COAH's approval.

(6) For sale units:

- i. The initial price of a low and moderate income owner-occupied single family housing unit shall be established so that the monthly carrying costs of the unit, including principal and interest (based on a mortgage loan equal to 95 percent of the purchase price and the Federal Reserve H.15 rate of interest),

taxes, homeowner and private mortgage insurance and condominium or homeowner association fees do not exceed 28 percent of the eligible monthly income of an appropriate household size as determined under N.J.A.C. 5:80-26.4; provided, however, that the price shall be subject to the affordable average requirement of N.J.A.C. 5:80-26.3.

- ii. The master deeds of affordable developments shall provide no distinction between the condominium or homeowner association fees and special assessments paid by low- and moderate-income purchasers and those paid by market purchasers.
- iii. The Borough of Oakland will require all developers of inclusionary housing developments to follow the general provisions concerning control periods for ownership and rental units as per N.J.A.C. 5:80-26.5 and 5:80-26.11.
- iv. Municipal, state, nonprofit and seller options regarding 95/5 units will be consistent with N.J.A.C. 5:80-26.20 – 26.24. Municipal rejection of repayment options for sale units will be consistent with N.J.A.C. 5:80-26.25.
- v. The continued application of options to create, rehabilitate or maintain 95/5 units will be consistent with N.J.A.C. 5:80-26.26.
- vi. Eligible capital improvements prior to the expiration of controls on sale units will be consistent with N.J.A.C. 5:80-26.9.

(7) In zoning for inclusionary developments, the following is required:

- i. Low- and moderate-income units will be built in accordance with N.J.A.C. 5:94-4.4(f):

Percentage of Market Rate Units Completed	Minimum Percentage of Low and Moderate Income Units Completed
25	0
25+ 1 unit	10
50	50
75	75
95	100

- ii. A design of inclusionary developments that integrates low- and

moderate-income units with market units is encouraged.

(8) **AFFIRMATIVE MARKETING PLAN.** The Borough will require each developer of inclusionary housing developments to create and implement an affirmative marketing plan for the sale or rental of all affordable housing units. An affirmative marketing plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to housing units which are being marketed by a developer or sponsor of affordable housing. The affirmative marketing plan is intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward the COAH Housing Region in which the municipality is located and covers the period of deed restriction. The Plan will address the requirements of N.J.A.C. 5:80-26.15. In addition, the Plan prohibits discrimination in the sale, rental, financing or other services related to housing on the basis of race, color, sex, religion, handicap, age, familial status/size or national origin. The Borough of Oakland is in the housing region consisting of Bergen, Passaic, Hudson, and Sussex Counties. The affirmative marketing program is a continuing program and will meet the following requirements:

- i. All newspaper articles, announcements and requests for applications for low- and moderate-income units will appear in the following newspapers/publications: The Record.
- ii. The primary marketing will take the form of at least one press release sent to the above publication and a paid display advertisement in the above newspaper. Additional advertising and publicity will be on an as-needed basis.
- iii. The advertisement will include a description of the street address of units, direction to housing units, number of bedrooms per unit, range of prices/rents, size of units, income information and location of applications, including business hours, where/how applications may be obtained, and application fees, if any.
- iv. All newspaper articles, announcements and requests for applications for low- and moderate-income housing will appear in publications such as the Suburbanite weekly newspaper, religious publications and organizational newsletters within the region.
- v. The following is the location of applications, brochure(s), sign(s) and/or poster(s) used as part of the affirmative marketing program, including specific employment centers

within the region: posting of notices in the Borough Hall and delivery of notices to the municipal clerks of all municipalities in the region.

- vi. Applications will be mailed to prospective applicants upon request.
- vii. A random selection method will be used to select occupants of low- and moderate-income housing.
- viii. Households who live or work in the COAH-established housing region may be given preference for sales and rental units constructed within that housing region. Applicants living outside the housing region will have an equal opportunity for units after regional applicants have been initially serviced.
- ix. The marketing program will commence at least 120 days before the issuance of either temporary or permanent certificates of occupancy. The marketing program will continue until all low- and moderate-income housing units are initially occupied and for as long as affordable units are deed restricted and occupancy or reoccupancy of units continue to be necessary.

## Section 2

The Zoning Map of the Borough of Oakland Bergen County, New Jersey is hereby amended to include a new RA-MD-2 zone. Block 2318 Lot 1 shall be designated and included in the RA-MD-2 zone.

## Section 3

All ordinances of the Borough of Oakland which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

## Section 4

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

## Section 9

This ordinance shall take effect upon final passage, approval and publication as provided by law.

ATTEST:

BOROUGH OF OAKLAND  
COUNTY OF BERGEN  
STATE OF NEW JERSEY

\_\_\_\_\_  
Lisa Duncan, Borough Clerk

By: \_\_\_\_\_  
D. John Szabo, Mayor

