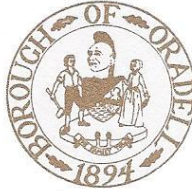


BOROUGH OF ORADELL

*355 Kinderkamack Road
ORADELL, NEW JERSEY 07649*



STEPHEN A. DEPKEN
CONSTRUCTION OFFICIAL
ZONING OFFICER
PROPERTY MAINTENANCE
OFFICER
ZONING & PLANNING
BOARD ADMINISTRATOR

(201) 261-8005
Fax (201) 261-4142

ZONING PERMIT REVIEW

October 27, 2023

Borough of Oradell
355 Kinderkamack Rd.
Oradell, NJ 07649 201-261-8200

Bergen County United Way/Madeline Housing Partners
6 Forest Ave.
Paramus, NJ 07652 201-291-4050
c/o Bruce Whitaker / McDonnell & Whitaker, LLC
201-934-0110 mcwhitlaw@optonline.net

PROPERTY ADDRESS: Genther Ave Block: 223 Lot: 5 Zone: R-5

RE: Proposed 2 Story home for special needs occupants

Dear Property owner:

In doing a zoning permit review for the above referenced property we found the following with the information provided:

1. The proposed use is permitted in the R-4 Zone.
2. The proposed Side Yard setback of 109.3 feet does not comply with the requirements of the Borough Codes - §240-6.5D(3)(b)[2].
3. The proposed Lot Coverage of 41.6% does not comply with the requirements of the Borough Codes - §240-6.5D(3)(d).
4. The proposed Floor Area Ratio of 5,647 sq.ft. does not comply with the requirements of the Borough Codes - §240-6.5D(3)(e).
5. Any additional variances that may be determined by the Borough Professionals or during the Zoning Board procedures.

Therefore, your application is **denied** until further information is provided.

The procedure to apply for a variance to the Zoning Board of Adjustment or an appeal of this decision can be obtained on the Borough Website or from this office.

The Land Use Fee schedule is listed below.

Also, borough engineering review is a prior approval and is required at the time a permit application is submitted for Storm Water Management or Soil Moving which may require the following:

1. Storm Water Management information.
2. Soil Moving Calculation: (removed, brought in or moved on site).
 - **100 cubic yards or more** of soil are moved, need Planning Board approval required. \$750 Bond and .30 cents per cubic yards of soil, (the minimum fee for soil moving is \$100.). \$1,000 escrow fee for engineering is required for review and inspections.
 - **Between 30 and 100 cubic yards** of soil are moved, need a site plan showing all grades, location of seepage pit and soil calculations. .30 cents per cubic yards of soil, (the minimum fee for soil moving is \$100.). \$1,000 escrow fee for engineering is required for review and inspections.
 - **Less than 30 cubic yards** of soil are moved, need a sealed survey showing all grades, location of seepage pit and soil calculations. .30 cents per cubic yards of soil, (the minimum fee for soil moving is \$100.). A \$1,000 escrow fee for engineering is required for review and inspections.

§ 115-10 Land use.

Every application for the review of a site plan, major or minor subdivision or request for a variance, approval or interpretation by the Planning Board or the Zoning Board of Adjustment shall be accompanied by payment(s) to the Borough of Oradell of the amounts computed under the guidelines below:

1 Zoning permit review application for initial review of construction plans or for municipal codes: \$60. Rereview of amended plan review: \$40.

A Any application involving commercial/business site plan, subdivision, variance(s) or interpretation(s) at a commercial/business property and/or residential "D" variances at a residential property:

(1) A nonrefundable application fee: \$500.

(2) An escrow deposit fee in the amount of \$5,000 to cover the costs of professional services by the Board Attorney, Borough/Board Engineer, Borough Planner and any other professional whose services are deemed necessary by the Board, including, without limitation, review of plans and documents, preparation or related work, reports, studies or resolutions and/or costs/fees associated with other non Borough agencies [such as, but not limited to, the Bergen County Planning Board, Soil Conservation District, Department of Environmental Protection (DEP), Environmental Protection Agency (EAP), Department of Transportation (DOT), Bergen County and/or State of New Jersey], with respect to processing an application by the approving authority in order to assure compliance with provisions of Borough/county/state/federal codes. Actual charged fees shall be in accordance with such established and/or contracted hourly rates as the Borough and/or the Board may have with such professionals who provide the service(s). The escrow account shall be replenished when the account falls below 50%.

B Any other application not covered in Subsection A, including, but not limited to, Residential "C-1" and "C-2" variances, residential code interpretations and conditional use compliance reviews/approvals:

(1) A nonrefundable application fee of \$200.

(2) An escrow deposit fee in the amount of \$2,500 to cover the costs of professional services by the Board Attorney, Borough/Board Engineer, Borough Planner and any other professional whose services are deemed necessary by the Board, including, without limitation, review of plans and documents, preparation or related work, reports, studies or resolutions and/or costs/fees associated with other non-Borough agencies [such as, but not limited to, the Bergen County Planning Board, Soil Conservation District, Department of Environmental Protection (DEP), Environmental Protection Agency (EAP), Department of Transportation (DOT), Bergen County and/or State of New Jersey], with respect to processing an application by the approving authority in order to assure compliance with provisions of Borough/county/state/federal codes. Actual charged fees shall be in accordance with such established and/or contracted hourly rates as the Borough and/or the Board may have with such professionals who provide the service(s). the escrow account shall be replenished when the account falls below 50%.

C If an applicant requests that a special meeting(s) of the Board be conducted (including, without limitation, advance meetings, added meetings and meetings scheduled on other than regular meeting dates of the Board), all expenses incurred by the Board or Borough (including, without limitation, employee, contractor and building facility costs) and costs for professional services shall be borne by the applicant. In such instance, the applicant shall pay an additional escrow fee of \$2,500 per special meeting, which fee shall be paid by the applicant at the

time of the request for the additional meeting, in order for the application to be deemed complete. An additional nonrefundable application fee of \$500 shall be charged for each special meeting.

D Applications requiring additional professional services. If, upon or after acceptance of an application, the Planning Board or Board of Adjustment finds that professional, expert or special services or studies are required in order to evaluate, process or decide a pending application, including the services of a planner or those of other professionals to provide studies on drainage, the environment, traffic or other relevant issues, and the deposit for costs initially provided does not cover such services or will be adequate to meet such costs, then the Planning Board and/or Zoning Board is empowered to require the applicant to pay for such costs and to deposit with the municipality such additional sums as the appropriate Board estimates will be necessary to pay the costs of such services or studies. If the applicant does not deposit the additional funds to the escrow account prior to the next meeting of the Board, the application will be deemed incomplete and the statutory time requirement will be considered "tolled," (suspended) until the escrow account is funded, as required.

E Payment of the application fee and escrow fee(s) must be provided by the applicant at the time of filing for the application to be deemed complete. In addition, the applicant must maintain the escrow account balance at 50% of the initial balance. If at noon on any day the application is to be heard by the/a Board the escrow fee level falls below 50% of the initial balance, the application shall be deemed incomplete, and the application will be postponed until the account is restored to its initial level. In addition, any failure by the applicant to restore the escrow account balance, as aforesaid, will be deemed consent by the applicant to extend the statutory time limit allowed to the Board. The clock shall be restarted on the date of the next meeting of the Board at which the escrow fee balance has been restored to its initial level. In addition, any failure by the applicant to restore the escrow account balance, as aforesaid, will be deemed consent by the applicant to extend the statutory time limit allowed to the Board. The clock shall be started on the date of the next meeting of the Board at which the escrow fee balance has been restored to its initial level. In addition, no final action on any application shall be taken by the Board until the deposits/escrow fees are in compliance with this section. If, upon passage of three meeting dates the escrow fee balance has not been restored to its initial level, the Board shall consider such failure to be a request by applicant to withdraw the application and shall so advise the applicant in writing.

F Responsibility of applicant and/or owner. In the event that the amount of costs for processing any application for development shall exceed the deposits for said costs and/or if the applicant withdraws his application or fails to pay the amount of such excesses, the payment for such excesses shall immediately become the responsibility of the owner(s) and the applicant of the subject property and the amount of such excesses shall constitute a lien thereon.

G Escrow fees not used by the Board(s)/Borough shall be returned to the applicant in the third calendar month after the appeal period for any variance decision(s)/resolution(s) has lapsed or the case is deemed by the Zoning Official to be completed and closed.

If you have any questions on the above matter, please contact this office.

Sincerely yours,

Stephen A. Depken

Construction Official / Zoning Officer
Borough of Oradell
201-261-8005
rbob@oradell.org