

Borough of Oakland Wastewater Management Plan

**Amending the following Areawide Water Quality Management Plans;
Northeast WQMP**

Date of Current Submittal: January 2nd, 2018

Approved by the New Jersey Department of Environmental Protection: _____

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I. Wastewater Management Planning Area

Introduction

The Borough is seeking the approval of a Wastewater Management Plan amendment to allow for a practical means to provide a central sewer system, which will coincide with the adoption of the Septic Management Ordinance as a condition of the approval. This approach would provide a platform to extend the sanitary collection system into the proposed area while also initiating stricter water quality regulations on individual disposal systems in areas outside of the proposed sewer service area. The Borough estimates a 20 year-buildout of a sanitary collection system within the Highlands Planning Area will result in a maximum of 477,042 GPD of flow being directed into a sanitary sewer system.

The purpose of this document is to provide a comprehensive Wastewater Management Plan for the Borough of Oakland, pursuant to the newest Water Quality Management Planning rules, adopted October 6, 2016 and published in the New Jersey Register on November 7, 2016. The Wastewater Management Plan has been submitted to the New Jersey Department of Environment Protection for approval via the plan amendment procedure at N.J.A.C. 7:15-3.

Wastewater Management Planning Area

This plan outlines the anticipated wastewater management needs for the Borough. The Plan is based upon data compiled from current Borough sewer policies, existing wastewater treatment facilities and their service areas, and proposed developments pending before the Borough land use boards. Current zoning and existing land use have been utilized to determine the future of wastewater disposal needs.

The Borough is located along the northwestern boundary of Bergen County, New Jersey. Oakland is bordered on the west by the Borough of Wanaque, on the north by the Township of Mahwah, on the east by the Borough of Franklin Lakes and on the south by the Township of Pompton Lakes.

The overall land area of Oakland is approximately 8.782 square miles with a population of approximately 12,754 according to the 2010 US Census.

The Borough owns and operates three (3) small Wastewater Treatment Plants (WTPs) serving 258 residential units. These Borough-owned facilities include Skyview-Hibrook WTP, Chapel Hill WTP and Oakwood Knolls WTP. The local board of education owns an additional WTP servicing the Indian Hills Regional High School. There are also 25 privately owned WTPs operating in the Borough at this time. Additionally, there are approximately 3,000 commercial and residential properties throughout the Borough served by individual septic systems. These systems have experienced significant problems relating to water quality. The Borough has actively sought a long-term solution to these problems and determined a central sanitary sewer system is necessary.

The existing septic systems throughout the Borough are failing. Available records indicate that the systems are past their useful life and no permits have been issued to replace the systems. Failing septic systems may leak excessive nutrients into groundwater and may have an impact on nearby surface waters. Below is a summary of the findings of the study (Map is in Appendix C):

TABLE 1.1: Septic System Study Findings

Neighborhood	Number of Systems Reviewed	Number of Cesspools	Percentage of Non-Compliance
Campgaw	66	22	91%
College Streets	81	55	86%
Crystal Lake	106	49	90%
Dogwood	79	27	85%
Downtown	42	27	93%
Heights	65	38	94%
Indian Hills	71	33	87%
Industrial Park	58	21	90%
Longhill	51	6	84%
Manito	67	37	90%
Mirror Lake	78	26	88%
Muni & Rec	46	11	87%
Potash Lake	27	1	93%
Pleasureland	145	26	98%
Industrial	24	8	86%
Ramapo Res.	sewered	-	-
Ramapo River	66	25	91%
Skyline	34	11	91%
W. Oakland Ave	83	22	95%
TOTAL:	1,189	445	90% (AVG)

Many of the septic systems, which were designed in the 1950's through the 1980's, fail to meet the latest NJDEP "Standards for Individual Subsurface Sewage Disposal Systems" last revised April 2, 2012 (N.J.A.C. 7:9A). In addition, the septic systems are located on lot sizes that do not conform to the average lot size per septic system by Land Use Capability Zone as dictated by Highlands. Further, there are at least 445 septic systems with known cesspools and no repair date on file with Oakland's Health Department. Since critical requirements from both regulatory agencies are not being met and prevalent failures are occurring Borough-wide, the importance and need for a central sanitary sewer system becomes readily apparent.

The complete results of our septic system study are outlined in Section III.

Status of Previous Approved Local WMPs

The last Wastewater Management Plan for the Borough that was approved by the DEP was dated 1990.

II. Summary of Actions

Sewer Service Area Delineation Criteria

The criteria utilized to delineate the sewer service area included an evaluation of the existing WTPs and failing septic systems. The proposed sewer service area is the portion of the Borough tributary to the failing Borough owned WTPs, the surrounding areas and the Borough's downtown corridor. By installing sewers in the downtown area, it will permit the Borough to implement the goals of its Master Plan and allow for limited re-development of its downtown corridor.

The WTPs owned by the Borough require significant capital investment to effectively operate now and in the near future. The lack of a sanitary collection/treatment system has also adversely affected both the water quality and redevelopment patterns of the downtown and nearby residential areas.

The proposed sewer service area boundaries were developed to avoid including properties located in the Highlands Preservation Area, which are restricted by the Highlands Act. The proposed sewer service area was modified based on comments from the NJDEP and Highlands Council to ensure compliance with the following regulations.

According to the requirements of N.J.A.C. 7:38-3.3, any new discharge that would require an individual or general NJPDES permit and any extension of a sewer line that requires a Treatment Works Approval is prohibited within the preservation area unless the development in the preservation area satisfies any one of the following criteria:

1. Is exempt from the Highlands Act pursuant to N.J.A.C. 7:38-2.3 and consistent with the applicable areawide WQMP;
2. Qualifies for an emergency HPAA pursuant to N.J.A.C. 7:38-7; or
3. Qualifies for an HPAA with waiver in accordance with N.J.A.C. 7:38-6.

Eligible Sewer Service Areas

The term "Eligible for sewer service area" means areas determined to meet the criteria for designation as sewer service in accordance with N.J.A.C. 7:15-4.4, and are identified as "Assigned sewer service area," differentiating between areas that currently convey sewage to each existing facility and that which is proposed to convey sewage to each existing or proposed facility; or "Unassigned sewer service area," which are areas mapped for future sewer service with no designated treatment facility.

The area of the current sewer service area is approximately 337 acres. The new sewer service area (SSA) will be approximately 1,107 acres. Ramapo River Reserve, which is 189 acres, will continue to utilize the existing WTP and Bi-County Tract, (84 acres), pursuant to court order, will convey its flow to the Township of Wayne.

The proposed sewer service area is delineated on Map 1 in Appendix B. A summary of the permitted facilities, which are to be included in the SSA are described in Section III of this report.

Environmentally Sensitive Areas

Under the WQMP rules, large contiguous environmentally sensitive areas, or “ESAs,” defined as 25 acres or larger consisting of habitat for Threatened and Endangered Species as identified on the Landscape Project Maps of Habitat for Endangered, Threatened or Other Priority Species, Natural Heritage Priority Sites, Category One special water resource protection areas, and wetlands, alone or in combination, should be excluded from areas eligible for sewer service.

The only environmentally sensitive area 25 acres or larger found within the proposed sewer service area is Crystal Lake with an area of 25.15 acres; therefore, it was removed from the proposed sewer service area. Only the residential zones surrounding the lake were left within the proposed sewer service area due to the number of failing septic systems.

Sewer Service in the Highlands

The existing sewer service area includes all NJPDES permitted wastewater treatment facilities within the Borough, whether discharging to surface or ground water as illustrated on Map 3A. The currently proposed sewer service area falls entirely within the Highlands planning area and does not extend into the Highlands preservation area, with the exception of the Bi-county tract which the Department determined to be exempt from the Highlands Act under N.J.S.A 13:20-28(a)(17).

Septic System Development within the Sewer Service Areas

As the sanitary sewer system is built out throughout the Borough, all existing properties in the proposed sewer service area, which currently utilize septic systems, will have 36 months to connect to the new system. The Borough will pass an ordinance mandating the connection to the new sewer system.

Non-Sewer Service Areas

All properties in the Borough will be subject to a septic maintenance program that will ensure these facilities are functioning properly. Details of the septic maintenance plan are included in Section VII.

Properties in the proposed sewer service area will adhere to the septic maintenance program until they connect to the proposed sanitary system, for which they’ll have 36 months to do so.

Planning Coordination

N.J.A.C. 7:15-3.5 (f) requires the Borough to notify all governmental entities that have regulatory or planning jurisdiction over wastewater, water supply, or land use in any sewer service area being modified. The following agencies are:

- SUEZ Water NJ
- Passaic Valley Water Commission
- North Jersey District Water Supply Commission
- Great Falls Hydroelectric Company
- City of Paterson DPW Great Falls Raceway
- Dundee Water Power & Land Company c/o Suez Water NJ

- Northwest Bergen County Utilities Authority
- Borough of Franklin Lakes
- Township of Wayne

The municipality has informed all the stakeholders listed above of the proposed Wastewater Management Plan. To date, no specific issues have been brought to our attention from the agencies mentioned above.

The Borough shall request consent from the following entities, in accordance with N.J.A.C. 7:15-3.5(g)6:

- Borough of Oakland
- Northwest Bergen County Utilities Authority (NBCUA)
- Bergen County Board of Chosen Freeholders
- Highlands Council

Highlands Council

The Borough is located within the Highlands Planning Area and the Highlands Preservation Area. The Borough is no longer a conforming municipality, but will comply with Highlands regulation for the parts of the Borough that fall within the Highlands Preservation Area. The Borough has been coordinating with the Highlands Council to secure a Consistency Determination, which is necessary for the amendment of the Borough's water allocation permit. The Borough has revised the proposed sewer service area in response to the Highland's comments and has submitted a copy of the draft Wastewater Management Plan for their review. The Highlands Council has requested that in accordance with Executive Order 114 (EO 114), the farm located on Block 4004, Lots 4 and 5 be removed from the proposed sewer service area. Therefore, Block 4004, Lots 4 and 5 have been removed. However, as noted under EO 114, the Fanale tract is also located within the Protection Zone, but due to ongoing Affordable Housing litigation, the property will remain in the proposed sewer service area.

The Borough is also preparing the Water Use and Conservation Management Plan (WUCMP), which will include a mitigation plan to address the transfer of wastewater to the NBCUA WTP. The preparation of the WUCMP is a condition of the Consistency Determination. In order to obtain the Consistency Determination from the Highlands Council, the Borough will identify mitigation strategies for a minimum of 100% of the proposed inter-basin transfer. Such mitigation strategies shall include but not be limited to the preparation and full implementation of a municipal wide Water User and Conservation Plan, which accounts for existing and future water deficits in the Borough.

III. Existing and Future Wastewater Treatment Facilities

This section addresses wastewater treatment facilities currently or anticipated to be utilized within the Borough, whether the treatment works itself is located within or outside of the municipality.

Overview of Wastewater Services and Wastewater Responsibilities

Only a small portion of the Borough is currently serviced by existing wastewater treatment facilities. This area includes community wastewater systems that serve 5% percent of the total Borough population. After performing an assessment of each of the three Borough owned wastewater treatment facilities, it was determined that the plants are at the end of their useful life. Two (2) alternatives have been identified to remedy the situation and avoid failure of the system:

- Complete replacement of the three (3) WTPs with new packaged plants.
- Decommissioning of the plants and installation of pumping stations to convey flow to the Northwest Bergen County Utilities Authority (NBCUA).

The wastewater treatment facilities' assessment report is included in Appendix C.

A study of the existing septic systems throughout the Borough was completed in 2016. There are over 3,000 septic systems throughout the municipality. A sampling of over 1,000 septic system records throughout the different neighborhoods in the Borough were reviewed. Of the 1,000 systems, over 400 systems still rely on cesspools, which historically were made of concrete or cinder block with open joints. The improperly functioning septic systems allow untreated sewage to runoff into receiving ground and surface water. Findings indicate that many of the septic systems, which were designed in the 1950's through the 1980's, fail to meet the latest NJDEP "Standards for Individual Subsurface Sewage Disposal Systems" (N.J.A.C. 7:9A). Further, there are at least 445 septic systems with known cesspools and no repair date on file with Oakland's Health Department. Since critical requirements from both regulatory agencies are not being met and prevalent failures are occurring Borough-wide, the importance and need for a central sanitary sewer system becomes readily apparent. The findings are outlined in Appendix C, including a map illustrating the locations of each neighborhood within the Borough.

Existing Public Wastewater Treatment Works and Service Area

The table below lists the major domestic wastewater treatment facilities and the portion of the municipality they serve.

Wastewater Utility	Area Served
Skyview-Hibrook	68 Homes in the vicinity of Lakeside Boulevard
Oakwood Knolls	166 connections from the Oakcrest Townhouse Development and the Coppertree Mall.
Chapel Hill	24 homes in Chapel Hill Estates
Indian Hills HS	Indian Hills High School
Ramapo River	Ramapo River Reserve development; approximately 320 acres

Wastewater Facility Tables

This section addresses wastewater treatment facilities currently or anticipated to be utilized by development within the municipality, whether the treatment works itself is located within or outside of the municipality. Facility tables are provided for each existing and proposed wastewater treatment facility.

**Table 3.1
Skyview-Hibrook WTP**

1. Existing or proposed facility:	Existing*	
2. New Jersey Pollutant Discharge Elimination System Permit Number:	NJ0021342	
3. Discharge to ground water (DGW) or surface water (DSW):	DSW	
4. Receiving water or aquifer:	Pond Brook	
5. Classification of receiving water or aquifer:	FW2-NT	
6. Owner of facility:	Borough of Oakland	
7. Operator of facility:	Gerald C. Kastner	
8. Co-Permittee of facility (<i>where applicable</i>):		
9. Location of facility:	179 Lakeside Boulevard	
a. Municipality & County	Oakland, Bergen	
b. Street address	179 Lakeside Boulevard	
c. Block(s) and Lot(s)	5004,67	
10. Location of discharge (i.e. degrees, minutes, seconds):	a. Longitude 74.215851	
	b. Latitude 41.03141	
	c. State Plane Coordinates x 570475, y 800793	
11. Present permitted flow or permit condition (DSW) or daily maximum (DGW):	0.023 MGD	
*12. Summary of population served/to be served (including major seasonal fluctuations if applicable):	Current (Year 2017) Population	Build-out
Municipality: Oakland	196	0
Total	196	0
*13. Summary of wastewater flow received/to be received as a 30-day average flow for DSW or a daily maximum flow for DGW:	Current (Year 2016) Flow (in MGD)	Build-out (in MGD)
Municipality: Oakland	0.01645	0
Facility Total	0.01645 MGD	0

* To be decommissioned

**Table 3.2
Oakwood Knolls WTP**

1. Existing or proposed facility:	Existing*	
2. New Jersey Pollutant Discharge Elimination System Permit Number:	NJ0027774	
3. Discharge to ground water (DGW) or surface water (DSW):	DSW	
4. Receiving water or aquifer:	Ramapo River Tributary	
5. Classification of receiving water or aquifer:	FW2-NT	
6. Owner of facility:	Borough of Oakland	
7. Operator of facility:	Gerald C. Kastner	
8. Co-Permittee of facility (<i>where applicable</i>):		
9. Location of facility:	101 East Oak Street	
a. Municipality & County	Oakland, Bergen	
b. Street address	101 East Oak Street	
c. Block(s) and Lot(s)	3903, 89	
10. Location of discharge (i.e. degrees, minutes, seconds):	a. Longitude 74.240001	
	b. Latitude 41.023542	
	c. State Plane Coordinates x 563876.30, y 797869.53	
11. Present permitted flow or permit condition (DSW) or daily maximum (DGW):	0.035 MGD	
*12. Summary of population served/to be served (including major seasonal fluctuations if applicable):	Current (Year 2017) Population	Build-out
Municipality: Oakland	465	0
Total	465	0
*13. Summary of wastewater flow received/to be received as a 30-day average flow for DSW or a daily maximum flow for DGW:	Current (Year 2016) Flow (in MGD)	Build-out (in MGD)
Municipality: Oakland	0.02241	0
Facility Total	0.002241 MGD	0

* To be decommissioned

Table 3.3 Oakland Operator LLC DBA		
1. Existing or proposed facility:	Existing	
2. New Jersey Pollutant Discharge Elimination System Permit Number:	NJ0029858	
3. Discharge to ground water (DGW) or surface water (DSW):	DSW	
4. Receiving water or aquifer:	Hoppers Lake	
5. Classification of receiving water or aquifer:	FW2-NT	
6. Owner of facility:	Oakland Operator LLC DBA	
7. Operator of facility:	Sam Goldberger	
8. Co-Permittee of facility (<i>where applicable</i>):		
9. Location of facility:	20 Breakneck Road	
a. Municipality & County	Oakland, Bergen	
b. Street address	20 Breakneck Road	
c. Block(s) and Lot(s)	3101, 5	
10. Location of discharge (i.e. degrees, minutes, seconds):	a. Longitude 74.246981	
	b. Latitude 41.001305	
	c. State Plane Coordinates x 561824 y 789408	
11. Present permitted flow or permit condition (DSW) or daily maximum (DGW):	0.030 MGD	
*12. Summary of population served/to be served (including major seasonal fluctuations if applicable):	Current (Year 2017) Population	Build-out
Municipality: Oakland	465	465
Total	465	465
*13. Summary of wastewater flow received/to be received as a 30-day average flow for DSW or a daily maximum flow for DGW:	Current (Year 2016) Flow (in MGD)	Build-out (in MGD)
Municipality: Oakland	0.02609	0.02609 MGD
Facility Total	0.02609 MGD	0.02609 MGD

**Table 3.4
Chapel Hill Estates STP**

1. Existing or proposed facility:	Existing*	
2. New Jersey Pollutant Discharge Elimination System Permit Number:	NJ0053112	
3. Discharge to ground water (DGW) or surface water (DSW):	DSW	
4. Receiving water or aquifer:	Pond Brook Tributary	
5. Classification of receiving water or aquifer:	FW2-NT	
6. Owner of facility:	Borough of Oakland	
7. Operator of facility:	Gerald C. Kastner	
8. Co-Permittee of facility (<i>where applicable</i>):		
9. Location of facility:	145 Hiawatha Boulevard	
a. Municipality & County	Oakland, Bergen	
b. Street address	145 Hiawatha Boulevard	
c. Block(s) and Lot(s)	5204, 25	
10. Location of discharge (i.e. degrees, minutes, seconds):	a. Longitude 74.226775	
	b. Latitude 41.036746	
	c. State Plane Coordinates x 567497.53, y 802670.17	
11. Present permitted flow or permit condition (DSW) or daily maximum (DGW):	0.01 MGD	
*12. Summary of population served/to be served (including major seasonal fluctuations if applicable):	Current (Year 2017) Population	Build-out
Municipality: Oakland	58	0
Total	58	0
*13. Summary of wastewater flow received/to be received as a 30-day average flow for DSW or a daily maximum flow for DGW:	Current (Year 2016) Flow (in MGD)	Build-out (in MGD)
Municipality: Oakland	0.00639	0
Facility Total	0.00639 MGD	0

* To be decommissioned

Table 3.5 Ramapo River Reserve WTP		
1. Existing or proposed facility:	Existing	
2. New Jersey Pollutant Discharge Elimination System Permit Number:	NJ0080811	
3. Discharge to ground water (DGW) or surface water (DSW):	DSW	
4. Receiving water or aquifer:	Ramapo River Tributary	
5. Classification of receiving water or aquifer:	FW2-NT	
6. Owner of facility:	Ramapo River Reserve	
7. Operator of facility:	Karl Weber	
8. Co-Permittee of facility (<i>where applicable</i>):		
9. Location of facility:	27 Waters Edge	
a. Municipality & County	Oakland, Bergen	
b. Street address	27 Waters Edge	
c. Block(s) and Lot(s)	1103, 10	
10. Location of discharge (i.e. degrees, minutes, seconds):	a. Longitude 74.231524	
	b. Latitude 41.047243	
	c. State Plane Coordinates x 566226, y 806545	
11. Present permitted flow or permit condition (DSW) or daily maximum (DGW):	0.1137 MGD	
*12. Summary of population served/to be served (including major seasonal fluctuations if applicable):	Current (Year 2017) Population	Build-out
Municipality: Oakland	810	810
Total	810	810
*13. Summary of wastewater flow received/to be received as a 30-day average flow for DSW or a daily maximum flow for DGW:	Current (Year 2016) Flow (in MGD)	Build-out (in MGD)
Municipality: Oakland	0.08093	0.08093
Facility Total	0.08093 MGD	0.08093 MGD

**Table 3.6
Indian Hills High School**

1. Existing or proposed facility:	Existing	
2. New Jersey Pollutant Discharge Elimination System Permit Number:	NJG0021253	
3. Discharge to ground water (DGW) or surface water (DSW):	ASC	
4. Receiving water or aquifer:	Pond Brook Tributary	
5. Classification of receiving water or aquifer:	FW2-NT	
6. Owner of facility:	Oakland Board of Ed	
7. Operator of facility:	Michael Lyons	
8. Co-Permittee of facility (<i>where applicable</i>):		
9. Location of facility:	97 Yawpo Avenue	
a. Municipality & County	Oakland, Bergen	
b. Street address	97 Yawpo Avenue	
c. Block(s) and Lot(s)	4101, 1	
10. Location of discharge (i.e. degrees, minutes, seconds):	a. Longitude 74.231325	
	b. Latitude 41.02243	
	c. State Plane Coordinates x 566012, y 797854	
11. Present permitted flow or permit condition (DSW) or daily maximum (DGW):	0.0336 MGD	
*12. Summary of population served/to be served (including major seasonal fluctuations if applicable):	Current (Year 2017) Population	Build-out
Municipality: Oakland	1226 students	1226 students
Total	1226 students	1226 students
*13. Summary of wastewater flow received/to be received as a 30-day average flow for DSW or a daily maximum flow for DGW:	Current (Year 2016) Flow (in MGD)	Build-out (in MGD)
Municipality: Oakland	0.00394	0
Facility Total	0.00394 MGD	0

**Table 3.7
Engineering Laboratories Inc**

1. Existing or proposed facility:	Existing	
2. New Jersey Pollutant Discharge Elimination System Permit Number:	NJ0051471	
3. Discharge to ground water (DGW) or surface water (DSW):	DGW	
4. Receiving water or aquifer:	Igneous and Metamorphic Rocks	
5. Classification of receiving water or aquifer:	II-A	
6. Owner of facility:	Peter R. Spinney, Inc	
7. Operator of facility:	Peter R. Spinney	
8. Co-Permittee of facility (<i>where applicable</i>):		
9. Location of facility:	360 West Oakland Avenue	
a. Municipality & County	Oakland, Bergen	
b. Street address	360 West Oakland Avenue	
c. Block(s) and Lot(s)	103, 3	
10. Location of discharge (i.e. degrees, minutes, seconds):	a. Longitude 74.265386	
	b. Latitude 41.017079	
	c. State Plane Coordinates x 556994, y 796188	
11. Present permitted flow or permit condition (DSW) or daily maximum (DGW):	0.002275 MGD	
*12. Summary of population served/to be served (including major seasonal fluctuations if applicable):	Current (Year 2017) Population	Build-out
Municipality: Oakland		
Total		
*13. Summary of wastewater flow received/to be received as a 30-day average flow for DSW or a daily maximum flow for DGW:	Current Year 2017 Flow (in MGD)	Build-out (specify as applicable) (in MGD)
Municipality: Oakland	0.0006	0.0006
Facility Total	0.0006 MGD	0.0006 MGD

**Table 3.8
BD Oakland Owner, LLC**

1. Existing or proposed facility:	Existing	
2. New Jersey Pollutant Discharge Elimination System Permit Number:	NJ0078565	
3. Discharge to ground water (DGW) or surface water (DSW):	DGW	
4. Receiving water or aquifer:	Brunswick Shale	
5. Classification of receiving water or aquifer:	II-A	
6. Owner of facility:	BD Oakland Owner	
7. Operator of facility:		
8. Co-Permittee of facility (<i>where applicable</i>):		
9. Location of facility:	111 Bauer Drive	
a. Municipality & County	Oakland, Bergen	
b. Street address	111 Bauer Drive	
c. Block(s) and Lot(s)	3203, 4	
10. Location of discharge (i.e. degrees, minutes, seconds):	a. Longitude 74.241041	
	b. Latitude 41.006735	
	c. State Plane Coordinates x 563790, y 791736	
11. Present permitted flow or permit condition (DSW) or daily maximum (DGW):	.0085 MGD	
*12. Summary of population served/to be served (including major seasonal fluctuations if applicable):	Current (Year 2017) Population	Build-out
Municipality: Oakland	maximum of 340 employees	maximum of 340 employees
Total	340 employees	340 employees
*13. Summary of wastewater flow received/to be received as a 30-day average flow for DSW or a daily maximum flow for DGW:	Current Year 2016 Flow (in MGD)	Build-out (in MGD)
Municipality: Oakland	0.00053	0.00053
Facility Total	0.00053 MGD	0.00053 MGD

**Table 3.9
Cablevision of Oakland**

1. Existing or proposed facility:	Existing	
2. New Jersey Pollutant Discharge Elimination System Permit Number:	NJ0083038	
3. Discharge to ground water (DGW) or surface water (DSW):	DGW	
4. Receiving water or aquifer:	Crystalline Rocks	
5. Classification of receiving water or aquifer:	II-A	
6. Owner of facility:	Cablevision of Oakland	
7. Operator of facility:	Karl Weber	
8. Co-Permittee of facility (<i>where applicable</i>):		
9. Location of facility:	40 Potash Road	
a. Municipality & County	Oakland, Bergen	
b. Street address	40 Potash Road	
c. Block(s) and Lot(s)	3601, 4	
10. Location of discharge (i.e. degrees, minutes, seconds):	a. Longitude 74.240183	
	b. Latitude 41.011097	
	c. State Plane Coordinates x 563880, y 793292	
11. Present permitted flow or permit condition (DSW) or daily maximum (DGW):	0.002 MGD	
*12. Summary of population served/to be served (including major seasonal fluctuations if applicable):	Current (Year 2017) Population	Build-out
Municipality: Oakland		
Total		
*13. Summary of wastewater flow received/to be received as a 30-day average flow for DSW or a daily maximum flow for DGW:	Current Year 2016 Flow (in MGD)	Build-out (specify as applicable) (in MGD)
Municipality: Oakland	0.00048	0.00048
Facility Total	0.00048 MGD	0.00048 MGD

**Table 3.10
Aramis INC**

1. Existing or proposed facility:	Existing	
2. New Jersey Pollutant Discharge Elimination System Permit Number:	NJ0086797	
3. Discharge to ground water (DGW) or surface water (DSW):	DGW	
4. Receiving water or aquifer:	Undifferentiated glacial drift	
5. Classification of receiving water or aquifer:	II-A	
6. Owner of facility:	Aramis, Inc	
7. Operator of facility:	Karl Weber, NJ American Co.	
8. Co-Permittee of facility (<i>where applicable</i>):		
9. Location of facility:	5 Thornton Road	
a. Municipality & County	Oakland, Bergen	
b. Street address	5 Thornton Road	
c. Block(s) and Lot(s)	2303, 1	
10. Location of discharge (i.e. degrees, minutes, seconds):	a. Longitude 74.240183	
	b. Latitude 41.007123	
	c. State Plane Coordinates x 563939, y 791565	
11. Present permitted flow or permit condition (DSW) or daily maximum (DGW):	0.0019 MGD	
*12. Summary of population served/to be served (including major seasonal fluctuations if applicable):	Current (Year 2017) Population	Build-out
Municipality: Oakland		
Total		
*13. Summary of wastewater flow received/to be received as a 30-day average flow for DSW or a daily maximum flow for DGW:	Current Year 2016 Flow (in MGD)	Build-out (in MGD)
Municipality: Oakland	0.000381	0.000381
Facility Total	0.000381 MGD	0.000381 MGD

**Table 3.11
Robert Michael Shopping Center**

1. Existing or proposed facility:	Existing	
2. New Jersey Pollutant Discharge Elimination System Permit Number:	NJ0167126	
3. Discharge to ground water (DGW) or surface water (DSW):	DGW	
4. Receiving water or aquifer:	Glacial Till	
5. Classification of receiving water or aquifer:	II-A	
6. Owner of facility:	Robert Michael Shopping Center	
7. Operator of facility:	R. Michael Kennedy	
8. Co-Permittee of facility (<i>where applicable</i>):		
9. Location of facility:	340 Ramapo Valley Road	
a. Municipality & County	Oakland, Bergen	
b. Street address	340 Ramapo Valley Road	
c. Block(s) and Lot(s)	3906, 2	
10. Location of discharge (i.e. degrees, minutes, seconds):	a. Longitude 74.241984	
	b. Latitude 41.023341	
	c. State Plane Coordinates x 563208, y 797837	
11. Present permitted flow or permit condition (DSW) or daily maximum (DGW):	0.00636 MGD	
*12. Summary of population served/to be served (including major seasonal fluctuations if applicable):	Current (Year 2017) Population	Build-out
Municipality: Oakland		
Total		
*13. Summary of wastewater flow received/to be received as a 30-day average flow for DSW or a daily maximum flow for DGW:	Current Year 2016 Flow (in MGD)	Build-out (specify as applicable) (in MGD)
Municipality: Oakland	0.00005	0
Facility Total	0.00005 MGD	0

**Table 3.12
Oakland Cross Roads**

1. Existing or proposed facility:	Existing	
2. New Jersey Pollutant Discharge Elimination System Permit Number:	NJ0167631	
3. Discharge to ground water (DGW) or surface water (DSW):	DGW	
4. Receiving water or aquifer:	Feltville Formation	
5. Classification of receiving water or aquifer:	II-A	
6. Owner of facility:	Oakland Cross Roads	
7. Operator of facility:	Elias Joseph	
8. Co-Permittee of facility (<i>where applicable</i>):		
9. Location of facility:	409 Ramapo Valley Road	
a. Municipality & County	Oakland, Bergen	
b. Street address	409 Ramapo Valley Road	
c. Block(s) and Lot(s)	1706, 3.01	
10. Location of discharge (i.e. degrees, minutes, seconds):	a. Longitude 74.24077	
	b. Latitude 41.027005	
	c. State Plane Coordinates x 561005, y 799328	
11. Present permitted flow or permit condition (DSW) or daily maximum (DGW):	0.00787 MGD	
*12. Summary of population served/to be served (including major seasonal fluctuations if applicable):	Current (Year 2017) Population	Build-out
Municipality: Oakland		
Total		
*13. Summary of wastewater flow received/to be received as a 30-day average flow for DSW or a daily maximum flow for DGW:	Current Year 2017 Flow (in MGD)	Build-out (specify as applicable) (in MGD)
Municipality: Oakland	0.00003	0
Facility Total	0.00003	0

**Table 3.13
Amerlux LLC*
SANITARY SUBSURFACE SEWAGE DISPOSAL SYSTEM GENERAL PERMIT
(T-1 PERMIT) TREATMENT FACILITY TABLE**

1. New Jersey Pollutant Discharge Elimination System Permit Number:	NJG0080276
2. Discharge to ground water (DGW):	DGW
3. Receiving aquifer:	Basalt
4. Classification of receiving aquifer:	II-A
5. Owner of facility:	Amerlux LLC
6. Operator of facility:	Paul Shaskan
7. Location of facility:	178 Bauer Drive
a. Municipality & County	Oakland, Bergen
b. Street address	178 Bauer Drive
c. Block(s) and Lot(s)	3603, 3
8. Location of discharge (i.e. degrees, minutes, seconds):	a. Longitude 74.235280 b. Latitude 41.010609
9. Location of discharge (i.e. degrees, minutes, seconds):	c. State Plane Coordinates x 564883, y 793563
10. Summary of current population served identifying all wastewater generating uses:	Max of 375 employees
Commercial: amount of square footage	110,000 SF
Other: <u>Refer to N.J.A.C. 7:9A-7.4</u>	Permitted Flow: 0.01375
* Facility is not expected to expand.	

Table 3.14
Copper Tree Shopping Plaza*
SANITARY SUBSURFACE SEWAGE DISPOSAL SYSTEM GENERAL PERMIT
(T-1 PERMIT) TREATMENT FACILITY TABLE

1. New Jersey Pollutant Discharge Elimination System Permit Number:	NJG0133809
2. Discharge to ground water (DGW):	DGW
3. Receiving aquifer:	Byram Gneiss Formation
4. Classification of receiving aquifer:	II-A
5. Owner of facility:	Copper Tree Shopping Plaza
6. Operator of facility:	Enrico Laurino
7. Location of facility:	350 Ramapo Valley Road
a. Municipality & County	Oakland, Bergen
b. Street address	350 Ramapo Valley Road
c. Block(s) and Lot(s)	3906, 1
8. Location of discharge (i.e. degrees, minutes, seconds):	a. Longitude 74.241125 b. Latitude 41.023924
9. Location of discharge (i.e. degrees, minutes, seconds):	c. State Plane Coordinates x 563550, Y 798018
10. Summary of current population served identifying all wastewater generating uses:	Shopping Mall
Commercial: amount of square footage	18,496 SF
Other: <u>Refer to N.J.A.C. 7:9A-7.4</u>	Permitted Flow: 0.002312 Expected 20-Year Build-out: 0
* Facility is not expected to expand.	

Table 3.15
Di Iorio Investors
SANITARY SUBSURFACE SEWAGE DISPOSAL SYSTEM GENERAL PERMIT
(T-1 PERMIT) TREATMENT FACILITY TABLE

1. New Jersey Pollutant Discharge Elimination System Permit Number:	NJG0262714
2. Discharge to ground water (DGW):	DGW
3. Receiving aquifer:	Brunswick Aquifer
4. Classification of receiving aquifer:	II-A
5. Owner of facility:	Di Iorio Investors
6. Operator of facility:	Steven M. Segalas
7. Location of facility:	20 Elm Street
a. Municipality & County	Oakland, Bergen
b. Street address	20 Elm Street
c. Block(s) and Lot(s)	1802, 7
8. Location of discharge (i.e. degrees, minutes, seconds):	a. Longitude 74.24279 b. Latitude 41.025147
9. Location of discharge (i.e. degrees, minutes, seconds):	c. State Plane Coordinates x 563089 y 798462
10. Summary of current population served identifying all wastewater generating uses:	4,074 sq. foot retail building and a 144-seat restaurant
Commercial: amount of square footage	7,150 SF
Other: <u>Refer to N.J.A.C. 7:9A-7.4</u>	Estimated Flow: 0.00089 MGD Expected 20-Year Build-out: 0

Table 3.16
Haband Company*
SANITARY SUBSURFACE SEWAGE DISPOSAL SYSTEM GENERAL PERMIT
(T-1 PERMIT) TREATMENT FACILITY TABLE

1. New Jersey Pollutant Discharge Elimination System Permit Number:	NJG0133469
2. Discharge to ground water (DGW):	DGW
3. Receiving aquifer:	Basalt
4. Classification of receiving aquifer:	II-A
5. Owner of facility:	Haband Company
6. Operator of facility:	
7. Location of facility:	112 Bauer Drive
a. Municipality & County	Oakland, Bergen
b. Street address	112 Bauer Drive
c. Block(s) and Lot(s)	3204, 4
8. Location of discharge (i.e. degrees, minutes, seconds):	a. Longitude 74.239792 b. Latitude 41.005872
9. Location of discharge (i.e. degrees, minutes, seconds):	c. State Plane Coordinates x 563710, y 791469
10. Summary of current population served identifying all wastewater generating uses:	
Commercial: amount of square footage	30,000 SF
Other: <u>Refer to N.J.A.C. 7:9A-7.4</u>	Permitted Flow: 0.003 MGD
* Facility is not expected to expand.	

Table 3.17
Jayare Associates*
SANITARY SUBSURFACE SEWAGE DISPOSAL SYSTEM GENERAL PERMIT
(T-1 PERMIT) TREATMENT FACILITY TABLE

1. New Jersey Pollutant Discharge Elimination System Permit Number:	NJG0100757
2. Discharge to ground water (DGW):	DGW
3. Receiving aquifer:	Brunswick Aquifer
4. Classification of receiving aquifer:	II-A
5. Owner of facility:	Jayare Associates LLC
6. Operator of facility:	Elliot S. Leiwitz
7. Location of facility:	14 Post Road
a. Municipality & County	Oakland, Bergen
b. Street address	14 Post Road
c. Block(s) and Lot(s)	2701, 1
8. Location of discharge (i.e. degrees, minutes, seconds):	a. Longitude 74.256295 b. Latitude 41.01452
9. Location of discharge (i.e. degrees, minutes, seconds):	c. State Plane Coordinates x 559770, y 794529
10. Summary of current population served identifying all wastewater generating uses:	Shopping Mall
Commercial: amount of square footage	88,000 SF
Other: <u>Refer to N.J.A.C. 7:9A-7.4</u>	Permitted Flow: 0.010935 MGD
* Facility is not expected to expand.	

Table 3.18
Long Hill Medical Plaza*
SANITARY SUBSURFACE SEWAGE DISPOSAL SYSTEM GENERAL PERMIT
(T-1 PERMIT) TREATMENT FACILITY TABLE

1. New Jersey Pollutant Discharge Elimination System Permit Number:	NJG0140082
2. Discharge to ground water (DGW):	DGW
3. Receiving aquifer:	Brunswick Aquifer Conglomerate
4. Classification of receiving aquifer:	II-A
5. Owner of facility:	Long Hill Medical Plaza
6. Operator of facility:	David A. Hals
7. Location of facility:	9 Post Road
a. Municipality & County	Oakland, Bergen
b. Street address	9 Post Road
c. Block(s) and Lot(s)	2703, 1
8. Location of discharge (i.e. degrees, minutes, seconds):	a. Longitude 74.255263 b. Latitude 41.013665
9. Location of discharge (i.e. degrees, minutes, seconds):	c. State Plane Coordinates x 559578, y 794249
10. Summary of current population served identifying all wastewater generating uses:	Professional/medical office building
Commercial: amount of square footage	22,000 SF
Other: Refer to N.J.A.C. 7:9A-7.4	Permitted Flow: 0.002788 MGD
* Facility is not expected to expand.	

Table 3.19
Oakland Bus Center #1*
SANITARY SUBSURFACE SEWAGE DISPOSAL SYSTEM GENERAL PERMIT
(T-1 PERMIT) TREATMENT FACILITY TABLE

1. New Jersey Pollutant Discharge Elimination System Permit Number:	NJG0168793
2. Discharge to ground water (DGW):	DGW
3. Receiving aquifer:	Basalt
4. Classification of receiving aquifer:	II-A
5. Owner of facility:	Oakland Bus Center #1
6. Operator of facility:	Linda Correlli
7. Location of facility:	16 Thornton Road
a. Municipality & County	Oakland, Bergen
b. Street address	16 Thornton Road
c. Block(s) and Lot(s)	3201, 2
8. Location of discharge (i.e. degrees, minutes, seconds):	a. Longitude 74.245931 b. Latitude 41.006585
9. Location of discharge (i.e. degrees, minutes, seconds):	c. State Plane Coordinates x 563215, y 791265
10. Summary of current population served identifying all wastewater generating uses:	60 staff members
Commercial: amount of square footage	43,000 SF
Other: <u>Refer to N.J.A.C. 7:9A-7.4</u>	Permitted Flow: 0.005383 MGD
* Facility is not expected to expand.	

Table 3.20
Oakland Diner*
SANITARY SUBSURFACE SEWAGE DISPOSAL SYSTEM GENERAL PERMIT
(T-1 PERMIT) TREATMENT FACILITY TABLE

1. New Jersey Pollutant Discharge Elimination System Permit Number:	NJG0168629
2. Discharge to ground water (DGW):	DGW
3. Receiving aquifer:	Brunswick Aquifer
4. Classification of receiving aquifer:	II-A
5. Owner of facility:	Oakland Diner
6. Operator of facility:	Harry Mihas
7. Location of facility:	72 Ramapo Valley Road
a. Municipality & County	Oakland, Bergen
b. Street address	72 Ramapo Valley Road
c. Block(s) and Lot(s)	2601, 7
8. Location of discharge (i.e. degrees, minutes, seconds):	a. Longitude 74.260879 b. Latitude 41.015153
9. Location of discharge (i.e. degrees, minutes, seconds):	c. State Plane Coordinates x 558119, y 794686
10. Summary of current population served identifying all wastewater generating uses:	112 seats
Restaurant: <u>number of seats</u>	112 seats
Other: <u>Refer to N.J.A.C. 7:9A-7.4</u>	Permitted Flow: 0.00392 MGD
* Facility is not expected to expand.	

Table 3.21
Our Lady of Perpetual Help
SANITARY SUBSURFACE SEWAGE DISPOSAL SYSTEM GENERAL PERMIT
(T-1 PERMIT) TREATMENT FACILITY TABLE

1. New Jersey Pollutant Discharge Elimination System Permit Number:	NJG0186091
2. Discharge to ground water (DGW):	DGW
3. Receiving aquifer:	Brunswick Aquifer
4. Classification of receiving aquifer:	II-A
5. Owner of facility:	Our Lady of Perpetual Help
6. Operator of facility:	Thomas Paul Lipnicki
7. Location of facility:	117 Franklin Avenue
a. Municipality & County	Oakland, Bergen
b. Street address	117 Franklin Avenue
c. Block(s) and Lot(s)	4901, 1
8. Location of discharge (i.e. degrees, minutes, seconds):	a. Longitude 74.226919 b. Latitude 41.028519
9. Location of discharge (i.e. degrees, minutes, seconds):	c. State Plane Coordinates x 567359, y 799841
10. Summary of current population served identifying all wastewater generating uses:	300 students/staff
School: <u>number of students and staff (specify cafeteria, labs, showers)</u>	300 students/staff Catholic school (non-boarding school)
Other: <u>Refer to N.J.A.C. 7:9A-7.4</u>	Estimated Flow: 0.0105 MGD Expected 20-Year Build-out: 0

Table 3.22
Portabello Banquet
SANITARY SUBSURFACE SEWAGE DISPOSAL SYSTEM GENERAL PERMIT
(T-1 PERMIT) TREATMENT FACILITY TABLE

1. New Jersey Pollutant Discharge Elimination System Permit Number:	NJG0142701
2. Discharge to ground water (DGW):	DGW
3. Receiving aquifer:	Brunswick Aquifer
4. Classification of receiving aquifer:	II-A
5. Owner of facility:	Portabello Banquet
6. Operator of facility:	David Hall
7. Location of facility:	155 Ramapo Valley Road
a. Municipality & County	Oakland, Bergen
b. Street address	155 Ramapo Valley Road
c. Block(s) and Lot(s)	2401, 7
8. Location of discharge (i.e. degrees, minutes, seconds):	a. Longitude 74.254115 b. Latitude 41015023
9. Location of discharge (i.e. degrees, minutes, seconds):	c. State Plane Coordinates x 559896, y 794813
10. Summary of current population served identifying all wastewater generating uses:	307 seats
Restaurant: <u>number of seats</u>	307 seats
Other: <u>Refer to N.J.A.C. 7:9A-7.4</u>	Permitted Flow: 0.010745 MGD Expected 20-Year Build-out: 0

Table 3.23
Portobello Feasts
SANITARY SUBSURFACE SEWAGE DISPOSAL SYSTEM GENERAL PERMIT
(T-1 PERMIT) TREATMENT FACILITY TABLE

1. New Jersey Pollutant Discharge Elimination System Permit Number:	NJG0137219
2. Discharge to ground water (DGW):	DGW
3. Receiving aquifer:	Brunswick Aquifer
4. Classification of receiving aquifer:	II-A
5. Owner of facility:	Portobello Feasts
6. Operator of facility:	David Hall
7. Location of facility:	175 Ramapo Valley Road
a. Municipality & County	Oakland, Bergen
b. Street address	175 Ramapo Valley Road
c. Block(s) and Lot(s)	2601, 5
8. Location of discharge (i.e. degrees, minutes, seconds):	a. Longitude 74.253004 b. Latitude 41.015760
9. Location of discharge (i.e. degrees, minutes, seconds):	c. State Plane Coordinates x 560260, y 795004
10. Summary of current population served identifying all wastewater generating uses:	196 seats
Restaurant: <u>number of seats</u>	196 seats
Other: <u>Refer to N.J.A.C. 7:9A-7.4</u>	Permitted Flow: 0.00686 MGD Expected 20-Year Build-out: 0

Table 3.24
Ramapo Shopping Center Inc
SANITARY SUBSURFACE SEWAGE DISPOSAL SYSTEM GENERAL PERMIT
(T-1 PERMIT) TREATMENT FACILITY TABLE

1. New Jersey Pollutant Discharge Elimination System Permit Number:	NJG0083470
2. Discharge to ground water (DGW):	DGW
3. Receiving aquifer:	Brunswick Aquifer
4. Classification of receiving aquifer:	II-A
5. Owner of facility:	Ramapo Shopping Center Inc
6. Operator of facility:	John Ringer
7. Location of facility:	400 Ramapo Valley Road
a. Municipality & County	Oakland, Bergen
b. Street address	400 Ramapo Valley Road
c. Block(s) and Lot(s)	3901, 1
8. Location of discharge (i.e. degrees, minutes, seconds):	a. Longitude 74.239632 b. Latitude 41.025903
9. Location of discharge (i.e. degrees, minutes, seconds):	c. State Plane Coordinates x 563907, y 798751
10. Summary of current population served identifying all wastewater generating uses:	Shopping Center
Commercial: amount of square footage	13,000 SF
Other: <u>Refer to N.J.A.C. 7:9A-7.4</u>	Permitted Flow: 0.001665 MGD Expected 20-Year Build-out: 0

Table 3.25
Ramapo Valley Resources LTD
SANITARY SUBSURFACE SEWAGE DISPOSAL SYSTEM GENERAL PERMIT
(T-1 PERMIT) TREATMENT FACILITY TABLE

1. New Jersey Pollutant Discharge Elimination System Permit Number:	NJG0145521
2. Discharge to ground water (DGW):	DGW
3. Receiving aquifer:	Brunswick Aquifer
4. Classification of receiving aquifer:	II-A
5. Owner of facility:	Ramapo Valley Resources LTD
6. Operator of facility:	John Olsen
7. Location of facility:	345 349 Ramapo Valley Road
a. Municipality & County	Oakland, Bergen
b. Street address	345 349 Ramapo Valley Road
c. Block(s) and Lot(s)	1802, 8
8. Location of discharge (i.e. degrees, minutes, seconds):	a. Longitude 74.242779 b. Latitude 41.024367
9. Location of discharge (i.e. degrees, minutes, seconds):	c. State Plane Coordinates x 563093 y 798178
10. Summary of current population served identifying all wastewater generating uses:	Strip mall with retail stores & food service
Commercial: Identify amount of square footage	32,280 SF
Other: <u>Refer to N.J.A.C. 7:9A-7.4</u>	Permitted Flow: 0.005 MGD Expected 20-Year Build-out: 0

**Table 3.26
Trovatos Due
SANITARY SUBSURFACE SEWAGE DISPOSAL SYSTEM GENERAL PERMIT
(T-1 PERMIT) TREATMENT FACILITY TABLE**

1. New Jersey Pollutant Discharge Elimination System Permit Number:	NJG0140023
2. Discharge to ground water (DGW):	DGW
3. Receiving aquifer:	Brunswick Aquifer
4. Classification of receiving aquifer:	II-A
5. Owner of facility:	Trovatos Due
6. Operator of facility:	Antonio Trovato
7. Location of facility:	4 Barbara Lane
a. Municipality & County	Oakland, Bergen
b. Street address	4 Barbara Lane
c. Block(s) and Lot(s)	1705, 4
8. Location of discharge (i.e. degrees, minutes, seconds):	a. Longitude 74.243004 b. Latitude 41.027416
9. Location of discharge (i.e. degrees, minutes, seconds):	c. State Plane Coordinates x 563028 y 799289
10. Summary of current population served identifying all wastewater generating uses:	115 seats
Restaurant: <u>number of seats</u>	115 seats
Other: <u>Refer to N.J.A.C. 7:9A-7.4</u>	Permitted Flow: 0.004035 MGD Expected 20-Year Build-out: 0

Table 3.27
Barnstable Academy*
SANITARY SUBSURFACE SEWAGE DISPOSAL SYSTEM GENERAL PERMIT
(T-1 PERMIT) TREATMENT FACILITY TABLE

1. New Jersey Pollutant Discharge Elimination System Permit Number:	NJG0142441
2. Discharge to ground water (DGW):	DGW
3. Receiving aquifer:	Brunswick Aquifer
4. Classification of receiving aquifer:	II-A
5. Owner of facility:	Barnstable Academy
6. Operator of facility:	Matthew Frasco
7. Location of facility:	8 Wright Way
a. Municipality & County	Oakland, Bergen
b. Street address	8 Wright Way
c. Block(s) and Lot(s)	3301, 8
8. Location of discharge (i.e. degrees, minutes, seconds):	a. Longitude 74.248217 b. Latitude 41.005765
9. Location of discharge (i.e. degrees, minutes, seconds):	c. State Plane Coordinates x 561559, y 791426
10. Summary of current population served identifying all wastewater generating uses:	260 students/staff
School: <u>number of students and staff (specify cafeteria, labs, showers)</u>	260 students/staff (non-boarding)
Other: <u>Refer to N.J.A.C. 7:9A-7.4</u>	Permitted Flow: 0.0026 MGD
* Facility is not expected to expand.	

Table 3.28
CTC Academy*
SANITARY SUBSURFACE SEWAGE DISPOSAL SYSTEM GENERAL PERMIT
(T-1 PERMIT) TREATMENT FACILITY TABLE

1. New Jersey Pollutant Discharge Elimination System Permit Number:	NJG0251801
2. Discharge to ground water (DGW):	DGW
3. Receiving aquifer:	Glacial Till
4. Classification of receiving aquifer:	II-A
5. Owner of facility:	CTC Academy
6. Operator of facility:	
7. Location of facility:	125 Bauer Drive
a. Municipality & County	Oakland, Bergen
b. Street address	125 Bauer Drive
c. Block(s) and Lot(s)	3601, 40
8. Location of discharge (i.e. degrees, minutes, seconds):	a. Longitude 74.239246 b. Latitude 41.008143
9. Location of discharge (i.e. degrees, minutes, seconds):	c. State Plane Coordinates x 564086 y 792271
10. Summary of current population served identifying all wastewater generating uses:	100 students/staff
School: <u>Identify number of students and staff (specify cafeteria, labs, showers)</u>	100 students/staff = 0.0015 MGD (N.J.A.C. 7:9a-7.4 utilized, bathroom, kitchen)
Other: <u>Refer to N.J.A.C. 7:9A-7.4</u>	Estimated Flow: 0.0015 MGD
* Facility is not expected to expand.	

**Table 3.29
Northwest Bergen County Utilities Authority WTP**

1. Existing or proposed facility:	Existing	
2. New Jersey Pollutant Discharge Elimination System Permit Number:	NJ0024813	
3. Discharge to ground water (DGW) or surface water (DSW):	DSW	
4. Receiving water or aquifer:	Hobokus Brook	
5. Classification of receiving water or aquifer:	FW2-NT	
6. Owner of facility:	Northwest Bergen County Utilities Authority	
7. Operator of facility:	Robert Genetelli	
8. Co-Permittee of facility (<i>where applicable</i>):		
9. Location of facility:	30 Wyckoff Avenue	
a. Municipality & County	Waldwick, Bergen	
b. Street address	30 Wyckoff Avenue	
c. Block(s) and Lot(s)	118, 1.02	
10. Location of discharge (i.e. degrees, minutes, seconds):	a. Longitude 74.123039	
	b. Latitude 41.006854	
	c. State Plane Coordinates x 596157, y 791918	
11. Present permitted flow or permit condition (DSW) or daily maximum (DGW):	16.8 MGD	
*12. Summary of population served/to be served (including major seasonal fluctuations if applicable):	Current (Year 2017) Population	Build-out
Municipality: Oakland	0	0.477
Total	0	0.477
*13. Summary of wastewater flow received/to be received as a 30-day average flow for DSW or a daily maximum flow for DGW:	Current (Year 2016) Flow (in MGD)	Build-out (in MGD)
Municipality: Oakland	0	0.477
Facility Total	0	0.477 MGD

**Table 3.30
Mountain View WTP**

1. Existing or proposed facility:	Existing*	
2. New Jersey Pollutant Discharge Elimination System Permit Number:	NJ0028002	
3. Discharge to ground water (DGW) or surface water (DSW):	DSW	
4. Receiving water or aquifer:	Preakness Brook	
5. Classification of receiving water or aquifer:	FW2-NT	
6. Owner of facility:	Township of Wayne	
7. Operator of facility:		
8. Co-Permittee of facility (<i>where applicable</i>):		
9. Location of facility:	205 Dey Road Wayne	
a. Municipality & County	Wayne, Passaic	
b. Street address	205 Dey Road Wayne	
c. Block(s) and Lot(s)		
10. Location of discharge (i.e. degrees, minutes, seconds):	a. Longitude 74.250589	
	b. Latitude 40.91031	
	c. State Plane Coordinates x 561057 y 756620	
11. Present permitted flow or permit condition (DSW) or daily maximum (DGW):	13.5 MGD	
*12. Summary of population served/to be served (including major seasonal fluctuations if applicable):	Current (Year 2017) Population	Build-out
Municipality: Oakland	0	0.0612
Total	0	0.0612
*13. Summary of wastewater flow received/to be received as a 30-day average flow for DSW or a daily maximum flow for DGW:	Current (Year 2016) Flow (in MGD)	Build-out (in MGD)
Municipality: Oakland	0	0.0612
Facility Total	0	0.0612 MGD

IV. Wastewater Treatment Capacity Analysis - Sewer Service Area

The existing and future wastewater management needs of each sewer service area was identified and evaluated in a wastewater treatment capacity analysis. This chapter describes the build out methodology used to calculate existing wastewater flows for assigned sewer service areas (SSAs served by a permitted treatment facility), as well as project future wastewater treatment demand for the Borough.

Calculating Existing Wastewater Flows

Existing Development

For each assigned sewer service area, the Borough has identified the existing wastewater flow using the highest consecutive 12 months rolling average over the most recent five-year period preceding development of the WMP, as reported in the Discharge Monitoring Reports required pursuant to N.J.A.C. 7:14A-6.8 for each facility.

Assigned Sewer Service Area Capacity Analyses

The average daily flow from existing NJPDES permitted facilities in the Borough are outlined in the table below:

Borough Owned and School Owned Treatment Facilities						
SKYVIEW/HIBROOK WTP – NJ0021342	2012	2013	2014	2015	2016	2017
12 Month Rolling Average (MGD)	0.05264	0.01911	0.0167	0.01654	0.01645	0.01644
Chapel Hill Estate STP – NJ0053112	2012	2013	2014	2015	2016	2017
12 Month Rolling Average (MGD)	0.0025	0.0065	0.00657	0.00633	0.00639	0.0065
Oakwood Knolls WWTP – NJ0027774	2012	2013	2014	2015	2016	2017
12 Month Rolling Average (MGD)	0.02345	0.02319	0.02284	0.02226	0.02241	0.02275
Indian Hills High School – NJ0021253	2012	2013	2014	2015	2016	2017
12 Month Rolling Average (MGD)	0.0057	0.00509	0.00472	0.00418	0.00394	0.00406
Other Facilities and Flow Sources						
BD Oakland Owner LLC – NJ0078565	2012	2013	2014	2015	2016	2017
12 Month Rolling Average (MGD)	0.00039	0.00061	.00055	0.00060	0.00053	0.00049
Engineering Laboratories – NJ0051471	2012	2013	2014	2015	2016	2017
12 Month Rolling Average (MGD)	0.000471	0.000049	0.00049	0.00053	0.0006	0.00063
Oakland Cross Roads – NJ0167631	2012	2013	2014	2015	2016	2017
12 Month Rolling Average (MGD)	0.00013	0.00004	0.00003	0.00004	0.00003	0.00003
Robert Michael Shopping Center – NJ0167126	2012	2013	2014	2015	2016	2017
12 Month Rolling Average (MGD)	0.00056	0.0012	0.00096	0.00029	0.00005	0.00004

Oakland Operator LLC DBA – NJ0029858	2012	2013	2014	2015	2016	2017
12 Month Rolling Average (MGD)	0.01074	0.01935	0.02051	0.02008	0.02609	0.02589
Ramapo River Reserve – NJ0080811	2012	2013	2014	2015	2016	2017
12 Month Rolling Average (MGD)	0.03774	0.07334	0.07652	0.07883	0.08093	0.07956
Cablevision of Oakland – NJ0083038	2012	2013	2014	2015	2016	2017
12 Month Rolling Average (MGD)	0.001085	0.0008	0.0007	0.0005	0.00048	0.0004
Aramis – NJ0086797	2012	2013	2014	2015	2016	2017
Average (MGD)	0.00032	0.000694	0.000141	0.000155	0.000381	0.000622
Amerlux LLC – NJG0080276	2012	2013	2014	2015	2016	2017
Average (MGD)	0.01375	0.01375	0.01375	0.01375	0.01375	0.01375
Copper Tree Plaza – NJG0133809	2012	2013	2014	2015	2016	2017
Average (MGD)	0.00231	0.00231	0.00231	0.00231	0.00231	0.00231
Haband Company – NJG0133469	2012	2013	2014	2015	2016	2017
Average (MGD)	0.003	0.003	0.003	0.003	0.003	0.003
Jayare Associates LLC – NJG0100757	2012	2013	2014	2015	2016	2017
Average (MGD)	0.01094	0.01094	0.01094	0.01094	0.01094	0.01094
Long Hill Medical Plaza – NJG0140082	2012	2013	2014	2015	2016	2017
Average (MGD)	0.002788	0.002788	0.002788	0.002788	0.002788	0.002788
Oakland Bus Center #1 – NJG0168793	2012	2013	2014	2015	2016	2017
Average (MGD)	0.005383	0.005383	0.005383	0.005383	0.005383	0.005383
Oakland Diner – NJG0168629	2012	2013	2014	2015	2016	2017
Average (MGD)	0.00392	0.00392	0.00392	0.00392	0.00392	0.00392
Our Lady of Perpetual Help-NJG0186091	2012	2013	2014	2015	2016	2017
Average (MGD)	0.0105	0.0105	0.0105	0.0105	0.0105	0.0105
Portabello Banquet - NJG0142701	2012	2013	2014	2015	2016	2017
Average (MGD)	0.01075	0.01075	0.01075	0.01075	0.01075	0.01075
Portabello Feasts – NJG0137219	2012	2013	2014	2015	2016	2017
Average (MGD)	0.00686	0.00686	0.00686	0.00686	0.00686	0.00686
Ramapo Shopping Center – NJG0083470	2012	2013	2014	2015	2016	2017
Average (MGD)	0.001665	0.001665	0.001665	0.001665	0.001665	0.001665
Ramapo Valley Resources – NJG0145521	2012	2013	2014	2015	2016	2017
Average (MGD)	0.004504	0.004504	0.004504	0.004504	0.004504	0.004504
Trovatos Due – NJG0140023	2012	2013	2014	2015	2016	2017
Average (MGD)	0.004035	0.004035	0.004035	0.004035	0.004035	0.004035
Barnstable Academy – NJG0142441	2012	2013	2014	2015	2016	2017
Average (MGD)	0.0026	0.0026	0.0026	0.0026	0.0026	0.0026
CTC Academy – NJG0251801	2012	2013	2014	2015	2016	2017

Average (MGD)	0.0035	0.0035	0.0035	0.0035	0.0035	0.0035
Di Iorio Investors – NJG0262714	2012	2013	2014	2015	2016	2017
Average (MGD)	0.00089	0.00089	0.00089	0.00089	0.00089	0.00089

Below are the facilities that are located within the currently proposed sewer service area. The ones with an asterisk are Borough owned wastewater treatment plants that will be decommissioned in the near future and whose average daily flow will be conveyed to NBCUA:

Borough Owned and School Owned Treatment Facilities						
SKYVIEW/HIBROOK WTP – NJ0021342*	2012	2013	2014	2015	2016	2017
12 Month Rolling Average (MGD)	0.05264	0.01911	0.0167	0.01654	0.01645	0.01644
Chapel Hill Estate STP – NJ0053112*	2012	2013	2014	2015	2016	2017
12 Month Rolling Average (MGD)	0.0025	0.0065	0.00657	0.00633	0.00639	0.0065
Oakwood Knolls WWTP – NJ0027774*	2012	2013	2014	2015	2016	2017
12 Month Rolling Average (MGD)	0.02345	0.02319	0.02284	0.02226	0.02241	0.02275
Indian Hills High School – NJ0021253	2012	2013	2014	2015	2016	2017
12 Month Rolling Average (MGD)	0.0057	0.00509	0.00472	0.00418	0.00394	0.00406
Other Facilities and Flow Sources						
Oakland Cross Roads – NJ0167631	2012	2013	2014	2015	2016	2017
12 Month Rolling Average (MGD)	0.00013	0.00004	0.00003	0.00004	0.00003	0.00003
Robert Michael Shopping Center – NJ0167126	2012	2013	2014	2015	2016	2017
12 Month Rolling Average (MGD)	0.00056	0.0012	0.00096	0.00029	0.00005	0.00004
Copper Tree Shopping Plaza – NJG0133809	2012	2013	2014	2015	2016	2017
Average (MGD)	0.00231	0.00231	0.00231	0.00231	0.00231	0.00231
Our Lady of Perpetual Help – NJG0186091	2012	2013	2014	2015	2016	2017
Average (MGD)	0.0105	0.0105	0.0105	0.0105	0.0105	0.0105
Portabello Banquet - NJG0142701	2012	2013	2014	2015	2016	2017
Average (MGD)	0.01075	0.01075	0.01075	0.01075	0.01075	0.01075
Portabello Feasts – NJG0137219	2012	2013	2014	2015	2016	2017
Average (MGD)	0.00686	0.00686	0.00686	0.00686	0.00686	0.00686
Ramapo Shopping Center – NJG0083470	2012	2013	2014	2015	2016	2017
Average (MGD)	0.001665	0.001665	0.001665	0.001665	0.001665	0.001665
Ramapo Valley Resources – NJG0145521	2012	2013	2014	2015	2016	2017
Average (MGD)	0.004504	0.004504	0.004504	0.004504	0.004504	0.004504
Trovatos Due – NJG0140023	2012	2013	2014	2015	2016	2017

Average (MGD)	0.004035	0.004035	0.004035	0.004035	0.004035	0.004035
Di Iorio Investors – NJG0262714	2012	2013	2014	2015	2016	2017
Average (MGD)	0.00089	0.00089	0.00089	0.00089	0.00089	0.00089

The Northwest Bergen County Utilities Authority plant is a regional Sanitary Treatment Plant effectively collecting and treating wastewater flows from 14 municipalities. The Borough of Oakland is not currently within the Sewer Service Area of NBCUA as noted in their current WMP. Below is the NJDEP reported flow data for the last five (5) years:

<u>YEAR</u>	<u>REPORTED FLOW</u>	<u>PERCENTAGE UTILIZED</u>
2013	9.058 MGD	53.91%
2014	9.144 MGD	54.43%
2015	8.336 MGD	49.62%
2016	8.388 MGD	49.93%
2017	10.072 MGD	59.95%

Northwest Bergen County Utilities Authority is permitted for 16.8 MGD and has the capacity to accept the proposed flow from the proposed sewer service area coming from the downtown corridor of Oakland Borough with no upgrades necessary to the existing plant.

In accordance with the litigation for Bi-County (Appendix D), the flow for the development will be conveyed to the Township of Wayne. Below is the NJDEP reported flow data for the last five (5) years for the Mountain View STP in Wayne, New Jersey:

<u>YEAR</u>	<u>REPORTED FLOW</u>	<u>PERCENTAGE UTILIZED</u>
2013	7.178 MGD	53.17%
2014	7.174 MGD	53.14%
2015	6.453 MGD	47.80%
2016	6.609 MGD	48.96%
2017	7.131 MGD	52.82%

The Plant is permitted for 13.5 MGD.

Projecting Future Wastewater Flows

Wastewater Demand Projections in Sewer Service Areas

Wastewater flow was projected for existing developments within the proposed sewer service area, both for the properties going to the existing WTPs and those which are on septic systems. Borough water usage records, which will be used to determine sewer flows, were utilized to determine these values. According to these records from the Borough, the approximate flow from the proposed sewer service area is 364,632 gpd for the year 2016. 88 residential properties had no water records; therefore, the NJDEP standards were utilized to calculate usage. The total residential water usage for the entire area is approximately 391,000 gpd. The water records are in Appendix D.

In an effort to evaluate capacity and future sanitary flow rates, a build out analysis was completed utilizing GIS and zoning information as outlined in N.J.A.C. 7:15. The following is a chart of undeveloped land that is found within the proposed sewer service area. Locations for these undeveloped tracts are outlined on Map 5 in Appendix B.

Name of Development	Area	Zone	Proposed	Future Sanitary Flow
1. Fanale	38.8 acres	Corporate Office	150 units – 3bd; 50 units – 2bd	56,250 gpd
2. Farm	10.5 acres	Corporate Office	Preserved Land	0
3. Raritan Rd Site	2.9 acres	I-3 Industrial	Approved for 40 Affordable Housing 1bd	6,000 gpd
4. Vacant Land	2.1 acres	Local Business	Approved for 10,000 sf of office	1,000 gpd
5. Vacant Land	4.4 acres	Professional Office	Max 47,916 sf per Borough ordinance	4,792 gpd
6. Vacant Land	2.4 acres	Local Business	Residential; Prop 80 - 2 bd apts;	18,000 gpd
			TOTAL	86,042 gpd

The amount of wastewater estimated to be generated by the developments were calculated in accordance with the Borough Code and N.J.A.C. 7:14A-23.3. The max building area for the Raritan Road Site is 0.725 acres (31,581 sf) per the Borough code (25% building coverage). Utilizing Table E-3 of the NJ Demographic Multipliers: The Profile of the Occupants for Residential and Non-residential Development, the max number of employees for industrial sites is between 1-2 per 1,000 sf. Utilizing 2 employees per 1,000 sf, there will be a max of 63 employees on site. As per NJAC 7:14A, the flow is 25 gpd/employee, which equates to 1,579 gpd. The higher affordable housing proposed flow was utilized.

Interbasin Transfer

The Borough is proposing to change the discharge location of the proposed sewer service area from the Ramapo River Basin (RWRPA 4) to the Saddle River Basin (RWRPA 5). As outlined above, the flow to be conveyed to RWRPA 5 is approximately 477,042 gpd, which is the flow identified by Borough water records and flow from existing NJPDES permitted facilities that will be conveyed from the proposed sewer service area. The Borough will partner with NBCUA to install the pumping station, force main and gravity interceptor along Route 202. The agreement will include a provision that all properties with frontage along the interceptor must tie in within 36 months. Once the pumping station is built and the three (3) failing WTPs are taken offline, those properties will automatically be tied in.

It is estimated that the build-out of the remaining sanitary sewer system will have an approximate construction cost of \$30 M. This expenditure will take approximately 20 years, since it will have to be completed in stages. It will be mandatory for all residential and commercial properties to connect within 36 months of the sanitary sewer system being built. This will be enforced by Borough ordinance.

Any future properties, not outlined in this report, that want to connect to the sanitary sewer system will have to either get water from outside the basin or address the additional interbasin transfer amount. The Applicant will be required to get a site specific Wastewater Management Plan amendment through the Department.

V. Nitrate Dilution Analysis - Non-Sewer Service Area

Wastewater Demand Projections in Non-Sewer Service Areas

In areas outside of the proposed sewer service area, the wastewater management alternative is on-site discharge to groundwater of 2,000 gallons per day or less, commonly referred to as septic systems. Approximately 95% of the Borough is presently serviced by private septic systems while the remaining 5% discharge to sanitary sewers. The sanitary sewerage is treated by a number of small privately/municipality owned package treatment plants.

Highlands Preservation Area Analysis

N.J.A.C. 7:15 requires that for areas proposed to be served by individual subsurface sewage disposal systems discharging 2,000 gallons per day or less to ground water, the development density for those areas be determined. In August 2009, The Highlands Council performed a Municipal Build-Out Report of Oakland Borough which is composed of a detailed build-out analysis for the planning and preservation areas in accordance with standards set forth by N.J.A.C. 7:38 and has concluded the following:

“The Highlands Regional Master Plan Septic System Yield analysis determined a yield of 0 units for the Preservation Area.”

Due to the fact this analysis has been developed by the Highlands Council and suggests no additional development is warranted within the **Highlands Preservation Area** (2,621 acres), these values will be utilized for this portion of the analysis. A copy of the Municipal Build-Out Report for the Borough of Oakland has been included within Appendix A.

Highlands Planning Area Analysis

Since the Borough is a non-conforming municipality, the Highlands **Planning Area** (2,990 acres) was analyzed utilizing the Hydrologic Unit Code 11 (HUC11) watershed method whereby development will be served by individual subsurface disposal systems (ISSDS). This method establishes a groundwater nitrate target of 2 mg/l as outlined at N.J.A.C. 7:15-4.5 (c) 1. The Borough utilized the New Jersey Geological Survey provided model that assigns a density in acres of undeveloped land per future dwelling unit. That density is intended to sustain the nitrate standard over the area of the HUC11 watershed when considering future, additional development. Application of this density to the available, undeveloped and underdeveloped acreage in the HUC11 watershed results in a total number of possible dwelling units that could be developed in that watershed without impairing groundwater quality and causing the nitrate concentration to exceed 2 mg/l. The possible number of allowable units is compared to the existing number of dwelling units in the non-sewer service area of the Borough. The number of dwelling units and Equivalent Dwelling Units (EDU's) was quantified by performing a rooftop count of each residence/commercial building utilizing aerial imagery published in April 2017. This method was chosen, as opposed to applying allowable zoning densities, to provide a more accurate representation of existing conditions since the Borough has surpassed the "build-out" point.

The following methodology was used to estimate available developable acreage in the non-sewer service area (Highlands planning area only) utilizing the NJDEP Recharge-Based Nitrate-Dilution Model for New Jersey V7.0 for Excel 2010. First, HUC11 boundaries and areas provided by NJDEP as a Geographic Information Systems (GIS) file were intersected with municipal boundaries to generate HUC11 acreage within Oakland Borough. Then soils information from the SSURGO Bergen County Soil Survey was analyzed based on their septic density rating excluding polygons classified as "Urban Land," "Water" and "hydric soil." The resulting final acreage was considered developable acreage.

To determine the number of total potential residential units, the septic density values provided by the Nitrate Dilution Model was utilized to calculate the maximum allowable dwelling units per soil type. The total number of allowable units has been summarized in Column H of the Nitrate Dilution Calculations in Appendix A. These values were calculated only in areas assigned a septic density value, as outlined in the NJDEP and NJGS guidance documents. For purposes of this analysis, areas classified as "Water," "Urban Land" and "hydric soils" (although not assigned a septic density value) were included as part of the Nitrate Dilution Model Calculations (Highlands Planning Area Only) to determine total land area within the Planning Area.

The total amount of allowable dwelling units within the Planning Area was calculated at 514 based on septic density values as shown on the Nitrate Dilution Model table (Appendix A). This number represents the maximum number of total dwelling units permitted within the Planning Area to remain below the 2mg/l Nitrate threshold.

Existing Dwelling Units

The Borough of Oakland currently has approximately 3,417 existing residential dwelling units (Preservation and Planning Area) within the non-sewer service area. Additionally, the Borough has approximately 195 non-residential buildings with a total floor area of 5,599,366 s.f. (129 acres) within the non-sewer service area. The individual floor areas were multiplied by a wastewater flow factor of 0.125 gpd then divided by 500 gpd (average flow for residential dwellings) to determine the total number of Equivalent Dwelling Units or EDU’s. The total number of EDU’s for non-residential buildings within the Borough limits is 1,400. (See Appendix A: Non-Residential Development Table).

The existing dwelling unit totals are as follows:

Type of Dwelling Unit	No. of Existing Dwelling Units in Oakland Borough
Residential	3,417
Non-Residential	1,400
Total	4,817

Comparison

It should be noted that the method to calculate the allowable number of additional dwellings within the Highlands Preservation Area (non-sewer service area) is not the same method that was utilized to calculate maximum dwelling units within the Highlands Planning Area. As mentioned above, the estimated build-out for the Highlands Preservation Area was based off septic density standards set forth by N.J.A.C. 7:38.

The results of this analysis indicate the following:

Highlands Preservation Area (2,621 acres): No additional septic systems are allowed within this portion of the Borough. The Septic System Yield analysis determined a yield of 0 units for this area (*a copy of the complete Highlands Municipal Build-Out Report can be found in Appendix A*). Any individual septic system that was added after completion of the August 2009 Highlands Build-out report automatically counts as a deficiency in the Highlands Preservation Area.

Planning Area (2,990 acres): The maximum allowable dwellings allowed within the existing non-sewer service area has been calculated at 514 units (*see Nitrate Dilution Model Calculations found in Appendix A*). However, the total number of dwelling units/EDU’s (Highlands Planning Area only) has been calculated at 4,279 as shown in the table below.

PLANNING AREA TOTALS	
Type of Dwelling Unit	No. of Existing Dwelling Units in Oakland Borough (Highlands Planning Area only)
Residential	3,073
Non-Residential	1,206
Total	4,279

Proposed Sewer Service Area

Due to the fact the number of existing septic systems in the part of the Borough that lies within the Highlands Planning Area exceed the maximum allowable dwelling unit calculations by 3,765 (Total Units in Planning Area – Maximum Allowable Dwelling Units or $4,279 - 514 = 3,765$), the installation of a public sewer system in the most heavily affected portions of the town is the most practical strategy to mitigate existing deficiencies and reduce nitrate concentrations within the sub-watershed area.

The proposed sewer service area will remove approximately 2,432 dwelling units/EDU's from the current non-sewer service area, reducing the number of dwelling units/EDU's in the Borough that lies within the Highlands Planning Area relying on septic systems, to 1,847. The resulting non-sewered dwelling units/EDU's will still result in an exceedance of 1,333 (Total Non-Sewered Units in Planning Area – Maximum Allowable Dwelling Units or $1,847 - 514 = 1,333$). In order to mitigate this exceedance, the dwelling units/EDU's remaining on septic will be required to comply with the Septic Maintenance Plan (SMP) as outlined in Section VII below.

VI. Mitigation Strategies

Mitigation Strategies in the Sewer Service Area

Certain measures will be taken by the Borough to mitigate the conveyance of flow from the proposed sewer service area to NBCUA, which results in an interbasin transfer.

The following are the proposed different mitigation strategies as outlined in the NJDEP Public Notice:

- Requirement for Fanale Development to purchase water directly from SUEZ. The property will receive water and discharge sewer to the Saddle River Basin, thereby eliminating the full 56,250 gpd interbasin transfer.
- The Bi-County Development, per court order, will convey sanitary sewer to the Township of Wayne. The Borough will require the development to purchase water from SUEZ, therefore eliminating 61,200 gpd of water usage from the Borough. (204 – 3 Bedroom units) Oakland Borough to agree to fully implement a Highlands Water Use and Conservation Management Plan.

Due to the interbasin change of the location of the sewer discharge, a Major Modification of the Borough's Water Allocation Permit is required. A condition of the Major Modification is obtaining a Consistency Determination from the Highlands Council. In order to satisfy this condition, the Borough will coordinate with the Highlands Council in the preparation of the Water Use and Conservation Management Plan.

The facility known as Oakland Operator LLC is currently over 80% capacity. Although growth is not anticipated at this facility, and therefore does not represent an urgent issue, the Borough will require the permittee to perform an assessment of the treatment works; an evaluation of alternative measures that would maximize conveyance and treatment of existing flows, reduce or maintain existing flows below permitted flow at the facility and ensure adequate conveyance capacity.

VII. Septic Management Plan

Current ISSDS (septic system) Inventory:

The Borough Department of Health keeps records of all septic systems. Boswell has compiled the information (Appendix C), which includes the following:

- Neighborhood
- Street address/location of ISSDS
- Recorded Sanitary Issues Map
- Block and Lot
- Date ISSDS installed or approximate age of system;
- Date/description of last known permitted activity via Health Department (installation, alteration, repair);
- Condition of system
- General comments

Current Septic Management Practices:

In accordance with the requirements of the Borough code, "all individual water supply systems to be constructed within the Borough shall be in compliance with the standards for construction of public noncommunity and nonpublic water systems as set out in Environmental Protection, Volume A, Subchapter 3, of the code promulgated by the Bureau of Potable Water, which code is entitled, "Standards for Construction of Public Noncommunity and Nonpublic Water Systems." Three (3) copies of the code have been filed with the Clerk or Secretary of the Board of Health of the Borough and will remain on file in the office for use and examination by the public. (Ord. #79-51, 1967 Code §54-1D)"

The Borough code states:

No person shall locate, construct, reconstruct, renovate, alter, repair or extend an individual sewage disposal system within the Borough until a permit has been issued by the Board of Health of the Borough. (Ord. #79-51, 1967 Code §54-2A)"

Such permit for an individual sewage disposal system shall be issued by the Board of Health of the Borough, or its duly authorized agent, in accordance with the following:

- a. A permit may be issued upon the applicant's completing the necessary application form together with the appropriate fee and submitting the necessary surveys with sufficient detail and other engineering data, which engineering data shall be furnished by a licensed, professional engineer and certified by the engineer and shall be required to show the proposed construction is in compliance with the standards determined by the New Jersey Department of Health and this Chapter.
- b. Any amendments to any application shall conform to such requirements of the Oakland Board of Health or its designated representatives.

- c. In determining whether an applicant is entitled to a permit to construct an individual sewage disposal system, the Board of Health or its designated agent shall consider the applicant's percolation test and soil logs, which shall be furnished to the Board of Health and become a part of its records.
- d. Upon certification to the Oakland Board of Health or its designated representative that the application and the accompanying engineering data are in compliance with applicable standards, and payment of the appropriate fees, the Board of Health or its designated representative may issue a permit for the construction of an individual sewage disposal system upon payment of the proper fee, as set forth in this Chapter.
(Ord. #79-51, 1967 Code §54-2B; Ord. #99-Code-64, §§1, 2)

There are no specific time requirements for maintenance/management or pump-outs. The ordinance only outlines the license requirements of the contractors performing the work.

All septic records are maintained in paper files. They are only updated once a permit for replacement is issued.

Proposed Improvements to Current Septic Management Practices and Plan to Complete Inventory:

Below are activities that will be evaluated and/or implemented over the next 10-year wastewater management planning period, that will improve the current municipal practices listed above associated with septic management. Examples of the types of activities being sought include:

In accordance with N.J.A.C. 7:9A-3.14 and Highland requirements for the Preservation Area, the Borough ordinance will be revised to include the following:

Notification of proper operation and maintenance practices.

- a) The administrative authority shall notify each property owner issued approval for the design, construction, installation, alteration or repair of an individual subsurface sewage disposal system after January 1, 1990 of the proper operation and maintenance practices.
- b) Written notification of the proper operation and maintenance practices shall initially be issued to the applicant with the approval for the location, design, construction, installation, alteration or repair of the individual subsurface sewage disposal system and reissued on every five (5) years to the present property owner. This will commence in 2020.
- c) The written notification shall inform the present property owner how to properly operate and maintain an individual subsurface sewage disposal system. A mass mailing to all property owners who have individual subsurface sewage disposal systems is an acceptable method of notice. The notice shall include, at a minimum:

1. A general outline of how an individual subsurface sewage disposal system works and the potential impact of improper operation and maintenance on system performance, ground and surface water quality, and public health;
 2. The recommended frequency of septic tank and grease trap pumping to prevent over-accumulation of solids, and methodology for inspection to determine whether pumping is necessary;
 3. A list of materials containing toxic substances which are prohibited from being disposed of into an individual subsurface sewage disposal system;
 4. A list of inert or non-biodegradable substances which should not be disposed of within an individual subsurface sewage disposal system;
 5. Proper practices for maintaining the area reserved for sewage disposal;
 6. Impacts upon system performance resulting from excessive water use; and
 7. Warning signs of poor system performance or malfunction and recommended or required corrective measures.
- d) The written notification may be developed by the administrative authority, or the administrative authority may distribute copies of relevant guidance material and/or technical manuals for onsite wastewater treatment systems subject to this chapter made available by the Department.

An ordinance will be passed requiring home owners to provide maintenance to the septic systems prior to receiving Certificate of Occupancy during the sale of a property.

The Board of Health will also improve Tracking and Notification process to further encourage regular pump-outs, system augmentation, and regular maintenance practices.

The Board of Health will share information with system owners on septic maintenance (e.g., classroom presentations or to civic groups such as Lions Club, Women's Clubs, or partnering with Environmental Commissions/ Advisory Councils/Watershed Ambassadors, etc.).

As part of the Borough's ongoing septic maintenance program, the Board of Health will keep an electronic inventory of all septic systems, updating as maintenance is performed.

VIII. Mapping

Map 1 - WMP Area Map

The following political and jurisdictional, boundaries, and features shall be identified on this map:

- The WMP area boundary
- Areawide WQM planning area boundaries
- Municipal boundaries
- The Highlands preservation area and the Highlands planning area

Map 2 - Selected Environmentally Sensitive Features Map

This is a map depicting each of the following environmental features below based on the most current GIS layers available from the Department at the time of Wastewater Management Plan submission.

- Suitable habitat for endangered and threatened species as identified on the Department's Landscape Project Maps of Habitat for Endangered, Threatened and Other Priority Wildlife as Rank 3, 4 and 5
- Natural Heritage Priority Sites (Not applicable to Oakland)
- Surface waters, as mapped on the Department's Geographic Information Systems (GIS) hydrography coverage
- Category One waters designated in the Department's Surface Water Quality Standards, N.J.A.C. 7:9B, based on the Department's maps of such waters, and their corresponding 300-foot riparian zone based on the Flood Hazard Area Control Act Rules, N.J.A.C. 7:13
- Coastal wetlands that have been mapped by the Department under the Wetlands Act of 1970, N.J.S.A. 13:9A-1 et seq. (Not applicable to Oakland)
- Other freshwater and estuarine wetlands, based on maps prepared by the Department under the Freshwater Wetlands Protection Act, N.J.S.A. 13:9B-25c
- Coastal Fringe Planning Areas, Coastal Rural Planning Areas, and Coastal Environmentally Sensitive Planning Area (Not applicable to Oakland)
- Environmentally sensitive areas in which 201 Facilities Plan grant limitations prohibit the extension of sewer service, if available (wetlands and flood prone areas as mapped by NJDEP based on a combination of FEMA, NJDEP and aerial photography data.)

Map 3 - Wastewater Service Area Map

The following planning area boundaries, wastewater-related jurisdictions, facilities, and wastewater service areas are identified on this map

- The land use capability zones established within the Highlands Regional Master Plan adopted by the Highlands Council pursuant to N.J.S.A. 13:20-8
- District boundaries of sewerage authority districts, as defined in N.J.S.A. 40:14A-3(6)
- Franchise areas for sewer utilities regulated by the Board of Public Utilities and other contractual boundaries defining sewer service area commitments or other legally binding arrangements (for example, sewerage agency members or contract customer communities)
- The location of each domestic and industrial wastewater treatment facility that is anticipated to exist in the future, including existing facilities that will remain in service, and the discharge outfall for each. The name and NJPDES permit number(s), if assigned, of each wastewater treatment facility shall be identified
- A delineation of sewer service areas, as determined in accordance with N.J.A.C. 7:15-4.4, differentiating that area that is:
 - Assigned sewer service area, differentiating between area that currently conveys sewage to each existing or proposed wastewater treatment facility and that which is proposed to convey sewage to each existing or proposed wastewater treatment facility; or
 - Unassigned sewer service area; and
 - A delineation of non-sewer service area

Map 4 - Zoning map(s)

Map depicting municipal parcel mapping, current composite or municipal zoning as used as the basis for the build-out analysis required pursuant to N.J.A.C. 7:15-4.5

Map 5 – Vacant Land Map

Developable Sewer Service Area is the undeveloped land within the areas eligible for sewer service, which could be developed in the future, and of which the wastewater capacity analysis in the sewer service area is based.

IX. Conditions of the Wastewater Management Plan Approval

The following will be conditions of the Wastewater Management Plan approval:

- Future requests to amend the sewer service area, either through a regional/areawide amendment or a site specific amendment will require the import of water from outside the Ramapo basin to serve the project.
- The Borough will continue to explore Water Use and Conservation measures as set forth by the Highlands Council to ensure the efficient use of water in the Borough.
- The local permitting of the development of the Fanale and Bi-county tracts must include the import of water from outside the Ramapo Basin and the conveyance of wastewater in a manner that does not add to the 0.5 MGD interbasin transfer.
- The force main and pumps will be sized to limit the sewage exports from the basin to 0.5 MGD.
- The Borough will obtain the water allocation major modification permit prior to the submission of the Treatment Works Approval application for the construction of the wastewater interceptor. If the major modification to the Water Allocation permit cannot be issued in accordance with N.J.A.C. 7:19, then the proposed inter basin transfer cannot proceed.

APPENDIX A – Nitrate Dilution Model Calculations

Nitrate Dilution Model Calculations (Planning Area Only)
ISSDS Calculation for Multiple Soil Types

A	B	C	D	E	F	G	H	I
HUC 11	Soil Map Unit Symbol	Soil Map Unit Name	Square Feet	Acres	Sum Acres	Septic Density by Soil Type	#ISSDS's (Column D/ Column E)	Average Septic Density for HUC11
02030103100	BohB	Boonton moderately well drained gravelly loam, 3 to 8 percent slopes	490,878	11.27				
	BohBb	Boonton moderately well drained gravelly loam, 0 to 8 percent slopes, very stony	847,345	19.45				
	BohC	Boonton moderately well drained gravelly loam, 8 to 15 percent slopes	858,004	19.70				
	BohCb	Boonton moderately well drained gravelly loam, 8 to 15 percent slopes, very stony	3,205,350	73.58				
	BohDb	Boonton moderately well drained gravelly loam, 15 to 25 percent slopes, very stony	1,687,474	38.74				
	BohE	Boonton moderately well drained gravelly loam, 25 to 45 percent slopes	348,178	7.99	170.74	4.60	37.12	
	BorB	Boonton moderately well drained-Rock outcrop complex, 3 to 8 percent slopes	286,911	6.59				
	BorC	Boonton moderately well drained-Rock outcrop complex, 8 to 15 percent slopes	1,155,905	26.54				
	BorD	Boonton moderately well drained-Rock outcrop complex, 15 to 25 percent slopes	648,168	14.88				
	BorE	Boonton moderately well drained-Rock outcrop complex, 25 to 45 percent slopes	473,401	10.87	58.87	4.90	12.01	
	BouB	Boonton-Urban land complex, 0 to 8 percent slopes	7,934,711	182.16				
	BouC	Boonton-Urban land complex, 8 to 15 percent slopes	27,846,836	639.28				
	BouD	Boonton-Urban land complex, 15 to 25 percent slopes	12,954,017	297.38	1,118.81	4.6	243.22	
	DuoB	Dunellen loam, 3 to 8 percent slopes	1,556,797	35.74				
	DuoC	Dunellen loam, 8 to 15 percent slopes	1,910,946	43.87				
	DuoD	Dunellen loam, 15 to 25 percent slopes	877,869	20.15	99.76	3.90	25.58	
	DuoB	Dunellen-Urban land complex, 3 to 8 percent slopes	8,879,272	203.84				
	DuoC	Dunellen-Urban land complex, 8 to 15 percent slopes	6,576,346	150.97				
	DuoD	Dunellen-Urban land complex, 15 to 25 percent slopes	49,958	1.15	355.96	3.90	91.27	
	FmhA*	Fluvaquents, loamy, 0 to 3 percent slopes, frequently flooded*	1,502,262	34.49	34.49	N/A	N/A	
	HambB	Haledon gravelly loam, 0 to 8 percent slopes, very stony	1,429,195	32.81	32.81	4.7	6.98	
	HasB	Haledon-Urban land complex, 3 to 8 percent slopes	5,776,871	132.62	132.62	4.7	28.22	
	HcsAb*	Hasbrouck loam, 0 to 3 percent slopes, very stony*	88,579	2.03	2.03	N/A	N/A	
	HhmBb	Hibernia loam, 0 to 8 percent slopes, very stony	155,509	3.57	3.57	4.6	0.78	
	OtsD	Otisville gravelly loamy sand, 15 to 25 percent slopes	1,255,910	28.83	28.83	3.5	8.24	
	PbuA	Pascack silt loam, 0 to 3 percent slopes	977,265	22.43	22.43	4.7	4.77	
	PHG	Plis, sand and gravel	4,327,598	99.35	99.35	3.4	29.22	
	RkrB	Riverhead sandy loam, 3 to 8 percent slopes	1,945,176	44.66				
	RkrC	Riverhead sandy loam, 8 to 15 percent slopes	2,697,083	61.92	106.57	3.90	27.33	
	Udh*	Udorthents, loamy, 0 to 8 percent slopes, frequently flooded	6,229,832	143.02				
	Udb*	Udorthents, wet substratum, 0 to 8 percent slopes*	3,284,362	75.40				
	Udbu*	Udorthents, wet substratum-Urban land complex*	6,330,159	145.32	363.74	N/A	N/A	
	UR*	Urban land*	11,225,009	257.69	257.69	N/A	N/A	
	WATER*	Water*	4,448,031	102.11	102.11	N/A	N/A	
			130,261,207	2,990	2,990	4.25	514.73	5.81
		Totals				Weighted Average**	Maximum Dwellings	Overall Avg Specific Density

* Soil type is not assigned a septic density value from Recharge-Based Nitrate-Dilution Model for New Jersey V7.0 for Excel 2010
 **Weighted average is calculated for all soil types that are assigned a septic density value.

Areas included in Septic Density calculations.

Areas not included in Septic Density calculations (Hydric Soils, Urban Land, Water)
 These areas are represented to determine total land area in acres.

COMMERCIAL BUILDING CALCULATIONS (ENTIRE BOROUGH)

FID No.	No. of Stories	Building Footprint (SF)	Total Floor Area (SF)	Total Floor Area (Acres)	Non-Residential Flow	Equivalent Dwelling Units (EDU)
0	1	20,514	20,514	0.5	2,564	5.1
1	1	32,119	32,119	0.7	4,015	8.0
2	1	41,844	41,844	1.0	5,231	10.5
3	2	40,546	81,092	1.9	10,137	20.3
4	1	60,239	60,239	1.4	7,530	15.1
5	2	99,035	198,070	4.5	24,759	49.5
6	1	49,453	49,453	1.1	6,182	12.4
7	1	39,305	39,305	0.9	4,913	9.8
8	1	42,583	42,583	1.0	5,323	10.6
9	1	19,790	19,790	0.5	2,474	4.9
10	1	31,227	31,227	0.7	3,903	7.8
11	2	187,598	375,196	8.6	46,899	93.8
12	2	72,628	145,256	3.3	18,157	36.3
13	2	94,501	189,002	4.3	23,625	47.3
14	1	152,921	152,921	3.5	19,115	38.2
15	1	28,150	28,150	0.6	3,519	7.0
16	1	20,397	20,397	0.5	2,550	5.1
17	1	4,068	4,068	0.1	509	1.0
18	1	40,564	40,564	0.9	5,071	10.1
19	2	31,532	63,065	1.4	7,883	15.8
20	1	44,519	44,519	1.0	5,565	11.1
21	1	36,517	36,517	0.8	4,565	9.1
22	1	23,885	23,885	0.5	2,986	6.0
23	1	40,880	40,880	0.9	5,110	10.2
24	2	25,996	51,993	1.2	6,499	13.0
25	2	30,573	61,145	1.4	7,643	15.3
26	2	23,532	47,064	1.1	5,883	11.8
27	2	3,792	7,584	0.2	948	1.9
28	2	41,429	82,858	1.9	10,357	20.7
29	3	44,135	132,406	3.0	16,551	33.1
30	3	44,346	133,038	3.1	16,630	33.3
31	1	45,315	45,315	1.0	5,664	11.3
32	2	46,787	93,574	2.1	11,697	23.4
33	3	12,928	38,784	0.9	4,848	9.7
34	1	3,914	3,914	0.1	489	1.0
35	1	2,412	2,412	0.1	301	0.6
36	2	2,334	4,668	0.1	583	1.2
37	1	859	859	0.0	107	0.2
38	1	96,781	96,781	2.2	12,098	24.2
39	2	21,264	42,528	1.0	5,316	10.6
40	3	4,634	13,903	0.3	1,738	3.5
41	1	3,773	3,773	0.1	472	0.9
42	2	5,735	11,469	0.3	1,434	2.9
43	1	4,248	4,248	0.1	531	1.1

FID No.	No. of Stories	Building Footprint (SF)	Total Floor Area (SF)	Total Floor Area (Acres)	Non-Residential Floor	Equivalent Dwelling Units (EDU)
44	1	5,454	5,454	0.1	682	1.4
45	1	2,427	2,427	0.1	303	0.6
46	1	5,805	5,805	0.1	726	1.5
47	1	3,597	3,597	0.1	450	0.9
48	2	6,090	12,180	0.3	1,522	3.0
49	2	4,136	8,272	0.2	1,034	2.1
50	2	8,061	16,122	0.4	2,015	4.0
51	2	15,296	30,592	0.7	3,824	7.6
52	1	8,059	8,059	0.2	1,007	2.0
53	2	2,749	5,497	0.1	687	1.4
54	2	1,580	3,159	0.1	395	0.8
55	2	13,493	26,986	0.6	3,373	6.7
56	2	4,661	9,321	0.2	1,165	2.3
57	1	1,022	1,022	0.0	128	0.3
58	1	1,084	1,084	0.0	135	0.3
59	2	14,100	28,200	0.6	3,525	7.0
60	2	35,929	71,858	1.6	8,982	18.0
61	2	32,623	65,247	1.5	8,156	16.3
62	1	20,869	20,869	0.5	2,609	5.2
63	2	35,293	70,585	1.6	8,823	17.6
64	2	35,476	70,952	1.6	8,869	17.7
65	2	35,076	70,152	1.6	8,769	17.5
66	1	24,170	24,170	0.6	3,021	6.0
67	2	15,738	31,475	0.7	3,934	7.9
68	2	12,964	25,928	0.6	3,241	6.5
69	1	13,276	13,276	0.3	1,660	3.3
70	1	2,793	2,793	0.1	349	0.7
71	1	6,467	6,467	0.1	808	1.6
72	1	2,508	2,508	0.1	314	0.6
73	2	21,072	42,145	1.0	5,268	10.5
74	1	6,238	6,238	0.1	780	1.6
75	1	33,628	33,628	0.8	4,204	8.4
76	1	46,110	46,110	1.1	5,764	11.5
77	1	21,032	21,032	0.5	2,629	5.3
78	2	10,660	21,320	0.5	2,665	5.3
79	2	4,859	9,719	0.2	1,215	2.4
80	1	5,299	5,299	0.1	662	1.3
81	1	9,282	9,282	0.2	1,160	2.3
82	1	6,006	6,006	0.1	751	1.5
83	1	2,966	2,966	0.1	371	0.7
84	1	4,478	4,478	0.1	560	1.1
85	2	15,299	30,598	0.7	3,825	7.6
86	1	1,054	1,054	0.0	132	0.3
87	1	3,215	3,215	0.1	402	0.8

FID No.	No. of Stories	Building Footprint (SF)	Total Floor Area (SF)	Total Floor Area (Acres)	Non-Residential Flow	Equivalent Dwelling Units (EDU)
88	1	8,718	8,718	0.2	1,090	2.2
89	1	30,138	30,138	0.7	3,767	7.5
90	1	48,951	48,951	1.1	6,119	12.2
91	1	40,760	40,760	0.9	5,095	10.2
92	2	14,707	29,413	0.7	3,677	7.4
93	1	5,673	5,673	0.1	709	1.4
94	1	3,596	3,596	0.1	449	0.9
95	1	3,221	3,221	0.1	403	0.8
96	1	3,535	3,535	0.1	442	0.9
97	1	2,213	2,213	0.1	277	0.6
98	1	7,072	7,072	0.2	884	1.8
99	1	3,663	3,663	0.1	458	0.9
100	1	1,224	1,224	0.0	153	0.3
101	2	25,304	50,607	1.2	6,326	12.7
102	1	3,874	3,874	0.1	484	1.0
103	1	6,861	6,861	0.2	858	1.7
104	2	11,643	23,287	0.5	2,911	5.8
105	1	77,180	77,180	1.8	9,648	19.3
106	2	3,200	6,400	0.1	800	1.6
107	2	11,019	22,037	0.5	2,755	5.5
108	1	15,482	15,482	0.4	1,935	3.9
109	1	2,950	2,950	0.1	369	0.7
110	2	4,942	9,883	0.2	1,235	2.5
111	2	3,770	7,539	0.2	942	1.9
112	1	2,019	2,019	0.0	252	0.5
113	1	38,796	38,796	0.9	4,849	9.7
114	2	10,032	20,064	0.5	2,508	5.0
115	1	29,547	29,547	0.7	3,693	7.4
116	1	4,768	4,768	0.1	596	1.2
117	1	7,630	7,630	0.2	954	1.9
118	1	2,426	2,426	0.1	303	0.6
119	2	1,492	2,985	0.1	373	0.7
120	1	1,562	1,562	0.0	195	0.4
121	1	7,504	7,504	0.2	938	1.9
122	1	2,469	2,469	0.1	309	0.6
123	2	2,017	4,034	0.1	504	1.0
124	1	3,027	3,027	0.1	378	0.8
125	1	2,701	2,701	0.1	338	0.7
126	2	3,104	6,208	0.1	776	1.6
127	1	2,002	2,002	0.0	250	0.5
128	2	1,836	3,673	0.1	459	0.9
129	1	4,698	4,698	0.1	587	1.2
130	2	1,899	3,799	0.1	475	0.9
131	2	766	1,533	0.0	192	0.4

<u>FID No.</u>	<u>No. of Stories</u>	<u>Building Footprint (SF)</u>	<u>Total Floor Area (SF)</u>	<u>Total Floor Area (Acres)</u>	<u>Non-Residential Flow</u>	<u>Equivalent Dwelling Units (EDU)</u>
132	1	2,039	2,039	0.0	255	0.5
133	1	903	903	0.0	113	0.2
134	1	1,359	1,359	0.0	170	0.3
135	1	1,737	1,737	0.0	217	0.4
136	1	833	833	0.0	104	0.2
137	2	969	1,938	0.0	242	0.5
138	1	136,702	136,702	3.1	17,088	34.2
139	1.5	193,779	290,668	6.7	36,334	72.7
140	1	22,808	22,808	0.5	2,851	5.7
141	2	14,824	29,647	0.7	3,706	7.4
142	2	23,514	47,027	1.1	5,878	11.8
143	1	5,782	5,782	0.1	723	1.4
144	2	48,476	96,953	2.2	12,119	24.2
145	1	24,882	24,882	0.6	3,110	6.2
146	1	2,301	2,301	0.1	288	0.6
147	2	1,041	2,081	0.0	260	0.5
148	2	2,794	5,588	0.1	698	1.4
149	2	35,303	70,606	1.6	8,826	17.7
150	1	3,009	3,009	0.1	376	0.8
151	2	96,544	193,089	4.4	24,136	48.3
152	2	12,446	24,892	0.6	3,111	6.2
153	1	6,918	6,918	0.2	865	1.7
154	1	7,490	7,490	0.2	936	1.9
155	1	4,514	4,514	0.1	564	1.1
156	1	13,755	13,755	0.3	1,719	3.4
157	2	2,146	4,292	0.1	537	1.1
158	2	3,522	7,044	0.2	880	1.8
159	1	2,437	2,437	0.1	305	0.6
160	2	3,186	6,371	0.1	796	1.6
161	2	1,453	2,906	0.1	363	0.7
162	1	3,752	3,752	0.1	469	0.9
163	1	870	870	0.0	109	0.2
164	1	2,294	2,294	0.1	287	0.6
165	1	13,504	13,504	0.3	1,688	3.4
166	1	1,715	1,715	0.0	214	0.4
167	1	3,316	3,316	0.1	414	0.8
168	2	2,733	5,465	0.1	683	1.4
169	2	4,646	9,292	0.2	1,162	2.3
170	2	1,630	3,260	0.1	407	0.8
171	1	1,718	1,718	0.0	215	0.4
172	1	988	988	0.0	123	0.2
173	1	5,598	5,598	0.1	700	1.4
174	1	3,497	3,497	0.1	437	0.9
175	2	1,333	2,666	0.1	333	0.7

<u>FID No.</u>	<u>No. of Stories</u>	<u>Building Footprint (SF)</u>	<u>Total Floor Area (SF)</u>	<u>Total Floor Area (Acres)</u>	<u>Non-Residential Flow</u>	<u>Equivalent Dwelling Units (EDU)</u>
176	2	6,017	12,033	0.3	1,504	3.0
177	2	984	1,968	0.0	246	0.5
178	2	3,198	6,396	0.1	799	1.6
179	1	779	779	0.0	97	0.2
180	1	7,350	7,350	0.2	919	1.8
181	1	734	734	0.0	92	0.2
182	2	38,313	76,625	1.8	9,578	19.2
183	2	3,271	6,542	0.2	818	1.6
184	1	4,478	4,478	0.1	560	1.1
185	1	63,597	63,597	1.5	7,950	15.9
186	2	2,403	4,806	0.1	601	1.2
187	1	2,228	2,228	0.1	278	0.6
188	2	4,415	8,830	0.2	1,104	2.2
189	2	1,650	3,300	0.1	413	0.8
190	2	3,200	6,400	0.1	800	1.6
191	1	1,993	1,993	0.0	249	0.5
192	2	30,570	61,139	1.4	7,642	15.3
193	3	44,798	134,393	3.1	16,799	33.6
194	2	2,711	5,423	0.1	678	1.4

Total Floor Area (SF) **5,599,366**
Total Floor Area (Acres) **129**
Total EDU's **1,400**

* Equivalent Dwelling Units (EDU's) were calculated by converting the total SF of commercial properties within the Borough of Oakland and multiplying it by the Wastewater Flow Factor of 0.125 gallons per day (gpd) as per N.J.A.C.7-9A-7.4. The total flow of non-residential development was then divided by 500gpd to generate the resulting number of Equivalent Dwelling Units.

COMMERCIAL BUILDING CALCULATIONS (PLANNING AREA ONLY)

<u>FID No.</u>	<u>No. of Stories</u>	<u>Building Footprint (SF)</u>	<u>Total Floor Area (SF)</u>	<u>Total Floor Area (Acres)</u>	<u>Non-Residential Flow</u>	<u>Equivalent Dwelling Units (EDU)</u>
0	1	20,514	20,514	0.5	2,564	5.1
1	1	32,119	32,119	0.7	4,015	8.0
2	1	41,844	41,844	1.0	5,231	10.5
3	2	40,546	81,092	1.9	10,137	20.3
4	1	60,239	60,239	1.4	7,530	15.1
5	2	99,035	198,070	4.5	24,759	49.5
6	1	49,453	49,453	1.1	6,182	12.4
7	1	39,305	39,305	0.9	4,913	9.8
8	1	42,583	42,583	1.0	5,323	10.6
9	1	19,790	19,790	0.5	2,474	4.9
10	1	31,227	31,227	0.7	3,903	7.8
11	2	187,598	375,196	8.6	46,900	93.8
12	2	72,628	145,256	3.3	18,157	36.3
13	2	94,501	189,002	4.3	23,625	47.3
14	1	152,921	152,921	3.5	19,115	38.2
15	1	28,150	28,150	0.6	3,519	7.0
16	1	20,397	20,397	0.5	2,550	5.1
17	1	4,068	4,068	0.1	509	1.0
18	1	40,564	40,564	0.9	5,071	10.1
19	2	31,532	63,064	1.4	7,883	15.8
20	1	44,519	44,519	1.0	5,565	11.1
21	1	36,517	36,517	0.8	4,565	9.1
22	1	23,885	23,885	0.5	2,986	6.0
23	1	40,880	40,880	0.9	5,110	10.2
24	2	25,996	51,992	1.2	6,499	13.0
25	2	30,573	61,146	1.4	7,643	15.3
26	2	23,532	47,064	1.1	5,883	11.8
27	2	3,792	7,584	0.2	948	1.9
28	2	41,429	82,858	1.9	10,357	20.7
29	3	44,135	132,405	3.0	16,551	33.1
30	3	44,346	133,038	3.1	16,630	33.3
31	1	45,315	45,315	1.0	5,664	11.3
32	2	46,787	93,574	2.1	11,697	23.4
33	3	12,928	38,784	0.9	4,848	9.7
34	2	5,735	11,470	0.3	1,434	2.9
35	1	4,248	4,248	0.1	531	1.1
36	1	5,454	5,454	0.1	682	1.4
37	1	2,427	2,427	0.1	303	0.6
38	1	5,805	5,805	0.1	726	1.5
39	1	3,597	3,597	0.1	450	0.9
40	2	6,090	12,180	0.3	1,523	3.0
41	2	4,136	8,272	0.2	1,034	2.1
42	2	8,061	16,122	0.4	2,015	4.0
43	2	15,296	30,592	0.7	3,824	7.6

FID No.	No. of Stories	Building Footprint (SF)	Total Floor Area (SF)	Total Floor Area (Acres)	Non-Residential Flow	Equivalent Dwelling Units (EDU)
44	1	1,022	1,022	0.0	128	0.3
45	1	1,084	1,084	0.0	136	0.3
46	2	14,100	28,200	0.6	3,525	7.1
47	2	35,929	71,858	1.6	8,982	18.0
48	2	32,623	65,246	1.5	8,156	16.3
49	1	20,869	20,869	0.5	2,609	5.2
50	2	35,293	70,586	1.6	8,823	17.6
51	2	35,476	70,952	1.6	8,869	17.7
52	2	35,076	70,152	1.6	8,769	17.5
53	1	24,170	24,170	0.6	3,021	6.0
54	2	15,738	31,476	0.7	3,935	7.9
55	2	12,964	25,928	0.6	3,241	6.5
56	1	13,276	13,276	0.3	1,660	3.3
57	1	2,793	2,793	0.1	349	0.7
58	1	3,596	3,596	0.1	450	0.9
59	1	3,535	3,535	0.1	442	0.9
60	1	2,213	2,213	0.1	277	0.6
61	1	7,072	7,072	0.2	884	1.8
62	1	3,663	3,663	0.1	458	0.9
63	1	1,224	1,224	0.0	153	0.3
64	2	25,304	50,608	1.2	6,326	12.7
65	1	3,874	3,874	0.1	484	1.0
66	1	6,861	6,861	0.2	858	1.7
67	2	11,643	23,286	0.5	2,911	5.8
68	1	77,180	77,180	1.8	9,648	19.3
69	2	3,200	6,400	0.1	800	1.6
70	2	11,019	22,038	0.5	2,755	5.5
71	1	15,482	15,482	0.4	1,935	3.9
72	1	2,950	2,950	0.1	369	0.7
73	2	4,942	9,884	0.2	1,236	2.5
74	2	3,770	7,540	0.2	943	1.9
75	1	2,019	2,019	0.0	252	0.5
76	1	38,796	38,796	0.9	4,850	9.7
77	2	10,032	20,064	0.5	2,508	5.0
78	1	29,547	29,547	0.7	3,693	7.4
79	1	4,768	4,768	0.1	596	1.2
80	1	7,630	7,630	0.2	954	1.9
81	1	2,426	2,426	0.1	303	0.6
82	2	1,492	2,984	0.1	373	0.7
83	1	1,562	1,562	0.0	195	0.4
84	1	7,504	7,504	0.2	938	1.9
85	1	2,469	2,469	0.1	309	0.6
86	2	2,017	4,034	0.1	504	1.0
87	1	3,027	3,027	0.1	378	0.8

<u>FID No.</u>	<u>No. of Stories</u>	<u>Building Footprint (SF)</u>	<u>Total Floor Area (SF)</u>	<u>Total Floor Area (Acres)</u>	<u>Non-Residential Flow</u>	<u>Equivalent Dwelling Units (EDU)</u>
88	1	2,701	2,701	0.1	338	0.7
89	2	3,104	6,208	0.1	776	1.6
90	1	2,002	2,002	0.0	250	0.5
91	2	1,836	3,672	0.1	459	0.9
92	1	4,698	4,698	0.1	587	1.2
93	2	1,899	3,798	0.1	475	0.9
94	2	766	1,532	0.0	192	0.4
95	1	2,039	2,039	0.0	255	0.5
96	1	903	903	0.0	113	0.2
97	1	1,359	1,359	0.0	170	0.3
98	1	1,737	1,737	0.0	217	0.4
99	1	833	833	0.0	104	0.2
100	2	969	1,938	0.0	242	0.5
101	1	136,702	136,702	3.1	17,088	34.2
102	1.5	193,779	290,669	6.7	36,334	72.7
103	1	22,808	22,808	0.5	2,851	5.7
104	2	14,824	29,648	0.7	3,706	7.4
105	2	23,514	47,028	1.1	5,879	11.8
106	1	5,782	5,782	0.1	723	1.4
107	2	48,476	96,952	2.2	12,119	24.2
108	1	24,882	24,882	0.6	3,110	6.2
109	1	2,301	2,301	0.1	288	0.6
110	2	1,041	2,082	0.0	260	0.5
111	2	2,794	5,588	0.1	699	1.4
112	2	35,303	70,606	1.6	8,826	17.7
113	1	3,009	3,009	0.1	376	0.8
114	2	96,544	193,088	4.4	24,136	48.3
115	2	12,446	24,892	0.6	3,112	6.2
116	1	6,918	6,918	0.2	865	1.7
117	1	7,490	7,490	0.2	936	1.9
118	1	4,514	4,514	0.1	564	1.1
119	1	13,755	13,755	0.3	1,719	3.4
120	2	2,146	4,292	0.1	537	1.1
121	2	3,522	7,044	0.2	881	1.8
122	1	2,437	2,437	0.1	305	0.6
123	2	3,186	6,372	0.1	797	1.6
124	2	1,453	2,906	0.1	363	0.7
125	1	3,752	3,752	0.1	469	0.9
126	1	870	870	0.0	109	0.2
127	1	2,294	2,294	0.1	287	0.6
128	1	13,504	13,504	0.3	1,688	3.4
129	1	1,715	1,715	0.0	214	0.4
130	1	3,316	3,316	0.1	415	0.8
131	2	2,733	5,466	0.1	683	1.4

<u>FID No.</u>	<u>No. of Stories</u>	<u>Building Footprint (SF)</u>	<u>Total Floor Area (SF)</u>	<u>Total Floor Area (Acres)</u>	<u>Non-Residential Flow</u>	<u>Equivalent Dwelling Units (EDU)</u>
132	2	4,646	9,292	0.2	1,162	2.3
133	2	1,630	3,260	0.1	408	0.8
134	1	1,718	1,718	0.0	215	0.4
135	1	988	988	0.0	124	0.2
136	1	5,598	5,598	0.1	700	1.4
137	1	3,497	3,497	0.1	437	0.9
138	2	1,333	2,666	0.1	333	0.7
139	2	6,017	12,034	0.3	1,504	3.0
140	2	984	1,968	0.0	246	0.5
141	2	3,198	6,396	0.1	800	1.6
142	1	779	779	0.0	97	0.2
143	1	7,350	7,350	0.2	919	1.8
144	1	734	734	0.0	92	0.2
145	2	38,313	76,626	1.8	9,578	19.2
146	2	3,271	6,542	0.2	818	1.6
147	1	4,478	4,478	0.1	560	1.1
148	1	63,597	63,597	1.5	7,950	15.9
149	2	2,403	4,806	0.1	601	1.2
150	1	2,228	2,228	0.1	279	0.6
151	2	4,415	8,830	0.2	1,104	2.2
152	2	1,650	3,300	0.1	413	0.8
153	2	3,200	6,400	0.1	800	1.6
154	1	1,993	1,993	0.0	249	0.5
155	2	30,570	61,140	1.4	7,643	15.3
156	2	2,711	5,422	0.1	678	1.4

Total Floor Area (SF) **4,824,174**
Total Floor Area (Acres) **111**
Total EDU's **1,206**

* Equivalent Dwelling Units (EDU's) were calculated by converting the total SF of commercial properties within the Borough of Oakland and multiplying it by the Wastewater Flow Factor of 0.125 gallons per day (gpd) as per N.J.A.C.7-9A-7.4. The total flow of non-residential development was then divided by 500gpd to generate the resulting number of Equivalent Dwelling Units.



Oakland Borough **Municipal Build-Out Report**

Prepared by the State of New Jersey Highlands Water Protection and Planning Council in Support of the Highlands Regional Master Plan: Report on the Results of Modules 1 and 2 of the 2009 Plan Conformance Process

August 2009

OAKLAND BOROUGH MUNICIPAL BUILD-OUT REPORT

for
HIGHLANDS REGIONAL MASTER PLAN CONFORMANCE

Purpose and Scope

The Highlands Regional Master Plan (RMP) requires that conforming municipalities develop a local build-out analysis that incorporates the policies and objectives of the RMP. Specifically, conforming municipalities are required to “use the Highlands Build-Out Model to develop a local build-out analysis that incorporates RMP policies and objectives to evaluate land use capability and capacity planning” (Objective 6G4c). The RMP build-out process requires a Limiting Factor Analysis to examine three categories of constraints:

1. Land Based Capacity (potential developable lands);
2. Resource Based Capacity (Septic System Yield and Net Water Availability); and
3. Utility Based Capacity (public water and wastewater).

This Municipal Build-Out Report provides the results of the local build-out analysis based on potential developable lands and existing municipal conditions, including sewer and water supply capacity and Net Water Availability where relevant. It incorporates the results of the first two modules of the 2009 Plan Conformance Grants Program: Module 1 “Current Municipal Conditions and Build-Out Analysis,” and Module 2 “Land Use and Resource Capacity Analysis.” Both modules were completed through a detailed process involving a cooperative effort of the municipality and the Highlands Council. This process was designed to ensure use of the most current municipal information available and proper application of RMP requirements in the conduct of all analyses. The results for Oakland Borough are presented in the section “**Full Build-Out and Constraints Summary**” and tabulated in Table 4 below.

The results of the local build-out analysis are for use by conforming municipalities for other planning activities required for Plan Conformance, such as development of Fair Share Plans addressing affordable housing obligations (Module 3). They also will be useful in complying with the New Jersey Department of Environmental Protection (NJDEP) wastewater management planning requirements under the Water Quality Management Planning rules at N.J.A.C. 7:15-5. The results are intended to assess current municipal conditions as they relate to specific RMP policies and objectives. It is important to note that the build-out analysis incorporates many but not every constraint to development included in the RMP, State regulations or local zoning. Future activities under Plan Conformance will address issues such as more refined or current analyses of land availability, resource capacity, resource protection and utility capacity that may modify these results to either increase or decrease the projected build out of the municipality (e.g., reducing build-out

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projections through land preservation, increasing build-out projections by increasing Net Water Availability or designation of Highlands Redevelopment Areas).

The results of the municipal build-out analysis are designed to be utilized at a municipal scale and are not appropriate for determining if a particular parcel or development project is consistent with the RMP. Therefore, the Highlands Build-Out Model is not intended to be applied at a parcel level to determine the development potential of that parcel, as the municipality must apply additional planning and zoning analyses to determine appropriate future sustainable development.

All of the data and figures regarding specific parcels, including, but not limited to, preserved lands and water and sewer service, are based on a review of currently available information; however, unintentional inaccuracies may occur and may be formally addressed as RMP Updates. Any request for a formal determination to address updated information may be submitted to the Highlands Council in accordance with the RMP policies and procedures for RMP Updates. In addition, this report does not address any Map Adjustments that a municipality may seek to revise the Land Use Capability Zone Map; these will be addressed at a later date.

It is critical to note that this build-out analysis was conducted based on the requirements of Plan Conformance with the RMP, as applied to parcels deemed potentially developable (vacant, oversized and redevelopable) as of early 2009. These results do not include:

- development that has been approved but not completed as of early 2009, which may yield more or less growth than the build-out results calculated for the affected parcels;
- the potential impact of some future development that may be deemed exempt from the Highlands Act, which may yield more or less growth than the build-out results calculated for those lands;¹
- the potential impact of future redevelopment that may be approved through designation of Highlands Redevelopment Areas or other approvals granted with waivers as authorized by the Highlands Act, which may yield more growth than the build-out results calculated for those lands;
- the potential impact of certain land use restrictions based on State regulations and local ordinances that could not be assessed through a municipal level of analysis; and

¹ Where such development is located in an approved wastewater service area in the RMP Existing Community Zone (not including the Environmentally-Constrained Sub-Zone) or the Lake Community Sub-Zone, the results should be similar because the build-out analysis used local zoning. Future developments that may be authorized within the Environmentally-Constrained Sub-Zones, Protection Zone or Conservation Zone that use public or community on-site wastewater systems will have significantly different yields than calculated through the RMP build-out process. Likewise, the Septic System Yields for lands that will rely on septic systems may be significantly different from what those allowed by current municipal zoning.

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- any reductions in build-out projections due to land preservation for open space or farmland beyond those preserved lands identified by the municipality through Module 1.

Therefore, the Highlands Municipal Build-Out Report for a municipality is a result of current conditions and application of RMP requirements. It provides a critical planning tool but cannot be used as a definitive prediction of the future or as a basis for parcel-based development potential.

This is a final Municipal Build-Out Report, which supersedes the Module 1 Summary Report. The results may be used in Module 3 by the municipality in support of its Housing Element and Fair Share Plan and other relevant purposes.

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Report Structure

This Highlands Council report is based on the municipal build-out results from Modules 1 and 2 performed by Oakland Borough and the Highlands Council, in conformance with the Highlands Regional Master Plan (RMP). These results include consideration of potential land availability, utility capacity, municipal zoning in wastewater utility service areas, Septic System Yield and Net Water Availability in accordance with the RMP. The RMP build-out analysis estimates the potential for new development in Oakland Borough, for the entire municipality (see **Full Build-Out and Constraints Summary**, below).

First, the analysis addressed the build-out potential of the available lands, assuming application of RMP requirements for septic system yields and utility service areas without constraints related to the available capacity of public water supply and wastewater utilities or Net Water Availability. Essentially, the land-based build out represents the maximum potential for development in conformance with the RMP if no other constraints exist. Where sewer development is in conformance with the RMP, municipal zoning is used to determine build-out potential. Where septic systems will be used, the RMP requirements apply and the resulting septic system yield is assumed to be entirely residential in nature. To the extent that septic system capacity is used for non-residential development based on a proportional reallocation from residential development, the projected growth will be different than those reported above. Any reallocations of septic system yield will be addressed in Module 3 – Housing Element and Fair Share Plan.

Second, the public water supply and wastewater demands of development projected for the utility service area are compared to the utility capacity available to the municipality, regarding both public water supply and wastewater utilities. Where capacity is insufficient to support the build-out demand, the build-out estimates are reduced.

Third, the resulting water supply demands from build out in both public water supply utility service areas and domestic well service areas are compared to the Net Water Availability for the HUC14 subwatershed. In many cases, this step required information regarding water supply demands from other municipalities, so that the full demands against each HUC14 subwatershed could be assessed. Again, where Net Water Availability is insufficient to support the build-out demand, the build-out estimates are reduced.

Finally, where a wastewater utility had available capacity for a municipality after meeting all build-out demands, the Highlands Council investigated whether sufficient Net Water Availability exists to support the use of all or part of that wastewater utility capacity for such purposes as affordable housing, TDR Receiving Zones and other purposes supported by the RMP.

This report also includes a discussion of technical methods used in the build-out process, including quality control assessments and build-out impact factors.

Full Build-Out and Constraints Summary for Oakland Borough

Overview

The Oakland Borough is located within both the Preservation Area and Planning Area. The RMP build-out analysis for Oakland Borough estimates the following new development results for potential developable lands for the entire municipality, which are discussed in detail in the following section and summarized in Table 4:

1. Development in Wastewater Utility Service Areas: 0 residential dwelling units and 0 square feet of non-residential development, resulting in a wastewater demand of 0 gallons per day (gpd), or 0 million gallons per day (MGD), and estimated public water supply demands of 0 gpd, or 0 MGD.
2. Development in Septic System Areas: 16 septic systems in the Planning Area for all RMP Land Use Capability Zones and HUC14 subwatersheds, and 0 septic systems in the Preservation Area.

The build-out results based on potential developable lands are not constrained by water supply utility capacity and wastewater utility capacity. The water supply demands from the build-out are not constrained by water availability.

Municipal Capacity Conditions and Analysis

A summary of findings on municipal build-out capacity conditions appears in Table 1. It includes the following: potential developable vacant, over-sized and redevelopable lands in the RMP wastewater utility area; potential developable vacant, over-sized and redevelopable parcels in the septic system areas; RMP Septic System Yield; RMP Build-Out Environmentally Constrained lands; available wastewater utility capacity; and available Public Community Water Supply utility capacity.

All figures are the results of an RMP consistency analysis applied to the information supplied by the Highlands Council, as supplemented and verified by Oakland Borough. Each Figure shows all of the parcels that were used in the build-out process, whether for Septic System Yield or for build out of RMP wastewater utility areas.

- **Figure 1** presents the parcel-based potential developable lands and their association with HUC14 subwatersheds and Land Use Capability Zones, which relate to the RMP Septic System Yield values where the parcels will be served by septic systems.
- **Figure 2** presents the parcel-based potential developable lands and the RMP Build-Out Environmentally Constrained lands (i.e., steep slopes, flood prone areas and Highlands Open Water buffers). Some of these areas are within the RMP Environmentally Constrained Sub-Zones while others are smaller-scale environmental features outside those sub-zones.

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- **Figure 3** presents the parcel-based potential developable lands and their association with the RMP utility area² for RMP HDSF³ wastewater utilities.
- **Figure 4** presents the parcel-based potential developable lands associated with the RMP utility area⁴ for RMP Public Community Water System utilities.

RMP Build-Out Developable Land, Over-Sized Lot Analysis and Redevelopable Land

Oakland Borough identified 219 acres of potential developable vacant lots and 10 acres of potential developable lands on over-sized lots within areas that will be served by septic systems, for a total of 229 acres of potential developable Septic System Yield lands. These lands were used as the basis for Septic System Yield, regardless of the extent to which any of the lands were steep slopes, flood prone areas or Highlands Open Water buffers.

In addition, there are no (0) acres of potential developable vacant lands and no (0) acres of identified potential redevelopable land (either over-sized lots or specifically identified by the municipality as being a redevelopment target) within the Existing Area Served by utilities. The municipal information for potential developable lands, over-sized lots and redevelopable land was evaluated by the Highlands Council in accordance with the RMP for the build-out analysis. The results for all report figures are summarized in Table 1.

RMP Septic System Yield Analysis

There are three (3) HUC14 subwatersheds located entirely or partially within the Planning Area of Oakland Borough. The RMP Septic System Yield analysis for the Planning Area determined a yield of 0 units for the Conservation Zone, 14 units for the Existing Community Zone and 2 units for the Protection Zone. The RMP Septic System Yield analysis determined a yield of 0 units for the Preservation Area. The total RMP Septic System Yield for Oakland Borough is 16 units. Refer to Table 1 and Figure 1 for additional details.

² The RMP utility area for wastewater includes the Existing Areas Served based on the RMP, plus any NJDEP-approved Sewer Service Area that is within the Existing Community Zone (not including the Environmentally-Constrained Sub-Zone) or the Lake Community Sub-Zone.

³ HDSF - Highlands Domestic Sewerage Facility. These are wastewater treatment works that provide wastewater treatment primarily of sanitary sewage rather than industrial wastewater as a public utility, and may include service areas and treatment capacities sufficient to support redevelopment and regional growth opportunities. As such, they provide service to multiple parcels under different ownership, rather than to specific developments (e.g., schools, shopping centers, public institutions).

⁴ The RMP utility area for public water supply includes the Existing Areas Served based on the RMP, plus any additional properties identified by the municipality that are within the Existing Community Zone (not including the Environmentally-Constrained Sub-Zone) or the Lake Community Sub-Zone.

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The build out for septic systems in the Preservation Area identifies the number of septic systems that would be considered permissible under the NJDEP Preservation Area Rules at N.J.A.C. 7:38-3.4. Each vacant or over-sized lot identified through Module 1 and 2 was assessed to determine whether it was of sufficient size to accommodate one or more septic systems, based on NJDEP requirements for 1 unit per 25 acres of non-forested lands, 1 unit per 88 acres of forested lands, or some proportional combination thereof. The yield is assigned by parcel, not by aggregate acreage across multiple parcels, and is compiled for the entire Preservation Area of the municipality as shown in Table 1. Parcels that were too small to accommodate a new septic system under these provisions received no Septic System Yield.

In the Planning Area, the build out for septic systems is based on a yield evaluation for the aggregate of two areas: the acreage of vacant parcels and the net acreage of over-sized parcels. These areas are divided into HUC14 subwatershed/RMP Land Use Capability Zone combinations. Each combination of HUC14 subwatershed and Land Use Capability Zone within the municipality receives its own Septic System Yield, which is not transferable. The yield is based on RMP Policy 2L2, which establishes nitrate targets for each Land Use Capability Zone and incorporates the relevant drought recharge values for each HUC14 subwatershed.

The RMP Septic System Yield is calculated for all potential developable lands reliant on septic systems, which may include lands zoned for both residential and non-residential development. Any yields are provided in “equivalent residential units” which may later be allocated among residential and non-residential development using flow translation factors provided in the *Highlands Regional Build-Out Technical Report* (see Appendix B of this report). Therefore, Septic System Yield calculated for Oakland Borough would equate to 16 residential units only if no yield is allocated to non-residential development. Septic System Yield may be allocated to non-residential development by reducing the number of residential units and increasing the amount of non-residential development proportionally based on relative flows. This allocation process and the implications for affordable housing requirements will be addressed in Module 3 - Housing Element and Fair Share Plan; this analysis is not part of this report. Therefore, no estimate is made here of non-residential development. All development on septic systems is assumed to rely on domestic wells for the purposes of this analysis.

RMP Build-Out Environmentally Constrained Lands

The RMP Build-Out analysis identified portions of the potential developable lands that are environmentally constrained based on the RMP (i.e., steep slopes, flood prone areas and Highlands Open Water buffers). These constraints were used in the build-out analysis to determine, where wastewater utility service was anticipated based on conformance with the RMP and approved sewer service areas, whether specific parcels had at least 1,400 square feet of unconstrained area. In addition, the nature and extent of these lands may influence the future development of lands in the septic system areas regarding the allocation of Septic System Yield to them and utility lands that are suitable for development. Out of the 229 gross developable acres in Oakland Borough, for vacant

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parcels there is a potential net developable area of 44 acres in the Planning Area and 0 acres in the Preservation Area; for over-sized parcels there is a potential net developable area of -1 acres in the Planning Area and 0 acres in the Preservation Area. These values are a summation of the parcel-specific analyses. Refer to Table 1 and Figure 2 for additional details. This analysis should be viewed as an indicator of the level of environmental constraints in potentially developable lands, not as a parcel-based measure of development capacity.

In certain instances, the municipal potential net developable acres may be under-reported relative to actual buildable area conditions, and may even show a zero or negative value. A zero or negative value indicates that a very high degree of environmental constraints exists on the potential developable parcels of the municipality as a whole and especially on the over-sized lots; however, some potential developable lands may still exist. This result reflects the evaluation of over-sized lots and of vacant lots that are partly included in the sewer service build-out analysis. The potential developable acres for over-sized parcels are calculated by subtracting the equivalent of a buildable area for a single unit of development (e.g., one house) under the RMP from the total parcel size. Likewise, some parcels are only partially eligible for sewer development. In both cases the environmental constrained acres for these parcels are calculated based on the entire parcel area due to GIS processing issues. This section of the Municipal Build-Out Report uses a municipal aggregate land area analysis. This information will be used in later aspects of Plan Conformance at a parcel level and not as a municipal land aggregate value. Evaluation of the relationship of septic system yield and buildable lands will be based on the build-out parcel data information and not the Table 1 municipal summary reported values.

As part of that analysis, the municipality will be able to use the database to analyze vacant parcels in septic system areas, to help identify parcels that could be considered to have some reasonable potential for development based on the amount of unconstrained land within them. Further analysis in later phases of Plan Conformance would then identify additional constraints to the realistic development potential of these parcels based on one or more of the following factors:

1. lack of a minimum one-acre contiguous, unconstrained building site;
2. the potential building site is not accessible or access will result in damage to environmentally constrained lands;
3. application of municipal zoning constraints such as those prohibiting creation of flag lots, landlocked parcels, etc.; or
4. parcel configuration or other parcel-specific issues.

This information on vacant lands with a reasonable potential for development can be used to support the evaluation of Septic System Yield assignment in later phases of Plan Conformance.

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Available HDSF Wastewater Utility Capacity

One HDSF facility serving a very small portion of Oakland Borough is Pompton Lakes MUA. The current available Highlands Region capacity for the utility is 0.094 million gallons per day (MGD) (2003 data) for all municipalities served by the system. The current capacity available to Oakland Borough is not available at this time. There is no wastewater generation from the build out for this facility.

Another HDSF facility serving a very small portion of Oakland Borough is NW Bergen County MUA. The current available Highlands Region capacity for the utility is 0.691 million gallons per day (MGD) (2003 data) for all municipalities served by the system. The current capacity available to Oakland Borough is approximately 0.001 MGD, based upon information developed for the build-out process. There is no wastewater generation from the build out for this facility. Refer to Table 1 and Figure 3 for additional details.

Oakland Borough-Indian Hills HS, Skyview/Hibrook, Oakwood Knolls, Mountain View STP, Oakland Care Center, Manito Elementary School, Chapel Hill Estates, and Riverbend are Non-HDSF in Oakland Borough. There is no wastewater generation from build out for these facilities.

Based on the current municipal available capacity minus the build-out demands for this wastewater utility, there may be capacity available for future allocation. Priority shall be given to addressing additional needs based on Objective 2K3e, such as imminent threats to public health from areas of failing septic systems, designated TDR Receiving Zones, and to infill or redevelopment projects in the Existing Community Zone (not including the Environmentally-Constrained Sub-Zone) and the Lake Community Sub-Zone that are consistent with the RMP and either address affordable housing obligations or have final municipal approval. Additional priorities include Highlands Redevelopment Areas or cluster development consistent with the RMP. Capacity may also be allocated to the Existing Area Served for redevelopment purposes.

Available Public Community Water System Utility Capacity

The public water supply utility serving Oakland Borough is the Oakland Water Department. The current available Highlands Region capacity for the utility is 42.39 million gallons per month (MGM). The current capacity available to Oakland Borough is approximately 41.54 MGM. There is no public water demand from the build out for this facility. Refer to Table 1 and Figure 4 for additional details.

Based on the current municipal available capacity minus the build out for this water supply utility, there may be capacity available for future allocation. Priorities are similar to those for wastewater capacity (see RMP Objective 2J4c).

Water Availability Constraints

The build-out results for Oakland Borough, based on developable land and utility capacity, were compared to Net Water Availability by the Highlands Council to determine if Net Water Availability

Municipal Build-Out Report for Oakland Borough

posed an additional constraint on development capacity. This analysis determined the potential for Net Water Availability constraints by HUC14 subwatershed, including water demands from both Oakland Borough and other municipalities and water users that withdraw water from the same HUC14 subwatershed. The Highlands Council determined whether each demand was consumptive or depletive. For the purpose of this analysis, all septic system units were considered to represent a residential land use in accordance with the Highlands Module 2 Build-out Impact Factors presented in Appendix B, and were addressed as consumptive water uses.

The results were compared to Net Water Availability, whether for non-deficit (surplus) subwatersheds, or deficit (Conditional Water Availability) subwatersheds. These values, whether from a deficit or surplus subwatershed, are collectively referred to as Net Water Availability. In HUC14 subwatersheds dominated by Conservation Zone lands, the water availability dedicated for agricultural purposes is not used for this analysis.

Based on this analysis, the Highlands Council determined that the following HUC14 subwatersheds, both within the municipality and in other municipalities but relied upon for municipal water supply, have insufficient Net Water Availability to support the build out demand:

HUC14 Subwatershed	Build-Out Demand (MGD)*	Net Water Availability (MGD)	Shortfall (MGD)
NA			

*Subsequent to any reductions due to utility constraints.

For the remaining HUC14 subwatersheds partially or entirely in the municipality, the Highlands Council also assessed the amount of Net Water Availability remaining after build out. The results are in Table 3, which indicates the remaining Net Water Availability for each HUC14 subwatershed (where positive) and the associated public water supply systems that rely upon the HUC14 subwatershed for supply. This information can be used by the municipality to determine whether there is water available to the public water supply system that could support development within any associated wastewater utility service area, whether within the same HUC14 subwatershed or another, for purposes consistent with the RMP as describe above. The wastewater utility must also have remaining capacity available to the municipality. (Note: this available water cannot be used to increase the Septic System Yield beyond the amount calculated by the Highlands Council, nor can it be used to justify creation or expansion of utilities in violation of RMP requirements.) A decision as to the allocation of this capacity may occur in Module 3 regarding affordable housing needs identified in the Fair Share Plan, or later in the Plan Conformance process regarding other uses. Where a HUC14 subwatershed is relied upon by more than one municipality for water supply, whether on-site or a public water supply system, coordination will be needed among the municipalities to ensure that proposals for additional use do not exceed the remaining Net Water Availability. Also, there may be additional HUC14 subwatersheds not within the municipality that supply water to the municipality, which are not assessed here.

Municipal Build-Out Report for Oakland Borough

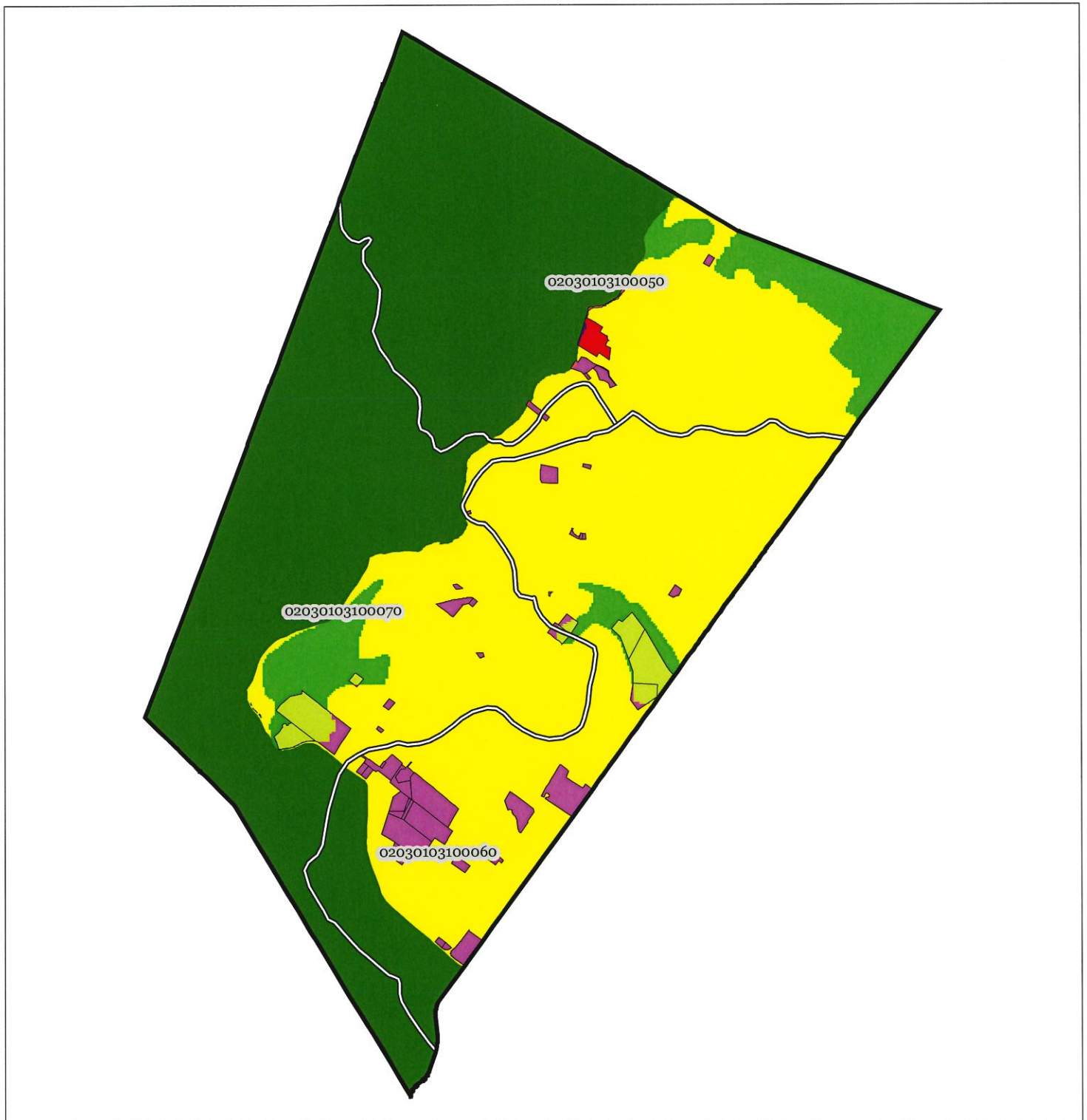
Table 3 – Net Water Availability – Remaining Capacity		
HUC14 Subwatershed	Remaining Net Water Availability (MGD)	Public Water Supply System(s) Reliant Upon the HUC14 Subwatershed (w/ PWSID)
02030103100050 Ramapo R (Crystal Lk br to BearSwamp Bk)	0.008999	0242001 Oakland Water Department
02030103100060 Crystal Lake/Pond Brook	0.009082	0220001 United Water NJ Franklin Lakes 0242001 Oakland Water Department
02030103100070 Ramapo R (below Crystal Lake bridge)	0.007896	0242001 Oakland Water Department

Final Build-Out Results

The build-out results for Oakland Borough are summarized in Table 4, based on land based capacity (potential developable land in both wastewater and septic system service areas), utility capacity and resource based capacity (Net Water Availability). These results are to be applied in Module 3 - Housing Element and Fair Share Plan toward the determination of affordable housing obligations. To assist in the evaluation of this information, an Excel file of the Module 2 database has been prepared by the Highlands Council for use in Module 3, where applicable. The Excel file is included on the Module 2 CD.

Table 4 – Municipal Build-Out Results With Resource and Utility Constraints			
	Preservation Area	Planning Area	Totals
Residential units – Sewered	0	0	0
Septic System Yield	0	16	16
Total Residential Units	0	16	16
Non-Residential Jobs – Sewered	0	0	0

Figure 1: Municipal Build-out Report Septic System Yield by HUC14 and LUCM Zone *
OAKLAND BOROUGH



Potential Undevelopable Lands	Potential Oversized Lots	Potential Developable Lands	Potential Redevelopable Lands
Conservation Zone	in Conservation Zone	in Conservation Zone	in Conservation Zone
Existing Community Zone	in Existing Community Zone	in Existing Community Zone	in Existing Community Zone
Protection Zone	in Protection Zone	in Protection Zone	in Protection Zone
Preservation Area	in Preservation Area	in Preservation Area	in Preservation Area

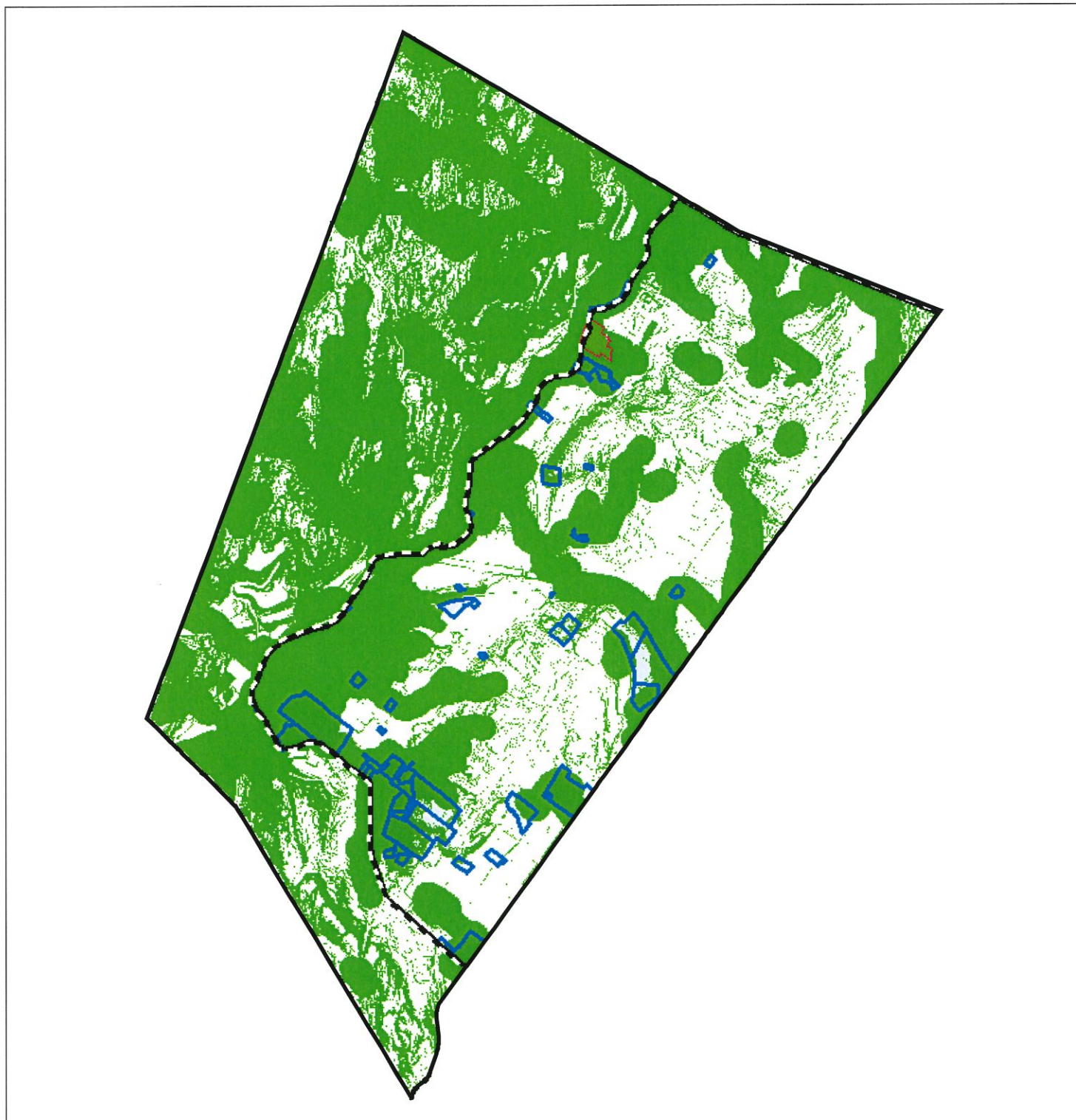
HUC14 Subwatersheds
 02030103100070 HUC14 ID Number


Miles
 0 0.5 1


Highlands Council
 New Jersey


* Refer to Table 1 for Septic System Yield values, indexed by HUC14 ID


Figure 2: Municipal Build-out Report Environmental Constrained Lands



 Highlands Build-out Environmental Constrained Lands
Constraints:
Highlands Open Water Buffers (300ft)
Flood Prone Areas
Steep Slopes (Moderate and Severe)

 Potential Oversized Lots

 Potential Developable Lots

 Preservation Area

OAKLAND BOROUGH

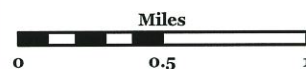
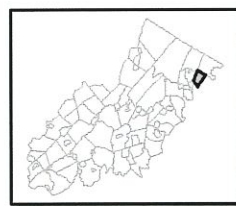


Figure 3: Municipal Build-out Report RMP HDSF Wastewater Utilities



Highlands Domestic Sewerage Facilities "2008 RMP Existing Area Served"

- NW Bergen County MUA*
- Pompton Lakes MUA*
- HUC14 Subwatersheds
- Potential Oversized Lots
- Potential Developable Lots
- Preservation Area

OAKLAND BOROUGH

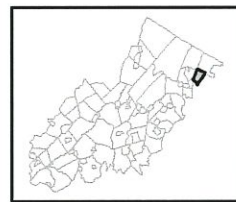
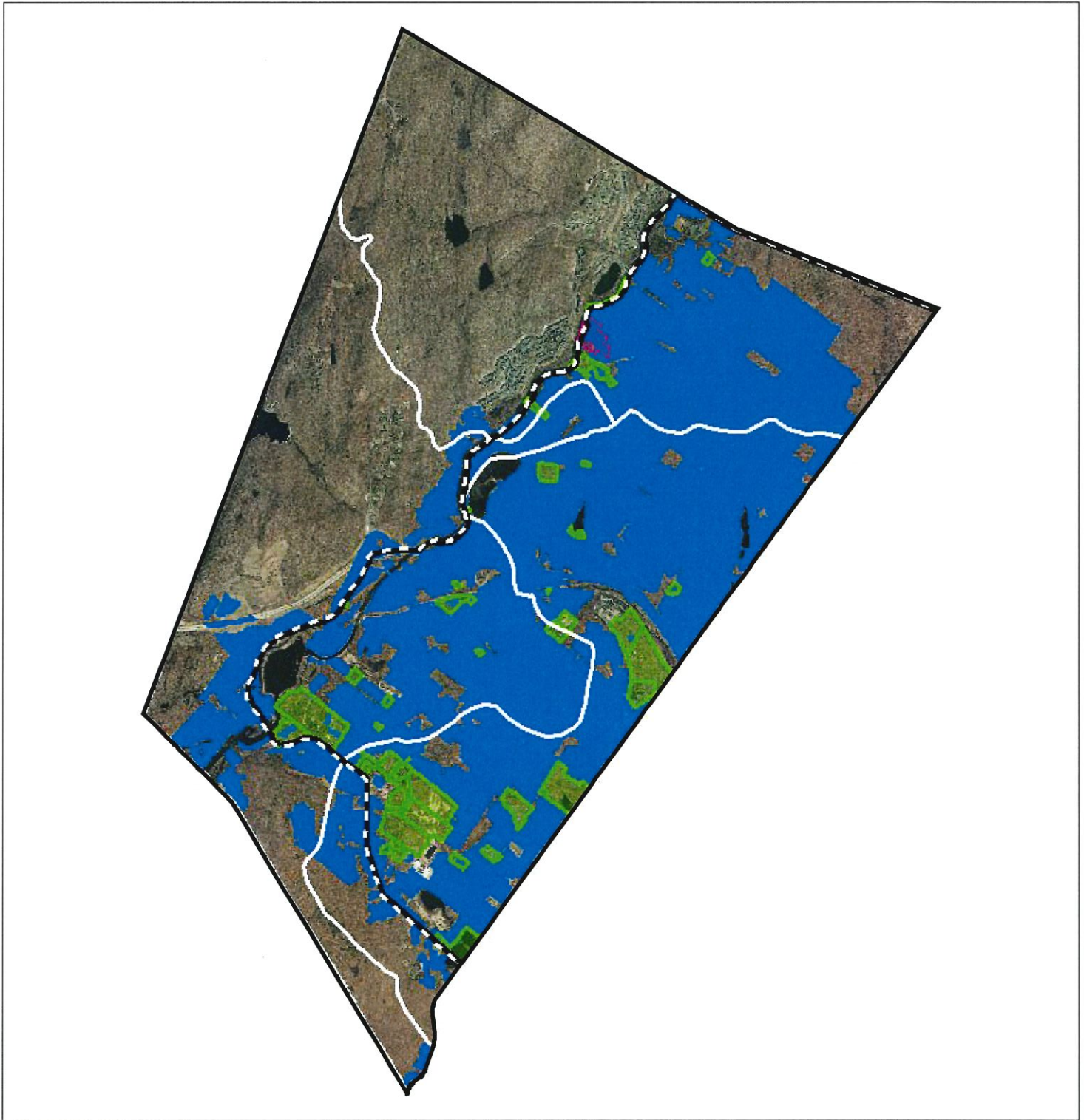







Figure 4: Municipal Build-out Report RMP Public Community Water System Utilities



Public Community Water Systems "2008 RMP Existing Area Served"

-  OAKLAND WATER DEPARTMENT
-  HUC14 Subwatersheds
-  Potential Oversized Lots
-  Potential Developable Lots
-  Preservation Area

OAKLAND BOROUGH

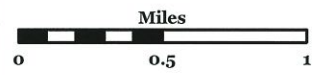
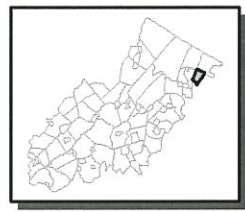


Figure 5: Municipal Build-out Report Final Build-out Results



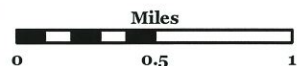
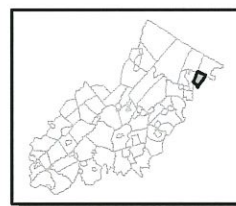
Table 4 - Municipal Build-out Results With Resource and Utility Constraints

	Preservation Area	Planning Area	Totals
Residential Units - Sewered	0	0	0
Septic System Yield	0	16	16
Total Residential Units	0	16	16
Non-Residential Jobs - Sewered	0	0	0



Preservation Area Boundary

OAKLAND BOROUGH



Highlands Module 2 Municipal Summary Report
 Table 1: RMP Municipal Capacity Conditions based on Module 2 Potential Developable Lands- OAKLAND BOROUGH
 RMP Build-Out WASTE WATER UTILITY Existing Areas Served (EAS) Analysis

MUNICIPALITY	WASTEWATER UTILITY	Total Wastewater Generation (MGD) - Planning Area	Total Wastewater Generation (MGD) - Preservation Area	Municipal Assigned Percentage	Current Available Highlands Capacity (MGD)	Municipal Available Wastewater Capacity (MGD)
OAKLAND BOROUGH	NU023698 / Pompton Lakes MUA / HDSF	0	0	<1%	0.094	NA
OAKLAND BOROUGH	NU024813 / NW Bergen County MUA / HDSF	0	0	<1%	0.691	0.001
OAKLAND BOROUGH	NU021253 / OAKLAND BOROUGH - INDIAN HILLS HS / NON-	0	0	100%	Non-HDSF	Non-HDSF
OAKLAND BOROUGH	NU021342 / Skyview/Hibrook - OAKLAND TWP / NON-HDSF	0	0	100%	Non-HDSF	Non-HDSF
OAKLAND BOROUGH	NU027774 / Oakwood Knolls - Oakland Borough / NON-HDSF	0	0	100%	Non-HDSF	Non-HDSF
OAKLAND BOROUGH	NU028002 / Mountain View STP - Oakland Borough / NON-	0	0	100%	Non-HDSF	Non-HDSF
OAKLAND BOROUGH	NU029858 / Oakland Care Center - Oakland Borough / NON-	0	0	100%	Non-HDSF	Non-HDSF
OAKLAND BOROUGH	NU030384 / Manito Elementary School - Oakland Borough /	0	0	100%	Non-HDSF	Non-HDSF
OAKLAND BOROUGH	NU053112 / Chapel Hill Estates - Oakland Borough WMP / NON-	0	0	100%	Non-HDSF	Non-HDSF
OAKLAND BOROUGH	HDSF	0	0	100%	Non-HDSF	Non-HDSF
OAKLAND BOROUGH	NU080811 / Oakland Twp - Riverbend / NON-HDSF	0	0	100%	Non-HDSF	Non-HDSF

MUNICIPALITY	WATER UTILITY	Total Water Demand (MGD) - Planning Area	Total Water Demand (MGD) - Preservation Area	Municipal Assigned Percentage	Water Utility Available Capacity (MGM)	Municipal Available Water Utility Capacity (MGM)
OAKLAND BOROUGH	242001 / OAKLAND WATER DEPARTMENT / Facility #61	0	0	98%	42.39	41.54

MUNICIPALITY	WASTEWATER UTILITY	Residential Units	Nonresidential Square Feet	People	Jobs
OAKLAND BOROUGH	NU023698 / Pompton Lakes MUA / HDSF	0	0	0	0
OAKLAND BOROUGH	NU024813 / NW Bergen County MUA / HDSF	0	0	0	0
OAKLAND BOROUGH	NU021253 / OAKLAND BOROUGH - INDIAN HILLS HS / NON-	0	0	0	0
OAKLAND BOROUGH	NU021342 / Skyview/Hibrook - OAKLAND TWP / NON-HDSF	0	0	0	0
OAKLAND BOROUGH	NU027774 / Oakwood Knolls - Oakland Borough / NON-HDSF	0	0	0	0
OAKLAND BOROUGH	NU028002 / Mountain View STP - Oakland Borough / NON-	0	0	0	0
OAKLAND BOROUGH	NU029858 / Oakland Care Center - Oakland Borough / NON-	0	0	0	0
OAKLAND BOROUGH	NU030384 / Manito Elementary School - Oakland Borough /	0	0	0	0
OAKLAND BOROUGH	NU053112 / Chapel Hill Estates - Oakland Borough WMP / NON-	0	0	0	0
OAKLAND BOROUGH	HDSF	0	0	0	0
OAKLAND BOROUGH	NU080811 / Oakland Twp - Riverbend / NON-HDSF	0	0	0	0

MUNICIPALITY	WATER UTILITY	Residential Units	Nonresidential Square Feet	People	Jobs
OAKLAND BOROUGH	242001 / OAKLAND WATER DEPARTMENT / Facility #61	0	0	0	0

Planning Area	MUNICIPALITY	SUBWATERSHED NAME	PLAN C2 YIELD	PLAN E3 YIELD	PLAN F2 YIELD
OAKLAND BOROUGH		Ramapo R (Crystal Lk br to Bear Swamp Bx)	0	1	0
OAKLAND BOROUGH		Crystal Lake/Pond Brook	0	12	1
OAKLAND BOROUGH		Ramapo R (below Crystal Lake bridge)	0	1	1
		totals	0	14	2

Preservation Area	MUNICIPALITY	PRE-YIELD
OAKLAND BOROUGH		0

Highlands Module 2 Municipal Summary Report
 Table 1: RMP Municipal Capacity Conditions based on Module 2 Potential Developable Lands- OAKLAND BOROUGH

RMP Build-Out Potential Developable Lands Analysis						
POTENTIAL DEVELOPABLE VACANT LOT SEPTIC SYSTEM ACRES	CZ ACRES - PLANNING	ECZ ACRES - PLANNING	PZ ACRES - PLANNING	PRESERVATION ACRES		
OAKLAND BOROUGH	0	144	75	0		
POTENTIAL DEVELOPABLE OVERSIZED LOT SEPTIC SYSTEM ACRES						
MUNICIPALITY						
OAKLAND BOROUGH	0	10	0	0		
POTENTIAL DEVELOPABLE WASTEWATER UTILITY ACRES						
MUNICIPALITY						
OAKLAND BOROUGH	0					
POTENTIAL DEVELOPABLE OVERSIZED LOT WASTEWATER UTILITY ACRES						
MUNICIPALITY						
OAKLAND BOROUGH	0					
RMP Build-Out Environmentally Constrained Lands Analysis						
POTENTIAL DEVELOPABLE LOT ACRES	POTENTIAL FULL DEVELOPABLE ACRES - PLANNING AREA	ENVIRONMENTAL CONSTRAINED ACRES - PLANNING AREA	NET DEVELOPABLE ACRES - PLANNING AREA	POTENTIAL FULL DEVELOPABLE ACRES - PRESERVATION AREA	ENVIRONMENTAL CONSTRAINED ACRES - PRESERVATION AREA	NET DEVELOPABLE ACRES - PRESERVATION AREA
OAKLAND BOROUGH	219	175	44	0	0	0
Potential Oversized Lot Acres						
MUNICIPALITY						
OAKLAND BOROUGH	10	11	-1	0	0	0

Overview of Technical Method for Build-Out Analysis

Module 1 “Current Municipal Conditions and Build-Out Analysis” (results of which are incorporated into or modified as appropriate for this report) was based on municipal information regarding potential developable lands (including identification of preserved lands and fully developed lands) and areas currently served with public water supply and wastewater utilities. It also included the current capacity conditions of public water supply and wastewater utilities, and was evaluated for municipal Land Use Capability in accordance with the RMP. The information was initially prepared by the Highlands Council and has been edited and verified by the municipality as representing the best available information on existing potential developable lands, which include vacant, non-preserved lands, as well as partially-developed lands having potential for further development (i.e., over-sized parcels) or redevelopment. The Highlands Council performed a quality control assessment to ensure that the database was technically sufficient for the build-out process (see Appendix A – Module 1). The build-out capacity conditions represent the complete build out of potential developable lands in accordance with the RMP, assuming no constraints other than location within areas served by water supply or wastewater utilities or, for those lands not within a wastewater utility service area, the Septic System Yield based upon RMP Land Use Capability Zone Map policies (which incorporate the NJDEP Rules for the Preservation Area at N.J.A.C. 7:38-3.4). The Module 1 Summary Report was prepared by the Highlands Council and provided to the municipality, which further verified or corrected land availability and municipal zoning information in the report as the first step in Module 2.

The build-out capacity conditions in Module 1 identified the available utility capacity (in units of flow) allocated to the municipality for associated Highlands Domestic Sewerage Facilities (HDSF), on-site wastewater facilities, and Public Community Water Supply Systems. The Highlands Council initially used available capacity information from the *Utility Capacity Technical Report (2008)*, which used 2003 data for wastewater utilities (comparing permitted flows to the rolling maximum three month daily average in million gallons per day, or MGD) and 2004 data for public water supply utilities (comparing permitted flows to the maximum monthly demand, in million gallons per month, or MGM). The available capacity estimates initially assumed that the capacity for regional utilities (i.e., serving more than one municipality) would be allocated on a first-come, first-served basis; available capacity was apportioned among the municipalities based on relative land availability in the service area municipalities. In the Module 1 process, municipalities and regional utilities were requested to provide both updated flow data and any available information on contracted flows for a municipality. Where such information was provided and verified, it was used to update both utility-wide and municipal available capacity estimates.

The build-out impacts analysis within RMP utility areas was performed by the Highlands Council using build-out environmental constraints, municipal zoning and various impact factors (e.g., water demand, sewerage demand, population, jobs) as identified in the *Highlands Regional Build-Out Technical Report (2008)* and listed in Appendix B of this report. This analysis was applied only within the RMP utility service areas, defined as the lands within a NJDEP approved utility service area that are also

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located within the Existing Community Zone or Lake Community Sub-Zone (not including the Existing Community-Environmentally-Constrained Sub-Zone). Of these lands, only parcels with at least 1,400 square feet of land that is not environmentally constrained based on the RMP (i.e., steep slopes, flood prone areas and Highlands Open Water buffers) were evaluated for build out in RMP utility service areas. Potential developable lands that did not meet the criteria of the build-out RMP utility areas were evaluated as lands contributing to Septic System Yield.

In addition, the RMP Septic System Yield was calculated for the municipality. The build out for septic system areas in the Planning Area is based on the RMP Septic System Yield Analysis and does not incorporate or evaluate the effects of environmental constraints or municipal zoning. The build-out of septic system areas in the Preservation Area is based on the NJDEP Preservation Area Rules at N.J.A.C. 7:38-3.4, as required by the RMP. The total acreage of all vacant lands, the net acreage of over-sized parcels (i.e., the total lot size minus the acreage needed for one lot under the RMP) and redevelopable lands were used in the Septic System Yield analysis. In the Planning Area, the analysis used the nitrate target for the appropriate Land Use Capability Zone and the drought recharge value for the appropriate HUC14 subwatershed. In the Preservation Area, the analysis used the forested and non-forested lands at a parcel level. In keeping with RMP policies, preserved lands (including SADC, Green Acres, federal, State, county and local lands, and land trust properties and conservation easements where known) were excluded from this analysis. Environmentally constrained lands (i.e., steep slopes, flood prone areas and Highlands Open Water buffers) were included in the septic system yield analysis because the methodology assumes a mixture of constrained and unconstrained lands, but will affect how Septic System Yield is allocated in later stages of the Plan Conformance Process.

The information from Module 1 directly supported the Module 2 Land Use and Resource Capacity Analysis, results of which are incorporated into this report. In Module 2, the Highlands Council and the municipality evaluated the build-out impacts and the associated wastewater and water supply demands within the RMP utility areas as identified in Module 1.

In Module 2, municipalities reviewed the RMP build-out impacts for RMP utility areas and verified that they reflect densities allowed by existing municipal zoning. Areas included in the build-out process for sewer service included those lands within the wastewater Existing Area Served, as defined by the RMP, and also those lands within an NJDEP-approved Sewer Service Area that is also within the Lake Community Sub-Zone or the Existing Community Zone (excluding the Existing Community-Environmentally Constrained Sub-Zone). If the existing municipal zoning conditions have changed from the 2005 data used by the Highlands Council, then the municipality provided the current zoning and the Highlands Council revised the build-out impacts accordingly. The Highlands Council performed a quality control assessment to ensure that the database was technically sufficient for the build-out process (see Appendix A – Module 2).

When the land based build out of potential developable lands in Module 1 exceeded the available utility capacity conditions, further analysis by the Highlands Council was required in Module 2 to

Municipal Build-Out Report for Oakland Borough

determine the extent to which the build out was constrained by the lack of utility capacity. In such cases, the land-based build-out potential is lowered proportionately for residential and non-residential development within the service area. It is important to note that no change is made to the Existing Area Served for the utility; only the build-out potential is reduced.

Where utility capacity exceeded the land-based build out of potential developable lands in Module 1, the utility capacity is potentially available for future demands. The municipality will evaluate utility capacity assignment in Module 3 where appropriate to support affordable housing, and in support of later phases of Plan Conformance.

For some HUC14 subwatersheds in the municipality, the projected consumptive or depletive water demand based on both domestic well sources (either as derived from Septic System Yield, which is assumed to be supplied by domestic wells, or within a RMP wastewater utility area served by domestic wells) and water supply utility service indicate that the complete municipal build out of potential developable lands might exceed the Net Water Availability. In such cases, the Highlands Council then calculated Net Water Availability values in Module 2 for use as a further constraint on growth, and determined the extent to which the Net Water Availability would reduce the build out. The Highlands Council also assessed the extent to which the use of remaining wastewater utility capacity (i.e., beyond full build-out), if any, would be constrained by Net Water Availability. This information can be used by the municipality to determine whether the wastewater utility capacity can reasonably be used for purposes consistent with the RMP (e.g., affordable housing projects, TDR receiving zones, Highlands Redevelopment Areas, redevelopment within the Existing Area Served) as provided for by Objective 2K3e. A decision as to the allocation of this capacity will occur in Module 3 regarding affordable housing needs identified in the Fair Share Plan, or later in the Plan Conformance process regarding other uses.

Municipal Build-Out Report for Oakland Borough

Appendix A: Technical Sufficiency Review

MODULE 1

The Module 1 Geodatabase (GDB) and utility capacity spreadsheet information submitted by the municipality were evaluated for technical sufficiency and quality assurance and quality control purposes by the Highlands Council staff. The Highlands Council reviewed the GDB (GDB#1 and GDB#2, with GDB#3, where relevant) to determine that all the changes that the municipality made to the GDB are technically sufficient in order to process for RMP Build-out. All revisions made to a GDB by the Highland Council are reflected in the NJHC_QA_QC_COMMENTS field of the GDB. The same Build-out QA/QC Review method is conducted for both GDB#1 and GDB#2. These results were reviewed by the municipality in Module 2 (see below). Any database issues that were not specifically responsive to the technical sufficiency review and not specific to the Module 1 Build-Out Analysis were flagged in the GDB by the Highlands Council for future reference.

When a municipality received GDB#3 (the updated public water utility database), the Council joined and updated the PWSID data from GDB#3 into GDB#1 so all the Module 1 information was in GDB#1 for build-out processing.

Before a GDB is processed for Build-out, the Highlands Council reviewed the material submitted by the municipality including cover letters and any email correspondence for additional information relevant to the build-out analysis. The Highlands Council utilizes Microsoft Access to process the GDB through the NJHC QA/QC review method to create a Technical Protocol Status (TPS) report that flags all parcels that have contradictory data, as well as a SDE check which identifies inserted, deleted and updated information in the GDB. The Highlands Council utilized the TPS Report and the GDB along with the supporting documentation to evaluate any contradictory data reported as Error Codes on the TPS Report.

The TPS report created by the Highlands Council identifies parcels that may contain contradictory data in the GDB and therefore not process correctly in the build-out. There are 11 Error Codes and 5 Data Conditions that may potentially be flagged by the Highlands Council within a GDB. The identification of an Error Code may or may not result in an edit by the Council. If an edit was required in order to technically correct the GDB for build-out processing, the edit was conducted by the Highlands Council and recorded in the GDB. The following is a list of the TPS Error Codes and Data Conditions that may be applicable to the municipality:

- **Error Code 01: Municipal Verification Field Missing** - every verifiable field and row should include the Module 1 verifier's name. If a row was blank, the NJHC QA/QC reviewer would populate the field with the verifier's name or consult with the municipality as required, and enter a comment in the NJHC_QA_QC_COMMENTS field in the GDB.

Municipal Build-Out Report for Oakland Borough

- **Error Code 02: Parcels identified as both a Condo and Open Space** - the Highlands Council evaluated the parcel's development and land preservation status to determine if the necessary data fields were populated correctly by the municipality.
- **Error Code 03: Parcels identified as both Developable and Open Space** - the Highlands Council evaluated the parcel's development status and land preservation status and determined if the necessary data fields were populated correctly by the municipality.
- **Error Code 04: Parcels identified as Oversized or Redevelopable and missing the oversized or redevelopable acreage value** - the Highlands Council would either consult with the municipality in order to edit the data field or utilized the GDB information to determine the missing value.
- **Error Code 05: Parcels identified as Oversized or Redevelopable that were also listed as Not Developable** - the Highlands Council evaluated the parcel and edited the PARC_STAT_DEV_STATUS data field accordingly.
- **Error Code 06: Parcels identified as connected to a wastewater utility however no System Provider was identified** - the Highlands Council would consult with the municipality and/or review the GDB and supporting documentation in order to edit the missing entry.
- **Error Code 07: Parcels identified as a "Yes" indicating they are currently both connected and not connected to a wastewater utility** - the Highlands Council edited Not Developable, oversized or redevelopable parcels in the wastewater no connect field to a "No." and if the parcel is vacant and developable then the Highlands Council edited the wastewater existing served field to a "No."
- **Error Code 08: Parcels identified as being connected to a wastewater utility and also identified as vacant or developable** - the Highlands Council evaluated these parcels to see if they are developable, redevelopable or oversized and edited and documented accordingly in the GDB.
- **Error Code 09: Parcels identified as connected to a public water utility however no System Provider was identified** - the Highlands Council would consult with the municipality and/or review the GDB and supporting documentation in order to edit the missing entry.
- **Error Code 10: Parcels identified as a "Yes" indicating they are currently both connected and not connected to a public water utility** - the Highlands Council edited Not Developable, oversized or redevelopable parcels in the public water no connect field to a "No." and if the parcel is vacant and developable then the Highlands Council edited the public water existing served field to a "No."
- **Error Code 11: Parcels identified as being connected to a public water utility and also identified as vacant or developable** - the Highlands Council evaluated these parcels to see if they are developable, redevelopable or oversized and edited and documented accordingly in the GDB.

Municipal Build-Out Report for Oakland Borough

- **Data Condition 1: Parcels identified as Not Developable due to Environmental Constraints or Inadequate Lot Geometry** - these parcels were evaluated in septic served areas to ensure that the environmentally constrained parcels in the GDB were not a water body and therefore not appropriate for inclusion in the RMP Septic System Area analysis. Otherwise, vacant parcels indicated to be “Not Developable” due to environmentally constrained lands were included in the Septic System Yield analysis. Parcels that were identified as an inadequate lot geometry but developable with an adjacent parcel may require further review by the municipality to ensure that the build-out process was applied correctly because the Highlands Council is not able to discern the adjacent parcel record that is in common ownership and referenced by the municipality.
- **Data Condition 2: Parcels identified as having a WW Utility with a Contractual Allocation** were flagged in the TPS Report.
- **Data Condition 3: Parcels identified for PW Utility with a Contractual Allocation** were flagged in the TPS Report.
- **Data Condition 4: Parcels containing entries as “OTHER” with associated comments** were reviewed to see if the proper data field associated with the comment had been completed correctly and to assist in the review of the GDB information.
- **Data Condition 5: Parcels with entries in any of the “Comment” data fields**- the Council reviewed this information as a means to assist in GDB technical evaluation and QA/QC review.

In addition to going through the TPS Report as described above, the Council evaluated all open space parcels to ensure they are technically correct in the GDB. The Council also reviewed parcels that have no provider listed for public water or wastewater to ensure that there are no “Yes” data fields in the utility connection status data field, as these parcels are on septic/domestic wells and not relevant regarding a utility connection status in the GDB. Lastly, the Council QA/QC reviewer initialed and dated the GDB to complete the TPS Report and QA/QC Review process.

The municipality then received a modified GDB that:

1. incorporated the results of all edits by the Highlands Council;
2. merged the final results of GDB’s #1 and, where applicable, #2 and #3 into a single GDB;
3. identified the parcels that were processed for build out as potential developable vacant, redevelopable and over-sized lots in both septic system and sewer areas; and
4. incorporated additional fields used by the Highlands Council in running the build-out process, including municipal zoning for potential developable vacant and redevelopable parcels associated with sewer service conforming with RMP requirements, and having at least 1,400 square feet of land that is not environmentally constrained. Where such parcels were associated with public water supply service, they were also evaluated for water demands.

Municipal Build-Out Report for Oakland Borough

The Municipal Conditions Geodatabase may include in some cases duplicate parcel records within the municipality. These duplicates derive from the process of creating a spatial representation of parcels in GIS. The Highlands Council has taken the necessary steps to avoid double counting of developable duplicate parcels, in the summary reports and in the geodatabase and any derivatives thereof.

MODULE 2

In Module 2, the municipality completed a final check on parcel information and verified the municipal zoning applicable to parcels that were processed for build out in RMP utility areas. Where edits were made and returned to the Highlands Council, the Council incorporated the edits and, where necessary, performed a revised build-out analysis, the results of which are reflected in this report.

Please note that the Type A and Type B edits conducted by the municipality were reviewed by the Highlands Council and only when an edit was relevant to the RMP Build-out analysis was it incorporated and re-processed for build-out analysis as required.

Type A Edits – Tabular

- The information will be updated in the GDB as indicated.
- The nature and extent of the information may or may not affect the build-out results.
- Type A tabular edits that require a revised build-out will be processed and reported as a Module 2 Municipal Build-out Summary Report.

Type A Edits – Spatial

- The revised spatial information will be reviewed in accordance with the Module 1 Technical Review Protocols.
- Type A spatial edits that require a revised build-out will be processed and reported as a Module 2 Municipal Build-out Summary Report.

Type B Edits – Municipal Zoning

- The information will be updated in the GDB as indicated.
- Updated zoning changes only affect parcels in RMP utility areas.
- Type B edits that require a revised build-out will be processed and reported as a Module 2 Municipal Build-out Summary Report.

Appendix B – Highlands Module 2 Build-Out Model Impact Factors

Highlands Zone Type	Comparison Zone/Unit Type	Source	Region	Density Dwelling unit (du)/acre *	Efficiency Factor % (1)	Average Household Size (2)	Average School Children in Household (2)	Percent Impervious (3)	Consumptive/Depletive Water Use includes Indoor demand (gpd per person) plus outdoor demand as (gpd per unit) multiplied by Consumptive/Depletive Use Coefficient (4)	Public Water System Demand (5)	Public Wastewater System Generation (6)
SF Estate Residential or (PA-5)				0.05 to 0.20 (0.17 maximum)	95			0.075* acres	(75 gpd/person + 50 gpd/unit) * Consumptive/Depletive Coefficient	100 gallons per person per day	75 gallons per person per day
	Single-family Detached 4-5 BR	Statewide NJ Demographic Multipliers (2)	Northern ¹			3.809	1.072				
SF Rural Residential, Resource Residential, or (PA-4B)	Single-family Detached 4-5 BR		Central ²	0.21 to 0.5 du/acre (0.17 maximum)	95	3.780	1.094	0.075* acres	(75 gpd/person + 50 gpd/unit) * Consumptive/Depletive Coefficient	100 gallons per person per day	75 gallons per person per day
	Single-family Detached 4-5 BR	Statewide NJ Demographic Multipliers (2)	Northern ¹	0.51 to 1.0 du/acre (1.16 maximum)	80	3.809	1.072				
SF Low Density or (PA-4)	Single-family Detached 4-5 BR	Statewide NJ Demographic Multipliers (2)	Central ²			3.780	1.094	0.075* acres	(75 gpd/person + 50 gpd/unit) * Consumptive/Depletive Coefficient	100 gallons per person per day	75 gallons per person per day
	Single-family Detached 4-5 BR	Statewide NJ Demographic Multipliers (2)	Northern ¹			3.809	1.072				
SF Medium Density, Suburban Residential, or (PA-3)	Single-family Detached 4-5 BR	Statewide NJ Demographic Multipliers (2)	Central ²	1.01 to 3.0 du/acre (3.81 minimum)	75	3.780	1.094	26.7	(75 gpd/person + 30 gpd/unit) * Consumptive/Depletive Coefficient	100 gallons per person per day	75 gallons per person per day
	Single-family Detached 4-5 BR	Statewide NJ Demographic Multipliers (2)	Northern ¹			3.809	1.072				
SF High Density or (PA-2)	Single-Family Detached, 2-3 BR	Statewide NJ Demographic Multipliers (2)	Central ²	3.01 to 8.0 du/acre (7.04 minimum)	75	2.578	0.367	33.7	(75 gpd/person + 5 gpd/unit) * Consumptive/Depletive Coefficient	75 gallons per person per day	75 gallons per person per day
	Single-Family Attached, 2-3 BR	Statewide NJ Demographic Multipliers (2)	Northern ¹			2.477	0.296				
Attached/Townhouse or (PA-1)	Single-Family Attached, 2-3 BR	Statewide NJ Demographic Multipliers (2)	Central ²	8.01 to 16.0 du/acre (9.78 minimum)	75	2.296	0.292	45.7	(75 gpd/person + 5 gpd/unit) * Consumptive/Depletive Coefficient	75 gallons per person per day	75 gallons per person per day

Appendix B – Highlands Module 2 Build-Out Model Impact Factors

Highlands Zone Type	Comparison Zone/Unit Type	Source	Region	Density Dwelling unit (du)/acre *	Efficiency Factor % (1)	Average Household Size (2)	Average School Children in Household (2)	Percent Impervious (3)	Consumptive/Depletive Water Use includes Indoor demand (gpd per person) plus outdoor demand as (gpd per unit) multiplied by Consumptive/Depletive Use Coefficient (4)	Public Water System Demand (5)	Public Wastewater System Generation (5)
Garden Apartment or (PA-1)	Single-Family Attached, 2-3 BR	Statewide NJ Demographic Multipliers (2)	Northern ¹			2.477	0.296				
	Single-Family Attached, 2-3 BR		Central ²			2.296	0.292				
Mixed use/Age Restricted Housing (percent mix based on 40% residential and 60% non-residential as Office/Commercial)	5+ Units (Own/Rent), 2-3 BR	Statewide NJ Demographic Multipliers (2)	Northern ¹	16.01+ du/acre (9.78 minimum)	70	2.262	0.308	57.1	(75 gpd/person + 5 gpd/unit) * Consumptive/Depletive Coefficient	75 gallons per person per day	75 gallons per person per day
	5+ Units (Own/Rent), 2-3 BR		Central ²			2.342	0.373				
Mixed use (percent mix based on 40% residential and 60% non-residential as Office/Commercial)		Municipal Zoning		Apply zone density and FAR value Note: Use Retail/Commercial Impact factors for non-res %	70	Varies Based on zoning Du/Acre description	0.00	68.8	(75 gpd/person + 5 gpd/unit) * Consumptive/Depletive Coefficient	75 gallons per person per day	75 gallons per person per day
		Municipal Zoning		Apply zone density and FAR value Note: Use Retail/Commercial Impact factors for non-res %	70	Varies Based on zoning Du/Acre description	Varies Based on zoning Du/Acre description	42.0	(75 gpd/person + 5 gpd/unit) * Consumptive/Depletive Coefficient	75 gallons per person per day	75 gallons per person per day
Senior or Age restricted Housing		Municipal Zoning		Varies Based on zoning Du/Acre description	70	Varies Based on zoning Du/Acre description	0.00	60.3	(75 gpd/person + 5 gpd/unit) * Consumptive/Depletive Coefficient	75 gallons per person per day	75 gallons per person per day

Highlands Build-Out Residential Impact Factors – Sources

- * Residential dwelling units generated by the build-out model include both market rate and affordable units.
- (1) Source: Efficiencies are given as a percentage, between 0 and 100, where a 100 value means complete efficiency (no land lost to development), and a 0 value means no buildings will be estimated for that land use. For example an efficiency of 70% may be representative of developable land that has a 10% set aside for parks and 20% for roads (100% - 10% - 20% = 70%). Project determined values.
- (2) Source: Who Lives in New Jersey Housing? New Jersey Demographic Multipliers. The Profile of Occupants of Residential and nonresidential Development. Listokin, D., Voicu, I., Dolphin, W., Camp, M. Center for Urban Policy Research, Rutgers University, November 2006. Northern NJ values were applied to Bergen, Morris, Sussex and Warren County municipalities. Central NJ values were applied to Hunterdon and Somerset County municipalities. 2 Table II-C-1 North Region of New Jersey Total Persons and Persons by Age (2000) (p. 85)
- (3) Source: NCNBR, Rutgers University, April 27, 2006. The impervious surface area for new dwelling units large lot zoned areas (*) is based on an average 15% impervious surface value (per NJDEP LU/LC) and a project determined average homesurf area of 0.50 acres. No impact value is attached to the remaining undeveloped area. The impact percentage factors for the other residential composite zones represent weighted averages of NJ Highlands Percent Impervious Surface for all residentially developed lands in that composite zone. The raw data was obtained by overlaying NJ Highlands Zoning and DEP 2002 LU/LC spatial data files, and extracting the calculated percent impervious surface area attached to each LU/LC residential developed land polygon and the acres of associated developed land area, to produce a weighted IS average for each composite zone.
- (4) Source: Center for Urban Policy Research (CUPR), September 2000. NJGS Consumptive Use Coefficients. For consumptive uses, a factor of 29% is utilized. For depletive uses, a factor of 100% is used
- (5) Source: NIDEP N.J.A.C. 7:10 Safe Drinking Water Act Regulations Adopted November 4, 2004. 7:10-12.6 Water Volume Requirements and State Plan Impact Assessment
- (6) Source: NIDEP N.J.A.C. 7:14A-23.3 Pollutant Discharge Elimination System. Technical Requirements For TWA Applications; Projected flow criteria

Appendix B – Highlands Module 2 Build-Out Model Impact Factors

Highlands Composite Zone Type	Floor Area Ratio	Efficiency Factor % (1)	Region	Jobs per 1,000 sf (2)	Percent Impervious (3)	Consumptive/Depletive Water Use multiplied by Consumptive/Depletive Use Coefficient (4)	Public Water System Demand (5)	Public Wastewater System Generation (6)
Office/Commercial	Based on zoning	80	Northeast US	2.99	78.3	0.125 gpd/sf * Consumptive/Depletive Coefficient	0.125 gallons/day/sf	0.10 gallons/day/sf
Retail	Based on zoning	80	Northeast US	1.63	72.5	0.125 gpd/sf * Consumptive/Depletive Coefficient	0.125 gallons/day/sf	0.10 gallons/day/sf
Industrial	Based on zoning	80	Northeast US	1.11	53.4	25 gpd/person * Consumptive/Depletive Coefficient	25 gallons per person per day	25 gallons per person per day

Highlands Build-Out Non-Residential Impact Factors – Sources

- (1) Source: Efficiencies are given as a percentage, between 0 and 100, where a 100 value means complete efficiency (no land lost to development), and a 0 value means no buildings will be estimated for that land use. For example an efficiency of 70% may be representative of developable land that has a 10% set aside for parks and 20% for roads (100% - 10% - 20% = 70%). Project determined values.
- (2) Source: Who Lives in New Jersey Housing? New Jersey Demographic Multipliers, The Profile of Occupants of Residential and nonresidential Development. Listokin, D., Voicu, I., Dolphin, W., Camp, M. Center for Urban Policy Research. Rutgers University, November 2006.
- a Table II-1-3 Commercial - Office Employees per 1,000 Square Feet of Gross Floor Area (GFA) (p. 136) (Reported Northeast mean value).
- b Table II-1-4 Commercial - Retail Employees per 1,000 Square Feet of Gross Floor Area (GFA) (p. 139) (Value derived by averaging the mean number of employees per 1,000 sq. ft. of GFA for retail (excluding mall), retail (strip shopping mall) space in the Northeast).
- c Table II-1-6 Industrial - Warehouses Employees per 1,000 Square Feet of Gross Floor Area (GFA) (p. 143) (Value derived by averaging the mean number of employees per 1,000 sq. ft. of GFA for Non-Refrigerated and Refrigerated space in the Northeast).
- (3) Source: NCNBR, Rutgers University, April 27, 2006. The impervious surface area for new dwelling units large lot zoned areas (*) is based on an average 15% impervious surface value (per NIDEP LU/LC) and a project determined average homestead area of 0.50 acres. No impact value is attached to the remaining undeveloped area. The impact percentage factors for the other residential composite zones represent weighted averages of NJ Highlands Percent Impervious Surface for all residentially developed lands in that composite zone. The raw data was obtained by overlaying NJ Highlands Zoning and DEP 2002 LU/LC spatial data files, and extracting the calculated percent impervious surface area attached to each LU/LC residential developed land polygon and the acres of associated developed land in each intersecting municipal zone polygon. The impervious surface areas in each municipal zone within the composite zone were aggregated and then divided by the total developed residential land area, to produce a weighted IS average for each composite zone.
- (4) Source: Center for Urban Policy Research (CUPR), September 2000. NUGS Consumptive Use Coefficients. For consumptive uses, a factor of 29% is utilized. For depletive uses, a factor of 100% is used
- (5) Source: NIDEP N.J.A.C. 7:10 Safe Drinking Water Act Regulations Adopted November 4, 2004, 7:10-12.6 Water Volume Requirements and State Plan Impact Assessment
- (6) Source: NIDEP N.J.A.C. 7:14A-23.3 Pollutant Discharge Elimination System: Technical Requirements For TWA Applications; Projected flow criteria

APPENDIX B – Maps

Township of Mahwah

of Ringwood

HIGHLANDS PRESERVATION AREA

Borough of Oakland

Borough of Franklin Lakes




HIGHLANDS PLANNING AREA

Borough of Wanaque

Borough of Pompton Lakes

Township of Wayne

Legend

-  Highlands Planning Area
-  Highlands Preservation Area
-  WMP Area Boundary (Borough of Oakland)

NOTES:

1. Depiction of environmental features shall be for general information purposes only, and shall not be construed to define the legal geographic jurisdiction of such statutes or rules.
2. The aerial base map was prepared using the 2015 New Jersey High Resolution Orthoimagery from the New Jersey Information Warehouse.
3. The Borough of Oakland is located entirely within the Northeast WQMP.

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Map 1
WMP Area Map
 Borough of Oakland
 Bergen County New Jersey
 Job No. OK-1620 October 24, 2017



1 inch = 1,600 feet

Township of Mahwah

of Ringwood

Borough of Oakland










Borough of Franklin Lakes

Borough of Wanaque

gh of Pompton Lakes

Township of Wayne

Legend

-  Surface Waters
-  Streams (Category 1)
-  300' Riparian Zone of C1 Waters
-  Rank 3: State Threatened T&E
-  Rank 4: State Endangered T&E
-  Rank 5: Federally Listed T&E
-  Freshwater Wetlands
-  Freshwater Wetlands w/ Rank 3-5
-  WMP Area Boundary (Borough of Oakland)



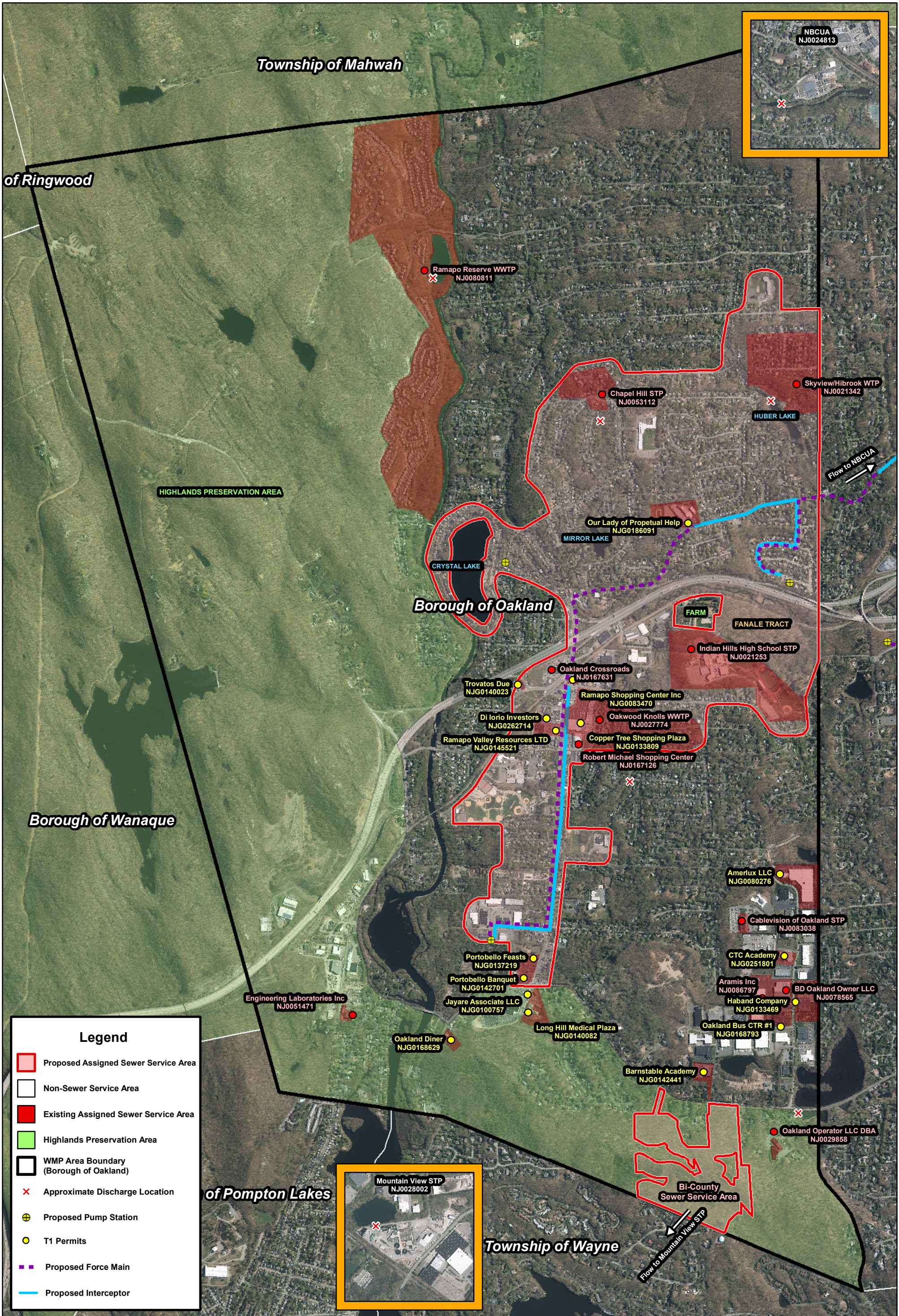
1 inch = 1,600 feet

NOTES:

1. Development in areas mapped as environmentally sensitive features may be subject to special restrictions under Federal or State statutes or rules. Interested persons should check with the Department of Environmental Protection for the latest information. Depiction of environmental features shall be for general information purposes only, and shall not be construed to define the legal geographic jurisdiction of such statutes or rules.
2. The aerial base map was prepared using the 2015 New Jersey High Resolution Orthoimagery from the New Jersey Information Warehouse.

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Map 2
Selected Environmentally Sensitive Features Map
 Borough of Oakland
 Bergen County New Jersey
 Job No. OK-1620 October 24, 2017



Legend

- Proposed Assigned Sewer Service Area
- Non-Sewer Service Area
- Existing Assigned Sewer Service Area
- Highlands Preservation Area
- WMP Area Boundary (Borough of Oakland)
- Approximate Discharge Location
- Proposed Pump Station
- T1 Permits
- Proposed Force Main
- Proposed Interceptor

NOTES:

1. Depiction of environmental features shall be for general information purposes only, and shall not be construed to define the legal geographic jurisdiction of such statutes or rules.
2. The aerial base map was prepared using the 2015 New Jersey High Resolution Orthoimagery from the New Jersey Information Warehouse.
3. All areas that do not fall under 'Proposed Assigned Sewer Service Area' or 'Existing Assigned Sewer Service Area,' are considered to be in the non-sewer service area.

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Map 3A
Wastewater Service Area Map
 Borough of Oakland
 Bergen County New Jersey
 Job No. OK-1620 October 24, 2017



1 inch = 1,600 feet

Township of Mahwah

of Ringwood

Borough of Oakland

Borough of Franklin Lakes

Borough of Wanaque

Borough of Pompton Lakes

Township of Wayne

Legend

- Existing Community Environmentally Constrained
- Existing Community Zone
- Lake Community Sub Zone
- Protection Zone
- WMP Area Boundary (Borough of Oakland)

NOTES:

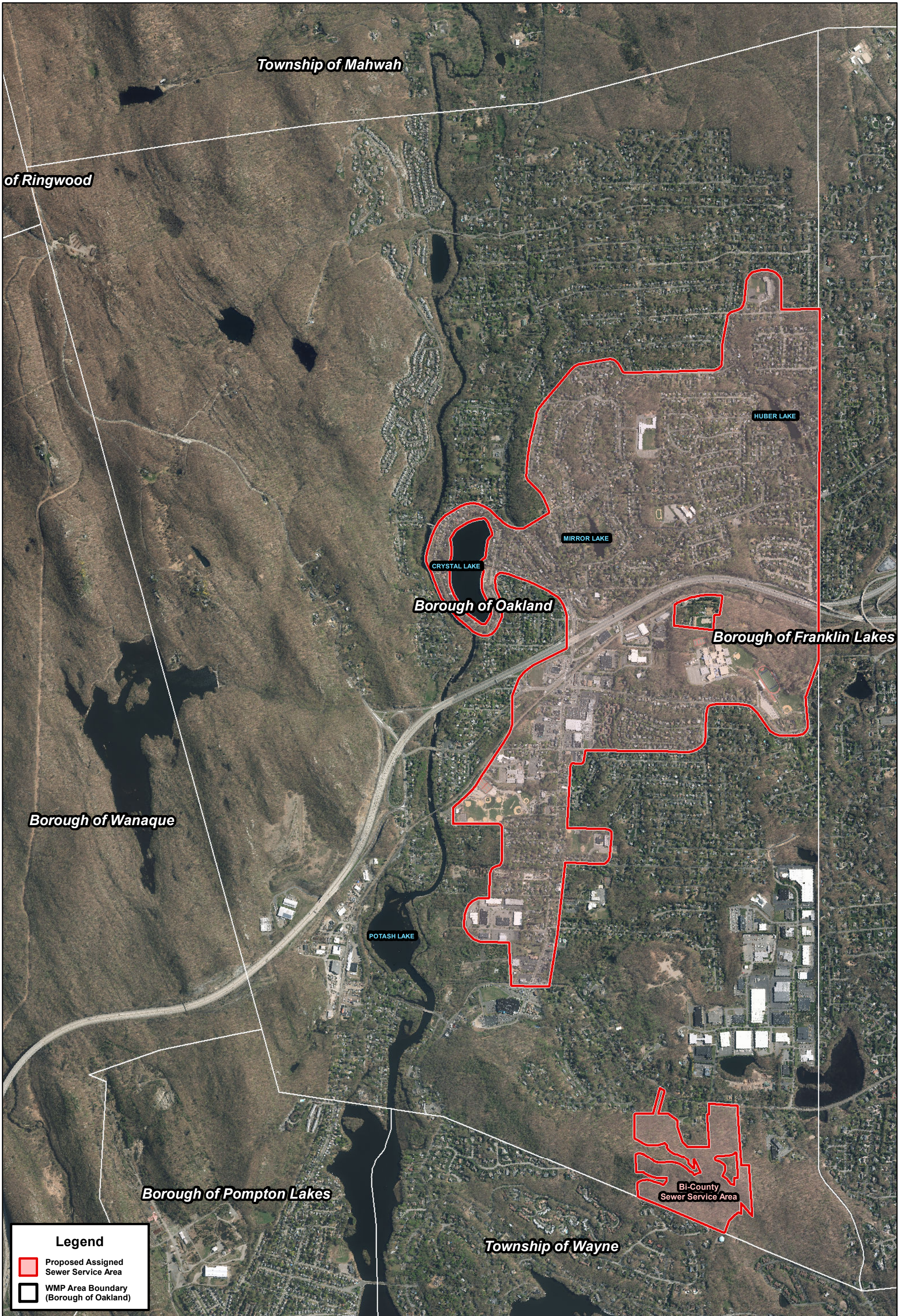
1. Depiction of environmental features shall be for general information purposes only, and shall not be construed to define the legal geographic jurisdiction of such statutes or rules.
2. The aerial base map was prepared using the 2015 New Jersey High Resolution Orthoimagery from the New Jersey Information Warehouse.
3. The land use capability zones were established within the Highlands Regional Master Plan adopted by the Highlands Council pursuant to N.J.S.A. 13:20-8

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Map 3B
Wastewater Service Area Map
Land Use Capability Zones
 Borough of Oakland
 Bergen County New Jersey
 Job No. OK-1620 October 24, 2017



1 inch = 1,600 feet



Legend

- Proposed Assigned Sewer Service Area
- WMP Area Boundary (Borough of Oakland)


NOTES:

1. Depiction of environmental features shall be for general information purposes only, and shall not be construed to define the legal geographic jurisdiction of such statutes or rules.
2. The aerial base map was prepared using the 2015 New Jersey High Resolution Orthoimagery from the New Jersey Information Warehouse.


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Map 3C
Wastewater Service Area Map

Borough of Oakland
 Bergen County New Jersey
 Job No. OK-1620 October 24, 2017


 1 inch = 1,600 feet

Oakland Borough Zoning Map

Mahwah Township

Ringwood Borough

Wanaque Borough

Franklin Lakes Borough

Pompton Lakes

Wayne Township

Parcels	IP, Industrial Park
Water	PO, Professional Office
AH-1, Affordable Housing	R/PP, Recreational Public Purpose
AH-2, Affordable Housing 2	RA-1, Single Family Residence
B-2, Local Business	RA-1A, Single Family Residence-Life Care Facility
B-3, Neighborhood Business	RA-2, Single Family Residence
C, Conservation	RA-2AH, Affordable Housing
CBD-1, New Commercial Business District 1	RA-3, Single Family Residence
CBD-2, New Commercial Business District 2	RA-4, Single Family Residence
CO, Corporate Office	RA-C, Cluster Single Family Residence
CO & IP, Corporate Office & Industrial Park	RA-MD, Multi Family Residence
I-1, Industrial	RC, Residential Cluster
I-3, Industrial Office	TH, Townhouse

March 15, 2013



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1 inch = 800 feet

Map4
Zoning Map
 Borough of Oakland Bergen County

Township of Mahwah

of Ringwood

HIGHLANDS PRESERVATION AREA




Borough of Oakland

Borough of Franklin Lakes

Borough of Wanaque

- 1 38.8 Acres
- 2 10.5 Acres
- 3 2.9 Acres
- 4 2.1 Acres
- 5 4.4 Acres
- 6 2.4 Acres

Legend

-  Vacant Land
-  Highlands Preservation Area
-  WMP Area Boundary (Borough of Oakland)

Borough of Pompton Lakes

Township of Wayne



1 inch = 1,600 feet

NOTES:

1. Depiction of environmental features shall be for general information purposes only, and shall not be construed to define the legal geographic jurisdiction of such statutes or rules.
2. The aerial base map was prepared using the 2015 New Jersey High Resolution Orthoimagery from the New Jersey Information Warehouse.

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**Map 5
Vacant Land Map**

Borough of Oakland
 Bergen County New Jersey
 Job No. OK-1620 October 24, 2017

Township of Mahwah

of Ringwood

HIGHLANDS PRESERVATION AREA

Borough of Oakland

Borough of Franklin Lakes

Borough of Wanaque

pton Lakes

Township of Wayne

Legend

- Known Cesspools (Possibly Still Active)
- Previously Reported Septic System Failures
- Known Cesspools (Replaced with Septic System)
- WMP Area Boundary (Borough of Oakland)

NOTES:

1. Depiction of environmental features shall be for general information purposes only, and shall not be construed to define the legal geographic jurisdiction of such statutes or rules.
2. The aerial base map was prepared using the 2015 New Jersey High Resolution Orthoimagery from the New Jersey Information Warehouse.



1 inch = 1,600 feet

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**Map 6
Recorded Sanitary Issues Map**

Borough of Oakland
Bergen County New Jersey
Job No. OK-1620 October 24, 2017

APPENDIX C – PREVIOUS STUDIES

Wastewater Treatment Plant Investigation
Septic Data Base



BOROUGH OF
OAKLAND
NEW JERSEY

Wastewater Treatment Plant Investigation

Our File No: OK-1607



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SECTION 2.0	INTRODUCTION
SECTION 3.0	INVESTIGATION
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	3.2 CHAPEL HILL ESTATES WTP
	3.3 OAKWOOD KNOLLS WTP
SECTION 4.0	SUMMARY AND RECOMMENDATION
APPENDIX	A LOCATION MAP
	B PHOTOGRAPHS
	C COST ESTIMATE

1.0 EXECUTIVE SUMMARY

Boswell Engineering (Boswell) was retained by the Borough of Oakland (Borough) to perform an evaluation of the three (3) existing wastewater treatment plants (WTP), Skyview-HiBrook, Chapel Hill and Oakwood Knolls. The three (3) WTPs have a combined average daily flow of 65,000 gallons per day (gpd).

After performing an assessment of each facility, it was determined that the plants are at the end of their useful life. Preparation of an equipment repair prioritization list was not feasible due to the condition of the existing assets. Full replacement of the plants is required.

Boswell has identified two (2) alternatives to remedy the situation and avoid failure of the system:

- a) Complete replacement of the three (3) WTP with new packaged plants.
- b) Decommissioning of the plants and installation of pumping stations to convey flow to the Northwest Bergen County Utilities Authority (NBCUA).

2.0 INTRODUCTION

The Borough owns and maintains three WTPs, which serve selected areas of the Borough.

The Skyview-HiBrook WTP is located at the north end of Lakeside Boulevard. This facility services 68 homes. The design average flow is 23,000 gpd. Actual flow has averaged 15-16,000 gpd.

The Chapel Hill WTP is located at the intersection of Hiawatha Boulevard and Calumett Avenue. This facility serves 24 homes in the Chapel Hill Estates development. Average daily flow is 7,000 gallons.

The Oakwood Knolls WTP is located on the east side of Oak Street, south of Yawpo Avenue. This facility services 166 hook-ups from the Oakcrest Townhouse Development and the Coppertree Mall. The plant has a design average daily flow of 35,000 gallons.

All three (3) facilities are package activated sludge systems with in-ground steel treatment tanks.

3.0 INVESTIGATION

Boswell Engineering, in accordance with the Borough's request, conducted initial and follow-up site inspections to determine existing conditions, and needed repairs/upgrades required to maintain continued operations at each facility.

Inspections were conducted at the Skyview-HiBrook plant on November 22, 2016 and January 17, 2017, at the Chapel Hill plant on December 6, 2016 and January 19, 2017, and at the Oakwood Knolls plant on December 30, 2016 and January 24, 2017.

The investigations were conducted by Edward Stephens, P.E. of Boswell McClave Engineering and Gerald Kastner, the licensed operator for the Borough of Oakland.

This report details the findings for each facility and makes recommendations for needed modifications.

3.1 SKYVIEW-HIBROOK WTP

The Skyview-HiBrook plant includes an influent comminutor, two aeration and settling tanks, a junction and splitter box, four sand filters, a flow meter, a chlorine contact tank, a dechlorination chamber, and an outfall sewer.

Also included are a blower building, a sludge storage tank, and a chlorination building. The plant is 50 years old.

Much of the equipment in the existing plant is aged and in a deteriorated condition. The following conditions are noted:

- a. There is no on-site emergency generator. Provision is made for the hook-up of a portable generator when needed.
- b. The aeration blowers are approximately 20 years old. Only one of three units is presently operating, some spare parts are available.
- c. The power supply to the Blower Building is in need of repair, as critical parts (circuit breakers) are missing. Also, there is no phase protection, or heat in the building.
- d. Control valves on the incoming and bypass piping are frozen in place, and will require replacement.
- e. The inflow comminutor has failed and been removed.
- f. The smaller of the two steel aeration/settling basins is out of service due to leaks caused by corrosion. The retaining wall adjacent to this basin has developed a bulge. The larger aeration/settling tank, currently in use, requires replacement.
- g. Piping systems inside the basins are deteriorated and need replacement.
- h. Electrical wiring has deteriorated, causing shorts.
- i. The concrete dosing chamber just upstream of the sand filters is in a deteriorated condition, requiring repair.
- j. The sand filters themselves are operating and in reasonably good condition. Downstream of the sand filters, the chlorine contact tank is leaking and requires repair. The chlorine building needs replacement.
- k. Downstream of the chlorine contact tank a clearwell houses a weir flow meter. The flow meter requires replacement. The clearwell tank is leaking into the driveway and needs repair. The clearwell tank also includes the de-chlorination chamber.
- l. A steel sludge holding tank is in reasonably good condition.

- m. Electric conduit and wiring throughout the plant is severely deteriorated. Temporary above ground wiring has been used to replace corroded underground conduit and wiring in some areas. Control panels also need replacement.
- n. The plant will require a copper (cu) removal system.
- o. It is noted that two ejector stations discharge into the Skyview-HiBrook plant, the Lakeside Boulevard and the Tuscarora Street stations. Both stations have leaks, and deteriorated controls and piping. Both stations require replacement.

3.2 CHAPEL HILL ESTATES WTP

The Chapel Hill Estates plant consists of an influent bar screen and comminutor, an aeration and settling tank, a feed well, an upflow clarifier, flocculation tank, tube filters, two media filters, a clear well, UV disinfection, a flow meter and outfall sewer.

A waste sludge storage tank, and a media filter backwash mud well are also included.

Standby power is provided by a 30 kw emergency generator, with a buried diesel fuel storage tank.

The plant was constructed in 1986.

The site survey revealed the following conditions:

- a. The influent comminutor is functioning in a deteriorated condition and requires replacement.
- b. The aeration tank air delivery system, including the blowers, diffusers and piping requires replacement.
- c. The return activated sludge piping is also in need of repair or replacement.
- d. The feedwell pumps, and float controls, which deliver flow from the settling tank to the upflow clarifier, need replacement. The feedwell tank is also cracked.
- e. The media in the upflow clarifier needs replacement.
- f. The flocculation tank equipment is inoperative, and is not used.
- g. The media in the two filter wells requires replacement.
- h. All pumping systems within the clearwell need replacement, including two effluent pumps, two filter backwash pumps, and one upflow clarifier backwash pump, along with controls.
- i. The clear well aeration system is not operative. This was an added on system.
- j. The ultra violet disinfection system leaks and requires replacement.
- k. The discharge well piping needs replacement. Groundwater intrusion into the discharge well is also a problem. A sump pump is needed to remove the ground water.
- l. Two pumps in the mud well, which receives the filter backwash flow, require replacement.
- m. The air compressor for the filter scour system requires replacement.

- n. This plant will also require a system for copper (cu) removal.
- o. The flow-thru facilities are enclosed in in-ground steel tanks which have incurred corrosion in many sections.
- p. The underground diesel fuel tank is 20 years old and needs to be inspected.

3.3 OAKWOOD KNOLLS WTP

The Oakwood Knolls Wastewater Treatment Plant was constructed around 1967.

Facilities include an influent splitter box, inflow comminutor, equalization tank, aeration and settling tank, feed well, upflow clarifier, filter tank, backwash tanks, (2), chlorine contact tank, denitrification clear well, effluent flow meter, outfall and two sludge holding tanks.

The following observations were noted, during the site investigations:

- a. The electrical wiring to the comminutor has been replaced.
- b. The weir control in the influent diversion chamber needs repair, due to corrosion.
- c. The grinders in the equalization tank need to be replaced. The equalization tank aeration blower also requires replacement.
- d. The pipeline from the equalization back to the aeration tank needs replacement.
- e. Piping inside the aeration tank needs replacement.
- f. The aeration tank walls above ground, are corroded in some areas, and the tank is leaking.
- g. The underground air line from the blowers has corroded. Temporary above-ground piping has been installed. A new underground installation is required.
- h. The v-notch weirs in the aeration tank have been replaced.
- i. The pumps in the feed well, which discharge to the upflow clarifier, require replacement.
- j. The filter tank, downstream from the upflow clarifier is not working due to deteriorated controls and corrosion. This tank was installed in 1992, also the filter media requires replacement. The Air Scour System also needs upgrading.
- k. The system for backwashing the filter media requires upgrading. The backwash tanks are not used, due to leaks caused by corrosion. The filter backwash pumps require replacement.
- l. The chlorine contact tank is severely corroded. The underground piping has been replaced with piping on grade.
- m. The dechlorination building equipment and controls, need a total upgrade. The dechlorination building structure is adequate.
- n. The clear well is in adequate condition.
- o. The plant flow meter requires replacement.

- p. The blower control panel in the blower building needs replacement. In the same building, the electric panel and the generator Automatic Transfer Switch (ATS) need replacement. Alarms are not functioning. The blower building roof is leaking.

4.0 SUMMARY AND RECOMMENDATION

Based on the fact that all three (3) facilities are at the end of their expected service life and have extensive deficiencies, it is recommended that the plants are decommissioned and either replaced in their entirety or replaced with pumping stations to convey flow to NBCUA.

A construction cost estimate for the replacement of the plants is included in Appendix C.

The timeline for design and construction would differ depending on the source of funding. If the Borough funds the project, the design phase can commence after funding is available. The following is the schedule:

Sept 1, 2017	Notice to proceed
Jan 14, 2017	Preliminary Design Plans for review by the DPW
Feb 15, 2017	Submission of a Treatment Works Approval (TWA) Permit Application to NJDEP
May 8, 2018	Receive TWA permit
May 22, 2018	Bid Project
June 16, 2018	Receive Bids
July 28, 2018	Award Project
Aug 12, 2018	Construction Begins
Apr 30, 2019	Completion of Project

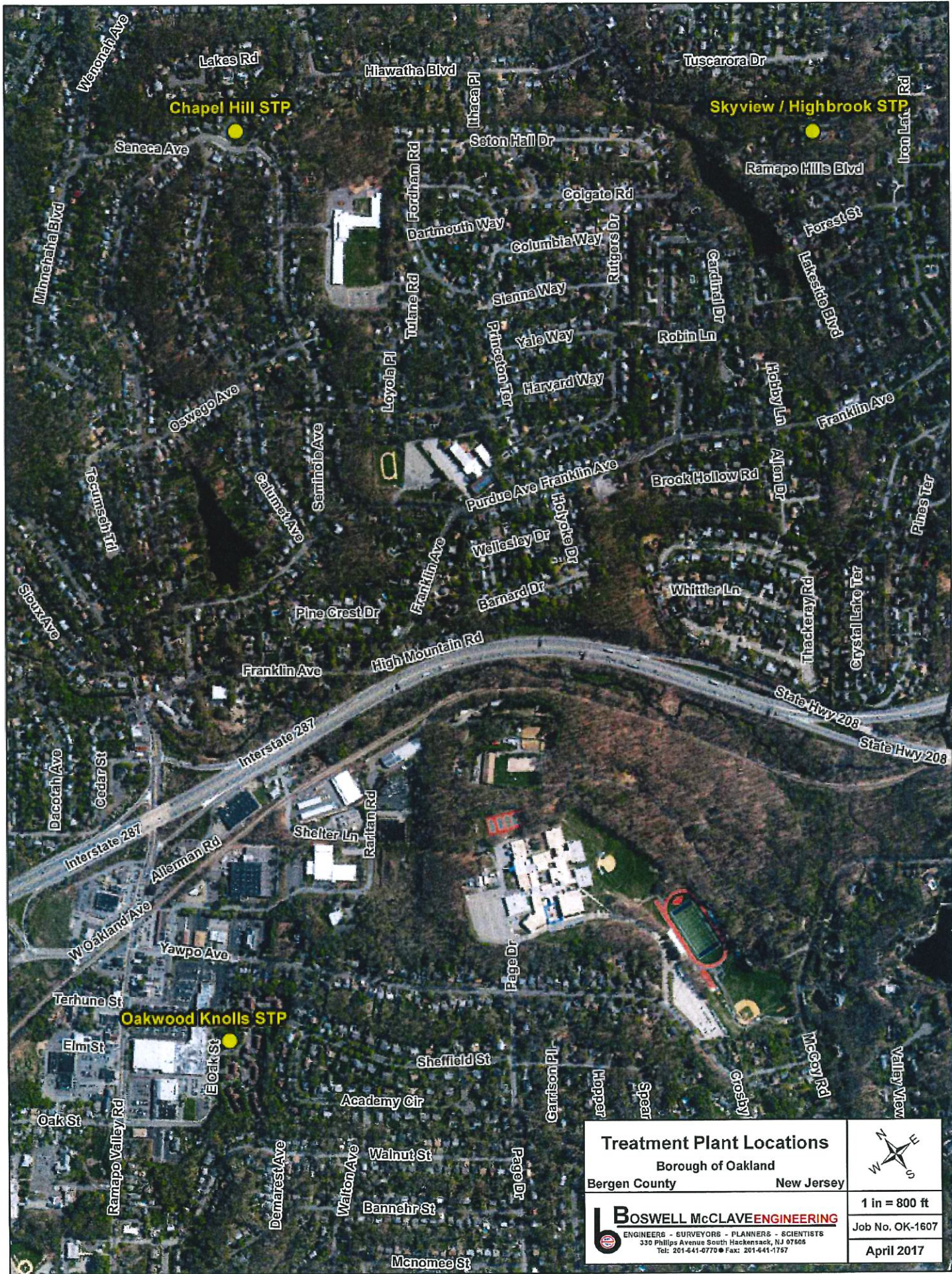
If the Borough seeks funding through the New Jersey Environmental Infrastructure Trust Fund (NJEIT), the following is the schedule for the project:

Sept 1, 2017	Notice to proceed
Jan 14, 2017	Preliminary Design Plans for review by the DPW; Submission of Loan Application and documents to the NJEIT for review
Feb 15, 2017	Submission of a Treatment Works Approval (TWA) Permit Application to NJDEP
May 8, 2018	Receive TWA permit
July 16, 2018	Receive Authorization to Bid from the NJEIT
Aug 15, 2018	Bid Project
Sept 8, 2018	Receive Bids

Oct 3, 2018	Award Project
Oct 25, 2018	Construction Begins
Nov 24, 2019	Completion of Project

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APPENDIX A – LOCATION MAP



Treatment Plant Locations Borough of Oakland Bergen County New Jersey		
BOSWELL McCLAVE ENGINEERING <small>ENGINEERS - SURVEYORS - PLANNERS - SCIENTISTS</small> <small>330 Phillips Avenue South Hackensack, NJ 07606</small> <small>Tel: 201-641-6770 • Fax: 201-641-1757</small>		1 in = 800 ft Job No. OK-1607 April 2017

APPENDIX B – PHOTOGRAPHS



CLIENT NAME:
Borough of Oakland

SITE LOCATION:
Skyview Hi-brook WTP

PROJECT NAME:
Wastewater Treatment Plant Investigation

PROJECT No.:
OK-1607

Photo No. 1.

Description:

Blower Room (one of the three (3) operating)



Photo No. 2.

Description:

Sludge Storage Tank and Blower Building





CLIENT NAME:
Borough of Oakland

SITE LOCATION:
Skyview Hi-brook WTP

PROJECT NAME:
Wastewater Treatment Plant Investigation

PROJECT NO.:
OK-1607

Photo No. 3.

Description:

Smaller treatment tank
(not used due to corrosion)



Photo No. 4.

Description:

In-service treatment
tank, junction box and
splitter tank for sand
filters





CLIENT NAME:
Borough of Oakland

SITE LOCATION:
Skyview Hi-brook WTP

PROJECT NAME:
Wastewater Treatment Plant Investigation

PROJECT No.:
OK-1607

Photo No. 5.

Description:

Retaining wall bulge at smaller treatment tank and sand filters.



Photo No. 6.

Description:

Sand Filters





CLIENT NAME:
Borough of Oakland

SITE LOCATION:
Skyview Hi-brook WTP

PROJECT NAME:
Wastewater Treatment Plant Investigation

PROJECT No.:
OK-1607

Photo No. 7.

Description:

In-use aeration and settling tanks.



Photo No. 8.

Description:

Concrete deterioration at splitter box.





CLIENT NAME:
Borough of Oakland

SITE LOCATION:
Chapel Hill WTP

PROJECT NAME:
Wastewater Treatment Plant Investigation

PROJECT No.:
OK-1607

Photo No. 1.

Description:

Underground Diesel
Storage Tank



Photo No. 2.

Description:

Clearwell, Mixed Media
Filters and Mud Well





CLIENT NAME:
Borough of Oakland

SITE LOCATION:
Chapel Hill WTP

PROJECT NAME:
Wastewater Treatment Plant Investigation

PROJECT No.:
OK-1607

Photo No. 3.

Description:

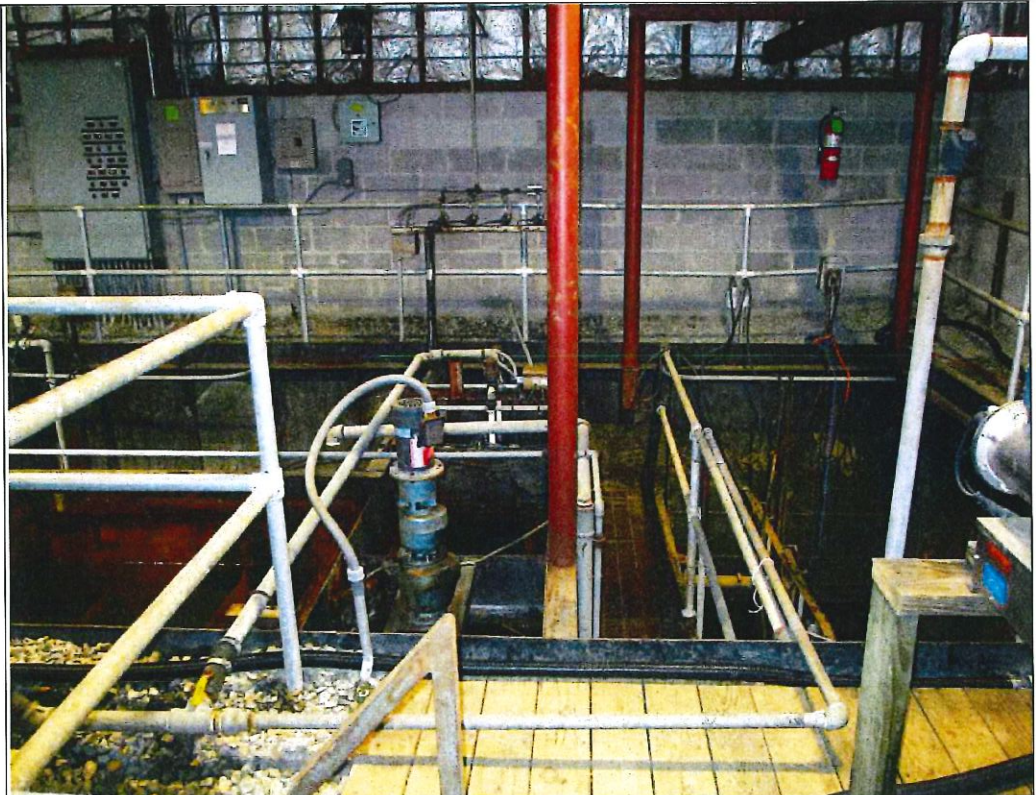
Walkway at Clearwell



Photo No. 4.

Description:

Clearwell, Flocculation Tank and Denitrification Filter





CLIENT NAME:
Borough of Oakland

SITE LOCATION:
Chapel Hill WTP

PROJECT NAME:
Wastewater Treatment Plant Investigation

PROJECT No.:
OK-1607

Photo No. 5.

Description:

Mud Well (for backwash water)



Photo No. 6.

Description:

Emergency Generator





CLIENT NAME:
Borough of Oakland

SITE LOCATION:
Chapel Hill WTP

PROJECT NAME:
Wastewater Treatment Plant Investigation

PROJECT No.:
OK-1607

Photo No. 7.

Description:

Inlet End looking
downstream



Photo No. 8.

Description:

Aeration Blowers





CLIENT NAME:
Borough of Oakland

SITE LOCATION:
Chapel Hill WTP

PROJECT NAME:
Wastewater Treatment Plant Investigation

PROJECT NO.:
OK-1607

Photo No. 9.

Description:

Flocculation Tank and
Denitrification Filter

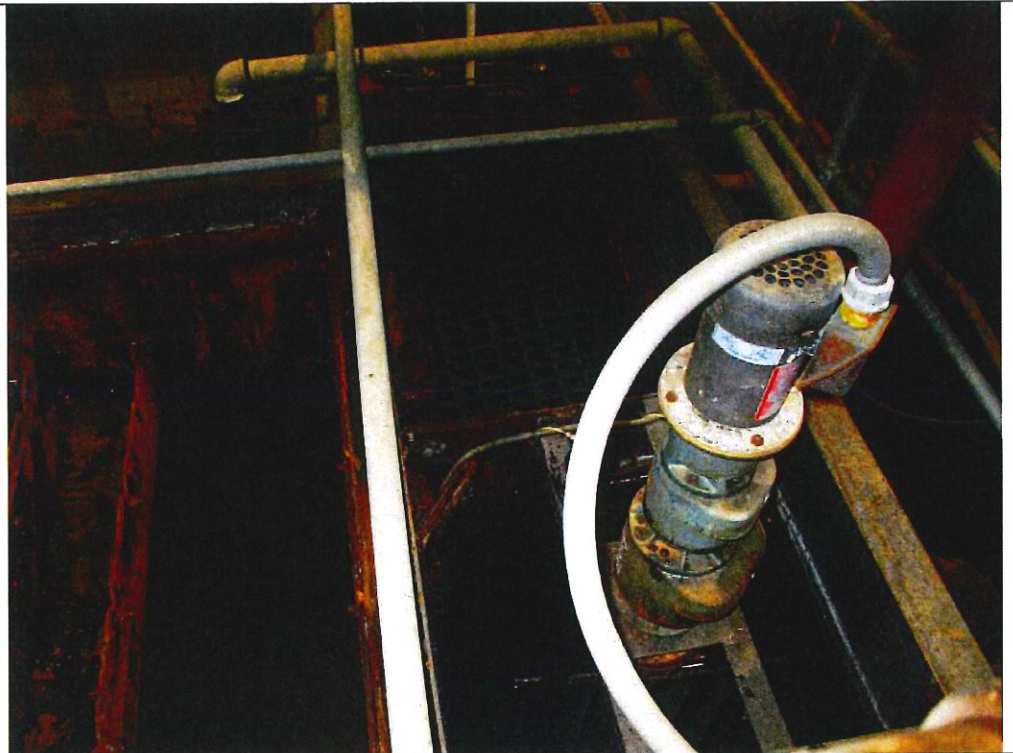


Photo No. 10.

Description:

Feed Well





CLIENT NAME:
Borough of Oakland

SITE LOCATION:
Chapel Hill WTP

PROJECT NAME:
Wastewater Treatment Plant Investigation

PROJECT No.:
OK-1607

Photo No. 11.

Description:

Sludge Holding Tank



Photo No. 12.

Description:

Flocculation, Tube Media, Mixed Media, Denitrification and Mud Well





CLIENT NAME:
Borough of Oakland

SITE LOCATION:
Chapel Hill WTP

PROJECT NAME:
Wastewater Treatment Plant Investigation

PROJECT No.:
OK-1607

Photo No. 13.

Description:

Mud Well



Photo No. 14.

Description:

Walkway at Aeration and
Settling Tank





CLIENT NAME:
Borough of Oakland

SITE LOCATION:
Oakwood Knolls WTP

PROJECT NAME:
Wastewater Treatment Plant Investigation

PROJECT No.:
OK-1607

Photo No. 1.

Description:

Equalization tank (not used due to leaks)



Photo No. 2.

Description:

Aeration-sedimentation tank





CLIENT NAME:
Borough of Oakland

SITE LOCATION:
Oakwood Knolls WTP

PROJECT NAME:
Wastewater Treatment Plant Investigation

PROJECT No.:
OK-1607

Photo No. 3.

Description:

Un-used chambers



Photo No. 4.

Description:

Circular sludge tanks (2);
Aeration-settling tank
and Filter Building





CLIENT NAME:
Borough of Oakland

SITE LOCATION:
Oakwood Knolls WTP

PROJECT NAME:
Wastewater Treatment Plant Investigation

PROJECT No.:
OK-1607

Photo No. 5.

Description:

Temporary air line from Blower Building; Original line corroded



Photo No. 6.

Description:

Chlorine Contact tank (corroded)





CLIENT NAME:
Borough of Oakland

SITE LOCATION:
Oakwood Knolls WTP

PROJECT NAME:
Wastewater Treatment Plant Investigation

PROJECT No.:
OK-1607

Photo No. 7.

Description:

Top of Filter and Upflow Clarifier, Filter Building



Photo No. 8.

Description:

Electrical Panels, Filter Buildings

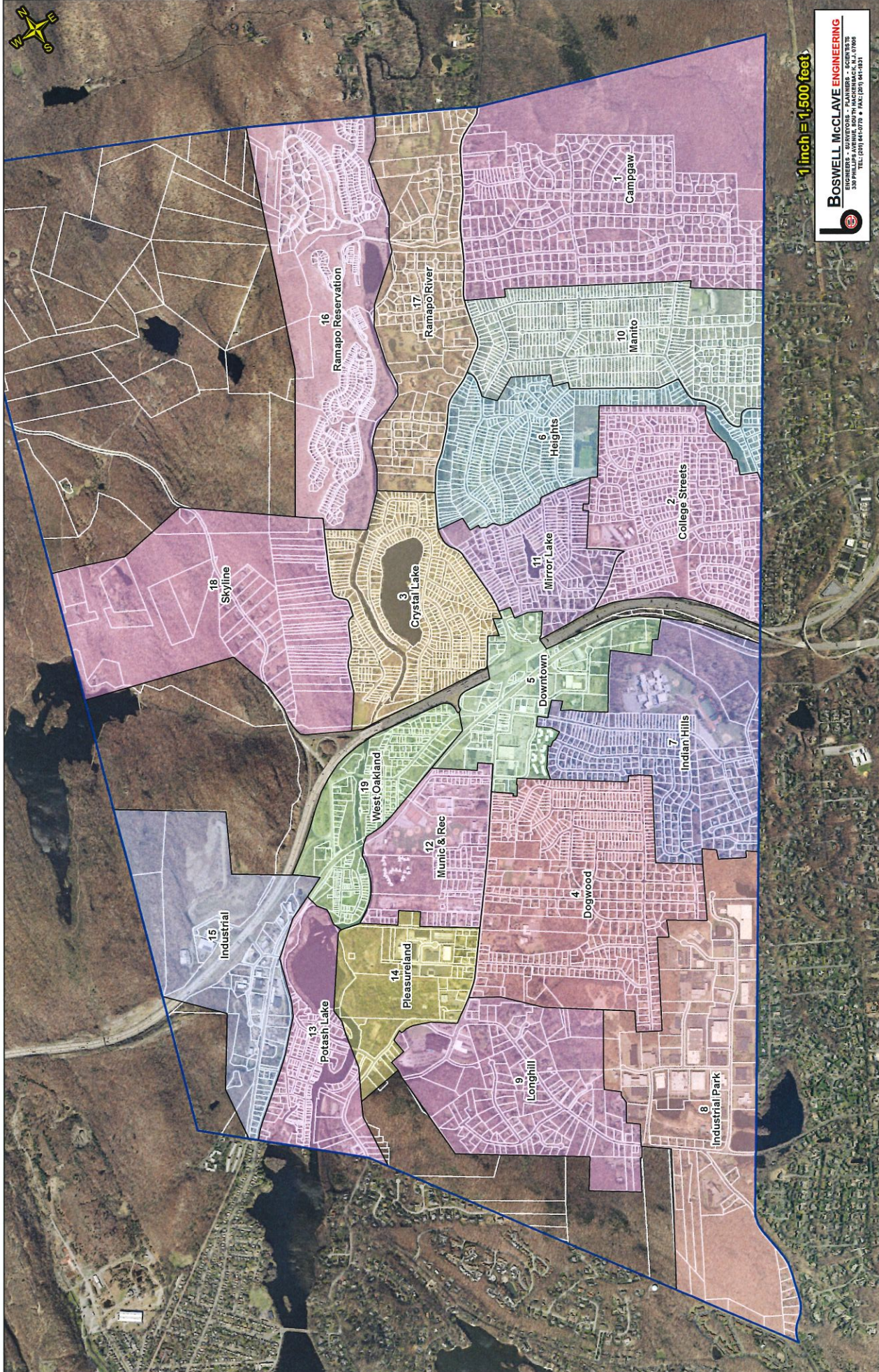


APPENDIX C – COST ESTIMATE

Borough of Oakland
Treatment Plant Replacements
Manufacturer's Design and Construction Cost
(Package Plants)
Our File No. OK-1607

	<u>Construction*</u>
Sky View – HiBrook	\$ 765,000
Chapel Hill	\$1,200,000
Oakwood Knolls	<u>\$1,355,000</u>
Total Manufacturer's Cost	\$3,320,000
Contingency (5%)	\$ 160,000
Engineering/Inspection (15%)	<u>\$ 520,000</u>
Total	\$4,000,000

*Includes demolition of existing equipment, furnishing and installing new equipment.



1 inch = 1,500 feet

BOSWELL McCLAVE ENGINEERING
 ARCHITECTS PLANNERS ENGINEERS CONSULTANTS
 330 PHILLIPS AVENUE, SOUTH HACKENSACK, N.J. 07606
 TEL: (201) 461-0070 • FAX: (201) 461-0081



Boswell Engineering
330 Phillips Avenue
South Hackensack, NJ 07606

Borough of Oakland
Septic Problem Statement
OK-1585

Neighborhood 1: Campgaw

Neighborhood	Block/Lot	Street Address	Year Designed	Year Repaired	System Failures	Crosspud (Y/N)	Comments
1. Campgaw	5504	200 Manito Ave	1964	1973	-	N	-
1. Campgaw	5504	206 Manito Ave	1964	1972 / 1991	-	Y	-
1. Campgaw	5504	210 Manito Ave	1964	1970 / 1989 / 2006	-	N	-
1. Campgaw	5504	214 Manito Ave	1964	1976 / 2010	-	N	2010 - New system / 2013 - Asbuills received
1. Campgaw	5504	213 Manito Ave	1964	1972 / 1984 / 2005	1983 - Overflowing septic	N	-
1. Campgaw	5504	208 Manito Ave	1964	1984 / 2007	-	N	-
1. Campgaw	5504	205 Manito Ave	1964	1984 / 1988	-	N	-
1. Campgaw	5504	199 Manito Ave	1964	2010	-	N	2010 - New system
1. Campgaw	5504	193 Manito Ave	1964	1980 / 1990 / 1999	-	N	-
1. Campgaw	5504	117 Chicasaw Dr	1963	2000 / 2001	1983 - Drainage field very wet, not overflowing	N	-
1. Campgaw	5504	117 Algonquin Trail	1967	1992	-	N	-
1. Campgaw	5504	113 Algonquin Trail	1967	1976 / 1983 / 2014	-	N	2014 - New System
1. Campgaw	5504	149 Chuckanutt Dr	1968	1998	-	N	-
1. Campgaw	5504	2 Cree Ct	1967	1975 / 1984 / 1996 / 2009	1976, 1977 - Malfunctioning septic system	N	2009 - New System
1. Campgaw	5504	8 Cree Ct	1973	-	-	N	-
1. Campgaw	5504	12 Cree Ct	1967	1982	-	N	-
1. Campgaw	5504	135 Chuckanutt Dr	1973	-	-	N	-
1. Campgaw	5504	129 Chuckanutt Dr	1973	1978 / 1989 / 1991	-	N	-
1. Campgaw	5504	123 Chuckanutt Dr	1972	-	-	N	-
1. Campgaw	5504	117 Chuckanutt Dr	1972	-	-	N	-
1. Campgaw	5504	111 Chuckanutt Dr	1973	2014	2006 - Septic Overflow	N	-
1. Campgaw	5504	106 Chuckanutt Dr	1973	1985 / 2006	2006 - Septic Overflow	N	-
1. Campgaw	5504	99 Chuckanutt Dr	1973	1980 / 1987 / 1995	1978 - Septic backup, overflow within house	N	-
1. Campgaw	5504	110 Andrew Ave	1972	-	-	N	-
1. Campgaw	5404	94 Iroquois Ave	1960	1993 / 2007	-	N	-
1. Campgaw	5404	100 Iroquois Ave	1960	1964 / 1988	-	N	-
1. Campgaw	5404	106 Iroquois Ave	1960	1973 / 1979	-	Y	-
1. Campgaw	5404	114 Iroquois Ave	1968	-	-	N	-
1. Campgaw	5404	60 Chuckanutt Ave	1960	1969	-	Y	-
1. Campgaw	5404	64 Chuckanutt Ave	1960	1972 / 2000	-	Y	-
1. Campgaw	5404	68 Chuckanutt Ave	1960	1966 / 1985	1983 - Septic Malfunction	Y	-
1. Campgaw	5404	72 Chuckanutt Ave	1960	1967	1966 - System overflow	Y	-
1. Campgaw	5404	76 Chuckanutt Ave	1965	2002	-	N	-



Boswell Engineering
330 Phillips Avenue
South Hackensack, NJ 07606

Borough of Oakland
Septic Problem Statement
OK-1585

Neighborhood 1: Campgaw

Neighborhood	Block/Lot	Street Address	Year Designed	Year Repaired	System Failures	Casspool (Y/N)	Comments
1. Campgaw	5404	10	80 Chuckanut Ave	1961	1965 / 1976 / 2007	Y	-
1. Campgaw	5404	11	84 Chuckanut Ave	1962	1972	Y	-
1. Campgaw	5404	12	88 Chuckanut Ave	1963	1975	Y	-
1. Campgaw	5404	13	92 Chuckanut Ave	1962	1975 / 1993	Y	-
1. Campgaw	5404	14	96 Chuckanut Ave	1965	1983	N	-
1. Campgaw	5404	15	63 Algonquin Trail	1969	1987 / 1997	N	-
1. Campgaw	5404	16	8 Hopi Ct	1968	1975 / 2015	N	2015 - New System
1. Campgaw	5404	17	9 Hopi Ct	1969	1976 / 1977 / 1983 / 1986	N	2009 - New pits installed
1. Campgaw	5404	18	7 Hopi Ct	1968	1970	N	-
1. Campgaw	5404	19	55 Algonquin Trail	1969	1978 / 2003	N	-
1. Campgaw	5404	20	47 Algonquin Trail	1964	-	Y	-
1. Campgaw	5404	21	41 Algonquin Trail	1967	1985	N	-
1. Campgaw	5404	22	35 Algonquin Trail	1963	1966	N	-
1. Campgaw	5304	2	778 Ramapo Valley Rd	-	1975 / 1997 / 2004 / 2007	-	-
1. Campgaw	5304	3	782 Ramapo Valley Rd	1961	1988 / 1999	Y	-
1. Campgaw	5304	4	788 Ramapo Valley Rd	1960	1967 / 1977 / 1980 / 1986	Y	Also Repaired in: 1994 / 1995
1. Campgaw	5304	5	790 Ramapo Valley Rd	1962	1967 / 2011	Y	-
1. Campgaw	5304	6	792 Ramapo Valley Rd	-	1999 / 2000	-	-
1. Campgaw	5304	7	794 Ramapo Valley Rd	1962	1975 / 1998	Y	1998 - New System
1. Campgaw	5304	8	800 Ramapo Valley Rd	1962	1968 / 1980 / 1985	N	-
1. Campgaw	5304	9	14 Andrew Ave	1976	1983 / 1985	Y	-
1. Campgaw	5304	10	16 Andrew Ave	1980	2015	N	-
1. Campgaw	5304	11	18 Andrew Ave	1968	1975 / 1989 / 1998	Y	-
1. Campgaw	5304	12	20 Andrew Ave	1970	1976 / 1988	N	-
1. Campgaw	5304	13	22 Andrew Ave	-	1972 / 2000 / 2014	-	2000 - Septic tank cave in
1. Campgaw	5304	14	24 Andrew Ave	1953	1971 / 2004	N	-
1. Campgaw	5304	15	28 Andrew Ave	1961	1974 / 1990	Y	-
1. Campgaw	5304	16	30 Andrew Ave	1963	1972 / 1978 / 2013	N	-
1. Campgaw	5304	18	34 Andrew Ave	1954	1984 / 1986	Y	-
1. Campgaw	5304	19	38 Andrew Ave	1955	1974 / 2007	Y	-
1. Campgaw	5304	20	42 Andrew Ave	1964	1972 / 2002	Y	-
1. Campgaw	5304	21	46 Andrew Ave	1964	-	Y	-
1. Campgaw	5304	22	50 Andrew Ave	1963	1980 / 2004 / 2005	Y	-



Boswell Engineering
330 Phillips Avenue
South Hackensack, NJ 07606

Borough of Oakland
Septic Problem Statement
OK-1585

Neighborhood 2: College Streets

Neighborhood	Block/Lot	Street Address	Year Designed	Year Repaired	System Failures	Ceisspool (Y/N)	Comments
2. College Streets	4910	26 Princeton Terr	1963	1973 / 2004	-	Y	2004 - New system
2. College Streets	4910	4 Sienna Way	1954	1972 / 1977 / 1998	1979 - Overflowing system	Y	1998 - New septic tanks
2. College Streets	4910	4 Sienna Way	1953	1967 / 1972	-	Y	-
2. College Streets	4910	8 Sienna Way	1954	1966 / 2013	-	Y	2013 - New System
2. College Streets	4910	10 Sienna Way	1954	1999 / 2015	-	Y	-
2. College Streets	4910	12 Sienna Way	1954	2011	-	Y	-
2. College Streets	4910	14 Sienna Way	1954	1984 / 2004	-	Y	-
2. College Streets	4910	16 Sienna Way	1954	1984 / 1994	1982, 1984 - Overflowing system	Y	1994 - New System
2. College Streets	4910	18 Sienna Way	1954	1966	-	Y	-
2. College Streets	4910	20 Sienna Way	1953	2009 / 2014	-	Y	-
2. College Streets	4910	49 Rutgers Dr	1953	1956 / 1967 / 1983 / 2014	-	Y	-
2. College Streets	4910	37 Rutgers Dr	1953	1982 / 1986	-	Y	-
2. College Streets	4910	15 Yale Way	1953	1990 / 2007	-	Y	-
2. College Streets	4910	13 Yale Way	1953	1978 / 2005	-	Y	-
2. College Streets	4910	9 Yale Way	1953	1986 / 2002	-	Y	-
2. College Streets	4910	5 Yale Way	1953	2014	-	Y	-
2. College Streets	4403	11 Wellesley Dr	1951	1972 / 1978 / 1989 / 2004	-	Y	-
2. College Streets	4403	9 Wellesley Dr	1951	1959 / 1972 / 2001	-	Y	-
2. College Streets	4403	7 Wellesley Dr	1951	1964 / 1988 / 2005	-	Y	-
2. College Streets	4403	5 Wellesley Dr	1951	1963 / 1988	-	Y	-
2. College Streets	4403	3 Wellesley Dr	-	1981 / 1989	-	-	-
2. College Streets	4403	14 Mt. Holyoke Dr	-	1987	-	-	-
2. College Streets	4403	16 Barnard Dr	-	2002	-	-	-
2. College Streets	4403	20 Barnard Dr	1951	1972 / 1985 / 1992	-	Y	-
2. College Streets	4403	22 Barnard Dr	1951	1962 / 1969 / 1979 / 1988	-	Y	Also repaired in: 2002 / 2015
2. College Streets	4403	24 Barnard Dr	1951	1965 / 1989	-	Y	-
2. College Streets	4403	9 Vassar Pl	1951	1960 / 1999	-	Y	-
2. College Streets	4403	7 Vassar Pl	-	1954 / 1966 / 1973 / 1999	-	-	-
2. College Streets	5002	3 Cornell Pl	1953	1992	-	Y	1994 - Dining room addition
2. College Streets	5002	50 Rutgers Dr	1953	2005	-	Y	2005 - Second floor addition
2. College Streets	5002	52 Rutgers Dr	1955	1969 / 1995 / 1999	-	Y	1999 - Pool addition
2. College Streets	5002	54 Rutgers Dr	1953	1982 / 2014 / 2015	-	Y	-
2. College Streets	5002	56 Rutgers Dr	1953	2003	-	Y	2003 - New bedroom addition



Boswell Engineering
330 Phillips Avenue
South Hackensack, NJ 07606

Borough of Oakland
Septic Problem Statement
OK-1585

Neighborhood 2: College Streets

Neighborhood	Block/Lot	Street Address	Year Designed	Year Repaired	System Failures	Cesspool (Y/N)	Comments
2. College Streets	5002	58 Rutgers Dr	1955	1972 / 2003	-	Y	-
2. College Streets	5002	60 Rutgers Dr	1953	2003 / 2004	-	Y	2000 - Pool addition
2. College Streets	5002	62 Rutgers Dr	1953	1969 / 1987	-	Y	-
2. College Streets	5002	64 Rutgers Dr	1953	2000	Leaves dumped in wooded area	Y	2000 - Septic tank installed
2. College Streets	5002	66 Rutgers Dr	1954	1989 / 2000	-	N	-
2. College Streets	5002	26 Colgate Rd	1954	2007	-	N	-
2. College Streets	5002	28 Colgate Rd	1954	1988 / 2010	-	N	-
2. College Streets	5002	30 Colgate Rd	1954	1989	-	N	-
2. College Streets	5002	32 Colgate Rd	1954	2004 / 2005	-	N	2004 - 3 Bedroom addition
2. College Streets	5002	34 Colgate Rd	1966	-	-	Y	-
2. College Streets	5003	11 Colgate Rd	1955	1992 / 1999	-	Y	-
2. College Streets	5003	6 Hobart Pl	1955	2000 / 2013	-	Y	2000 - Cesspool was replaced with Septic tank
2. College Streets	5003	8 Hobart Pl	1955	1987	-	Y	-
2. College Streets	5003	38 Seton Hall Dr	1955	1963 / 1986	Laundry discharge into street	Y	-
2. College Streets	5003	40 Seton Hall Dr	-	1986	-	N	-
2. College Streets	5003	42 Seton Hall Dr	1955	1969	-	Y	-
2. College Streets	5003	44 Seton Hall Dr	1955	2001 / 2004	-	Y	-
2. College Streets	5003	46 Seton Hall Dr	1955	2003	-	Y	-
2. College Streets	5003	48 Seton Hall Dr	1955	1968 / 1973 / 1986 / 2002	-	Y	-
2. College Streets	5003	50 Seton Hall Dr	1955	1966 / 1989	-	Y	-
2. College Streets	5003	54 Seton Hall Dr	1954	1987 / 2003 / 2010 / 2011	-	Y	2003 - House addition
2. College Streets	5003	60 Seton Hall Dr	1959	1988	-	Y	-
2. College Streets	5003	27 Colgate Rd	1985	1993	Septic overflow in rear yard	N	-
2. College Streets	5003	25 Colgate Rd	1954	-	-	-	-
2. College Streets	5003	23 Colgate Rd	1954	1969	Septic overflow in rear yard	-	-
2. College Streets	5003	21 Colgate Rd	1954	1965 / 1986 / 1994	-	N	2010 - Pool and deck replacement
2. College Streets	5003	19 Colgate Rd	1954	-	-	-	-
2. College Streets	5003	17 Colgate Rd	1955	2002	-	Y	-
2. College Streets	5003	15 Colgate Rd	1968	-	Laundry waste flowing into street	Y	-
2. College Streets	5003	13 Colgate Rd	1955	1972 / 1997	-	Y	1997 - Septic tank installed
2. College Streets	4306	54 Thackeray Rd	1966	1979 / 2014	-	N	2014 - New System
2. College Streets	4306	60 Thackeray Rd	1965	1973	1985 - Septic Overflow	N	-
2. College Streets	4306	66 Thackeray Rd	1966	1982	-	N	-

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Neighborhood	Block/Lot	Street Address	Year Designed	Year Repaired	System Failures	Cesspool (Y/N)	Comments
3. Crystal Lake	1501	3	1955	1969 / 1979 / 1992	-	Y	1979 - New system
3. Crystal Lake	1501	4	1953	1997 /	-	Y	-
3. Crystal Lake	1501	5	1959	1984 / 1993	-	N	-
3. Crystal Lake	1501	6	1958	1997	-	N	-
3. Crystal Lake	1501	7	1960	1967	-	Y	-
3. Crystal Lake	1501	8	1956	1989	-	N	-
3. Crystal Lake	1501	9	1957	1996 / 2006	-	N	-
3. Crystal Lake	1501	10	-	1970 / 1986	-	N	-
3. Crystal Lake	1501	11	-	1972 / 1975	-	N	-
3. Crystal Lake	1501	12	1964	1975	-	N	-
3. Crystal Lake	1501	13	1957	1982 / 1985 / 1992	-	Y	-
3. Crystal Lake	1501	14	1960	-	-	Y	-
3. Crystal Lake	1501	15	1957	1965 / 2011	-	Y	-
3. Crystal Lake	1501	16	1957	1990	-	Y	-
3. Crystal Lake	1501	17	1974	-	-	N	1975 - Combined Lots - New house
3. Crystal Lake	1501	18	1954	1983	-	N	-
3. Crystal Lake	1501	19	1956	2013	-	N	2013 - New system
3. Crystal Lake	1501	20	1969	2014	-	N	-
3. Crystal Lake	1501	21	1969	-	-	N	-
3. Crystal Lake	1501	29	1956	1996 / 1999	-	N	-
3. Crystal Lake	1501	30	1956	1965	-	N	-
3. Crystal Lake	1501	32	1976	2009	-	N	-
3. Crystal Lake	1501	33	1987	1991	-	N	-
3. Crystal Lake	1501	34	1961	1967	-	N	-
3. Crystal Lake	1501	35	1958	-	-	Y	-
3. Crystal Lake	1501	36	1958	-	-	Y	-
3. Crystal Lake	1501	37	1961	-	-	N	-
3. Crystal Lake	1501	38	1958	1963	-	N	-
3. Crystal Lake	1501	39	1960	-	-	N	-
3. Crystal Lake	1501	41	-	1977 / 2005	-	Y	-
3. Crystal Lake	1501	43	1973	1982	-	N	-
3. Crystal Lake	1501	44	1954	1984 / 1992	-	Y	-
3. Crystal Lake	1501	45	1948	1951 / 1957 / 1962	-	Y	1990 - New pit installed



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3. Crystal Lake	1501 46	79 Lakeshore Dr	1956	1986	-	Y	-
3. Crystal Lake	1501 47	77 Lakeshore Dr	-	1982 / 1990 / 2002	-	Y	1948, 1954 - Changed Owners (maybe septic install)
3. Crystal Lake	1501 48	75 Lakeshore Dr	1956	1973 / 1989	-	Y	1989 - New Pits
3. Crystal Lake	1501 49	73 Lakeshore Dr	1958	1981 / 1999	-	N	-
3. Crystal Lake	1501 50	71 Lakeshore Dr	1956	1988	-	N	-
3. Crystal Lake	1501 51	69 Lakeshore Dr	1960	1996	-	N	-
3. Crystal Lake	1501 52	67 Lakeshore Dr	1956	1996 / 1999 / 2001	-	N	(OKES-1207)
3. Crystal Lake	1501 53	65 Lakeshore Dr	1956	-	-	Y	-
3. Crystal Lake	1501 54	63 Lakeshore Dr	1959	2012	-	Y	-
3. Crystal Lake	1501 55	61 Lakeshore Dr	1964	2009	-	N	-
3. Crystal Lake	1501 56	59 Lakeshore Dr	1963	1964 / 2014	-	N	-
3. Crystal Lake	1501 57	57 Lakeshore Dr	1960	1965 / 1983	-	Y	-
3. Crystal Lake	1501 58	55 Lakeshore Dr	1956	2004	-	N	-
3. Crystal Lake	1501 59	53 Lakeshore Dr	1958	1978 / 2005	-	Y	2004 - New System
3. Crystal Lake	1501 60	51 Lakeshore Dr	1954	1995 / 2010	1995 - Open cesspool, sewage overflow	Y	2015 - Tenants out, Oakland wants to replace septic
3. Crystal Lake	1501 61	49 Lakeshore Dr	1955	1964 / 2003	-	Y	-
3. Crystal Lake	1501 62	47 Lakeshore Dr	1958	1964 / 1975 / 1999	-	N	-
3. Crystal Lake	1501 63	45 Lakeshore Dr	1954	-	-	N	-
3. Crystal Lake	1501 64	43 Lakeshore Dr	1956	-	-	N	-
3. Crystal Lake	1501 22	41 Lakeshore Dr	1955	-	-	N	-
3. Crystal Lake	1501 23	39 Lakeshore Dr	1959	1985	-	Y	-
3. Crystal Lake	1501 24	37 Lakeshore Dr	1959	2006 / 2014	-	N	-
3. Crystal Lake	1501 25	35 Lakeshore Dr	1957	2000 / 2001	-	Y	-
3. Crystal Lake	1501 26	33 Lakeshore Dr	1958	2003	-	N	-
3. Crystal Lake	1501 27	31 Lakeshore Dr	1958	2008	-	N	2008 - Second floor addition
3. Crystal Lake	1501 28	29 Lakeshore Dr	1955	1985	-	N	-
3. Crystal Lake	4504 1	42 Dacolah Ave	1958	2008	-	Y	-
3. Crystal Lake	4504 2	40 Nokomis Ave	1955	-	-	Y	-
3. Crystal Lake	4504 3	38 Nokomis Ave	1959	2000	-	N	-
3. Crystal Lake	4504 4	36 Nokomis Ave	1955	2000 / 2006	-	Y	2006 - Additional floor with bathrooms and bedrooms
3. Crystal Lake	4504 5	34 Nokomis Ave	1959	1984 / 2010	-	N	-
3. Crystal Lake	4504 6	32 Nokomis Ave	1980	1999 / 2000	-	Y	-
3. Crystal Lake	4504 7	30 Nokomis Ave	1955	1989	-	Y	-
3. Crystal Lake	4504 8	28 Nokomis Ave	1958	1998	-	N	-



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Neighborhood	Block/Lot	Street Address	Year Designed	Year Repaired	System Failures	Cesspool (Y/N)	Comments
3. Crystal Lake	4504	9	1956	2010 / 2011		Y	-
3. Crystal Lake	4504	10	1958	-		N	-
3. Crystal Lake	4504	11	1958	1983 / 2003 / 2004		Y	-
3. Crystal Lake	4504	12	1957	1971 / 1994 / 2001		Y	-
3. Crystal Lake	4504	13	1974	1987		N	-
3. Crystal Lake	4504	14	1957	1992 / 1993 / 2001		N	-
3. Crystal Lake	4504	15	1957	1983 / 1995 / 2003		N	-
3. Crystal Lake	4504	16	1955	1982 / 2013		Y	-
3. Crystal Lake	4504	17	1956	2007 / 2015		Y	2007 - Cesspool replaced with septic tank
3. Crystal Lake	4504	18	1956	1986 / 2007		Y	-
3. Crystal Lake	4504	19	1978	-	odors from septic system	N	-
3. Crystal Lake	4504	20	1976	2010		-	-
3. Crystal Lake	4504	22	1977	1983 / 2004		Y	-
3. Crystal Lake	4504	23	1957	2010		N	-
3. Crystal Lake	4504	24	1956	2014		N	-
3. Crystal Lake	4504	25	1954	1993 / 1994 / 2014		Y	1994 - Septic tank installed
3. Crystal Lake	4504	26	1956	1981 / 2015		N	-
3. Crystal Lake	4504	27	1953	1970 / 2005		N	-
3. Crystal Lake	4504	28	1956	1967 / 1984		Y	-
3. Crystal Lake	4504	29	1955	1987 / 1999		Y	-
3. Crystal Lake	4504	30	1957	1983 / 1988		Y	-
3. Crystal Lake	4504	31	1955	-		Y	-
3. Crystal Lake	4504	32	1959	1965		N	-
3. Crystal Lake	4504	33	1963	2001		Y	-
3. Crystal Lake	4504	34	1956	1974 / 1998 / 2014 / 2015		Y	-
3. Crystal Lake	1606	1	1961	1968		Y	-
3. Crystal Lake	1606	2	1950	1963 / 1974 / 1987 / 2005		N	-
3. Crystal Lake	1606	3	1956	-	Exposed septic tank	N	-
3. Crystal Lake	1606	4	1954	-		Y	-
3. Crystal Lake	1606	5	1962	-		Y	-
3. Crystal Lake	1606	6	1963	-		N	-
3. Crystal Lake	1606	7	1963	-	Pool not emptied and septic odors	N	-
3. Crystal Lake	1606	8	1963	1982 / 2005		N	2005 - Pool added to property

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Neighborhood	Block/Lot	Street Address	Year Designed	Year Repaired	System Failures	Cesspool (Y/N)	Comments
4. Dogwood	3801	43	61 Walton Ave	1961	2015	Y	-
4. Dogwood	3801	44	59 McNamee St	1960	1969 / 1998	N	-
4. Dogwood	3801	45	57 McNamee St	1957	1987	N	-
4. Dogwood	3801	46	55 McNamee St	1963	2007	N	-
4. Dogwood	3801	47	53 McNamee St	1959	2003	N	Leakage caused polluted water
4. Dogwood	3801	48	51 McNamee St	1958	2007	N	-
4. Dogwood	3801	49	49 McNamee St	1958	-	N	-
4. Dogwood	3801	50	47 McNamee St	1957	2011	N	-
4. Dogwood	3801	51	43 McNamee St	1958	2006	N	-
4. Dogwood	3801	53	42 McNamee St	1954	1998	Y	-
4. Dogwood	3801	54	44 McNamee St	1960	-	N	-
4. Dogwood	3801	55	48 McNamee St	1960	2012	N	-
4. Dogwood	3801	56	50 McNamee St	1962	1984 / 1989 / 1995 / 2003	N	Heavy drainage and mud from front yard
4. Dogwood	3801	57	52 McNamee St	1958	-	Y	Very bad septic odor
4. Dogwood	3801	58	53 McNamee St	1961	2015	Y	-
4. Dogwood	3801	59	51 Walton Ave	1960	1979 / 2005	N	2005 - New deck installed
4. Dogwood	3801	60	49 Walton Ave	1959	-	Y	-
4. Dogwood	3801	61	47 Walton Ave	1968	1993	N	Cesspool overflow
4. Dogwood	3801	63	43 Walton Ave	1958	1965 / 1978 / 2004	N	Seepage tanks and seepage covers exposed
4. Dogwood	3801	64	41 Walton Ave	1963	1995	N	Neighbors complained of specific odors
4. Dogwood	3801	65	39 Walton Ave	1960	1989	N	Septic tank overflow
4. Dogwood	3801	66	37 Walton Ave	1967	1997 / 1998	N	-
4. Dogwood	3804	3	20 Bannehr St	1959	-	Y	1988 - New septic system, 2004 - House addition
4. Dogwood	3804	4	22 Bannehr St	1957	1995	N	-
4. Dogwood	3804	5	24 Bannehr St	1957	-	Y	1995 - New kitchen and deck
4. Dogwood	3804	6	26 Bannehr St	1967	-	Y	-
4. Dogwood	3804	7	28 Bannehr St	1956	1975 / 1996 / 2015	Y	1975 - Septic tanks put in
4. Dogwood	3804	8	30 Bannehr St	1959	1996 / 1998	N	1987 - Addition put onto existing house
4. Dogwood	3804	9	32 Bannehr St	1957	-	Y	-
4. Dogwood	3804	10	34 Bannehr St	1963	1998 / 2005	Y	-
4. Dogwood	3804	11	36 Bannehr St	1957	1972	N	-
4. Dogwood	3804	12	38 Bannehr St	1968	2009	N	-
4. Dogwood	3804	13	40 Bannehr St	1958	1965 / 1982 / 1986	Y	1965 - Septic tank installed



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Neighborhood	Block/lot	Street Address	Year Designed	Year Replaced	System Failures	Cesspool (Y/N)	Comments
4. Dogwood	3804	42 Bannehr St	1988	2001 / 2003	-	N	-
4. Dogwood	3804	44 Bannehr St	1969	1992 / 2007	Septic tank overflow, ground always wet	N	-
4. Dogwood	3501	246 Ramapo Valley Rd	1966	1980	-	N	-
4. Dogwood	3501	8 Dogwood Dr	1965	2003	Stream next to property polluted with septic	N	-
4. Dogwood	3501	16 Dogwood Dr	1968	-	-	Y	-
4. Dogwood	3501	4 24 Dogwood Dr	1968	1991	Terrible septic odor	Y	1986 - Detached garage construction
4. Dogwood	3501	5 238 Ramapo Valley Rd	1952	1974 / 2001	-	Y	2012 - Decking added
4. Dogwood	3501	6 44 Dogwood Dr	1959	1998	Placed perforated drain pip across septic field	N	-
4. Dogwood	3501	7 32 Dogwood Dr	1959	-	-	Y	-
4. Dogwood	3501	8 38 Dogwood Dr	1969	1976 / 2006	-	Y	-
4. Dogwood	3501	9 50 Dogwood Dr	1959	1975 / 2004	-	N	-
4. Dogwood	3501	10 124 Mandigo Ave	1961	2012	-	N	2012 - New System
4. Dogwood	3501	11 125 Mandigo Ave	1963	1973 / 1979 / 1996	-	N	-
4. Dogwood	3501	12 58 Dogwood Dr	1969	1990	-	Y	-
4. Dogwood	3501	13 64 Dogwood Dr	1959	1982	-	N	-
4. Dogwood	3501	14 70 Dogwood Dr	1960	1968	-	N	-
4. Dogwood	3501	15 46 Hickory Dr	1960	1988 / 2004 / 2005	-	Y	-
4. Dogwood	3501	16 52 Hickory Dr	1961	1999	-	N	-
4. Dogwood	3501	17 58 Hickory Dr	1959	2003	-	N	-
4. Dogwood	3501	18 62 Hickory Dr	1959	-	-	Y	-
4. Dogwood	3501	19 68 Hickory Dr	1959	1976 / 2015	-	Y	-
4. Dogwood	3501	20 74 Hickory Dr	1961	1976 / 1987	-	N	-
4. Dogwood	3401	1 198 Ramapo Valley Rd	1963	-	-	Y	1997 - Deck added to dwelling
4. Dogwood	3401	2 194 Ramapo Valley Rd	1952	1968	-	Y	-
4. Dogwood	3401	3 8 & 10 Grove St	1952	1982	Sewage leakage onto ground causing health hazard	Y	-
4. Dogwood	3401	4 14 Grove St	-	1965	-	Y	-
4. Dogwood	3401	5 18 Grove St	-	1977	-	-	-
4. Dogwood	3401	6 22 Grove St	1951	1977 / 2006	-	-	-
4. Dogwood	3401	7 26 Grove St	1953	1964 / 2010 / 2013	-	Y	1964 - Cesspool was replaced with septic tank
4. Dogwood	3401	8 30 Grove St	1948	1990	-	-	-
4. Dogwood	3401	9 34 Grove St	1968	-	-	N	-
4. Dogwood	3401	10 40 Grove St	1976	-	-	N	-
4. Dogwood	3401	12 42 Grove St	1966	-	Water in the cellar	N	-

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Neighborhood	Block/Lot	Street Address	Year Designed	Year Repaired	System Failures	Cesspool (Y/N)	Comments
4. Dogwood	3401 13	44 Grove St	1968	1987 / 1999	-	-	-
4. Dogwood	3401 14	48 Grove St	1977	1999 / 2014 / 2015	New septic system overflows when doing laundry	N	-
4. Dogwood	3401 15	52 Grove St	1955	-	-	N	-
4. Dogwood	3401 16	56 Grove St	1955	2008	-	N	-
4. Dogwood	3401 17	60 Grove St	1955	1984 / 2014	-	N	-
4. Dogwood	3401 18	64 Grove St	1955	1976 / 1999 / 2015	-	N	-
4. Dogwood	3401 20	70 Grove St	1956	2004	-	Y	-
4. Dogwood	3401 21	74 Grove St	1964	2008	-	Y	-
4. Dogwood	3401 22	80 Grove St	1964	1992	-	Y	-
4. Dogwood	3401 23	84 Grove St	1964	-	-	Y	-
4. Dogwood	3401 24	86 Grove St	1986 / 1989	-	-	-	-
4. Dogwood	3401 25	88 Grove St	1961	1987 / 1998 / 2012	Septic running down driveway	N	-
4. Dogwood	3401 26	90 Grove St	1953	1970 / 1975 / 2002 / 2013	-	N	-



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Neighborhood 5: Downtown

Neighborhood	Block/Lot	Street Address	Year Designed	Year Repaired	System Failures	Cesspool (Y/N)	Comments
5. Downtown	1706 2	413 Ramapo Valley Rd	2008			N	Columbia Bank
5. Downtown	1706 2.01	411 Ramapo Valley Rd	2006	2015		N	Starbucks
5. Downtown	1706 3	409 Ramapo Valley Rd	1961	2008		N	Walgreens
5. Downtown	2303.01 3/4	OLD Block and Lot	1960	1969 / 1998		Y	Current 1706 7-8 (Lots behind Walgreens)
5. Downtown	2303.01 5.02	OLD Block and Lot	1960 - 1964	1981 / 1984	Old shopping plaza next to Tony's Brothers	Y	Current Walgreens & Parking
5. Downtown	1706 4		2008		Old shopping plaza next to Tony's Brothers	N	Current Walgreens Parking
5. Downtown	1706 6	20 West Oakland Ave	1958	1966 / 1989 / 1999	'1999 - Pit overflow	Y	Tony's Brothers (Lukas)
5. Downtown	1802 2	15 Terhune St	1948	1978 / 1997		Y	
5. Downtown	1802 3	11 Terhune St	1962	1985		Y	
5. Downtown	1802 4	373 Ramapo Valley Rd	1966			N	
5. Downtown	1802 5	357 Ramapo Valley Rd	1961	1989		Y	
5. Downtown	1802 6	6-14 Elm St	1953	1966 / 1977 / 2011		Y	
5. Downtown	1802 7	20 Elm St	1966	1971 / 1982 / 1985 / 1991		Y	
5. Downtown	4004 4/5	127 McCoy Rd	1950	1968 / 1978 / 1989 / 1997		Y	Horse Farm
5. Downtown	4004 2	18 Raritan Rd	1976	2008		N	84 Lumber
5. Downtown	4004 3	21 Raritan Rd	1987	1997		N	
5. Downtown	4004 6	17 Raritan Rd	1984	1985		N	
5. Downtown	4004 7	13 Raritan Rd	1978	1984		N	
5. Downtown	4403 1	11 Wellesley Dr	1951	1972 / 1989		Y	1972 - Removed Cesspool
5. Downtown	4403 2	9 Wellesely Dr	1951	1962 / 1972 / 2001		Y	
5. Downtown	4403 3	7 Wellesely Dr	1951	1964 / 1988		Y	
5. Downtown	4403 4	5 Wellesely Dr	1951	1963 / 1998		Y	
5. Downtown	4403 5	3 Wellesely Dr	1981	1989		N	
5. Downtown	4403 6	14 Mt. Holyoke Dr	1983			N	
5. Downtown	4403 7	16 Barnard Dr		2002		N	
5. Downtown	4403 8	20 Barnard Dr	1951	1972 / 1985		Y	
5. Downtown	4403 9	22 Barnard Dr	1951	1969 / 1979 / 1988 / 2002		Y	
5. Downtown	4403 10	24 Barnard Dr	1951	1965 / 1989		Y	
5. Downtown	4403 11	9 Vassar Pl	1951	1960 / 1989		Y	
5. Downtown	4403 12	7 Vassar Pl	1954	1973 / 1989		Y	
5. Downtown	4404 1	6 & 12 Franklin Ave	1964	1977 / 1986		Y	
5. Downtown	4404 2	20 Franklin Ave	1972			N	
5. Downtown	1708 1	391 Ramapo Valley Rd	1965	1973 / 1984		Y	



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Neighborhood 6: Heights

Neighborhood	Block/Lot	Street Address	Year Designed	Year Repaired	System Failures	Cesspool (Y/N)	Comments
6. Heights	5204	4 Oneida Ave	1954	1960 / 1991 / 2007 / 2008	Septic water surfacing onto ground	Y	1991 - Cesspool replaced with septic tank
6. Heights	5204	6 Oneida Ave	1957	1970 / 2010 / 2011	-	N	-
6. Heights	5204	8 Oneida Ave	1957	1980	-	Y	2012 - Room renovations
6. Heights	5204	10 Oneida Ave	1958	1964 / 2012	-	N	-
6. Heights	5204	12 Oneida Ave	1956	1972 / 1987	-	N	-
6. Heights	5204	14 Oneida Ave	1958	1988	Overflowing sewage disposal system	Y	-
6. Heights	5204	16 Oneida Ave	1959	1987 / 2006	Odors in catch basin in front of dwelling	Y	-
6. Heights	5204	18 Oneida Ave	1958	-	-	Y	-
6. Heights	5204	20 Oneida Ave	1953	1976	-	Y	-
6. Heights	5204	22 Oneida Ave	1957	1970	-	N	-
6. Heights	5204	24 Oneida Ave	-	1984	-	N	-
6. Heights	5204	28 Oneida Ave	1961	2014	-	Y	-
6. Heights	5204	32 Oneida Ave	1959	2009	-	Y	-
6. Heights	5204	17 Iroquois Ave	1958	-	-	Y	-
6. Heights	5204	13 Iroquois Ave	1956	1987	-	Y	-
6. Heights	5204	11 Iroquois Ave	1964	-	-	N	-
6. Heights	5204	7 Iroquois Ave	1958	2011 / 2015	-	N	-
6. Heights	5204	5 Iroquois Ave	1958	2000 / 2005 / 2006	Overflowing septic system	N	2005 - Additional second level 3 bedrooms & 2 baths
6. Heights	5204	165 Hiawatha Blvd	1971	2004	-	N	-
6. Heights	5204	163 Hiawatha Blvd	1959	-	-	N	-
6. Heights	5204	159 Hiawatha Blvd	1957	-	-	N	-
6. Heights	5204	157 Hiawatha Blvd	1961	-	-	Y	-
6. Heights	5204	137 Hiawatha Blvd	1958	-	-	N	-
6. Heights	5204	135 Hiawatha Blvd	1963	2009	-	Y	-
6. Heights	5204	23 Seneca Ave	1956	-	-	Y	-
6. Heights	5204	21 Seneca Ave	1956	1970 / 1991	-	Y	-
6. Heights	4803	46 Calumet Ave	1957	2004 / 2006 / 2008	-	N	2006 - New kitchen / 2008 - Pool installed
6. Heights	4803	48 Calumet Ave	1963	1989 / 2003	-	N	-
6. Heights	4803	52 Calumet Ave	1955	1974 / 1983 / 2004 / 2005	-	Y	-
6. Heights	4803	58 Calumet Ave	1963	1995	-	N	-
6. Heights	4803	60 Calumet Ave	-	1985 / 1987	Someone dumped junk on property, it sinks	N	-
6. Heights	4803	66 Calumet Ave	1956	1987	-	N	-
6. Heights	4803	68 Calumet Ave	1958	-	-	Y	2010 - Bathroom addition and remodel

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Neighborhood	Block/Lot	Street Address	Year Designed	Year Repaired	System Failures	Cesspool (Y/N)	Comments
6. Heights	4803	70 Calumet Ave	1956	1979		N	
6. Heights	4803	72 Calumet Ave	1959	2004	Previous owner built patio over septic field	N	
6. Heights	4803	74 Calumet Ave	1956	1972 / 2004		Y	
6. Heights	4803	78 Calumet Ave	1958	2004		Y	
6. Heights	4803	80 Calumet Ave	1959	1971 / 1987 / 2007		Y	
6. Heights	4803	84 Calumet Ave	1955	-	Water in backyard	Y	
6. Heights	4803	144 Hiawatha Blvd	-	1980 / 1999	System overflow	N	
6. Heights	4803	146 Hiawatha Blvd	1960	2005		Y	
6. Heights	4803	148 Hiawatha Blvd	1961	1992		Y	
6. Heights	4803	131 Seminole Ave	1957	1981		Y	
6. Heights	4803	127 Seminole Ave	1959	-		Y	
6. Heights	4803	123 Seminole Ave	1957	-		Y	
6. Heights	4804	72 Seminole Ave	1954	1969 / 2002		Y	
6. Heights	4804	74 Seminole Ave	1957	1985 / 2000 / 2015	Washing water runs over driveway	N	
6. Heights	4804	11 Lehigh Way	-	1987 / 1990 / 1994 / 2006		N	
6. Heights	4804	76 Seminole Ave	-	1984 / 1985		-	
6. Heights	4804	78 Seminole Ave	1956	1966 / 1997		Y	
6. Heights	4804	82 Seminole Ave	1956	1997		Y	1997 - New septic tank installed
6. Heights	4804	84 Seminole Ave	1968	-		N	
6. Heights	4804	86 Seminole Ave	1958	1967 / 2000 / 2001	Septic water running onto the street	Y	
6. Heights	4804	88 Seminole Ave	1957	1980	Septic water running onto the street	Y	
6. Heights	4804	92 Seminole Ave	1958	-		Y	
6. Heights	4804	96 Seminole Ave	1956	1975 / 1979		Y	
6. Heights	4804	98 Seminole Ave	1956	1985 / 2009	Septic installation caused heavy runoff clogging drain	Y	
6. Heights	4804	102 Seminole Ave	1954	1980 / 2009		Y	
6. Heights	4804	104 Seminole Ave	1957	2009		Y	
6. Heights	4804	106 Seminole Ave	1957	1996		Y	
6. Heights	4804	110 Seminole Ave	1958	1994		N	
6. Heights	4804	120 Seminole Ave	1956	1977 / 2012		Y	
6. Heights	4804	122 Seminole Ave	1957	1970 / 1977	1977 - System Malfunction	Y	
6. Heights	4804	124 Seminole Ave	1963	2006		N	
6. Heights	4804	126 Seminole Ave	1958	1968 / 2002		Y	



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Neighborhood 7: Indian Hills

Neighborhood	Block/Lot	Street Address	Year Designated	Year Replaced	System Failures	Cesspool (Y/N)	Comments
7. Indian Hills	3702 1	63 Hopper St	1959	1981 / 1989 / 2014	-	Y	-
7. Indian Hills	3702 2	57 Hopper St	1960	1970 / 1971	Overflowing septic system	Y	-
7. Indian Hills	3702 3	51 Hopper St	1960	1965	-	Y	-
7. Indian Hills	3702 4	45 Hopper St	1959	1967 / 1989	-	Y	-
7. Indian Hills	3702 5	41 Hopper St	1960	1989	-	Y	-
7. Indian Hills	3702 6	33 Hopper St	1959	1983 / 1992	Septic water discharging from pipe in rear yard	Y	-
7. Indian Hills	3702 7	27 Hopper St	1959	1961 / 1992	-	Y	1992 - Septic tank installed
7. Indian Hills	3702 8	21 Hopper St	1959	1995	-	Y	-
7. Indian Hills	3702 9	15 Hopper St	1959	2000 / 2001	-	Y	-
7. Indian Hills	3702 10	11 Hopper St	1955	1983	-	N	-
7. Indian Hills	3702 11	7 Hopper St	1956	1986	-	N	-
7. Indian Hills	3702 12	3 Hopper St	1956	2015	-	N	-
7. Indian Hills	3702 13	6 Hopper St	1966	1970 / 1997 / 1999	-	N	-
7. Indian Hills	3702 14	10 Spear St	1955	1971	-	N	-
7. Indian Hills	3702 15	14 Spear St	1955	1968	-	N	-
7. Indian Hills	3702 16	20 Spear St	1959	1983	-	Y	-
7. Indian Hills	3702 17	26 Spear St	1959	1964 / 1992	-	Y	-
7. Indian Hills	3702 18	32 Spear St	1959	1994	-	Y	-
7. Indian Hills	3702 19	38 Spear St	1959	1991	-	Y	-
7. Indian Hills	3702 20	44 Spear St	1959	2012	-	Y	-
7. Indian Hills	3902 1	15 Yawpo Ave	1969	1970	-	N	Holding tank
7. Indian Hills	3902 2	19 Yawpo Ave	1965	1977 / 1981	-	N	-
7. Indian Hills	3902 3	25 Yawpo Ave	1965	-	-	N	-
7. Indian Hills	3902 4	43 Yawpo Ave	-	1983 / 1986	-	N	-
7. Indian Hills	3902 5	41 Yawpo Ave	1960	-	-	Y	-
7. Indian Hills	3902 6	47 Yawpo Ave	1965	1984 / 1999	-	N	-
7. Indian Hills	3902 7	51 Yawpo Ave	1968	-	-	N	-
7. Indian Hills	3902 8	53 Yawpo Ave	1957	2001	-	N	-
7. Indian Hills	3902 9	55 Yawpo Ave	-	1986 / 1996 / 2006	-	N	-
7. Indian Hills	3902 11	61 Yawpo Ave	1968	-	-	Y	-
7. Indian Hills	3902 12	63 Yawpo Ave	1959	1995 / 2008	Water runs onto the street	N	-
7. Indian Hills	3902 13	65 Yawpo Ave	1961	-	-	N	-
7. Indian Hills	3902 14	69 Yawpo Ave	1958	1962 / 1986 / 2005	-	N	-



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Neighborhood 7: Indian Hills

Neighborhood	Block/Lot	Street Address	Year Designed	Year Repaired	System Failures	Cesspool (Y/N)	Comments
7. Indian Hills	3902	15	1962	1976 / 1978 / 1982 / 2001	-	Y	-
7. Indian Hills	3902	16	1968	1988 / 1997	-	Y	-
7. Indian Hills	3902	17	1961	1989 / 2008 / 2012	Remediator installed without permit or license	Y	2013 - Unidentified septic tank found
7. Indian Hills	3902	18	1959	1975	-	N	1976 - Replaced Kitchen sink and dishwasher
7. Indian Hills	3902	19	1959	1975 / 1991 / 2004	-	Y	1975 - Septic tank replaces cesspool
7. Indian Hills	3902	20	1959	1975 / 1989	-	N	-
7. Indian Hills	3703	1	1956	2005 / 2006	-	Y	-
7. Indian Hills	3703	2	1956	1960 / 1977	-	Y	-
7. Indian Hills	3703	3	1961	1971 / 2015	-	Y	-
7. Indian Hills	3703	4	1959	-	-	Y	-
7. Indian Hills	3703	5	1959	1971 / 2007	-	Y	-
7. Indian Hills	3703	6	1959	1976 / 1987 / 1993	-	Y	-
7. Indian Hills	3703	8	1959	2008 / 2012	-	Y	208 - In-ground pool installed
7. Indian Hills	3703	9	1959	1980	-	N	-
7. Indian Hills	3703	10	1959	1975 / 1988	-	Y	-
7. Indian Hills	3703	11	1959	-	-	Y	-
7. Indian Hills	3703	12	1959	-	-	Y	-
7. Indian Hills	3703	13	1960	2013	-	Y	-
7. Indian Hills	3703	14	1959	1968 / 1985 / 2005	-	Y	1968 - Septic tank replaces cesspool
7. Indian Hills	3703	15	1956	1970	-	Y	1970 - Septic tank replaces cesspool
7. Indian Hills	3703	16	1956	1980 / 1988	-	N	-
7. Indian Hills	3703	17	1956	-	-	N	-
7. Indian Hills	3703	18	1956	1969 / 1983 / 1998	1983 - Sewerage Leak	N	-
7. Indian Hills	3703	19	1956	1982 / 2006	-	N	2006 - Addition to home
7. Indian Hills	3703	20	1956	1964 / 1976 / 1992	-	N	-
7. Indian Hills	3703	21	1956	1969 / 2014	-	N	-
7. Indian Hills	3703	22	1956	1997	-	N	-
7. Indian Hills	4101	12	1957	-	-	N	2012 - Cracks in tank found, suggested to repair
7. Indian Hills	4101	13	1959	1973	-	N	-
7. Indian Hills	4101	14	1959	1981 / 1996	1996 - System Malfunction	N	-
7. Indian Hills	4101	15	1957	1964 / 1999	-	Y	-
7. Indian Hills	4101	16	1949	2013	-	Y	2013 - 1000gal UTS removed from backyard
7. Indian Hills	4101	17	1967	2012	-	Y	-



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Neighborhood 8: Industrial Park

Neighborhood	Block/Lot	Street Address	Year Designed	Year Repaired	System Failures	Cesspool (Y/N)	Comments
8. Industrial Park	3201	1	1975	1966 / 2002 / 2003	-	N	-
8. Industrial Park	3201	2	1979	1979 / 2013	-	N	-
8. Industrial Park	3201	3	1979	1998 / 2007 / 2013	-	N	-
8. Industrial Park	3201	4	1976	1999 / 2000	Odor coming from floor drains in restrooms	N	-
8. Industrial Park	3201	5	1970	1976 / 1977 / 1978 / 1996	-	Y	Also repaired in: 2005
8. Industrial Park	3201	6	1966	1975 / 1991	-	N	-
8. Industrial Park	3201	7	1969	1990 / 1991	-	N	-
8. Industrial Park	3201	9	-	1987	-	N	-
8. Industrial Park	3201	12	-	1985 / 1987	-	N	-
8. Industrial Park	3201	13	1972	2003	-	N	-
8. Industrial Park	3201	14	-	1984 / 1986	-	N	-
8. Industrial Park	3201	15	1974	1990 / 2000 / 2003 / 2004	-	Y	Also repaired in: 2005
8. Industrial Park	3204	2	1966	1973 / 1979 / 2000 / 2001	Sewage odors in basement	N	Also repaired in: 2014
8. Industrial Park	3204	3	-	2000 / 2001	-	N	-
8. Industrial Park	3204	4	-	1976 / 1977 / 1995 / 1998	-	N	-
8. Industrial Park	3204	5	-	1977 / 2008	-	N	-
8. Industrial Park	3601	1	1957	-	-	Y	-
8. Industrial Park	3601	2	1957	1987 / 2006 / 2008	-	Y	2008 - Septic tank installed
8. Industrial Park	3601	3	1957	1976 / 1986 / 2012	Terrible septic odor	Y	-
8. Industrial Park	3601	4	1957	1987	-	Y	-
8. Industrial Park	3601	5	1957	1976	-	Y	-
8. Industrial Park	3601	6	1956	1973 / 1978	Overflowing sewage causing health hazard	Y	-
8. Industrial Park	3601	7	1956	1996 / 2008	-	Y	2008 - Kitchen addition
8. Industrial Park	3601	8	1956	1982 / 1997	-	Y	-
8. Industrial Park	3601	9	1957	1977	-	Y	-
8. Industrial Park	3601	10	1957	1988	Septic malfunction, ponding over seepage pit	Y	-
8. Industrial Park	3601	11	1961	-	-	Y	-
8. Industrial Park	3601	12	1962	1969 / 1996	Sewage leakage in front lawn is a health hazard	Y	-
8. Industrial Park	3601	13	1968	-	-	N	-
8. Industrial Park	3601	14	1968	-	-	N	-
8. Industrial Park	3601	15	1968	1966 / 1997	-	Y	-
8. Industrial Park	3601	16	1959	-	-	N	-
8. Industrial Park	3601	17	1963	1978 / 1989 / 2000	-	Y	-



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Neighborhood 9: Longhill

Neighborhood	Block/Lot	Street Address	Year Designed	Year Repaired	System Failures	Cesspool (Y/N)	Comments
9. Longhill	3401	44	1954	1971 / 1988	-	Y	-
9. Longhill	3401	55 Long Hill Rd	1960	2006	-	N	-
9. Longhill	3401	59 Long Hill Rd	1961	1968	-	N	-
9. Longhill	3401	51 Long Hill Rd	-	2006 / 2007	-	N	2006 - Finished basement with additional bedroom
9. Longhill	3401	47	-	2012 / 2013	-	N	-
9. Longhill	3401	48	1963	1999 / 2004	-	N	2006 - Sunroom addition
9. Longhill	3401	49	-	2006	-	N	2005 - Finished basement added
9. Longhill	3401	50	-	2004 / 2005	-	N	-
9. Longhill	3401	51	-	2004	-	N	-
9. Longhill	3401	53	1980	2004	-	N	-
9. Longhill	2801	1	1968	2014	-	N	-
9. Longhill	2801	2	1974	2004 / 2010 / 2011	-	Y	-
9. Longhill	2801	3	1957	1993	-	N	-
9. Longhill	2801	4	1963	2009	-	N	-
9. Longhill	2801	5	1963	1975 / 2011 / 2012	Septic is running onto surface of ground	N	-
9. Longhill	2801	6	1964	1971 / 1996 / 2015	-	N	-
9. Longhill	2801	7	1969	-	Septic overflow	N	-
9. Longhill	2801	9	1965	2008	-	N	-
9. Longhill	2801	10	-	2003	-	N	-
9. Longhill	2801	11	1955	1985	-	Y	-
9. Longhill	2801	12	1967	-	-	N	-
9. Longhill	2801	13	1968	1993	-	N	-
9. Longhill	2801	14	1968	1974 / 1993 / 2012	Bed area not graded and seeded, bad odor from septic	N	-
9. Longhill	2801	15	1969	1985 / 2009	Odors in catch basin, wet basement, dry wells	N	-
9. Longhill	2801	16	1969	1984 / 1985 / 2006 / 2013	-	N	-
9. Longhill	2801	17	1968	1979	-	N	-
9. Longhill	2801	18	1968	1989	-	N	-
9. Longhill	2801	19	-	1988 / 1989	-	N	-
9. Longhill	2801	20	-	1976 / 1978 / 1988 / 2006	-	N	-
9. Longhill	2801	40	-	1969 / 2006	-	Y	-
9. Longhill	2801	41	-	1979 / 2004	-	N	-
9. Longhill	2801	42	1967	2002 / 2003 / 2006	-	N	-
9. Longhill	2801	44	1965	1982 / 1996	-	N	-
9. Longhill	2801	45	1956	1975 / 2004 / 2005	-	Y	-



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Neighborhood 10: Manito

Neighborhood	Block/Lot	Street Address	Year Designed	Year Repaired	System Failures	Cesspool (Y/N)	Comments
10. Manito	5004	10	38 Monhegan Ave	1957	1983 / 1989 / 1998	Y	-
10. Manito	5004	11	42 Monhegan Ave	1957	1984 / 2013	Y	-
10. Manito	5004	12	44 Monhegan Ave	1958	1979 / 1983 / 1992	Y	1979 - System overflow
10. Manito	5004	13	46 Monhegan Ave	1963	1985	N	1985 - System overflow
10. Manito	5004	14	48 Monhegan Ave	1958	1963 / 1994	Y	-
10. Manito	5004	15	50 Monhegan Ave	1958	1963 / 1986 / 1988	Y	-
10. Manito	5004	16	52 Monhegan Ave	1958	1989 / 1993	Y	-
10. Manito	5004	17	92 Manito Ave	1960	1970 / 1986	Y	-
10. Manito	5004	18	96 Manito Ave	1960	-	Y	-
10. Manito	5004	19	102 Manito Ave	1959	1974	Y	-
10. Manito	5004	20	108 Manito Ave	1961	1986	Y	1973 - System overflow
10. Manito	5004	21	112 Manito Ave	1961	1980 / 2000	Y	1980 - Cesspool in front yard collapsed
10. Manito	5004	22	118 Manito Ave	1959	1968 / 1974 / 1990 / 1997	Y	1967 - System overflow
10. Manito	5004	23	124 Manito Ave	1961	1991 / 2004	N	1976 - System Malfunction
10. Manito	5004	24	14 Cayuga Ave	1963	-	Y	-
10. Manito	5004	25	13 Massasoit Trail	1963	1978 / 1987	Y	1987 - Septic installed within 10ft from property line
10. Manito	5004	26	9 Massasoit Trail	1964	1984	Y	-
10. Manito	5004	27	5 Massasoit Trail	1963	-	N	-
10. Manito	5004	28	3 Massasoit Trail	1965	1983 / 2012	N	-
10. Manito	5004	29	1 Massasoit Trail	1964	2004	N	-
10. Manito	5004	30	4 Massasoit Trail	1963	1987	N	-
10. Manito	5004	31	8 Massasoit Trail	1963	1985 / 2003	N	-
10. Manito	5004	32	12 Massasoit Trail	1963	1991 / 2014	N	-
10. Manito	5401	10	76 Pawnee Ave	1953	1955 / 1967 / 1994 / 2013	Y	1955 - Cesspool overflow
10. Manito	5401	11	78 Pawnee Ave	1951	1961 / 1971 / 2004	Y	-
10. Manito	5401	12	80 Pawnee Ave	1956	1972 / 1996 / 1999	Y	-
10. Manito	5401	13	82 Pawnee Ave	1955	1970 / 1984 / 1998 / 2003	Y	-
10. Manito	5401	14	84 Pawnee Ave	1955	2015	N	2015 - New System
10. Manito	5401	15	86 Pawnee Ave	1958	1974 / 1988	N	-
10. Manito	5401	16	88 Pawnee Ave	1955	1968 / 1970 / 2011	Y	-
10. Manito	5401	17	90 Pawnee Ave	1955	-	N	-
10. Manito	5401	18	92 Pawnee Ave	1961	2003	Y	-
10. Manito	5401	19	96 Pawnee Ave	1962	1980 / 1998	N	-



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10. Manito	5401	20	98 Pawnee Ave	1958	-	N	-
10. Manito	5401	25	110 Pawnee Ave	1957	1970 / 2004	Y	-
10. Manito	5401	26	112 Pawnee Ave	1955	1979	Y	-
10. Manito	5401	27	114 Pawnee Ave	1955	1959 / 2007 / 2010	Y	-
10. Manito	5401	28	118 Pawnee Ave	1957	2013	N	-
10. Manito	5401	29	71 Montegan Ave	1957	-	Y	-
10. Manito	5401	30	69 Montegan Ave	1956	1972 / 1994	Y	-
10. Manito	5401	31	67 Montegan Ave	1958	1965 / 2009	N	-
10. Manito	5401	32	65 Montegan Ave	1956	1979 / 2002 / 1989	Y	-
10. Manito	5401	33	63 Montegan Ave	1958	-	N	-
10. Manito	5401	35	85 Manito Ave	1958	1989 / 2012	N	-
10. Manito	5401	36	81 Manito Ave	1961	1999	Y	-
10. Manito	5401	37	79 Manito Ave	1957	1988	N	-
10. Manito	5201	14	23 Wenonah Ave	1957	1993 / 2004	Y	-
10. Manito	5201	15	21 Wenonah Ave	1957	1970 / 2009	Y	-
10. Manito	5201	16	19 Wenonah Ave	1960	1990	Y	-
10. Manito	5201	17	17 Wenonah Ave	1959	1973 / 1982 / 2005	Y	-
10. Manito	5201	18	13 Wenonah Ave	1958	2001 / 2015	Y	-
10. Manito	5201	19	98 Minnehaha Blvd	1960	1978 / 2015	N	-
10. Manito	5201	20	100 Minnehaha Blvd	1957	1978	Y	-
10. Manito	5201	21	102 Minnehaha Blvd	1958	1970	N	-
10. Manito	5201	22	106 Minnehaha Blvd	1960	1974 / 1981	N	-
10. Manito	5201	23	672 Ramapo Valley Rd	1960	1980	N	-
10. Manito	5201	24	674 Ramapo Valley Rd	1958	-	N	-
10. Manito	5201	25	676 Ramapo Valley Rd	1953	-	-	-
10. Manito	5201	27	680 Ramapo Valley Rd	1956	1978 / 2009	N	-
10. Manito	5201	28	686 Ramapo Valley Rd	1958	-	Y	-
10. Manito	5201	29	688 Ramapo Valley Rd	1969	2001	N	-
10. Manito	5201	30	690 Ramapo Valley Rd	1954	1982	N	-
10. Manito	5201	31	692 Ramapo Valley Rd	-	1979 / 1983	N	-
10. Manito	5201	32	694 Ramapo Valley Rd	1968	-	N	-
10. Manito	5201	33	698 Ramapo Valley Rd	1967	1973 / 1985 / 1989	N	Sewage on front lawn coming from leaking septic tank
10. Manito	5201	34	702 Ramapo Valley Rd	1956	1967 / 1985 / 2003	Y	Sewage on front lawn coming from leaking septic tank

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Neighborhood 11: Mirror Lake

Neighborhood	Block/Lot	Street Address	Year Designed	Year Repaired	System Failures	Cesspool (Y/N)	Comments
11. Mirror Lake	4401	10 Purdue Ave	1959	1989 / 2009	-	N	-
11. Mirror Lake	4401	14 Purdue Ave	1983	1986 / 2013	-	N	-
11. Mirror Lake	4401	16 Purdue Ave	1983	1985	1987 - System Malfunction	N	Subdivision
11. Mirror Lake	4401	107 Franklin Ave	1973	2001 / 2014	-	N	-
11. Mirror Lake	4401	20 Purdue Ave	1959	-	-	N	-
11. Mirror Lake	4401	35 Franklin Ave	1974	2004 / 2006	-	N	Subdivision / (Scardo's Spring onsite)
11. Mirror Lake	4401	29 Franklin Ave	1984	-	-	N	-
11. Mirror Lake	4401	25 Franklin Ave	1963	2000	-	N	-
11. Mirror Lake	4401	21 Franklin Ave	1962	1991	-	N	-
11. Mirror Lake	4401	6 Hiawatha Blvd	1973	2014	-	N	-
11. Mirror Lake	4401	8 Hiawatha Blvd	1973	1988	-	N	-
11. Mirror Lake	4401	11 Pine Crest Dr	1961	1999	-	Y	-
11. Mirror Lake	4401	15 Pine Crest Dr	1961	2004	-	Y	-
11. Mirror Lake	4401	17 Pine Crest Dr	1961	1989	-	Y	-
11. Mirror Lake	4401	19 Pine Crest Dr	1961	-	-	Y	-
11. Mirror Lake	4401	21 Pine Crest Dr	1961	1972 / 1986	-	Y	-
11. Mirror Lake	4401	20 Pine Crest Dr	-	2000 / 2014	-	-	-
11. Mirror Lake	4401	18 Pine Crest Dr	-	1975 / 1999 / 2007	-	Y	-
11. Mirror Lake	4401	16 Pine Crest Dr	1961	2004	-	Y	-
11. Mirror Lake	4401	14 Pine Crest Dr	1961	-	-	Y	-
11. Mirror Lake	4601	524 Ramapo Valley Rd	1966	2005	5/1/89 Storm drains picking up septic. 6/21/89 No	N	2005 - Replace both tanks and outlet pipes
11. Mirror Lake	4601	19 Tecumseh Trail	1959	-	-	N	-
11. Mirror Lake	4601	15 Tecumseh Trail	-	2003	-	Y	2003 - New Septic, Removed Cesspool
11. Mirror Lake	4601	13 Tecumseh Trail	-	1998 / 2006	1998 - Septic system overflowing onto ground	N	1998 - New system / 2006 - Disposal field moved
11. Mirror Lake	4601	9 Tecumseh Trail	1963	1977 / 2001	-	N	2001 - Entire new system
11. Mirror Lake	4601	6 Tecumseh Trail	1960	1978	-	N	-
11. Mirror Lake	4601	10 Tecumseh Trail	1960	1978 / 1998	-	N	1998 - New disposal field
11. Mirror Lake	4601	26 Tecumseh Trail	1960	1998	-	Y	1998 - New Septic, Removed Cesspool
11. Mirror Lake	4601	28 Tecumseh Trail	1960	2001	-	N	2001 - New system
11. Mirror Lake	4601	53 Hiawatha Blvd	-	1971 / 1994	-	N	-
11. Mirror Lake	4601	51 Hiawatha Blvd	1957	1993	-	N	-
11. Mirror Lake	4601	41 Hiawatha Blvd	1957	1971 / 2009 / 2013	2009 - Water intrusion into septic	Y	1971 - Cesspool Removed
11. Mirror Lake	4601	39 Hiawatha Blvd	1955	1968 / 2002	-	N	-



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Neighborhood	Block/Lot	Street Address	Year Designed	Year Repaired	System Failures	Cesspool (Y/N)	Comments
11. Mirror Lake	4601	26	1957	1973 / 2000	2000 - Septic system overflowing onto ground	N	-
11. Mirror Lake	4601	29	1959	1978 / 2003	-	N	1978 - seepage pit relocated
11. Mirror Lake	4601	31	1968	-	-	N	-
11. Mirror Lake	4601	32	1960	1974	-	N	-
11. Mirror Lake	4601	33	1956	1964 / 1998	-	N	1998 - New system
11. Mirror Lake	4601	34	1972	-	-	N	-
11. Mirror Lake	4601	35	1971	2009	-	N	-
11. Mirror Lake	4602	1	1956	-	-	Y	-
11. Mirror Lake	4602	2	1956	1970 / 1986 / 2012	1970/1986/1982 - overflowing system	Y	1967 - Cesspool Removed
11. Mirror Lake	4602	3	1966	1974 / 1985 / 1992 / 2011	1985 / 2011 - Photos of raw sewage on ground	-	1985 - Sewage flowing offsite, courts involved to fix
11. Mirror Lake	4602	4	1959	1998	-	Y	1998 - New system
11. Mirror Lake	4602	5	1960	2014	-	Y	-
11. Mirror Lake	4602	6	1970	1981 / 1996	-	N	-
11. Mirror Lake	4602	7	1957	-	-	N	-
11. Mirror Lake	4602	8	1959	1982 / 2000	-	Y	-
11. Mirror Lake	4602	9	-	1984 / 2014	-	Y	2014 - Cesspool Removed
11. Mirror Lake	4602	10	-	1972 / 2003	1972 - Septic system overflow	N	-
11. Mirror Lake	4602	11	1959	1985 / 1996	-	Y	-
11. Mirror Lake	4602	12	1954	1999	-	Y	-
11. Mirror Lake	4602	14	1957	1984 / 2002	1984 - Overflowing system	N	-
11. Mirror Lake	4602	15	-	1972 / 1996 / 2002	-	N	-
11. Mirror Lake	4602	16	1964	1987	-	N	-
11. Mirror Lake	4602	17	1953	-	-	N	-
11. Mirror Lake	4602	18	1957	1996	-	N	-
11. Mirror Lake	4602	19	1955	-	-	Y	-
11. Mirror Lake	4602	20	1958	2006	-	N	-
11. Mirror Lake	4602	21	1954	1962 / 1996	-	N	-
11. Mirror Lake	4602	22	1957	1983	1983 - Overflowing system	Y	-
11. Mirror Lake	4602	23	1963	1989 / 2010	-	N	1989 - New Bed
11. Mirror Lake	4602	24	1962	1998	-	N	-
11. Mirror Lake	4602	25	1963	1984	1984 - Overflowing system	Y	-
11. Mirror Lake	4602	26	1959	1964 / 2011	-	N	1964 - Moved bed, new drainage easement onsite
11. Mirror Lake	4602	27	1961	1973 / 2005	-	Y	-



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Neighborhood 12: Muncie & Rec

Neighborhood	Block/Lot	Street Address	Year Designed	Year Repaired	System Failures	Cesspool (Y/N)	Comments
12. Muncie & Rec	1901	2	1966	1991	-	N	
12. Muncie & Rec	1901	4	1961	1995	Motor oil in septic tank	Y	Senior Center First Aid Building
12. Muncie & Rec	1901	5	1988	1990	-	N	
12. Muncie & Rec	1901	6	1988	1990	-	N	
12. Muncie & Rec	1901	7	1988	1993	-	N	
12. Muncie & Rec	1901	8	1988	1989	-	N	
12. Muncie & Rec	1901	9	1988	1989 / 2011 / 2012	-	N	
12. Muncie & Rec	1901	10	1988	1993	-	Y	1993 - Septic tank installed
12. Muncie & Rec	1901	11	1988	2009	-	N	
12. Muncie & Rec	1901	12	1956	1980 / 1986	-	Y	
12. Muncie & Rec	1901	13	1953	1964	-	Y	
12. Muncie & Rec	1901	14	1977	2012	Open well between house and adjacent property	N	
12. Muncie & Rec	1901	15	-	1986	-	N	
12. Muncie & Rec	1901	16	1967	-	-	N	
12. Muncie & Rec	1901	17	1967	1980	-	N	
12. Muncie & Rec	1901	18	1968	-	-	N	
12. Muncie & Rec	1901	19	1967	1990	-	N	
12. Muncie & Rec	1901	20	1967	2014	-	N	
12. Muncie & Rec	1901	21	1968	2007	-	Y	
12. Muncie & Rec	1901	22	1968	1969 / 2007	-	Y	1969 - Septic tank installed / 2007 - Pool replaced
12. Muncie & Rec	1901	23	1967	1969	-	N	
12. Muncie & Rec	1901	24	1967	1986 / 2006	-	N	
12. Muncie & Rec	1901	25	1967	2006 / 2009	-	N	
12. Muncie & Rec	1901	26	1968	-	-	N	
12. Muncie & Rec	1901	27	1967	-	-	N	
12. Muncie & Rec	1901	28	1967	-	-	N	
12. Muncie & Rec	1901	29	1969	2009	-	N	
12. Muncie & Rec	1901	30	1962	-	-	N	
12. Muncie & Rec	1901	31	1958	1994 / 1995 / 2004	-	N	
12. Muncie & Rec	1901	32	1960	1971 / 1984	-	Y	
12. Muncie & Rec	1901	33	1984	1986 / 2015	-	N	
12. Muncie & Rec	1901	34	1948	1989	-	Y	
12. Muncie & Rec	1901	35	1969	-	-	N	



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Neighborhood 17: Ramapo River

Neighborhood	Block/Lot	Street Address	Year Designed	Year Repaired	System Failures	Cesspool (Y/N)	Comments
17. Ramapo River	1301	7	599 Ramapo Valley Rd	1959	-	Y	-
17. Ramapo River	1301	9	2 Thunderbird Dr	1962	1990 / 2004	Y	-
17. Ramapo River	1301	10	6 Thunderbird Dr	1961	1969 / 1982	Y	2015 - Still using greywater cesspool with the septic
17. Ramapo River	1301	11	14 Thunderbird Dr	1961	2005	Y	-
17. Ramapo River	1301	12	20 Thunderbird Dr	1962	1994	Y	-
17. Ramapo River	1301	13	26 Thunderbird Dr	1962	-	Y	-
17. Ramapo River	1301	14	32 Thunderbird Dr	1962	1982	Y	-
17. Ramapo River	1301	15	44 Thunderbird Dr	1962	1980	Y	-
17. Ramapo River	1301	16	7 Arapaho Ct	1962	1970	Y	-
17. Ramapo River	1301	17	11 Arapaho Ct	1963	2013	Y	-
17. Ramapo River	1301	18	12 Arapaho Ct	1962	2007 / 2014	Y	-
17. Ramapo River	1301	19	10 Arapaho Ct	1962	-	Y	-
17. Ramapo River	1301	20	6 Arapaho Ct	1962	2009	Y	-
17. Ramapo River	1301	21	2 Arapaho Ct	1963	1971	Y	-
17. Ramapo River	1301	22	56 Thunderbird Dr	1963	1988 / 2012	Y	-
17. Ramapo River	1301	23	595 Ramapo Valley Rd	1966	1996	Y	-
17. Ramapo River	1301	24	61 Thunderbird Dr	1992	1993	N	1992 - New construction
17. Ramapo River	1301	25	57 Thunderbird Dr	1963	1978 / 1987	Y	-
17. Ramapo River	1301	26	51 Thunderbird Dr	1963	2013	Y	-
17. Ramapo River	1301	27	45 Thunderbird Dr	1962	2006	N	-
17. Ramapo River	1301	28	39 Thunderbird Dr	1962	-	Y	-
17. Ramapo River	1301	29	33 Thunderbird Dr	1962	1985	Y	-
17. Ramapo River	1301	30	27 Thunderbird Dr	1962	2003	Y	-
17. Ramapo River	901	11	69 Glen Gray Rd	1963	1999	N	-
17. Ramapo River	901	12	65 Glen Gray Rd	1963	-	N	-
17. Ramapo River	901	13	59 Glen Gray Rd	1962	-	N	-
17. Ramapo River	901	14	51 Glen Gray Rd	1962	-	N	-
17. Ramapo River	901	15	45 Glen Gray Rd	1961	-	N	-
17. Ramapo River	901	16	39 Glen Gray Rd	1962	1980	N	-
17. Ramapo River	901	17	25 Glen Gray Rd	1973	1976 / 1982 / 2001	Y	1982 - Septic overflow
17. Ramapo River	901	18	17 Glen Gray Rd	1973	1976	Y	-
17. Ramapo River	901	19	9 Glen Gray Rd	1969	1979 / 2001	N	-
17. Ramapo River	901	20	855 Ramapo Valley Rd	1949	1956 / 1967 / 2001	Y	-



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Neighborhood 17: Ramapo River

Neighborhood	Block/Lot	Street Address	Year Designed	Year Replaced	System Failures	Casspool (Y/N)	Comments
17. Ramapo River	901 21	845 Ramapo Valley Rd	1974	2002 /	-	N	-
17. Ramapo River	901 22	837 Ramapo Valley Rd	1974	1980 / 2015	-	N	-
17. Ramapo River	901 23	833 Ramapo Valley Rd	1979	1982	-	N	-
17. Ramapo River	901 24	829 Ramapo Valley Rd	1979	-	-	N	-
17. Ramapo River	901 25	819 Ramapo Valley Rd	1961	1968 / 1972	-	N	-
17. Ramapo River	901 26	815 Ramapo Valley Rd	1960	1988	-	N	-
17. Ramapo River	901 27	807 Ramapo Valley Rd	1959	1970 / 1972 / 1997 / 2005	-	N	-
17. Ramapo River	901 23	833 Ramapo Valley Rd	1979	1982	-	N	-
17. Ramapo River	901 24	829 Ramapo Valley Rd	1979	-	-	N	-
17. Ramapo River	901 25	819 Ramapo Valley Rd	1961	1968 / 1972	-	N	-
17. Ramapo River	901 26	815 Ramapo Valley Rd	1960	1988	-	N	-
17. Ramapo River	901 27	807 Ramapo Valley Rd	1959	1970 / 1972 / 1997 / 2005	-	N	-
17. Ramapo River	901 28	799 Ramapo Valley Rd	1961	1996	-	N	-
17. Ramapo River	901 29	791 Ramapo Valley Rd	-	1997	-	N	1996 - Subdivision
17. Ramapo River	901 30	781 Ramapo Valley Rd	1997	1989 / 2001	-	N	2000 - Subdivision
17. Ramapo River	901 31	773 Ramapo Valley Rd	1978	1988 / 1997	-	Y	-
17. Ramapo River	901 33	2 Valley Forge Rd	1998	-	-	N	-
17. Ramapo River	901 34	4 Valley Forge Rd	1998	-	-	N	-
17. Ramapo River	901 35	6 Valley Forge Rd	1998	-	-	N	-
17. Ramapo River	901 36	8 Valley Forge Rd	1998	-	-	N	-
17. Ramapo River	1002 1	28 Saratoga Dr	1965	1969	-	N	-
17. Ramapo River	1002 2	12 Heath Rd	1966	1980 / 2008	-	N	-
17. Ramapo River	1002 3	18 Heath Rd	1967	-	-	N	-
17. Ramapo River	1002 4	23 Brandywine Pl	1971	2014	-	N	2014 - New System
17. Ramapo River	1002 5	17 Brandywine Pl	1970	-	-	N	-
17. Ramapo River	1002 6	15 Brandywine Pl	1972	-	-	N	-
17. Ramapo River	1002 7	9 Brandywine Pl	1968	-	-	N	-
17. Ramapo River	1002 8	5 Brandywine Pl	1969	-	-	N	-
17. Ramapo River	1002 9	14 Gates End	1965	-	-	N	-
17. Ramapo River	1002 10	10 Gates End	1965	-	-	N	-
17. Ramapo River	1002 11	4 Gates End	1967	2008	-	N	-
17. Ramapo River	1002 12	13 Gates End	1964	1984	-	N	-
17. Ramapo River	1002 13	9 Gates End	1964	-	-	N	-



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Neighborhood 18: Skyline

Neighborhood	Block/Lot	Street Address	Year Designed	Year Repaired	System Failures	Gaspool (Y/N)	Comments
18. Skyline	401 8,9	175 Skyline Dr	1977	1988	-	N	-
18. Skyline	401 10	155 Skyline Dr	1977	-	-	N	-
18. Skyline	401 11	149 Skyline Dr	1958	-	-	N	-
18. Skyline	401 12	137 Skyline Dr	1966	1972 / 1982	-	N	-
18. Skyline	401 14	125 Skyline Dr	1956	-	-	Y	-
18. Skyline	401 15	115 Skyline Dr	1967	2001	-	N	-
18. Skyline	402 3	119 Truman Blvd	1959	-	-	Y	-
18. Skyline	402 4	115 Truman Blvd	1956	-	-	N	-
18. Skyline	402 5	109 Truman Blvd	1962	1988 / 2008	-	N	2008 - New system
18. Skyline	402 7	101 Truman Blvd	1972	-	-	N	-
18. Skyline	402 8	99 Truman Blvd	1963	1989 / 2000	-	N	-
18. Skyline	402 9	97 Truman Blvd	1961	1973 / 2004	-	N	-
18. Skyline	402 10	95 Truman Blvd	1968	1977 / 2013	-	N	-
18. Skyline	402 11	93 Truman Blvd	1967	-	-	N	-
18. Skyline	402 12	91 Truman Blvd	1984	1986	-	N	-
18. Skyline	402 13	87 Truman Blvd	1984	-	-	N	-
18. Skyline	402 14	83 Truman Blvd	1984	-	-	N	1984 - Subdivision into 3 lots
18. Skyline	402 15	81 Truman Blvd	1966	1980 / 2002	1975, 1977 - System Malfunction	N	-
18. Skyline	402 16	79 Truman Blvd	1968	2013	-	N	-
18. Skyline	402 19	65 Truman Blvd	1960	-	-	Y	-
18. Skyline	402 20	61 Truman Blvd	1989	1991	-	N	-
18. Skyline	402 44	66 Skyline Dr	1955	2003	-	Y	-
18. Skyline	402 45	70 Skyline Dr	1956	2004	-	Y	-
18. Skyline	402 46	76 Skyline Dr	1957	2015	-	Y	-
18. Skyline	402 47	50 Skyline Dr	1958	-	-	N	-
18. Skyline	402 48	106 Skyline Dr	1978	-	-	N	1978 - New System
18. Skyline	402 50	118 Skyline Dr	1960	2000	-	Y	-
18. Skyline	402 51	124 Skyline Dr	1958	2011	-	Y	2011 - New System
18. Skyline	402 52	130 Skyline Dr	1962	1996	-	Y	-
18. Skyline	402 53	140 Skyline Dr	1958	-	-	Y	-
18. Skyline	402 54	146 Skyline Dr	1959	1990	-	Y	-
18. Skyline	402 55	152 Skyline Dr	1959	1967 / 2003	-	Y	-
18. Skyline	402 56	155 Skyline Dr	1978	1985 / 1987 / 2000 / 2003	-	N	-



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Neighborhood 19: West Oakland

Neighborhood	Block/Lot	Street Address	Year Designed	Year Repaired	System Failures	Cesspool (Y/N)	Comments
19. West Oakland	2001	1	1976	-	-	N	-
19. West Oakland	2001	3	1960	1964 / 1996	-	Y	1964 - Spetic tank installed
19. West Oakland	2001	7	1980	-	System Overflow onto ground	N	-
19. West Oakland	2001	8	1965	-	-	N	-
19. West Oakland	2001	9	-	2004 / 2005 / 2013	-	N	-
19. West Oakland	2001	10	1982	1991	Sewage leakage in rear yard	N	-
19. West Oakland	2001	11	1971	1988	-	N	-
19. West Oakland	2001	12	1966	1975 / 1987	-	N	-
19. West Oakland	2001	13	-	2002 / 2003 / 2004	-	N	-
19. West Oakland	2001	14	1970	1976 / 2000	Spetic tank leaking and causing odors in dwelling	N	-
19. West Oakland	2001	15	1973	1997	-	N	-
19. West Oakland	2001	16	1973	2000	Septic tank / pipes exposed causing health hazard	N	-
19. West Oakland	2001	17	1961	-	-	N	-
19. West Oakland	2001	18	1981	2008	-	N	-
19. West Oakland	2001	19	-	2008	-	N	-
19. West Oakland	2001	20	1973	2013	-	N	-
19. West Oakland	2001	21	-	1995 / 1997	-	N	1007 - Spetic tank replaced
19. West Oakland	2001	22	1973	-	-	N	-
19. West Oakland	2001	23	1970	1977 / 1994	-	N	-
19. West Oakland	2001	24	1970	-	-	N	-
19. West Oakland	2003	4	1955	1963	-	Y	1963 - Spetic Installed
19. West Oakland	2003	5	-	2009	1979/1988 - Inspected, no issues, no record of tanks	Y	2009 - Remove cesspool
19. West Oakland	2003	6	1957	1969	-	Y	-
19. West Oakland	2003	7	-	1964	-	-	1964 - New tank
19. West Oakland	2003	8	1986	1996	-	N	1986 - Subdivision (OKES-210-10)
19. West Oakland	2003	9	1970	-	-	N	1986 - Subdivision
19. West Oakland	2003	10	1960	1993	-	Y	1960 - Spetic installed, abandoned cesspool till 1993
19. West Oakland	2003	11	1973	-	-	Y	1973 - Spetic installed
19. West Oakland	2003	12	-	2004	-	Y	2004 - Spetic plans rejected
19. West Oakland	2003	13	1954	1980 / 2004	-	Y	-
19. West Oakland	2003	14	1975	1985	-	Y	1985 - Spetic installed
19. West Oakland	2004	1.1	1960	-	-	Y	-
19. West Oakland	2004	1.2	1960	-	-	Y	-



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Neighborhood 19: West Oakland

Neighborhood	Block/Lot	Street Address	Year Designed	Year Repaired	System Failures	Casspool (Y/N)	Comments
19. West Oakland	2004 1.3	10A Riverside Dr	1963	-	-	N	-
19. West Oakland	2004 1.4	12A Riverside Dr	1960	-	-	Y	-
19. West Oakland	2004 2.1	4 Riverside Dr	1969	2015	-	N	-
19. West Oakland	2004 2.2	55 Park Dr	1951	1967 / 1983 / 1988 / 2012	-	N	-
19. West Oakland	2004 4.1	6 Riverside Dr	1961	-	-	Y	-
19. West Oakland	2004 4.2	8 Riverside Dr	1960	-	-	Y	-
19. West Oakland	2004 5.1	10 Riverside Dr	1960	-	-	Y	-
19. West Oakland	2004 5.2	12 Riverside Dr	1960	-	-	Y	-
19. West Oakland	2004 7	18 Riverside Dr	1977	-	-	N	-
19. West Oakland	2004 8	22 Riverside Dr	1971	-	-	N	-
19. West Oakland	2004 9	26 Riverside Dr	1980	1983	-	Y	-
19. West Oakland	2004 10	30 Riverside Dr	1980	-	-	N	-
19. West Oakland	2004 11	32 Riverside Dr	1969	1977 / 1987	-	N	-
19. West Oakland	2004 12	34 Riverside Dr	-	1971	-	N	1971 - New septic tank installed
19. West Oakland	2004 13	36 Riverside Dr	1983	-	-	N	1983 - Septic tank installed
19. West Oakland	2004 14,15	40 Riverside Dr	1948	1956 / 1986	-	Y	-
19. West Oakland	2004 16	42 Riverside Dr	1960	-	Septic is being pumped out into the street	N	-
19. West Oakland	2004 17	44 Riverside Dr	1983	-	-	N	-
19. West Oakland	2004 18	46 Riverside Dr	1959	-	-	N	-
19. West Oakland	2004 19	48 Riverside Dr	1950	1966	-	Y	1966 - Septic tank installed
19. West Oakland	2004 20	52 Riverside Dr	1963	1983	-	Y	1982 - Septic tank installed
19. West Oakland	1805 1	115 West Oakland Ave	-	1980 / 1998	-	-	-
19. West Oakland	1805 2	33 Hillside Ave	1960	1965 / 1979 / 1995	-	N	-
19. West Oakland	1805 3	31 Hillside Ave	1958	1993 / 2005	-	Y	1987 - Subdivide into 4 lots
19. West Oakland	1805 4	29 Hillside Ave	1992	-	-	N	-
19. West Oakland	1805 5	23 Hillside Ave	1963	1986	-	N	-
19. West Oakland	1805 6	19 Hillside Ave	1954	1968 / 2009	-	Y	-
19. West Oakland	1805 7	15 Hillside Ave	1962	2011	-	Y	-
19. West Oakland	1805 8	11 Hillside Ave	1949	1952 / 1960	-	Y	-
19. West Oakland	1805 10	22 River Rd	1956	1962 / 1990 / 1993	1991 - Overflowing septic	N	NJDEP 0242-14-0001.1 FHA 140001
19. West Oakland	1805 11	24 River Rd	1961	1969 / 1972 / 1980 / 2010	-	N	NJDEP 0242-14-0002.1 FHA 140001
19. West Oakland	1805 12	26 River Rd	1954	1986 / 2000 / 2003	2012 - Bamboo onsite, Oakland told them to remove	Y	-
19. West Oakland	1805 13	30 River Rd	1966	1985	-	N	-

APPENDIX D – WATER RECORDS

OBJECTID	BLOCK	LOT	PROP_LOC	ST_ADDRESS	CITY_STATE	2016/1-2916/2 Water Usage	Total
195	1501	53	61 LAKESHORE DR	PO BOX 272	OAKLAND NJ	0	1,330,907
56	2301	14	225 RAMAPO VALLEY RD	225 RAMAPO VALLEY RD	OAKLAND NJ	0	gallons (/100)
732	3903	3	38 YAWPO AVE	38 YAWPO AVE	OAKLAND NJ	0	133,090,700
709	3903	42,46	E-5 EAST OAK STREET	101 E OAK ST UNIT E-5	OAKLAND NJ	0	gallons
35	3903	85	326 RAMAPO VILLY RD	99 CHUCKANUTT DR	OAKLAND NJ	0	364,632
604	3905	13	30 PAGE DR	30 PAGE DR	OAKLAND NJ	0	88 Lots have no use recorded
937	4301	31	170 FRANKLIN AVE	170 FRANKLIN AVE	OAKLAND NJ	0	Estimated flow 88 * 300 gpd
956	4303	12	4 MEADOWLARK CT	4 MEADOWLARK CT.	OAKLAND NJ	0	391,032 Actual usage plus estimated usage
880	4306	17	7 WHITTIER LANE	7 WHITTIER LN	OAKLAND NJ	0	
1009	4402	11	11 BARNARD DR	11 BARNARD DR	OAKLAND NJ	0	
139	4504	27	13 SIOUX AVE	13 SIOUX AVE	OAKLAND NJ	0	
1370	4507	49	50 SIOUX AVE	50 SIOUX AVE	OAKLAND NJ	0	
1117	4602	5	12 OSWEGO AVE	12 OSWEGO AVE	OAKLAND NJ	0	
317	4806	14	32 CALUMET AVE	32 CALUMET AVE	OAKLAND NJ	0	
1178	4806	30	59 SEMINOLE AVE	59 SEMINOLE AVE	OAKLAND NJ	0	
1501	4901	14	3 RUTGERS DR	3 RUTGERS DR	OAKLAND NJ	0	
1572	4903	19	19 PRINCETON TERR	19 PRINCETON TERR	OAKLAND NJ	0	
1570	4910	16	11 YALE WAY	11 YALE WAY	OAKLAND NJ	0	
1546	4911	9	16 YALE WAY	16 YALE WAY	OAKLAND NJ	0	
1524	4912	1	11 RUTGERS DR	11 RUTGERS DR	OAKLAND NJ	0	
970	4303	4	16 CARDINAL DR	16 CARDINAL DR	OAKLAND NJ	1	
1769	5003	9	48 SETON HALL DR	48 SETON HALL DR	OAKLAND NJ	7	
412	2301	10	243 RAMAPO VALLEY RD	243 RAMAPO VALLEY RD	OAKLAND NJ	8	
1569	4911	3	20 PRINCETON TERR	20 PRINCETON TER	OAKLAND NJ	12	
1474	4602	19	21 CALUMET AVE	21 CALUMET AVE	OAKLAND NJ	16	
303	4806	9	22 CALUMET AVE	22 CALUMET AVE	OAKLAND NJ	20	
685	3903	42,39	F-5 EAST OAK STREET	101 E OAK ST UNIT F-5	OAKLAND NJ	31	
1206	4803	22	148 HIAWATHA BLVD	148 HIAWATHA BLVD	OAKLAND NJ	34	
1978	5204	63	14 WENONAH AVE	14 WENONAH AVE	OAKLAND NJ	38	
1433	4507	31	10 SIOUX AVE	10 SIOUX AVE	OAKLAND NJ	39	
1332	4507	18	509 RAMAPO VLY RD	509 RAMAPO VALLEY RD	OAKLAND NJ	49	
1949	5204	62	12 WENONAH AVE	12 WENONAH AVE	OAKLAND NJ	51	
1921	5204	49	23 SENECA AVE	23 SENECA AVE	OAKLAND NJ	52	
1323	4701	39	75 MINNEHAHA BLVD	75 MINNEHAHA BLVD	OAKLAND NJ	58	
1693	5012	1	72 LAKESIDE BLVD	72 LAKESIDE BLVD	OAKLAND NJ	58	
1465	4601	30	23 HIAWATHA BLVD	23 HIAWATHA BLVD	OAKLAND NJ	60	
147	4902	3	61 LOYOLA PL	PO BOX 374	OAKLAND NJ	61	
115	4806	32	55 SEMINOLE AVE	55 SEMINOLE AVE	OAKLAND NJ	62	
1159	4702	8	26 MINNEHAHA BLVD	26 MINNEHAHA BLVD	OAKLAND NJ	67	
1001	4303	17	79 CARDINAL DR	79 CARDINAL DR	OAKLAND NJ	68	
408	2302	21	53 SPRUCE ST	53 SPRUCE ST	OAKLAND NJ	69	
1182	4805	9	10 LEHIGH WAY	10 LEHIGH WAY	OAKLAND NJ	69	
1986	5501	6	70 MONHEGAN AVE	70 MONHEGAN AVE	OAKLAND NJ	70	
1258	4401	36	9 PINE CREST DR	9 PINE CREST DR	OAKLAND NJ	71	
1741	5009	2	144 LAKESIDE BLVD	144 LAKESIDE BLVD	OAKLAND NJ	71	
1961	5004	72	65 RAMAPO HILLS BLVD	65 RAMAPO HILLS BLVD	OAKLAND NJ	74	
1475	4602	38	34 HIAWATHA BLVD	34 HIAWATHA BLVD	OAKLAND NJ	76	
245	1503	2	132 LAKESHORE DR	132 LAKESHORE DR	OAKLAND NJ	77	
1123	4602	1	52 HIAWATHA BLVD	52 HIAWATHA BLVD	OAKLAND NJ	78	
201	1501	13	169 LAKESHORE DR	169 LAKESHORE DR	OAKLAND NJ	83	
1673	4907	7	30 SETON HALL DR	30 SETON HALL DR	OAKLAND NJ	84	
1314	4504	7	42 NOKOMIS AVE	42 NOKOMIS AVE	OAKLAND NJ	85	
511	3401	1	198 RAMAPO VALLEY RD	198 RAMAPO VALLEY RD	OAKLAND NJ	90	

825	4305	3	9 THACKERAY RD	OAKLAND NJ	90
1064	4402	46	8 WELLESLEY DR	OAKLAND NJ	91
1477	4601	28	29 HIAWATHA BLVD	OAKLAND NJ	93
1902	5002	42	LAKE WILSON STREET	OAKLAND, N.J.	94
1452	4602	25	7 CALUMET AVE	OAKLAND NJ	98
1785	5004	77	11 RAMAPO HILLS BLVD	OAKLAND NJ	99
3	1608	12	27 LAKESHORE DR	OAKLAND NJ	100
1442	4507	35	20 SIOUX AVE	OAKLAND NJ	101
265	4401	53	38 SEMINOLE AVE	OAKLAND NJ	105
1581	4903	18	21 PRINCETON TERR	OAKLAND NJ	107
527	3801	100	31 DOGWOOD DR	OAKLAND NJ	109
1626	4905	11	33 PRINCETON TERR	OAKLAND NJ	110
499	5204	39	6 CHAPEL HILL ROAD	OAKLAND NJ	110
228	1501	22	143 LAKESHORE DR	OAKLAND NJ	113
1642	4908	2	42 PRINCETON TERR	OAKLAND NJ	115
1439	4507	25	489 RAMAPO VALLEY RD	OAKLAND NJ	120
1176	4806	7	18 CALUMET AVE	OAKLAND NJ	120
587	3903	42.32	G-4 EAST OAK STREET	OAKLAND NJ	121
1101	4801	48	49 CALUMET AVE	OAKLAND NJ	121
334	5102	41	201 HIAWATHA BLVD	OAKLAND NJ	121
77	2301	12	239 RAMPO VALLEY RD	OAKLAND NJ	122
370	1901	35	18 BAILEY AVE	OAKLAND NJ	125
1804	5004	41	5 KIWIA TERR	OAKLAND NJ	125
130	4306	12	23 WHITTIER LN	OAKLAND NJ	128
1676	4907	6	28 SETON HALL DR	OAKLAND NJ	128
1853	5104	16	11 MONHEGAN AVE	OAKLAND NJ	128
1393	4602	27	33 SEMINOLE AVE	OAKLAND NJ	129
682	3903	42.37	F-7 EAST OAK STREET	OAKLAND NJ	130
1878	5104	2	8 ITHACA PL	OAKLAND NJ	130
1974	5002	24	50 RAMAPO HILLS BLVD	OAKLAND NJ	132
1726	5002	55	9 CORNELL PL	OAKLAND NJ	132
949	4303	2	8 CARDINAL DR	OAKLAND NJ	134
1143	4701	63	13 MINNEHAHA BLVD	OAKLAND NJ	134
9	1501	31	121 LAKESHORE DR	OAKLAND NJ	136
977	4303	14	93 CARDINAL DR	OAKLAND NJ	137
1036	4403	5	3 WELLESLEY DR	OAKLAND NJ	137
78	2301	5	21 BAILEY AVE	OAKLAND NJ	139
336	5002	13	30 COLGATE RD	OAKLAND NJ	140
232	1501	36	105 LAKE SHORE DR	OAKLAND NJ	141
191	1501	7	183 LAKESHORE DR	OAKLAND NJ	141
134	4301	3	33 THACKERAY RD	OAKLAND NJ	142
1198	4801	14	100 HIAWATHA BLVD	OAKLAND NJ	143
1710	5002	36	115 LAKESIDE BLVD	OAKLAND NJ	144
557	3903	42.02	B-7 EAST OAK STREET	OAKLAND NJ	146
1679	4907	1	54 PRINCETON TERR	OAKLAND NJ	147
455	3703	58	89 MCCOY RD	OAKLAND NJ	148
1662	4906	5	49 PRINCETON TERR	OAKLAND NJ	151
713	3902	14	69 YAWPO AVE	OAKLAND NJ	154
1453	4601	33	15 HIAWATHA BLVD	OAKLAND NJ	154
1232	4803	44	33 OSWEGO AVE	OAKLAND NJ	156
1244	4801	42	61 CALUMET AVE	OAKLAND NJ	157
1398	4602	41	44 HIAWATHA BLVD	OAKLAND NJ	158
1177	4805	7	64 SEMINOLE AVE	OAKLAND NJ	159
699	3903	42.42	F-2 EAST OAK STREET	OAKLAND NJ	160

723	3903	42.57	C-5 EAST OAK STREET	101 E OAK ST UNIT C-5	OAKLAND NJ	160
93	4803	29	113 SEMINOLE AVE	113 SEMINOLE AVE	OAKLAND NJ	160
310	4806	12	28 CALUMET AVE	28 CALUMET AVE	OAKLAND NJ	163
1373	4507	10	533 RAMAPO VLY RD	533 RAMAPO VALLEY RD	OAKLAND NJ	169
1522	4912	14	21 RUTGERS DR	21 RUTGERS DR	OAKLAND NJ	169
674	3903	42.23	H-5 EAST OAK STREET	28 ANDREW AVE	OAKLAND NJ	177
1950	5003	12	60 SETON HALL DR	60 SETON HALL DR	OAKLAND NJ	177
988	4302	2	12 RUTGERS DR	12 RUTGERS DR	OAKLAND NJ	178
979	4302	11	30 RUTGERS DR	30 RUTGERS DR	OAKLAND NJ	178
1226	4801	53	23 OSWEGO AVE	23 OSWEGO AVE	OAKLAND NJ	178
591	3903	42.27	H-1 EAST OAK STREET	101E E OAK ST # H-1	OAKLAND NJ	179
1432	4503	1	14 MORTON PL	14 MORTON PL	OAKLAND NJ	179
1119	4601	14	16 TECUMSEH TRAIL	15 TECUMSEH TRL	OAKLAND NJ	180
485	5004	70	93 RAMAPO HILLS BLVD	93 RAMAPO HILLS BLVD	OAKLAND NJ	186
1016	4402	1	15 MT HOLYOKE DR	15 MT HOLYOKE DR.	OAKLAND, NJ	188
366	1801	1	51 W OAKLAND AVE	51 W OAKLAND AVE	OAKLAND NJ	189
463	4702	31	8 SENECA AVE	8 SENECA AVE	OAKLAND NJ	189
1338	4507	17	511 RAMAPO VLY RD	511 RAMAPO VALEY RD	OAKLAND NJ	190
333	5103	7	186 HIAWATHA BLVD	186 HIAWATHA BLVD	OAKLAND NJ	190
1511	4702	18	52 MINNEHABA BLVD	52 MINNEHABA BLVD	OAKLAND NJ	191
1188	4801	13	94 HIAWATHA BLVD	94 HIAWATHA BLVD	OAKLAND NJ	194
216	1501	64	31 LAKESHORE DR	31 LAKESHORE DR	OAKLAND NJ	199
1011	4402	13	15 BARNARD DR	15 BARNARD DR	OAKLAND NJ	200
1910	5103	5	182 HIAWATHA BLVD	182 HIAWATHA BLVD	OAKLAND NJ	200
1619	4904	3	60 LOYOLA PL	60 LOYOLA PL	OAKLAND NJ	201
1667	4906	1	3 DARTMOUTH WAY	3 DARTMOUTH WAY	OAKLAND NJ	201
1770	5003	19	15 COLGATE RD	15 COLGATE RD	OAKLAND NJ	201
1202	4801	15	102 HIAWATHA BLVD	102 HIAWATHA BLVD	OAKLAND NJ	203
719	3903	42.52	D-3 EAST OAK STREET	47 ALLEN DR	OAKLAND NJ	204
1040	4403	12	7 VASSAR PL	7 VASSAR PL	OAKLAND NJ	204
109	4804	28	154 HIAWATHA BLVD	154 HIAWATHA BLVD	OAKLAND NJ	204
1558	4911	5	8 YALE WAY	8 YALE WAY	OAKLAND NJ	204
120	1607	6	152 LAKESHORE DR	187 LAKESHORE DR	OAKLAND NJ	206
11	1501	30	123 LAKESHORE DR	123 LAKESHORE DR	OAKLAND NJ	207
533	3701	26	31 PAGE DR	31 PAGE DR	OAKLAND NJ	208
549	3903	42.06	B-3 EAST OAK STREET	101 E OAK ST UNIT B-3	OAKLAND NJ	208
1051	4402	9	150 FRANKLIN AVE	150 FRANKLIN AVE	OAKLAND NJ	208
92	4804	22	120 SEMINOLE AVE	120 SEMINOLE AVE	OAKLAND NJ	208
715	3902	13	65 YAWPO AVE	65 YAWPO AVE	OAKLAND NJ	209
1019	4402	20	29 BARNARD DR	29 BARNARD DR	OAKLAND NJ	209
1127	4601	7	13 TECUMSEH TRAIL	11 TECUMSEH TRL	OAKLAND NJ	209
22	1803	9	23 OAK ST	23 OAK ST	OAKLAND NJ	210
706	3903	42.19	I-8 EAST OAK STREET	101 E OAK ST UNIT I-8	OAKLAND NJ	210
1030	4402	25	19 HIGH MOUNTAIN RD	19 HIGH MOUNTAIN RD	OAKLAND NJ	210
1353	4504	11	66 LAKESHORE DR	66 LAKESHORE DR	OAKLAND NJ	210
1760	5004	75	29 RAMAPO HILLS BLVD	29 RAMAPO HILLS BLVD	OAKLAND NJ	210
1875	5102	28	29 MONHEGAN AVE	29 MONHEGAN AVE	OAKLAND NJ	210
1887	5103	18	21 SETON HALL DR	21 SETON HALL DR	OAKLAND NJ	210
1462	4601	31	21 HIAWATHA BLVD	21 HIAWATHA BLVD	OAKLAND NJ	211
41	3903	42.5	E-1 EAST OAK STREET	101 E OAK ST UNIT E-1	OAKLAND NJ	214
585	3903	15	74 YAWPO AVE	74 YAWPO AVE	OAKLAND NJ	215
953	4302	27	159 FRANKLIN AVE	5 WELLESLEY DR	OAKLAND NJ	219
185	1501	3	191 LAKESHORE DR	191 LAKESHORE DR	OAKLAND NJ	220
618	3904	9	80 W. SHEFFIELD ST	80 W SHEFFIELD ST	OAKLAND NJ	220

1079	4404	5	40 FRANKLIN AVE	40 FRANKLIN AVE	OAKLAND NJ	220
274	4702	36	117 HIAWATHA BLVD	117 HIAWATHA BLVD	OAKLAND NJ	220
1894	5102	34	215 HIAWATHA BLVD	215 HIAWATHA BLVD	OAKLAND NJ	220
1322	4701	40	73 MINNEHAHA BLVD	73 MINNEHAHA BLVD	OAKLAND NJ	222
138	4307	3	14 WHITTIER LANE	14 WHITTIER LN	OAKLAND NJ	223
1122	4601	55	518 RAMAPO VALLEY RD	518 RAMAPO VALLEY RD	OAKLAND NJ	223
1715	5010	4	20 BEECH ST	20 BEECH ST	OAKLAND NJ	223
1951	5003	15	23 COLGATE RD	23 COLGATE RD	OAKLAND NJ	224
1278	4401	29	6 SEMINOLE AVE	6 SEMINOLE AVE	OAKLAND NJ	226
661	3903	42.34	G-2 EAST OAK STREET	101 E OAK ST UNIT G2	OAKLAND NJ	227
1744	5002	31	151 LAKESIDE BLVD	151 LAKESIDE BLVD	OAKLAND NJ	227
1350	4507	15	517 RAMAPO VALLEY RD	517 RAMAPO VALLEY RD	OAKLAND NJ	228
672	3903	42.24	H-4 EAST OAK STREET	101 E OAK ST UNIT H-4	OAKLAND NJ	229
1096	4801	49	47 CALUMET AVE	47 CALUMET AVE	OAKLAND NJ	229
1099	4803	39	93 SEMINOLE AVE	93 SEMINOLE AVE	OAKLAND NJ	229
313	4806	13	30 CALUMET AVE	30 CALUMET AVE	OAKLAND NJ	230
1186	4801	39	67 CALUMET AVE	67 CALUMET AVE	OAKLAND NJ	231
883	4301	15	83 THACKERAY RD	83 THACKERAY RD	OAKLAND NJ	232
338	5102	53	175 HIAWATHA BLVD	175 HIAWATHA BLVD	OAKLAND NJ	232
1112	4602	10	72 OSWEGO AVE	72 OSWEGO AVE	OAKLAND NJ	234
112	4804	29	156 HIAWATHA BLVD	156 HIAWATHA BLVD	OAKLAND NJ	237
196	1501	52	67 LAKESHORE DR	67 LAKESHORE DR	OAKLAND NJ	238
1939	5204	54	11 SENECA AVE	11 SENECA AVE	OAKLAND NJ	238
272	4702	34	101 FRANKLIN AVE	101 FRANKLIN AVE	OAKLAND NJ	239
99	4803	28	121 HIAWATHA BLVD	121 HIAWATHA BLVD	OAKLAND NJ	239
1850	5004	17	115 SEMINOLE AVE	115 SEMINOLE AVE	OAKLAND NJ	239
457	4701	51	92 MANITO AVE	92 MANITO AVE	OAKLAND NJ	239
904	4301	11	49 MINNEHAHA BLVD	49 MINNEHAHA BLVD	OAKLAND NJ	240
1144	4701	62	67 THACKERAY RD	67 THACKERAY RD	OAKLAND NJ	241
636	3903	57	15 MINNEHAHA BLVD	15 MINNEHAHA BLVD	OAKLAND, NJ	241
1135	4601	2	63 WALNUT ST	63 WALNUT ST	OAKLAND NJ	242
1342	4505	5	524 RAMAPO VALLEY RD	524 RAMAPO VALLEY RD	OAKLAND NJ	243
509	3401	3	35 SIOUX AVE	35 SIOUX AVE	OAKLAND NJ	244
1935	5204	53	8&10 GROVE ST	8 GROVE ST	OAKLAND NJ	245
1562	4910	14	15 SENECA AVE	15 SENECA AVE	OAKLAND NJ	246
728	3903	42.1	15 YALE WAY	15 YALE WAY	OAKLAND NJ	247
862	5004	10	A-2 EAST OAK STREET	101 E OAK ST UNIT A-2	OAKLAND NJ	249
222	1501	40	38 MONHEGAN AVE	38 MONHEGAN AVE	OAKLAND NJ	250
1761	5002	21	97 LAKESHORE DR	97 LAKE SHORE DR	OAKLAND NJ	251
383	1901	13	55 SETON HALL DR	55 SETON HALL DR	OAKLAND NJ	253
169	5204	45	281 RAMAPO VALLEY RD	281 RAMAPO VALLEY RD	OAKLAND NJ	256
1307	4507	40	1 MOUNTAIN LAKES ROAD	1 MOUNTAIN LAKES RD	OAKLAND NJ	258
1445	4507	23	30 SIOUX AVE	30 SIOUX AVE	OAKLAND NJ	259
910	4304	3	493 RAMAPO VLY RD	493 RAMAPO VALLEY RD	OAKLAND NJ	260
1636	4905	2	200 FRANKLIN AVE	200 FRANKLIN AVE	OAKLAND NJ	261
1583	4910	19	8 FORDHAM RD	8 FORDHAM RD	OAKLAND NJ	262
1984	5501	4	5 YALE WAY	5 YALE WAY	OAKLAND NJ	262
1337	4504	9	66 MONHEGAN AVE	66 MONHEGAN AVE	OAKLAND NJ	263
1151	4701	61	46 NOKOMIS AVE	46 NOKOMIS AVE	OAKLAND NJ	263
919	4301	26	27 BAILEY AVE	27 BAILEY AVE	OAKLAND NJ	265
208	1501	45	19 MINNEHAHA BLVD	PO BOX 282	OAKLAND NJ	266
555	3903	42.03	190 FRANKLIN AVE.	190 FRANKLIN AVE	OAKLAND NJ	267
			83 LAKESHORE DR	83 LAKESHORE DR	OAKLAND NJ	268
			B-6 EAST OAK STREET	101 E OAK ST UNIT B-6	OAKLAND NJ	268

1245	4803	7	66 CALUMET AVE	OAKLAND NJ	269
1458	4601	32	19 HIAWATHA BLVD	OAKLAND NJ	270
1897	5003	14	25 COLGATE RD	OAKLAND NJ	270
1415	5101	21	84 MANITO AVE	OAKLAND NJ	270
40	3903	42.12	101 E OAK ST UNIT F-1	OAKLAND NJ	274
1429	4502	5	34 LAKESHORE DR	OAKLAND NJ	275
727	3903	42.58	101 E OAK ST UNIT C-4	OAKLAND NJ	277
361	1802	4	373 RAMAPO VALLEY RD	OAKLAND NJ	277
1535	4911	11	17 HARVARD WAY	OAKLAND NJ	277
337	5102	51	181 HIAWATHA BLVD	OAKLAND NJ	278
1280	4401	28	4 SEMINOLE AVE	OAKLAND NJ	278
1625	4903	12	7 FORDHAM RD	OAKLAND NJ	279
601	3801	1	296 RAMAPO VALLEY RD	OAKLAND NJ	279
916	4301	9	57 THACKERAY RD	OAKLAND NJ	280
839	4305	14	97 THACKERAY RD	OAKLAND NJ	280
1716	5001	10	82 CARDINAL DR	OAKLAND NJ	281
1128	4601	15	20 TECUMSEH TRL	OAKLAND NJ	281
1778	5003	20	13 COLGATE RD	OAKLAND NJ	282
722	3903	42.53	101 E OAK ST UNIT D-2	OAKLAND NJ	282
1264	4401	6	109 FRANKLIN AVE	OAKLAND NJ	283
981	4302	1	135 FRANKLIN AVE	OAKLAND NJ	284
1719	5010	2	130 LAKESIDE BLVD	OAKLAND NJ	284
1224	4801	2	64 HIAWATHA BLVD	OAKLAND NJ	285
221	1501	18	155 LAKESHORE DR	OAKLAND NJ	286
667	3903	42.35	101 E OAK ST UNIT G-1	OAKLAND NJ	286
821	4305	5	129 THACKERAY RD	OAKLAND NJ	287
1210	4806	21	42 OSWEGO AVE	OAKLAND NJ	287
1052	4402	30	86 FRANKLIN AVE	OAKLAND NJ	289
664	3903	66	43 WALNUT ST	OAKLAND NJ	290
963	4303	23	9 WILSON ST	OAKLAND NJ	290
924	4303	31	201 FRANKLIN AVE	OAKLAND NJ	290
1478	4601	27	33 HIAWATHA BLVD	OAKLAND NJ	290
1606	4910	3	4 SIENNA WAY	OAKLAND NJ	290
1815	5004	2	20 MONHEGAN AVE	OAKLAND NJ	291
890	4306	2	60 THACKERAY RD	OAKLAND NJ	292
1319	4701	43	67 MINNEHaha BLVD	OAKLAND NJ	292
690	3903	42.4	101 E OAK ST UNIT F-4	OAKLAND NJ	294
1095	4801	3	66 HIAWATHA BLVD	OAKLAND NJ	294
165	5204	22	157 HIAWATHA BLVD	OAKLAND NJ	294
629	3903	26	96 YAWPO AVE	OAKLAND NJ	295
1298	4507	39	28 SIOUX AVE	OAKLAND NJ	295
1196	4804	26	128 SEMINOLE AVE	OAKLAND NJ	295
1427	4804	35	168 HIAWATHA BLVD	OAKLAND NJ	295
250	1608	11	25 LAKESHORE DR	OAKLAND NJ	298
1287	4502	3	28 LAKESHORE DR	OAKLAND NJ	298
1596	4903	4	28 LOYOLA PLACE	OAKLAND, N.J.	298
1010	4402	12	13 BARNARD DR	OAKLAND NJ	299
1827	5004	4	24 MONHEGAN AVE	OAKLAND NJ	299
1917	5102	45	193 HIAWATHA BLVD	OAKLAND NJ	299
669	3903	42.25	101 E OAK ST UNIT H-3	OAKLAND NJ	300
1288	4504	29	9 SIOUX AVE	OAKLAND NJ	300
1519	4702	40	109 HIAWATHA BLVD	OAKLAND NJ	300
1419	4801	33	83 CALUMET AVE	OAKLAND NJ	301
1802	5006	8	6 GERONIMO WAY	OAKLAND NJ	301

1038	4402	27	15 HIGH MTN RD	15 HIGH MTN RD	OAKLAND, NJ	302
1166	4702	49	87 HIAWATHA BLVD	87 HIAWATHA BLVD	OAKLAND NJ	303
519	3501	1	246 RAMAPO VLLY RD	246 RAMAPO VALLEY RD	OAKLAND NJ	305
718	3903	42.55	C-7 EAST OAK STREET	101 E OAK ST UNIT C-7	OAKLAND NJ	306
1585	4903	3	24 LOYOLA PL	24 LOYOLA PL	OAKLAND NJ	307
1586	4910	1	24 PRINCETON TERR	24 PRINCETON TERR	OAKLAND NJ	307
2	1901	32	255 RAMAPO VALLEY RD	350 RAMAPO VALLEY RD #119	OAKLAND NJ	308
789	4101	3	99 MCCOY RD	99 MCCOY RD	OAKLAND NJ	309
1406	4601	12	10 TECUMSEH TRAIL	10 TECUMSEH TRL	OAKLAND NJ	309
1556	4903	21	15 PRINCETON TERR	15 PRINCETON TERR	OAKLAND NJ	309
66	4701	54	37 MINNEHAHA BLVD	37 MINNEHAHA BLVD	OAKLAND NJ	310
458	4702	23	62 MINNEHAHA BLVD	62 MINNEHAHA BLVD	OAKLAND NJ	310
1184	4803	11	74 CALUMET AVE	74 CALUMET AVE	OAKLAND NJ	310
1789	5003	6	42 SETON HALL DR	42 SETON HALL DR	OAKLAND NJ	312
304	4806	27	65 SEMINOLE AVE	65 SEMINOLE AVE	OAKLAND NJ	314
551	3903	42.05	B-4 EAST OAK STREET	101 E OAK ST UNIT B-4	OAKLAND NJ	317
1938	5204	56	86 MINNEHAHA BLVD	86 MINNEHAHA BLVD	OAKLAND NJ	317
846	4507	33	16 SIOUX AVE	16 SIOUX AVE	OAKLAND NJ	318
306	4804	1	72 SEMINOLE AVENUE	72 SEMINOLE AVE	OAKLAND NJ	318
1209	4804	8	84 SEMINOLE AVE	84 SEMINOLE AVE	OAKLAND NJ	318
1405	4601	23	43 HIAWATHA BLVD	43 HIAWATHA BLVD	OAKLAND NJ	319
94	4803	9	70 CALUMET AVE	70 CALUMET AVE	OAKLAND NJ	319
1647	4905	8	10 DARTMOUTH WAY	10 DARTMOUTH WAY	OAKLAND NJ	319
810	4101	22	99 YAWPO AVE	99 YAWPO AVE	OAKLAND NJ	320
1730	5002	33	137 LAKESIDE BLVD	127 LAKESIDE BLVD	OAKLAND NJ	320
194	1501	10	177 LAKESHORE DR	177 LAKESHORE DR	OAKLAND NJ	321
246	1502	20	116 LAKESHORE DR	116 LAKESHORE DR	OAKLAND NJ	321
1579	4902	9	37 LEHIGH WAY	37 LEHIGH WAY	OAKLAND NJ	322
1681	4907	4	24 SETON HALL DR	24 SETON HALL DR	OAKLAND NJ	322
1155	4701	60	25 MINNEHAHA BLVD	25 MINNEHAHA BLVD	OAKLAND NJ	324
1611	4909	17	11 SIENNA WAY	11 SIENNA WAY	OAKLAND NJ	324
372	1901	36	20 BAILEY AVE	20 BAILEY AVE	OAKLAND NJ	325
552	3903	42.08	B-1 EAST OAK STREET	101 E OAK ST UNIT B-1	OAKLAND NJ	326
1291	4507	37	24 SIOUX AVE	24 SIOUX AVE	OAKLAND NJ	326
995	4302	13	34 RUTGERS DR	34 RUTGERS DR	OAKLAND NJ	327
1212	4806	19	36 OSWEGO AVE	36 OSWEGO AVE	OAKLAND NJ	327
1614	4903	15	27 PRINCETON TERR	27 PRINCETON TERR	OAKLAND NJ	327
10	1501	27	133 LAKESHORE DR	133 LAKESHORE DR	OAKLAND NJ	328
1301	4504	31	5 SIOUX AVE	5 SIOUX AVE	OAKLAND NJ	329
680	3903	12	68 YAWPO AVE	68 YAWPO AVE	OAKLAND NJ	331
1607	4909	16	13 SIENNA WAY	13 SIENNA WAY	OAKLAND NJ	332
159	4909	2	34 PRINCETON TERR	34 PRINCETON TERR	OAKLAND NJ	334
906	4301	39	14 BROOK HOLLOW	14 BROOK HOLLOW	OAKLAND NJ	335
136	4306	13	19 WHITTIER LANE	19 WHITTIER LN	OAKLAND NJ	335
105	4801	17	106 HIAWATHA BLVD	106 HIAWATHA BLVD	OAKLAND NJ	335
696	3902	16	73 YAWPO AVE	73 YAWPO AVE	OAKLAND NJ	336
24	1802	14	20 OAK ST	20 OAK ST	OAKLAND NJ	337
648	3903	60	57 WALNUT ST	57 WALNUT ST	OAKLAND NJ	337
566	3904	16	33 ACADEMY CIRCLE	33 ACADEMY CIRCLE	OAKLAND NJ	339
1842	5004	12	44 MONHEGAN AVE	44 MONHEGAN AVE	OAKLAND NJ	339
1962	5004	68	175 LAKESIDE BLVD	175 LAKESIDE BLVD	OAKLAND NJ	339
382	1901	17	18 ASPEN WAY	18 ASPEN WAY	OAKLAND NJ	340
70	4805	3	56 SEMINOLE AVE	56 SEMINOLE AVE	OAKLAND NJ	340
1617	4908	11	19 COLUMBIA WAY	19 COLUMBIA WAY	OAKLAND NJ	340

1499	4801	28	130 HIAWATHA BLVD	OAKLAND NJ	341
1402	4602	42	46 HIAWATHA BLVD	OAKLAND NJ	342
1580	4901	4	24 LEHIGH WAY	OAKLAND NJ	342
1798	5003	5	40 SETON HALL DR	OAKLAND NJ	342
335	5103	6	184 HIAWATHA BLVD	OAKLAND NJ	342
707	3903	42.15	I-4 EAST OAK STREET	OAKLAND NJ	343
1508	4702	17	50 MINNEHAHA BLVD	OAKLAND NJ	344
1942	5204	12	28 ONEIDA AVE	OAKLAND NJ	344
47	1704	9	50 W OAKLAND AVE	OAKLAND NJ	345
1504	4901	15	125 FRANKLIN AVE	OAKLAND NJ	346
1957	5002	23	36 RAMAPO HILLS BLVD	OAKLAND NJ	347
1918	5102	46	191 HIAWATHA BLVD	OAKLAND NJ	348
494	5002	14	32 COLGATE RD	OAKLAND NJ	349
414	2301	17	20 HEMLOCK ST	OAKLAND NJ	350
627	3903	55	67 WALNUT ST	OAKLAND NJ	351
523	3703	27	104 YAWPO AVE	OAKLAND NJ	352
939	4303	38	187 FRANKLIN AVE	OAKLAND NJ	352
845	4504	26	15 SIOUX AVE	OAKLAND NJ	352
581	3903	78	310 RAMAPO VILLY RD	OAKLAND NJ	354
1640	4908	5	8 COLGATE RD	OAKLAND NJ	354
915	4301	25	194 FRANKLIN AVE	OAKLAND NJ	355
1365	4507	48	46 SIOUX AVE	OAKLAND NJ	355
1881	5102	27	33 MONHEGAN AVE	OAKLAND NJ	355
922	4301	27	186 FRANKLIN AVE	OAKLAND NJ	356
1037	4402	54	30 BARNARD DR	OAKLAND NJ	357
1380	4507	6	94 LAKESHORE DR	OAKLAND NJ	357
625	3904	12	49 ACADEMY CIR	OAKLAND NJ	358
319	4806	15	34 CALUMET AVE	OAKLAND NJ	358
1225	4801	52	25 OSWEGO AVE	OAKLAND NJ	359
594	4504	38	26 CEDAR ST	OAKLAND NJ	361
994	4303	20	19 WILSON ST	OAKLAND NJ	363
1165	4701	57	31 MINNEHAHA BLVD	OAKLAND NJ	363
150	4909	1	32 PRINCETON TERR	OAKLAND NJ	363
255	1803	14	9 OAK ST	OAKLAND NJ	364
712	3903	42.47	E-4 EAST OAK STREET	OAKLAND NJ	364
1607	4903	13	5 FORDHAM RD	OAKLAND NJ	364
1507	4702	45	99 HIAWATHA BLVD	OAKLAND NJ	367
853	5005	2	130 MANITO AVE	OAKLAND NJ	367
1106	4801	6	72 HIAWATHA BLVD	OAKLAND NJ	368
662	3903	14	72 YAWPO AVE	OAKLAND NJ	369
1648	4908	3	44 PRINCETON TERR	OAKLAND NJ	369
1652	4905	6	6 DARTMOUTH WAY	OAKLAND NJ	370
39	3903	42.49	E-2 EAST OAK STREET	OAKLAND NJ	372
1359	4506	7	11 HURON AVE	OAKLAND NJ	372
1655	4905	5	4 DARTMOUTH WAY	OAKLAND NJ	372
1727	5009	6	9 BEECH ST	OAKLAND NJ	372
418	2301	8	9 BAILEY AVE	OAKLAND NJ	375
761	3903	42.01	B-8 EAST OAK STREET	OAKLAND NJ	375
95	4801	41	63 CALUMET AVE	OAKLAND NJ	375
1505	4912	13	23 RUTGERS DR	OAKLAND NJ	375
1533	4912	18	13 RUTGERS DR	OAKLAND NJ	375
1191	5501	42	107 MANITO AVE	OAKLAND NJ	375
1734	5002	54	37 CARDINAL DR	OAKLAND NJ	376
329	5103	9	190 HIAWATHA BLVD	OAKLAND NJ	376

553	3903	42.04	B-5 EAST OAK STREET	101 E OAK ST UNIT B-5	OAKLAND NJ	378
1203	4803	15	86 CALUMET AVE	86 CALUMET AVE	OAKLAND NJ	378
229	1501	37	103 LAKESHORE DR	103 LAKESHORE DR	OAKLAND NJ	380
510	3401	2	194 RAMAPO VALLEY RD	194 RAMAPO VALLEY RD	OAKLAND NJ	380
1119	4801	18	108 HIAWATHA BLVD	108 HIAWATHA BLVD	OAKLAND NJ	380
1623	4908	15	73 CALUMET AVE	73 CALUMET AVE	OAKLAND NJ	380
146	4909	6	10 COLUMBIA WAY	11 COLUMBIA WAY	OAKLAND NJ	380
1660	4907	12	3 COLGATE RD	10 COLUMBIA WAY	OAKLAND NJ	380
1013	4302	15	19 BARNARD DR	3 COLGATE RD	OAKLAND NJ	382
908	4301	10	63 THACKERAY RD	19 BARNARD DR	OAKLAND NJ	383
1536	4912	3	10 PRINCETON TERR	63 THACKERAY RD	OAKLAND NJ	384
913	4301	41	10 BROOK HOLLOW	10 PRINCETON TER	OAKLAND NJ	384
1094	4804	12	96 SEMINOLE AVE	10 BROOK HOLLOW	OAKLAND NJ	385
1598	4909	14	17 SIENNA WAY	96 SEMINOLE AVE	OAKLAND NJ	385
488	5002	27	76 RAMAPO HILLS BLVD	17 SIENNA WAY	OAKLAND NJ	385
1358	4506	8	9 HURON AVE	76 RAMAPO HILLS BLVD	OAKLAND NJ	385
1426	4801	30	89 CALUMET AVE	9 HURON AVE	OAKLAND NJ	386
1964	5002	9	64 RUTGERS DR	89 CALUMET AVE	OAKLAND NJ	386
1882	5103	17	23 SETON HALL DR	64 RUTGERS DR	OAKLAND NJ	386
1190	5101	22	51 MONHEGAN AVE	23 SETON HALL DR	OAKLAND NJ	386
1356	4506	9	7 HURON AVE	51 MONHEGAN AVE	OAKLAND NJ	387
1516	4701	52	45 MINNEHAHA BLVD	7 HURON AVE	OAKLAND NJ	388
1788	5004	54	8 TUSCARORA DR	45 MINNEHAHA BLVD	OAKLAND NJ	388
1735	5002	32	145 LAKESIDE BLVD	8 TUSCARORA DR	OAKLAND NJ	388
1140	4701	66	27 TECUMSEH TRAIL	145 LAKESIDE BLVD	OAKLAND NJ	389
1197	4803	24	127 SEMINOLE AVE	27 TECUMSEH TRAIL	OAKLAND NJ	390
1621	4909	3	4 COLUMBIA WAY	127 SEMINOLE AVE	OAKLAND NJ	390
1960	5004	65	187 LAKESIDE BLVD	4 COLUMBIA WAY	OAKLAND NJ	391
1991	5501	18	11 PIMA CT	187 LAKESIDE BLVD	OAKLAND NJ	391
1251	4401	10	89 FRANKLIN AVE	11 PIMA CT	OAKLAND NJ	391
1043	4402	5	7 MT HOLYOKE DR	89 FRANKLIN AVE	OAKLAND NJ	392
1148	4702	4	18 MINNEHAHA BLVD	7 MT HOLYOKE DR	OAKLAND NJ	392
1639	4903	11	9 FORDHAM RD	18 MINNEHAHA BLVD	OAKLAND NJ	392
565	3903	18	80 YAWPO AVE	9 FORDHAM RD	OAKLAND NJ	392
987	4303	5	20 CARDINAL DR	80 YAWPO AVE	OAKLAND NJ	393
1189	4803	12	78 CALUMET AVE	20 CARDINAL DR	OAKLAND NJ	393
52	2302	11	221 RAMAPO VALLEY RD	78 CALUMET AVE	OAKLAND NJ	393
617	3904	11	53 ACADEMY CIRCLE	221 RAMAPO VALLEY RD	OAKLAND NJ	395
961	4302	31	149 FRANKLIN AVE	53 ACADEMY CIR	OAKLAND NJ	395
131	4307	14	26 THACKERAY RD	149 FRANKLIN AVE	OAKLAND NJ	395
1792	5006	3	31 CAYUGA AVE	26 THACKERAY RD	OAKLAND NJ	396
197	1501	11	173 LAKESHORE DR	31 CAYUGA AVE	OAKLAND NJ	397
659	3903	48	22 ACADEMY CIRCLE	173 LAKESHORE DR	OAKLAND NJ	398
142	4507	27	485 RAMAPO VLY RD	22 ACADEMY CIR	OAKLAND NJ	398
1002	4303	19	37 WILSON ST	485 RAMAPO VALLEY RD	OAKLAND NJ	398
1682	4907	2	26 FORDHAM RD	37 WILSON ST	OAKLAND NJ	399
1601	4910	4	6 SIENNA WAY	26 FORDHAM RD	OAKLAND NJ	400
1838	5004	6	28 MONHEGAN AVE	6 SIENNA WAY	OAKLAND NJ	400
628	3903	30	83 W SHEFFIELD ST	28 MONHEGAN AVE	OAKLAND NJ	400
1092	4402	37	116 FRANKLIN AVE	83 W SHEFFIELD ST	OAKLAND NJ	401
316	4806	23	75 SEMINOLE AVE	116 FRANKLIN AVE	OAKLAND NJ	401
203	1501	48	75 LAKESHORE DR	75 SEMINOLE AVE	OAKLAND NJ	401
124	1607	10	144 LAKESHORE DR	75 LAKESHORE DR	OAKLAND NJ	403
				144 LAKESHORE DR	OAKLAND NJ	403

1223	4801	51	27 OSWEGO AVE	OAKLAND NJ	403
1657	4904	10	4 STEVENS PL	OAKLAND NJ	403
1705	5011	2	106 LAKESIDE BLVD.	OAKLAND NJ	403
346	1803	21	65 OAK ST	OAKLAND NJ	404
1068	4402	47	10 WELLESLEY DR	OAKLAND NJ	404
1132	4601	16	26 TECUMSEH TRAIL	OAKLAND NJ	405
476	4801	43	59 CALUMET AVE	OAKLAND NJ	405
1748	5008	8	101 RAM HILLS BLVD	OAKLAND NJ	405
456	4504	8	44 NOKOMIS AVE	OAKLAND NJ	406
567	3902	24	93 YAWPO AVE	OAKLAND NJ	408
875	4301	5	39 THACKERAY RD	OAKLAND NJ	408
88	4804	21	118 SEMINOLE AVE	OAKLAND NJ	408
1305	4505	9	4 ROCKAWAY AVE	OAKLAND NJ	409
1200	4803	14	84 CALUMET AVE	OAKLAND NJ	409
670	3903	81	316 RAMAPO VLLY RD	OAKLAND NJ	410
1514	4702	42	105 HIAWATHA BLVD	OAKLAND NJ	410
122	1607	8	148 LAKESHORE DR	OAKLAND NJ	411
1008	4302	18	4 CORNELL PL	OAKLAND NJ	411
1351	4507	45	40 SIOUX AVE	OAKLAND NJ	412
311	4806	25	71 SEMINOLE AVE	OAKLAND NJ	412
1743	5001	5	46 CARDINAL DR	OAKLAND NJ	412
546	3903	42.6	C-2 EAST OAK STREET	OAKLAND NJ	413
1098	4801	4	68 HIAWATHA BLVD	OAKLAND NJ	413
517	3501	2	8 DOGWOOD DR	OAKLAND NJ	414
687	3903	83	320 RAMAPO VLLY RD	OAKLAND NJ	414
1147	4702	56	73 HIAWATHA BLVD	OAKLAND NJ	414
1809	5005	6	43 MASSASOIT TR	OAKLAND NJ	414
644	3903	59	59 WALNUT ST	OAKLAND NJ	417
475	4801	9	80 HIAWATHA BLVD	OAKLAND NJ	417
700	3903	42.43	F-1 EAST OAK STREET	OAKLAND NJ	418
1081	4402	50	16 WELLESLEY DR	OAKLAND NJ	419
637	3903	24	92 YAWPO AVE	OAKLAND NJ	420
726	3903	42.11	A-1 EAST OAK STREET	OAKLAND, NJ	420
1443	4507	24	491 RAMAPO VLY RD	OAKLAND NJ	420
1407	4602	14	31 CALUMET AVE	OAKLAND NJ	420
87	5102	49	185 HIAWATHA BLVD	OAKLAND NJ	420
495	5204	10	22 ONEIDA AVE	OAKLAND NJ	421
556	3902	7	51 YAWPO AVE	OAKLAND NJ	421
1400	4601	24	41 HIAWATHA BLVD	OAKLAND NJ	421
1637	4904	6	48 LOYOLA PL	OAKLAND NJ	421
212	1501	17	161 LAKESHORE DR	OAKLAND NJ	423
1221	4801	56	17 OSWEGO AVE	OAKLAND NJ	424
1341	4505	1	4 HURON AVE	OAKLAND NJ	425
1424	4801	19	110 HIAWATHA BLVD	OAKLAND NJ	425
166	5204	21	159 HIAWATHA BLVD	OAKLAND NJ	425
1528	4912	10	16 HARVARD WAY	OAKLAND NJ	426
1275	4401	3	16 PURDUE AVE	OAKLAND NJ	427
1183	4806	28	63 SEMINOLE AVE	OAKLAND NJ	427
1021	4402	2	13 MT HOLYOKE DR	OAKLAND NJ	428
1807	5004	1	14 MONHEGAN AVE	OAKLAND NJ	428
626	3903	54	69 WALNUT ST	OAKLAND NJ	429
1084	4401	42	20 PINE CREST DR	OAKLAND NJ	430
1926	5204	50	21 SENECA AVE	OAKLAND NJ	430
1363	4506	6	13 HURON AVE	OAKLAND NJ	431

65	4702	46	97 HIAWATHA BLVD	OAKLAND NJ	431
1946	5204	59	4 WENONAH AVE	OAKLAND NJ	431
982	4303	8	12 ROBIN LN	OAKLAND NJ	432
521	3703	25	9 PAGE DR	OAKLAND NJ	434
1391	4602	26	3 CALUMET AVE	OAKLAND NJ	434
1102	4801	5	70 HIAWATHA BLVD	OAKLAND NJ	434
1717	5001	2	34 CARDINAL DR	OAKLAND NJ	434
1854	5104	19	47 SETON HALL DR	OAKLAND NJ	434
889	4301	7	47 THACKERAY RD	OAKLAND NJ	437
1065	4401	12	81 FRANKLIN AVE	OAKLAND NJ	438
275	4702	35	119 HIAWATHA BLVD	OAKLAND NJ	438
1417	5102	48	187 HIAWATHA BLVD	OAKLAND NJ	438
1410	4602	43	48 HIAWATHA BLVD	OAKLAND NJ	439
1630	4908	17	7 COLUMBIA WAY	OAKLAND NJ	439
1972	5004	73	55 RAMAPO HILLS BLVD	OAKLAND NJ	439
907	4301	23	18 ALLEN DR	OAKLAND NJ	440
806	4101	18	107 YAWPO AVE	OAKLAND NJ	441
1207	4804	7	82 SEMINOLE AVE	OAKLAND NJ	441
534	3703	37	130 YAWPO AVE	OAKLAND NJ	443
1049	4402	44	4 WELLESLEY DR	OAKLAND NJ	443
113	4803	20	144 HIAWATHA BLVD	OAKLAND NJ	443
1113	4602	9	20 OSWEGO AVE	OAKLAND NJ	444
108	4801	34	81 CALUMET AVE	OAKLAND NJ	444
677	3902	18	79 YAWPO AVE	OAKLAND NJ	445
803	4101	15	113 YAWPO AVE	OAKLAND NJ	445
33	3903	8	60 YAWPO AVE	OAKLAND NJ	446
1281	4401	1	10 PURDUE AVE	OAKLAND NJ	446
1339	4504	14	21 ROCKAWAY AVE	OAKLAND NJ	446
631	3904	13	45 ACADEMY CIR	OAKLAND NJ	447
1061	4402	51	15 WELLESLEY DR	OAKLAND NJ	447
632	3903	56	65 WALNUT ST	OAKLAND NJ	448
1486	4601	25	39 HIAWATHA BLVD	OAKLAND NJ	448
657	3903	19	82 YAWPO AVE	OAKLAND NJ	449
121	1607	7	150 LAKESHORE DR	OAKLAND NJ	450
692	3903	42.41	F-3 EAST OAK STREET	OAKLAND NJ	450
1303	4507	20	501 RAMAPO VALLEY RD	OAKLAND NJ	450
1628	4908	7	12 COLGATE RD	OAKLAND NJ	450
989	4302	3	14 RUTGERS DR	OAKLAND NJ	453
1720	5002	34	131 LAKESIDE BLVD	OAKLAND NJ	453
1072	4404	6	44 FRANKLIN AVENUE	OAKLAND NJ	455
524	3703	26	100 YAWPO AVE	OAKLAND NJ	456
388	1901	23	35 ASPEN WAY	OAKLAND NJ	458
324	5103	11	196 HIAWATHA BLVD	OAKLAND NJ	458
836	4307	12	18 THACKERAY RD	OAKLAND NJ	459
1279	4401	55	44 SEMINOLE AVE	OAKLAND NJ	459
1028	4402	3	11 MT HOLYOKE DR	OAKLAND NJ	459
1600	4901	2	16 LEHIGH WAY	OAKLAND NJ	459
204	1501	47	77 LAKESHORE DR	OAKLAND NJ	460
691	3903	42.2	H-8 EAST OAK STREET	OAKLAND NJ	460
1495	4801	25	124 HIAWATHA BLVD	OAKLAND NJ	460
1559	4910	12	49 RUTGERS DR	OAKLAND NJ	460
1922	5204	48	135 HIAWATHA BLVD	OAKLAND NJ	460
1451	4601	43	482 RAMAPO VALLEY RD	OAKLAND NJ	461
1573	4901	5	28 LEHIGH WAY	OAKLAND NJ	461

1862	5104	24	37 SETON HALL DR	37 SETON HALL DR	OAKLAND NJ	461
16	1802	10	8 OAK ST	341 RAMAPO VALLEY RD	OAKLAND NJ	463
171	5204	19	165 HIAWATHA BLVD	165 HIAWATHA BLVD	OAKLAND NJ	463
1058	4404	7	52 FRANKLIN AVENUE	52 FRANKLIN AVE.	OAKLAND NJ	464
1707	5001	13	9 ROBIN LANE	9 ROBIN LN	OAKLAND NJ	464
1779	1501	59	43 LAKESHORE DR	41 LAKESHORE DR	OAKLAND NJ	466
686	3903	42.21	H-7 EAST OAK STREET	101 E OAK ST UNIT H-7	OAKLAND NJ	466
579	3903	42.3	G-6 EAST OAK STREET	101 E OAK ST UNIT G-6	OAKLAND NJ	467
1702	5011	3	12 FOREST ST	12 FOREST ST	OAKLAND NJ	467
1145	4702	57	71 HIAWATHA BLVD	71 HIAWATHA BLVD	OAKLAND NJ	468
1653	4906	6	11 DARTMOUTH WAY	11 DARTMOUTH WAY	OAKLAND NJ	468
734	3903	1	32 YAWPO AVE	32 YAWPO AVE	OAKLAND NJ	469
978	4302	7	22 RUTGERS DR	22 RUTGERS DR	OAKLAND NJ	469
137	4307	15	32 THACKERAY RD	32 THACKERAY RD	OAKLAND NJ	469
1213	4806	18	32 OSWEGO AVE	32 OSWEGO AVE	OAKLAND NJ	469
973	4303	22	15 WILSON ST	15 WILSON ST	OAKLAND NJ	470
1152	4702	54	77 HIAWATHA BLVD	77 HIAWATHA BLVD	OAKLAND NJ	470
1193	4801	38	71 CALUMET AVE	71 CALUMET AVE	OAKLAND NJ	470
69	4806	4	12 CALUMET AVE	12 CALUMET AVE	OAKLAND, NJ	470
1829	5005	10	27 MASSASOIT TR	27 MASSASOIT TRL	OAKLAND NJ	470
894	4301	13	75 THACKERAY RD	75 THACKERAY RD	OAKLAND NJ	471
1153	4702	6	22 MINNEHAHA BLVD	22 MINNEHAHA BLVD	OAKLAND NJ	471
1988	5501	7	72 MONHEGAN AVE	72 MONHEGAN AVE	OAKLAND NJ	471
1265	4401	46	10 PINE CREST DR	10 PINE CREST DR	OAKLAND NJ	472
1070	4402	48	12 WELLESLEY DR	12 WELLESLEY DR	OAKLAND NJ	472
1603	4909	10	18 COLUMBIA WAY	18 COLUMBIA WAY	OAKLAND NJ	472
1913	5103	4	180 HIAWATHA BLVD	180 HIAWATHA BLVD	OAKLAND NJ	472
231	1501	23	141 LAKESHORE DR	141 LAKESHORE DR	OAKLAND NJ	473
1852	5104	18	49 SETON HALL DR	49 SETON HALL DR	OAKLAND NJ	473
1467	4602	35	24 HIAWATHA BLVD	24 HIAWATHA BLVD	OAKLAND NJ	474
294	1707	3	49 W OAKLAND AVE	49 W OAKLAND AVE	OAKLAND NJ	475
525	3801	98	43 DOGWOOD DR	43 DOGWOOD DR	OAKLAND NJ	475
624	3903	29	87 W. SHEFFIELD ST	87 W. SHEFFIELD ST	OAKLAND NJ	475
18	1802	11	12 OAK ST	12 OAK ST	OAKLAND NJ	476
1366	4507	12	523 RAMAPO VLY RD	523 RAMAPO VALLEY RD	OAKLAND NJ	476
478	4803	33	105 SEMINOLE AVE	105 SEMINOLE AVE	OAKLAND NJ	476
547	3903	42.61	C-1 EAST OAK STREET	101 E OAK ST - #C-1	OAKLAND NJ	477
650	3903	61	55 WALNUT ST	55 WALNUT ST	OAKLAND NJ	477
1381	4507	7	96 LAKESHORE DR	96 LAKESHORE DR	OAKLAND NJ	477
998	4302	21	21 CARDINAL DR	21 CARDINAL DR	OAKLAND NJ	478
950	4303	25	65 LAKESIDE BLVD	65 LAKESIDE BLVD	OAKLAND NJ	478
828	4305	2	13 THACKERAY RD	20 PINE CREST DR	OAKLAND NJ	478
960	4302	30	151 FRANKLIN AVE	151 FRANKLIN AVE	OAKLAND NJ	479
1267	4401	22	25 FRANKLIN AVE	25 FRANKLIN AVE	OAKLAND NJ	480
1063	4402	7	142 FRANKLIN AVE	142 FRANKLIN AVE	OAKLAND NJ	480
1459	4602	23	11 CALUMET AVE	11 CALUMET AVE	OAKLAND NJ	480
465	4702	30	6 SENECA AVE	6 SENECA AVE	OAKLAND NJ	480
321	4806	16	36 CALUMET AVE	36 CALUMET AVE	OAKLAND NJ	480
308	4806	26	67 SEMINOLE AVE	67 SEMINOLE AVE	OAKLAND NJ	480
1844	5004	13	46 MONHEGAN AVE	46 MONHEGAN AVE	OAKLAND NJ	480
1995	5501	11	80 MONHEGAN AVE	80 MONHEGAN AVE	OAKLAND NJ	480
573	3903	42.29	G-7 EAST OAK STREET	101 E OAK ST UNIT G-7	OAKLAND NJ	481
1434	4507	28	481 RAMAPO VLY RD	481 RAMAPO VALLEY RD	OAKLAND NJ	481
1711	5001	11	86 CARDINAL DR	86 CARDINAL DR	OAKLAND NJ	481

570	3903	42.28	G-8 EAST OAK STREET	101 E OAK ST UNIT G-8	OAKLAND NJ	482
1327	4806	1	6 CALUMET AVE	6 CALUMET AVE	OAKLAND NJ	482
1181	4806	29	61 SEMINOLE AVE	61 SEMINOLE AVE	OAKLAND NJ	482
1899	5002	20	57 SETON HALL DR	57 SETON HALL DR	OAKLAND NJ	484
569	3903	64	49 WALNUT ST	49 WALNUT ST	OAKLAND NJ	485
1044	4403	2	9 WELLESLEY DR	9 WELLESLEY DR	OAKLAND NJ	485
280	4702	33	14 SENECA AVE	14 SENECA AVE	OAKLAND NJ	485
1485	4602	40	42 HIAWATHA BLVD	42 HIAWATHA BLVD	OAKLAND NJ	486
681	3903	42.22	H-6 EAST OAK STREET	101 E OAK ST UNIT H-6	OAKLAND NJ	488
666	3903	42.26	H-2 EAST OAK STREET	101 E OAK ST UNIT H-2	OAKLAND NJ	488
1751	5002	46	65 CARDINAL DR	65 CARDINAL DR	OAKLAND NJ	488
492	5004	71	75 RAMAPO HILLS BLVD	75 RAMAPO HILLS BLVD	OAKLAND NJ	488
1733	5002	1	3 CORNELL PL	3 CORNELL PL	OAKLAND NJ	489
1955	5007	1	21 GERONIMO WAY	21 GERONIMO WAY	OAKLAND NJ	489
1855	5104	20	45 SETON HALL DR	45 SETON HALL DR	OAKLAND NJ	489
1042	4402	53	8 VASSAR PL	8 VASSAR PL	OAKLAND NJ	490
1343	4505	2	6 HURON AVE	6 HURON AVE	OAKLAND NJ	490
1418	4804	31	160 HIAWATHA BLVD	160 HIAWATHA BLVD	OAKLAND NJ	490
1738	5002	43	44 WILSON ST	44 WILSON ST	OAKLAND NJ	490
483	5002	48	59 CARDINAL DR	59 CARDINAL DR	OAKLAND NJ	490
1835	5005	4	140 MANITO AVE	140 MANITO AVE	OAKLAND NJ	490
832	4305	1	17 THACKERAY RD	17 THACKERAY RD	OAKLAND NJ	492
1396	4602	29	27 SEMINOLE AVE	27 SEMINOLE AVE	OAKLAND NJ	492
917	4301	42	8 BROOK HOLLOW RD	8 BROOK HOLLOW RD	OAKLAND NJ	494
967	4302	33	143 FRANKLIN AVE	143 FRANKLIN AVE	OAKLAND NJ	494
96	4801	12	88 HIAWATHA BLVD	88 HIAWATHA BLVD	OAKLAND NJ	494
320	4806	22	77 SEMINOLE AVE	77 SEMINOLE AVE	OAKLAND NJ	494
1817	5004	51	5 TUSCARORA DR	5 TUSCARORA DR	OAKLAND NJ	494
1591	4910	6	10 SIENNA WAY	10 SIENNA WAY	OAKLAND NJ	495
443	3001	5	146 LONG HILL RD	146 LONG HILL RD	OAKLAND NJ	496
623	3904	8	74 W SHEFFIELD ST	74 W SHEFFIELD ST	OAKLAND NJ	496
1004	4302	16	40 RUTGERS DR	40 RUTGERS DR	OAKLAND NJ	498
831	4305	12	105 THACKERAY RD	105 THACKERAY RD	OAKLAND NJ	498
491	5002	7	60 RUTGERS DR	60 RUTGERS DR	OAKLAND NJ	498
1348	4504	10	64 LAKESHORE DR	64 LAKESHORE DR	OAKLAND NJ	499
1517	4702	41	107 HIAWATHA BLVD	107 HIAWATHA BLVD	OAKLAND NJ	499
1732	5001	4	42 CARDINAL DR	42 CARDINAL DR	OAKLAND NJ	499
1832	5004	5	26 MONHEGAN AVE	26 MONHEGAN AVE	OAKLAND NJ	499
520	3703	24	3 SHEFFIELD ST	3 SHEFFIELD ST	OAKLAND NJ	500
868	4305	17	51 ALLEN DR	51 ALLEN DR	OAKLAND NJ	500
264	4401	2	14 PURDUE AVE	14 PURDUE AVE	OAKLAND NJ	500
1911	5101	24	43 MONHEGAN AVE	43 MONHEGAN AVE	OAKLAND NJ	500
330	5102	39	205 HIAWATHA BLVD	205 HIAWATHA BLVD	OAKLAND NJ	500
331	5103	8	188 HIAWATHA BLVD	188 HIAWATHA BLVD	OAKLAND NJ	500
268	4401	54	40 SEMINOLE AVE	40 SEMINOLE AVE	OAKLAND NJ	502
1230	4803	42	37 OSWEGO AVE	37 OSWEGO AVE	OAKLAND NJ	503
1678	4904	15	21 FORDHAM RD	21 FORDHAM RD	OAKLAND NJ	503
1905	5501	37	131 MANITO AVE	131 MANITO AVE	OAKLAND NJ	504
148	4908	12	17 COLUMBIA WAY	17 COLUMBIA WAY	OAKLAND NJ	505
606	3905	8	64 ACADEMY CIR	64 ACADEMY CIR	OAKLAND NJ	506
1893	5103	19	19 SETON HALL DR	19 SETON HALL DR	OAKLAND NJ	506
1329	4806	2	8 CALUMET AVE	8 CALUMET AVE	OAKLAND NJ	508
1828	5004	34	20 CAYUGA AVE	20 CAYUGA AVE	OAKLAND NJ	508
1324	4701	38	79 MINNEHAHA BLVD	79 MINNEHAHA BLVD	OAKLAND NJ	509

1014	4402	16	21 BARNARD DR	21 BARNARD DR	OAKLAND NJ	510
580	3903	65	47 WALNUT ST	47 WALNUT ST	OAKLAND NJ	511
975	4302	8	24 RUTGERS DR	24 RUTGERS DR	OAKLAND NJ	512
1599	4902	8	23 LOYOLA PL	23 LOYOLA PL	OAKLAND NJ	512
1867	5104	9	224 HIAWATHA BLVD	224 HIAWATHA BLVD	OAKLAND NJ	512
1355	4507	14	519 RAMAPO VLY RD	519 RAMAPO VALLEY RD	OAKLAND NJ	513
1483	4601	51	502 RAMAPO VALLEY RD	502 RAMAPO VALLEY RD	OAKLAND NJ	513
1687	5002	8	62 RUTGERS DR	62 RUTGERS DR	OAKLAND NJ	515
1763	1501	63	33 LAKESHORE DR	33 LAKESHORE DR	OAKLAND NJ	517
1979	5204	64	16 WENONAH AVE	14 CONESTOGA CT	OAKLAND NJ	517
186	1501	4	189 LAKESHORE DR	16 WENONAH AVE	OAKLAND NJ	517
1762	5007	2	17 GERONIMO WAY	189 LAKESHORE DR	OAKLAND NJ	518
1873	5104	6	216 HIAWATHA BLVD	17 GERONIMO WAY	OAKLAND NJ	519
668	3904	19	6 ACADEMY CIRCLE	216 HIAWATHA BLVD	OAKLAND NJ	519
1276	4401	25	8 HIAWATHA BLVD.	6 ACADEMY CIR	OAKLAND NJ	520
1078	4402	41	130 FRANKLIN AVE	8 HIAWATHA BLVD	OAKLAND NJ	520
1461	4602	34	20 HIAWATHA BLVD	130 FRANKLIN AVE	OAKLAND NJ	520
1883	5102	30	225 HIAWATHA BLVD	20 HIAWATHA BLVD	OAKLAND NJ	521
502	3703	57	182 YAWPO AVE	225 HIAWATHA BLVD	OAKLAND NJ	521
704	3903	42.16	I-5 EAST OAK STREET	182 YAWPO AVE	OAKLAND NJ	524
865	4305	16	89 THACKERAY RD	101 E OAK ST UNIT 1-5	OAKLAND NJ	524
1218	4801	57	15 OSWEGO AVE	89 THACKERAY RD	OAKLAND NJ	524
851	5004	25	13 MASSASOIT TR	15 OSWEGO AVE	OAKLAND NJ	524
345	1803	5	35 OAK ST	13 MASSASOIT TR	OAKLAND NJ	525
660	3904	2	50 W SHEFFIELD ST	35 OAK ST	OAKLAND NJ	525
766	4004	10	6 RARITAN RD	50 W SHEFFIELD ST	OAKLAND NJ	528
1369	4507	11	531 RAMAPO VALLEY RD	6 RARITAN RD	OAKLAND NJ	528
1257	1501	19	153 LAKESHORE DR	531 RAMAPO VALLEY RD	OAKLAND NJ	530
1017	4402	18	16 PINE CREST DR	153 LAKESHORE DR	OAKLAND NJ	530
1187	4803	26	121 SEMINOLE AVE	16 PINE CREST DR	OAKLAND NJ	530
1525	4912	15	19 RUTGERS DR	25 BARNARD DR	OAKLAND NJ	530
1527	4912	16	17 RUTGERS DR	121 SEMINOLE AVE	OAKLAND NJ	530
1861	5104	13	19 MONHEGAN AVE	19 RUTGERS DR	OAKLAND NJ	530
367	1901	31	259 RAMAPO VALLEY RD	17 RUTGERS DR	OAKLAND NJ	530
187	1501	55	55 LAKESHORE DR	19 MONHEGAN AVE	OAKLAND NJ	530
1608	4903	5	32 LOYOLA PL	259 RAMAPO VALLEY RD	OAKLAND NJ	531
1534	4912	8	12 HARVARD WAY	55 LAKESHORE DR	OAKLAND NJ	533
1729	5009	1	142 LAKESIDE BLVD	32 LOYOLA PL	OAKLAND NJ	533
610	3905	5	54 ACADEMY CIRCLE	12 HARVARD WAY	OAKLAND NJ	534
1136	4601	1	526 RAMAPO VALLEY RD	142 LAKESIDE BLVD	OAKLAND NJ	534
470	4801	8	78 HIAWATHA BLVD	54 ACADEMY CIR	OAKLAND NJ	535
1965	5004	66	183 LAKESIDE BLVD	78 HIAWATHA BLVD	OAKLAND NJ	535
369	1901	30	261 RAMAPO VALLEY RD	183 LAKESIDE BLVD	OAKLAND NJ	535
1919	5102	50	183 HIAWATHA BLVD	261 RAMAPO VALLEY RD	OAKLAND NJ	536
1677	4907	15	52 PRINCETON TERR	183 HIAWATHA BLVD	OAKLAND NJ	536
1450	4507	22	497 RAMAPO VLY RD	52 PRINCETON TERR	OAKLAND NJ	537
926	4301	28	182 FRANKLIN AVE	497 RAMAPO VALLEY RD	OAKLAND NJ	538
1025	4403	8	20 BARNARD DR	182 FRANKLIN AVE	OAKLAND NJ	539
1412	4601	13	14 TECUMSEH TRAIL	20 BARNARD DR	OAKLAND NJ	540
466	4702	29	78 MINNEHAHA BLVD	14 TECUMSEH TRAIL	OAKLAND NJ	540
151	4903	14	29 PRINCETON TERR	78 MINNEHAHA BLVD	OAKLAND NJ	540
1874	5104	3	4 ITHACA PL	29 PRINCETON TERR	OAKLAND NJ	540
				4 ITHACA PL	OAKLAND NJ	540

168	5204	26	6 MOUNTAIN LAKES ROAD	OAKLAND NJ	541
279	4702	26	70 MINNEHAHA BLVD	OAKLAND NJ	542
1612	4909	8	14 COLUMBIA WAY	OAKLAND NJ	543
1833	5005	1	13 CAYUGA AVE	OAKLAND NJ	543
380	1901	16	14 ASPEN WAY	OAKLAND NJ	544
1309	4505	11	10 ROCKAWAY AVE	OAKLAND, NJ	544
1544	4912	4	12 PRINCETON TERR	OAKLAND NJ	544
656	3903	62	53 WALNUT ST	OAKLAND NJ	545
100	4804	24	124 SEMINOLE AVE	OAKLAND NJ	545
1958	5003	11	54 SETON HALL DR	OAKLAND NJ	545
500	5204	8	18 ONEIDA AVE	OAKLAND NJ	545
539	3801	108	266 RAMAPO VLLY RD	OAKLAND NJ	546
1506	4702	16	48 MINNEHAHA BLVD	OAKLAND NJ	546
1776	5004	76	17 RAMAPO HILLS BLVD	OAKLAND, NJ	546
227	1501	21	145 LAKESHORE DR	OAKLAND NJ	547
616	3903	27	20 PAGE DRIVE	OAKLAND NJ	547
647	3903	33	71 W SHEFFIELD ST	OAKLAND NJ	547
133	4306	8	90 THACKERAY RD	OAKLAND NJ	547
1315	4504	16	17 ROCKAWAY AVE	OAKLAND NJ	547
638	3903	51	34 ACADEMY CIR	OAKLAND NJ	548
1097	4804	13	98 SEMINOLE AVE	OAKLAND NJ	549
1532	4912	2	8 PRINCETON TERR	OAKLAND NJ	549
209	1501	16	163 LAKESHORE DR	OAKLAND NJ	550
615	3905	3	50 ACADEMY CIR	OAKLAND NJ	550
1481	4602	39	38 HIAWATHA BLVD	OAKLAND NJ	550
1146	4702	3	16 MINNEHAHA BLVD	OAKLAND NJ	550
860	5004	28	3 MASSASOIT TR	OAKLAND NJ	550
1953	5004	59	28 TUSCARORA DR	OAKLAND NJ	550
1104	4804	14	102 SEMINOLE AVE	OAKLAND NJ	551
1650	4905	7	8 DARTMOUTH WAY	OAKLAND NJ	551
1889	5103	14	11 ITHACA PL	OAKLAND NJ	551
902	4301	38	16 BROOK HOLLOW	OAKLAND NJ	553
472	4804	17	110 SEMINOLE AVE	OAKLAND NJ	553
1627	4908	16	9 COLUMBIA WAY	OAKLAND NJ	555
1110	4602	11	24 OSWEGO AVE	OAKLAND NJ	556
1497	4801	29	132 HIAWATHA BLVD	OAKLAND NJ	557
1912	5102	43	197 HIAWATHA BLVD	OAKLAND NJ	558
1472	4602	36	28 HIAWATHA BLVD	OAKLAND NJ	559
1269	4401	5	15 BARNARD DR	OAKLAND NJ	560
1392	4601	34	13 HIAWATHA BLVD	OAKLAND NJ	560
1692	4904	9	114 SEMINOLE AVE	OAKLAND NJ	560
158	4908	13	15 COLUMBIA WAY	OAKLAND NJ	560
1967	5002	11	26 COLGATE RD	OAKLAND NJ	560
1073	4402	42	134 FRANKLIN AVE	OAKLAND NJ	561
895	4301	19	28 ALLEN DR	OAKLAND NJ	563
1277	4401	34	16 SEMINOLE AVENUE	OAKLAND NJ	563
58	2302	9	15 HEMLOCK ST	OAKLAND NJ	565
992	4303	7	8 ROBIN LANE	OAKLAND NJ	565
905	4304	4	206 FRANKLIN AVE	OAKLAND, NJ	565
153	4902	5	45 LOYOLA PL	OAKLAND NJ	565
205	1501	14	167 LAKESHORE DR	OAKLAND NJ	566
733	3903	2	36 YAWPO AVE	OAKLAND NJ	566
1347	4505	3	8 HURON AVE	OAKLAND NJ	566
1675	4904	14	19 FORDHAM RD	OAKLAND NJ	566

1869	5104	8	222 HIAWATHA BLVD	222 HIAWATHA BLVD	OAKLAND NJ	566
189	1501	54	57 LAKESHORE DR	57 LAKESHORE DR	OAKLAND NJ	567
409	2301	15	12 HEMLOCK ST	12 HEMLOCK ST	OAKLAND NJ	568
225	1501	20	147 LAKESHORE DR	147 LAKESHORE DR	OAKLAND NJ	570
1386	4601	40	474 RAMAPO VALLEY RD	474 RAMAPO VALLEY RD	OAKLAND NJ	570
1563	4903	1	12 LOYOLA PL	12 LOYOLA PL	OAKLAND NJ	570
1831	5004	33	16 MASSASOIT TR	16 MASSASOIT TR	OAKLAND NJ	570
1903	5501	35	145 MANITO AVE	145 MANITO AVE	OAKLAND NJ	570
1908	5501	40	115 MANITO AVE	115 MANITO AVE	OAKLAND NJ	570
1447	4504	23	23 SIOUX AVE	23 SIOUX AVE	OAKLAND NJ	571
641	3903	23	90 YAWPO AVE	90 YAWPO AVE	OAKLAND NJ	572
1684	5004	69	171 LAKESIDE BLVD	171 LAKESIDE BLVD	OAKLAND NJ	572
1907	5501	39	121 MANITO AVE	121 MANITO AVE	OAKLAND NJ	572
481	4801	10	82 HIAWATHA BLVD	82 HIAWATHA BLVD	OAKLAND NJ	573
376	1901	27	19 ASPEN WAY	19 ASPEN WAY	OAKLAND NJ	574
583	3903	42.31	G-5 EAST OAK STREET	101 E OAK ST UNIT G-5	OAKLAND NJ	574
679	3903	88	15 EAST OAK ST	15 EAST OAK ST	OAKLAND NJ	575
1515	4702	20	56 MINNEHAHA BLVD	56 MINNEHAHA BLVD	OAKLAND NJ	575
1286	4504	30	7 SIOUX AVE	7 SIOUX AVE	OAKLAND NJ	577
1050	4402	6	5 MT HOLYOKE DR	5 MT HOLYOKE DR	OAKLAND NJ	578
1317	4505	7	33 SIOUX AVE	33 SIOUX AVE	OAKLAND NJ	578
855	5004	8	34 MONHEGAN AVE	34 MONHEGAN AVE	OAKLAND NJ	578
1345	4507	16	513 RAMAPO VLY RD	513 RAMAPO VALLEY RD	OAKLAND NJ	579
1326	4806	35	45 SEMINOLE AVE	45 SEMINOLE AVE	OAKLAND NJ	579
1736	5008	5	121 RAM HILLS BLVD	121 RAMAPO HILLS BLVD	OAKLAND NJ	579
640	3903	32	75 W SHEFFIELD ST	75 W SHEFFIELD ST	OAKLAND NJ	580
790	4101	2	101 MCCOY RD	101 MCCOY RD	OAKLAND NJ	580
882	4301	6	43 THACKERAY RD	43 THACKERY RD	OAKLAND NJ	580
984	4302	5	18 RUTGERS DR	18 RUTGERS DR	OAKLAND NJ	580
1574	4910	10	18 SIENNA WAY	18 SIENNA WAY	OAKLAND NJ	580
1877	5104	5	212 HIAWATHA BLVD	212 HIAWATHA BLVD	OAKLAND NJ	580
1172	4701	55	35 MINNEHAHA BLVD	35 MINNEHAHA BLVD	OAKLAND NJ	582
1201	4803	23	131 SEMINOLE AVE	131 SEMINOLE AVE	OAKLAND NJ	582
1216	4801	1	9 OSWEGO AVE	9 OSWEGO AVE	OAKLAND NJ	583
1745	5002	53	41 CARDINAL DR	41 CARDINAL DR	OAKLAND NJ	583
1699	5011	1	100 LAKESIDE BLVD.	100 LAKESIDE BLVD	OAKLAND NJ	583
800	4101	12	119 YAWPO AVE	119 YAWPO AVE	OAKLAND NJ	584
1103	4801	47	51 CALUMET AVE	51 CALUMET AVE	OAKLAND NJ	584
1214	4804	9	86 SEMINOLE AVE	86 SEMINOLE AVE	OAKLAND NJ	584
1980	5501	1	89 MANITO AVE	89 MANITO AVE	OAKLAND NJ	584
125	1607	11	142 LAKESHORE DR	142 LAKESHORE DR	OAKLAND NJ	586
277	4701	48	55 MINNEHAHA BLVD	55 MINNEHAHA BLVD	OAKLAND NJ	586
1709	5010	6	17 FOREST ST	17 FOREST ST	OAKLAND NJ	586
399	1901	6	35 BUTTERNUT COURT	35 BUTTERNUT CT	OAKLAND NJ	587
1870	5104	27	31 SETON HALL DR	31 SETON HALL DR	OAKLAND NJ	587
1100	4803	2	48 CALUMET AVE	48 CALUMET AVE	OAKLAND NJ	588
1561	4901	7	36 LEHIGH WAY	36 LEHIGH WAY	OAKLAND NJ	588
1149	4702	55	75 HIAWATHA BLVD	75 HIAWATHA BLVD	OAKLAND NJ	590
1239	4801	7	76 HIAWATHA BLVD	76 HIAWATHA BLVD	OAKLAND NJ	590
1610	4902	7	27 LOYOLA PL	27 LOYOLA PL	OAKLAND NJ	590
155	4908	10	24 COLGATE RD	24 COLGATE RD	OAKLAND NJ	590
1810	5006	5	23 CAYUGA AVE	23 CAYUGA AVE	OAKLAND NJ	591
689	3903	11	66 YAWPO AVE	66 YAWPO AVE	OAKLAND NJ	592
1235	4801	46	53 CALUMET AVE	53 CALUMET AVE	OAKLAND NJ	592

285	1607	4	158 LAKESHORE DR	158 LAKESHORE DR	OAKLAND NJ	593
1460	4601	45	486 RAMAPO VALLEY RD.	486 RAMAPO VALLEY RD	OAKLAND NJ	593
1597	4910	2	26 PRINCETON TERR	26 PRINCETON TERR	OAKLAND NJ	593
1794	5007	7	42 MASSASOIT TR	42 MASSASOIT TRAIL	OAKLAND NJ	593
1498	4801	27	128 HIAWATHA BLVD	128 HIAWATHA BLVD	OAKLAND NJ	594
1886	5102	26	35 MONHEGAN AVE	35 MONHEGAN AVE	OAKLAND NJ	594
847	4507	26	487 RAMAPO VLY RD	487 RAMAPO VALLEY RD	OAKLAND NJ	595
101	4801	40	65 CALUMET AVE	65 CALUMET AVE	OAKLAND NJ	595
1800	5007	6	1 GERONIMO WAY	1 GERONIMO WAY	OAKLAND NJ	595
892	4301	18	40 ALLEN DR	40 ALLEN DR	OAKLAND NJ	596
1125	4601	6	15 TECUMSEH TRAIL	15 TECUMSEH TRL	OAKLAND NJ	598
1077	4402	33	96 FRANKLIN AVE	96 FRANKLIN AVE	OAKLAND NJ	599
1118	4602	4	10 OSWEGO AVE	10 OSWEGO AVE	OAKLAND NJ	600
1593	4909	13	19 SIENNA WAY	19 SIENNA WAY	OAKLAND NJ	600
1813	5004	42	9 KIOWA TERR	9 KIOWA TERR	OAKLAND NJ	600
497	5204	58	92 MINNEHAHA BLVD	92 MINNEHAHA BLVD	OAKLAND NJ	600
683	3903	42,38	F-6 EAST OAK STREET	101 E OAK ST UNIT F-6	OAKLAND NJ	601
954	4302	25	7 CARDINAL DR	7 CARDINAL DR	OAKLAND NJ	601
1204	4801	36	77 CALUMET AVE	77 CALUMET AVE	OAKLAND NJ	601
1249	4402	35	112 FRANKLIN AVE	112 FRANKLIN AVE	OAKLAND NJ	602
693	3903	45	10 ACADEMY CIRCLE	10 ACADEMY CIR	OAKLAND NJ	604
1779	5004	55	12 TUSCARORA DR	12 TUSCARORA DR	OAKLAND NJ	605
1	1901	33	4 BAILEY AVE	4 BAILEY AVE	OAKLAND NJ	606
599	3801	113	290 RAMAPO VLLY RD	134 BREAKNECK RD	OAKLAND NJ	606
471	4803	35	101 SEMINOLE AVE	101 SEMINOLE AVE	OAKLAND NJ	606
731	3902	10	59 YAWPO AVE	59 YAWPO AVE	OAKLAND NJ	607
1864	5104	12	21 MONHEGAN AVE	21 MONHEGAN AVE	OAKLAND NJ	607
1360	4507	13	521 RAMAPO VLY RD	5 SIOUX AVE	OAKLAND NJ	609
328	5102	38	207 HIAWATHA BOULEVARD	PO BOX 373	OAKLAND NJ	609
871	4306	15	15 WHITTIER LANE	15 WHITTIER LN	OAKLAND NJ	610
315	4804	5	78 SEMINOLE AVE	78 SEMINOLE AVE	OAKLAND NJ	610
161	4908	9	16 COLGATE RD	16 COLGATE RD	OAKLAND NJ	610
1890	5102	33	217 HIAWATHA BLVD	217 HIAWATHA BLVD	OAKLAND NJ	610
870	4306	6	78 THACKERAY RD	78 THACKERAY RD	OAKLAND NJ	611
1659	4907	11	5 COLGATE RD	5 COLGATE RD	OAKLAND NJ	611
1713	5010	1	120 LAKESIDE BLVD	120 LAKESIDE BLVD	OAKLAND NJ	611
730	3903	42,09	A-3 EAST OAK STREET	101 E OAK ST UNIT A-3	OAKLAND NJ	612
270	4702	24	64 MINNEHAHA BLVD	64 MINNEHAHA BLVD	OAKLAND NJ	612
271	4702	37	115 HIAWATHA BLVD	115 HIAWATHA BLVD	OAKLAND NJ	612
1976	5002	19	59 SETON HALL DR	48 CHEROKEE TRAIL	OAKLAND, NJ	612
823	4305	4	5 THACKERAY RD	5 THACKERAY RD	OAKLAND NJ	614
1526	4912	11	33 RUTGERS DR	33 RUTGERS DR	OAKLAND NJ	614
1941	5204	57	88 MINNEHAHA BLVD	88 MINNEHAHA BLVD	OAKLAND NJ	614
322	5102	35	213 HIAWATHA BLVD	213 HIAWATHA BLVD	OAKLAND NJ	615
622	3905	1	42 ACADEMY CIRCLE	42 ACADEMY CIRCLE	OAKLAND NJ	616
1987	5501	23	8 YUMA CT	8 YUMA CT	OAKLAND NJ	616
1997	1901	5	39 BUTTERNUT COURT	39 BUTTERNUT CT	OAKLAND NJ	617
1479	4602	18	23 CALUMET AVE	23 CALUMET AVE	OAKLAND NJ	617
649	3903	21	86 YAWPO AVE	86 YAWPO AVE	OAKLAND NJ	618
717	3902	12	63 YAWPO AVE	63 YAWPO AVE	OAKLAND NJ	619
990	4302	22	17 CARDINAL DR	17 CARDINAL DR	OAKLAND NJ	619
586	3903	47	18 ACADEMY CIRCLE	18 ACADEMY CIR	OAKLAND NJ	620
914	4301	36	11 BROOK HOLLOW	11 BROOK HOLLOW RD	OAKLAND NJ	620
1024	4402	21	31 BARNARD DR	31 BARNARD DR	OAKLAND NJ	620

1551	4911	16	7 HARVARD WAY	OAKLAND NJ	620
327	5103	10	192 HIAWATHA BLVD	OAKLAND NJ	620
1056	4401	13	73 FRANKLIN AVE	OAKLAND NJ	621
1142	4702	58	69 HIAWATHA BLVD	OAKLAND NJ	621
1931	5204	33	13 MOUNTAIN LAKES RD	OAKLAND NJ	622
1227	4803	41	39 OSWEGO AVE	OAKLAND NJ	623
1592	4903	17	23 PRINCETON TERR	OAKLAND NJ	623
477	4804	18	112 SEMINOLE AVE	OAKLAND NJ	624
1656	4904	11	13 FORDHAM RD	OAKLAND NJ	624
1661	4906	8	7 DARTMOUTH WAY	OAKLAND NJ	624
1952	5004	74	39 RAMAPO HILLS BLVD	OAKLAND NJ	624
1764	5006	12	27 TUSCARORA DR	OAKLAND NJ	624
1518	4702	21	6 MOUNTAIN LAKES RD	OAKLAND NJ	625
1085	4402	39	124 FRANKLIN AVE	OAKLAND NJ	626
281	4702	27	72 MINNEHAHA BLVD	OAKLAND NJ	626
1799	5003	2	6 HOBART PL	OAKLAND NJ	626
1970	5002	10	66 RUTGERS DR	OAKLAND NJ	628
986	4302	4	16 RUTGERS DR	OAKLAND NJ	629
1033	4403	11	9 VASSAR PL	OAKLAND NJ	629
1819	5004	49	6 KIOWA TERR	OAKLAND NJ	629
1856	5104	15	15 MONHEGAN AVE	OAKLAND NJ	630
141	4507	32	14 SIOUX AVE	OAKLAND NJ	632
848	5004	24	14 CAYUGA AVE	OAKLAND NJ	632
1357	4505	4	41 SIOUX AVE	OAKLAND NJ	634
1635	4908	6	10 COLGATE RD	OAKLAND NJ	634
1845	5004	14	48 MONHEGAN AVE	OAKLAND NJ	634
993	4302	23	11 CARDINAL DRIVE	OAKLAND NJ	636
1083	4401	17	51 FRANKLIN AVE	OAKLAND NJ	636
1308	4504	17	15 ROCKAWAY AVE	OAKLAND NJ	637
1354	4507	46	42 SIOUX AVE	OAKLAND NJ	638
116	4805	5	60 SEMINOLE AVE	OAKLAND NJ	640
425	2401	8	143 RAMAPO VALLEY RD	OAKLAND NJ	641
888	4301	14	79 THACKERAY RD	OAKLAND NJ	642
558	3903	4	40 YAWPO AVE	OAKLAND NJ	643
1616	4909	7	12 COLUMBIA WAY	OAKLAND NJ	643
432	1801	3	59 WEST OAKLAND AVE	OAKLAND NJ	644
799	4101	11	121 YAWPO AVE	OAKLAND NJ	644
1129	4601	56	522 RAMAPO VALLEY RD	OAKLAND NJ	644
1992	5501	9	76 MONHEGAN AVE	OAKLAND NJ	644
26	1802	15	22 OAK ST	OAKLAND NJ	646
602	3905	15	38 PAGE DR	OAKLAND NJ	646
198	1501	51	69 LAKESHORE DR	OAKLAND NJ	647
634	3903	25	94 YAWPO AVE	OAKLAND NJ	649
1344	4504	13	23 ROCKAWAY AVE	OAKLAND NJ	649
1448	4504	22	5 ROCKAWAY AVE	OAKLAND NJ	649
200	1501	50	71 LAKESHORE DR	OAKLAND NJ	650
1111	4601	20	49 HIAWATHA BLVD	OAKLAND NJ	650
1620	4908	14	13 COLUMBIA WAY	OAKLAND NJ	650
1885	5102	31	221 HIAWATHA BLVD	OAKLAND NJ	650
1930	5204	15	13 IROQUOIS AVE	OAKLAND NJ	650
1672	4906	2	55 PRINCETON TERR	OAKLAND NJ	651
1750	5002	30	94 LAKESIDE BLVD	OAKLAND NJ	652
1082	4402	40	126 FRANKLIN AVE	OAKLAND NJ	653
1420	4804	32	162 HIAWATHA BLVD	OAKLAND NJ	653

901	4304	2	21 ALLEN DR	OAKLAND NJ	655
1463	4602	22	13 CALUMET AVE	OAKLAND NJ	655
1969	5004	63	44 TUSCARORA DR	OAKLAND NJ	655
354	1802	19	34 OAK ST	OAKLAND NJ	656
1075	4402	49	14 WELLESLEY DR	OAKLAND NJ	657
7	1501	33	117 LAKESHORE DR	OAKLAND NJ	658
578	3902	22	89 YAWPO AVE	OAKLAND, NJ	658
1399	4601	52	506 RAMAPO VALLEY RD	OAKLAND NJ	658
223	1501	39	99 LAKESHORE DR	OAKLAND NJ	659
239	1502	17	110 LAKESHORE DR	OAKLAND NJ	659
698	3903	87	11 EAST OAK STREET	OAKLAND NJ	659
1859	5104	14	17 MONHEGAN AVE	OAKLAND NJ	659
885	4306	18	3 WHITTIER LANE	OAKLAND NJ	660
1377	4507	3	88 LAKESHORE DR	OAKLAND NJ	660
1541	4912	5	6 HARVARD WAY	OAKLAND NJ	660
1973	5004	62	40 TUSCARORA DR	OAKLAND NJ	660
1192	5501	43	101 MANITO AVE	OAKLAND NJ	660
284	1607	3	160 LAKESHORE DR	OAKLAND NJ	663
725	3903	42.54	D-1 EAST OAK STREET	OAKLAND NJ	663
276	4702	25	68 MINNEHAHA BLVD	OAKLAND NJ	665
1547	4911	14	11 HARVARD WAY	OAKLAND NJ	668
123	1607	9	146 LAKESHORE DR	OAKLAND NJ	669
170	5204	20	163 HIAWATHA BLVD	OAKLAND NJ	669
176	5204	27	8 MOUNTAIN LAKES ROAD	OAKLAND NJ	669
79	2301	23	42 HEMLOCK ST	OAKLAND NJ	670
1335	4505	13	16 ROCKAWAY AVE	OAKLAND NJ	671
1674	4907	14	50 PRINCETON TERR	OAKLAND NJ	671
1774	5007	9	10 CONESTOGA CT	OAKLAND NJ	671
1255	4401	8	99 FRANKLIN AVE	OAKLAND NJ	672
874	4306	5	74 THACKERAY RD	OAKLAND NJ	674
1268	4401	47	8 PINE CREST DR	OAKLAND NJ	675
1430	4504	28	11 SIOUX AVE	OAKLAND NJ	675
605	3905	7	60 ACADEMY CIRCLE	OAKLAND NJ	677
1156	4702	7	24 MINNEHAHA BLVD	OAKLAND NJ	677
1759	5003	17	19 COLGATE RD	OAKLAND NJ	677
1767	5003	18	17 COLGATE RD	OAKLAND NJ	677
1683	5008	3	186 LAKESIDE BLVD	OAKLAND NJ	677
97	4804	23	122 SEMINOLE AVE	OAKLAND NJ	678
248	1502	19	114 LAKESHORE DR	OAKLAND NJ	680
1220	4804	11	92 SEMINOLE AVE	OAKLAND NJ	680
1765	5003	10	50 SETON HALL DR	OAKLAND NJ	680
1909	5102	42	199 HIAWATHA BLVD	OAKLAND NJ	680
1801	5006	4	27 CAYUGA AVE	OAKLAND NJ	681
671	3903	13	70 YAWPO AVE	OAKLAND NJ	682
651	3903	49	24 ACADEMY CIR	OAKLAND NJ	682
1480	4601	10	2 TECUMSEH TRAIL	OAKLAND NJ	682
1395	4601	42	478 RAMAPO VALLEY RD	OAKLAND NJ	682
184	1501	56	51 LAKESHORE DR	OAKLAND NJ	684
703	3903	9	62 YAWPO AVE	OAKLAND NJ	684
210	1501	44	85 LAKESHORE DR	OAKLAND NJ	685
934	4301	30	174 FRANKLIN AVE	OAKLAND NJ	685
1898	5002	16	33 COLGATE RD	OAKLAND NJ	685
991	4303	15	87 CARDINAL DR	OAKLAND NJ	686
1954	5003	16	21 COLGATE RD	OAKLAND NJ	686

642	3904	6	66 W SHEFFIELD ST	OAKLAND NJ	687
879	4306	4	70 THACKERAY RD	OAKLAND NJ	687
1012	4402	14	17 BARNARD DR	OAKLAND NJ	687
1093	4803	1	46 CALUMET AVE	OAKLAND, NJ	687
1550	4903	22	4 LOYOLA PL	OAKLAND NJ	688
1436	4503	5	44 LAKESHORE DR	OAKLAND NJ	690
1116	4602	6	14 OSWEGO AVE	OAKLAND NJ	690
1422	4801	31	87 CALUMET AVE	OAKLAND NJ	690
1781	5007	4	9 GERONIMO WAY	OAKLAND NJ	692
468	4803	36	99 SEMINOLE AVE	OAKLAND NJ	693
1053	4401	14	67 FRANKLIN AVE	OAKLAND NJ	694
1171	4702	13	40 MINNEHAHA BLVD	OAKLAND, NJ	694
1334	4504	15	19 ROCKAWAY AVE	OAKLAND NJ	696
1512	4702	43	103 HIAWATHA BLVD	OAKLAND NJ	696
614	3904	10	57 ACADEMY CIR	OAKLAND NJ	697
575	3903	16	76 YAWPO AVE	OAKLAND NJ	698
1045	4402	28	78 FRANKLIN AVE	OAKLAND NJ	698
969	4302	34	141 FRANKLIN AVE	OAKLAND NJ	699
1555	4911	6	10 YALE WAY	OAKLAND NJ	699
1915	5101	23	47 MONHEGAN AVE	OAKLAND NJ	699
1876	5103	15	27 SETON HALL DR	OAKLAND NJ	699
1690	4904	17	25 FORDHAM RD	OAKLAND NJ	700
1872	5104	7	218 HIAWATHA BLVD	OAKLAND NJ	700
607	3905	12	28 PAGE DR	OAKLAND NJ	701
794	4101	6	153 YAWPO AVE	OAKLAND NJ	701
1124	4601	19	51 HIAWATHA BLVD	OAKLAND NJ	703
1812	5003	3	8 HOBART PL	OAKLAND NJ	703
1775	5006	11	18 GERONIMO WAY	OAKLAND NJ	703
985	4302	12	32 RUTGERS DR	OAKLAND NJ	705
1723	5009	4	37 BEECH ST	OAKLAND NJ	706
1565	4903	20	17 PRINCETON TERR	OAKLAND NJ	707
1126	4601	18	53 HIAWATHA BLVD	OAKLAND NJ	708
243	1502	18	112 LAKESHORE DR	OAKLAND NJ	709
554	3902	8	53 YAWPO AVE	OAKLAND NJ	709
1162	4701	58	29 MINNEHAHA BLVD	OAKLAND NJ	709
347	1802	17	30 OAK ST	OAKLAND NJ	710
374	1901	15	267 RAMAPO VALLEY RD	OAKLAND NJ	710
633	3904	7	70 W SHEFFIELD ST	OAKLAND NJ	710
1120	4602	3	8 OSWEGO AVE	OAKLAND NJ	711
1105	4803	38	95 SEMINOLE AVE	OAKLAND NJ	712
1643	4904	5	52 LOYOLA PL	OAKLAND NJ	712
71	4806	33	53 SEMINOLE AVE	OAKLAND NJ	713
314	4806	24	73 SEMINOLE AVE	OAKLAND NJ	714
247	1503	4	128 LAKESHORE DR	OAKLAND NJ	715
540	3801	109	270 RAMAPO VALLEY RD	OAKLAND NJ	715
1333	4507	42	34 SIOUX AVE	OAKLAND NJ	715
1169	4702	12	38 MINNEHAHA BLVD	OAKLAND NJ	715
720	3903	6	54 YAWPO AVE	OAKLAND NJ	717
1847	5004	15	PO BOX 373	OAKLAND NJ	717
1250	4401	19	45 FRANKLIN AVE	OAKLAND NJ	718
1236	4803	37	97 SEMINOLE AVE	OAKLAND NJ	718
859	5004	23	124 MANITO AVE	OAKLAND NJ	718
1816	5005	7	39 MASSASOIT TR	OAKLAND NJ	718
379	1901	26	23 ASPEN WAY	OAKLAND NJ	719

505	3703	54	166 YAWPO AVE	166 YAWPO AVE	OAKLAND NJ	719
603	3905	14	36 PAGE DR	36 PAGE DR	OAKLAND NJ	719
12	1501	29	125 LAKESHORE DR	125 LAKESHORE DR	OAKLAND NJ	720
1007	4302	17	42 RUTGERS DR	42 RUTGERS DR	OAKLAND NJ	720
1820	5005	8	35 MASSASOIT TR	35 MASSASOIT TRL	OAKLAND NJ	720
1440	4503	6	46 LAKESHORE DR	46 LAKESHORE DR	OAKLAND NJ	722
1906	5501	38	125 MANITO AVE	125 MANITO AVE	OAKLAND NJ	722
1487	4602	16	27 CALUMET AVE	27 CALUMET AVE	OAKLAND NJ	724
1394	4602	28	31 SEMINOLE AVE	31 SEMINOLE AVE	OAKLAND NJ	724
312	4804	4	76 SEMINOLE AVE	76 SEMINOLE AVE	OAKLAND NJ	724
1731	5001	8	74 CARDINAL DR	74 CARDINAL DR	OAKLAND NJ	724
206	1501	46	79 LAKESHORE DR	79 LAKESHORE DR	OAKLAND NJ	726
1669	4906	3	53 PRINCETON TERR	53 PRINCETON TER	OAKLAND NJ	726
1849	5004	18	96 MANITO AVE	96 MANITO AVE	OAKLAND NJ	726
850	5005	3	136 MANITO AVE	136 MANITO AVE	OAKLAND NJ	727
611	3905	11	94 W. SHEFFIELD ST.	94 W. SHEFFIELD ST	OAKLAND NJ	728
955	4302	28	155 FRANKLIN AVE	155 FRANKLIN AVE	OAKLAND NJ	729
1945	5204	11	24 ONEIDA AVE	24 ONEIDA AVE	OAKLAND NJ	730
1985	5501	5	68 MONHEGAN AVE	68 MONHEGAN AVE	OAKLAND NJ	730
1302	4504	18	13 ROCKAWAY AVE	13 ROCKAWAY AVE	OAKLAND NJ	731
808	4101	20	103 YAWPO AVE	103 YAWPO AVE	OAKLAND NJ	733
89	4803	30	111 SEMINOLE AVE	111 SEMINOLE AVE	OAKLAND NJ	733
259	4401	50	32 SEMINOLE AVE	32 SEMINOLE AVE	OAKLAND NJ	734
1109	4602	12	26 OSWEGO AVE	26 OSWEGO AVE	OAKLAND NJ	735
1161	4702	9	28 MINNEHAHA BLVD	28 MINNEHAHA BLVD	OAKLAND NJ	735
501	5204	7	16 ONEIDA AVE	16 ONEIDA AVE	OAKLAND NJ	735
1704	5001	12	13 ROBIN LANE	13 ROBIN LN	OAKLAND NJ	736
571	3902	23	91 YAWPO AVE	91 YAWPO AVE	OAKLAND NJ	737
1242	4804	20	116 SEMINOLE AVE	116 SEMINOLE AVE	OAKLAND NJ	737
1027	4403	6	14 MT HOLYOKE DR	14 MT HOLYOKE DR	OAKLAND NJ	738
1510	4702	44	101 HIAWATHA BLVD	101 HIAWATHA BLVD	OAKLAND NJ	738
1492	4801	22	116 HIAWATHA BLVD	116 HIAWATHA BLVD	OAKLAND NJ	738
1215	4804	10	88 SEMINOLE AVE	88 SEMINOLE AVE	OAKLAND NJ	738
1752	5008	4	190 LAKESIDE BLVD	190 LAKESIDE BLVD	OAKLAND NJ	738
842	4307	13	22 THACKERAY RD	22 THACKERAY RD	OAKLAND NJ	740
1376	4507	9	535 RAM VALLEY RD	535 RAMAPO VALLEY RD	OAKLAND NJ	740
1150	4702	5	20 MINNEHAHA BLVD	20 MINNEHAHA BLVD	OAKLAND NJ	740
1496	4801	26	126 HIAWATHA BLVD	126 HIAWATHA BLVD	OAKLAND NJ	740
1228	4801	55	19 OSWEGO AVE	19 OSWEGO AVE	OAKLAND NJ	740
1444	4503	7	48 LAKESHORE DR	48 LAKESHORE DR	OAKLAND NJ	741
1777	5003	8	46 SETON HALL DR	46 SETON HALL DR	OAKLAND NJ	742
211	1501	43	89 LAKESHORE DRIVE	89 LAKESHORE DR	OAKLAND NJ	745
75	2301	6	19 BAILEY AVE	19 BAILEY AVE	OAKLAND NJ	745
1003	4302	20	25 CARDINAL DR	25 CARDINAL DR	OAKLAND NJ	745
1658	4906	7	9 DARTMOUTH WAY	9 DARTMOUTH WAY	OAKLAND NJ	746
404	2302	16	2 SPRUCE STREET	2 SPRUCE ST	OAKLAND NJ	747
261	4401	51	34 SEMINOLE AVE	34 SEMINOLE AVE	OAKLAND NJ	747
1646	4908	4	6 COLGATE RD	6 COLGATE RD	OAKLAND NJ	747
1933	5204	52	17 SENECA AVE	17 SENECA AVE	OAKLAND NJ	747
1841	5004	11	42 MONHEGAN AVE	42 MONHEGAN AVE	OAKLAND NJ	749
67	4806	34	49 SEMINOLE AVE	49 SEMINOLE AVE	OAKLAND NJ	750
837	4306	10	31 WHITTIER LANE	31 WHITTIER LN	OAKLAND NJ	751
1538	4901	10	9 PRINCETON TERR	9 PRINCETON TERR	OAKLAND NJ	751
568	3903	17	78 YAWPO AVE	78 YAWPO AVE	OAKLAND NJ	752

480	4803	32	107 SEMINOLE AVE	107 SEMINOLE AVE	OAKLAND NJ	752
1313	4507	41	32 SIOUX AVE	32 SIOUX AVE	OAKLAND NJ	753
1423	4804	33	164 HIAWATHA BLVD	164 HIAWATHA BLVD	OAKLAND NJ	753
893	4306	1	54 THACKERAY RD	54 THACKERAY RD	OAKLAND, NJ	754
14	1705	3	8 BARBARA LA	8 BARBARA LN	OAKLAND NJ	756
1034	4402	26	17 HIGH MTN RD	17 HIGH MTN RD	OAKLAND NJ	756
1489	4801	20	112 HIAWATHA BLVD	112 HIAWATHA BLVD	OAKLAND NJ	756
1502	4912	12	27 RUTGERS DR	27 RUTGERS DR	OAKLAND NJ	756
6	1501	34	113 LAKESHORE DR	113 LAKESHORE DR	OAKLAND NJ	758
55	2302	13	211 RAMAPO VALLEY RD.	211 RAMAPO VALLEY RD	OAKLAND NJ	758
1584	4910	8	14 SIENNA WAY	14 SIENNA WAY	OAKLAND NJ	758
1843	5004	20	108 MANITO AVE	108 MANITO AVE	OAKLAND NJ	758
918	4301	35	9 BROOK HOLLOW	9 BROOK HOLLOW RD	OAKLAND NJ	760
856	5004	27	5 MASSASOIT TRAIL	5 MASSASOIT TRL	OAKLAND NJ	760
1739	5008	6	111 RAM HILLS BLVD	111 RAMAPO HILL BLVD	OAKLAND NJ	761
701	3903	42.17	I-6 EAST OAK STREET	101 E OAK ST #I-6	OAKLAND, NJ	762
82	2301	3	29 BAILEY AVE	29 BAILEY AVE	OAKLAND NJ	763
864	4301	4	37 THACKERAY RD	37 THACKERAY RD	OAKLAND NJ	763
838	4307	6	26 WHITTIER LANE	26 WHITTIER LANE	OAKLAND NJ	765
877	4305	18	47 ALLEN DR	47 ALLEN DR	OAKLAND NJ	766
1737	5002	45	67 CARDINAL DR	67 CARDINAL DR	OAKLAND NJ	766
464	4702	28	74 MINNEHABA BLVD	74 MINNEHABA BLVD	OAKLAND NJ	767
1088	4402	34	100 FRANKLIN AVE	100 FRANKLIN AVE	OAKLAND NJ	769
1328	4805	1	50 SEMINOLE AVE	50 SEMINOLE AVE	OAKLAND NJ	769
1371	4506	4	80 LAKESHORE DR	80 LAKESHORE DR	OAKLAND NJ	771
118	4805	6	62 SEMINOLE AVE	62 SEMINOLE AVE	OAKLAND NJ	771
1871	5102	29	27 MONHEGAN AVE	27 MONHEGAN AVE	OAKLAND NJ	772
1318	4701	44	65 MINNEHABA BLVD	65 MINNEHABA BLVD	OAKLAND NJ	774
1891	5102	25	37 MONHEGAN AVE	37 MONHEGAN AVE	OAKLAND NJ	774
1839	5004	31	8 MASSASOIT TR	8 MASSASOIT TRL	OAKLAND NJ	775
506	3703	41	4 CROSBY LA	4 CROSBY LN	OAKLAND NJ	776
564	3904	4	58 W SHEFFIELD ST	58 W SHEFFIELD ST	OAKLAND NJ	777
1362	4506	1	70 LAKESHORE DR	70 LAKESHORE DR	OAKLAND NJ	777
143	4904	1	68 LOYOLA PL	68 LOYOLA PL	OAKLAND NJ	777
1754	5002	4	54 RUTGERS DR	54 RUTGERS DR	OAKLAND NJ	780
1959	5004	58	24 TUSCARORA DR	24 TUSCARORA DR	OAKLAND NJ	780
339	5102	52	177 HIAWATHA BLVD	177 HIAWATHA BLVD	OAKLAND NJ	780
1048	4402	52	6 VASSAR PL	6 VASSAR PL	OAKLAND NJ	782
943	4303	26	55 LAKESIDE BLVD	55 LAKESIDE BLVD	OAKLAND NJ	783
103	4803	16	88 CALUMET AVE	88 CALUMET AVE	OAKLAND NJ	783
702	3903	42.18	I-7 EAST OAK STREET	101 E OAK ST UNIT 1-7	OAKLAND NJ	784
930	4301	29	178 FRANKLIN AVE.	178 FRANKLIN AVE	OAKLAND NJ	784
1240	4804	16	106 SEMINOLE AVE	106 SEMINOLE AVE	OAKLAND NJ	785
658	3902	25	95 YAWPO AVE	8 HANNAH RD	OAKLAND NJ	786
1421	4801	32	85 CALUMET AVE	85 CALUMET AVE	OAKLAND NJ	786
1520	4702	22	60 MINNEHABA BLVD	60 MINNEHABA BLVD	OAKLAND NJ	787
126	1607	12	140 LAKESHORE DR	140 LAKESHORE DR	OAKLAND NJ	788
249	1503	3	130 LAKESHORE DR	130 LAKESHORE DR	OAKLAND NJ	789
19	1803	10	21 OAK ST	21 OAK ST	OAKLAND NJ	790
140	4503	3	40 LAKESHORE DR	40 LAKESHORE DR	OAKLAND NJ	790
117	4806	6	16 CALUMET AVE	16 CALUMET AVE	OAKLAND NJ	790
1668	4907	13	48 PRINCETON TERR	48 PRINCETON TERR	OAKLAND NJ	790
1914	5102	44	195 HIAWATHA BLVD	195 HIAWATHA BLVD	OAKLAND NJ	790
395	1901	8	27 BUTTERNUT COURT	27 BUTTERNUT CT	OAKLAND NJ	791

852	5004	7	30 MONHEGAN AVE.	30 MONHEGAN AVE	OAKLAND NJ	791
980	4302	6	20 RUTGERS DR	20 RUTGERS DR	OAKLAND NJ	793
1005	4303	18	75 CARDINAL DR	75 CARDINAL DR	OAKLAND NJ	794
267	4401	27	12 HIAWATHA BLVD	12 HIAWATHA BLVD	OAKLAND NJ	794
1948	5204	61	10 WENONAH AVE	10 WENONAH AVE	OAKLAND NJ	794
1670	4904	13	17 FORDHAM RD	17 FORDHAM RD	OAKLAND NJ	796
1115	4602	7	16 OSWEGO AVE	16 OSWEGO AVE	OAKLAND NJ	797
1880	5104	4	210 HIAWATHA BLVD	210 HIAWATHA BLVD	OAKLAND NJ	797
469	4801	44	57 CALUMET AVE	57 CALUMET AVE	OAKLAND NJ	798
462	4701	46	61 MINNEHAHA BLVD	61 MINNEHAHA BLVD	OAKLAND NJ	799
1700	5002	39	34 WILSON ST	34 WILSON ST	OAKLAND NJ	799
5	1501	26	135 LAKESHORE DR	135 LAKESHORE DR	OAKLAND NJ	800
1714	5002	35	127 LAKESIDE BLVD	127 LAKESIDE BLVD	OAKLAND NJ	800
858	5004	9	36 MONHEGAN AVE	36 MONHEGAN AVE	OAKLAND NJ	800
1252	4401	9	93 FRANKLIN AVE	93 FRANKLIN AVE	OAKLAND NJ	801
1295	4507	38	26 SIOUX AVE	26 SIOUX AVE	OAKLAND NJ	801
1631	4903	9	8 TULANE RD	8 TULANE RD	OAKLAND NJ	801
1557	4901	8	11 LOYOLA PL	11 LOYOLA PL	OAKLAND NJ	803
1408	4601	53	510 RAMAPO VALLEY RD	510 RAMAPO VALLEY RD	OAKLAND NJ	804
1613	4902	2	65 LOYOLA PL	65 LOYOLA PL	OAKLAND NJ	804
1983	5501	3	64 MONHEGAN AVE	64 MONHEGAN AVE	OAKLAND NJ	807
68	4805	2	52 SEMINOLE AVE	52 SEMINOLE AVE	OAKLAND NJ	808
1470	4601	29	25 HIAWATHA BLVD	25 HIAWATHA BLVD	OAKLAND NJ	809
1634	4905	10	35 PRINCETON TERR	35 PRINCETON TERR	OAKLAND NJ	810
1771	5004	56	16 TUSCARORA DR	16 TUSCARORA DR	OAKLAND NJ	810
849	5004	30	4 MASSASOIT TR	4 MASSASOIT TR	OAKLAND NJ	811
371	1901	29	11 ASPEN WAY	11 ASPEN WAY	OAKLAND NJ	812
4305	4701	11	109 THACKERAY RD	109 THACKERAY RD	OAKLAND NJ	813
467	4701	45	63 MINNEHAHA BLVD	63 MINNEHAHA BLVD	OAKLAND NJ	814
1811	5006	7	32 MASSASOIT TR	32 MASSASOIT TR	OAKLAND NJ	815
867	4307	2	10 WHITTIER LANE	10 WHITTIER LN	OAKLAND NJ	817
1509	4701	53	39 MINNEHAHA BLVD	39 MINNEHAHA BLVD	OAKLAND NJ	817
1863	5104	25	35 SETON HALL DR	35 SETON HALL DR	OAKLAND NJ	817
809	4101	21	101 YAWPO AVE	101 YAWPO AVE	OAKLAND NJ	818
1685	5002	50	53 CARDINAL DR	53 CARDINAL DR	OAKLAND NJ	818
1387	4601	35	11 HIAWATHA BLVD	11 HIAWATHA BLVD	OAKLAND NJ	819
74	2302	7	3 FIR CT	3 FIR CT	OAKLAND NJ	822
325	5102	37	209 HIAWATHA BLVD	209 HIAWATHA BLVD	OAKLAND NJ	823
804	4101	16	111 YAWPO AVE	111 YAWPO AVE	OAKLAND NJ	824
1160	4702	51	83 HIAWATHA BLVD	83 HIAWATHA BLVD	OAKLAND NJ	824
829	4307	10	10 THACKERAY RD	10 THACKERAY RD	OAKLAND NJ	826
102	4803	27	119 SEMINOLE AVE	119 SEMINOLE AVE	OAKLAND NJ	826
23	1802	13	18 OAK ST	18 OAK ST	OAKLAND NJ	827
387	1901	19	26 ASPEN WAY	26 ASPEN WAY	OAKLAND NJ	827
393	1901	9	23 BUTTERNUT COURT	23 BUTTERNUT COURT	OAKLAND NJ	829
968	4302	26	165 FRANKLIN AVE	165 FRANKLIN AVE	OAKLAND NJ	829
1131	4601	17	28 TECUMSEH TRAIL	28 TECUMSEH TR	OAKLAND NJ	830
1814	5004	36	28 CAYUGA AVE	28 CAYUGA AVE	OAKLAND NJ	830
1793	5006	9	10 GERONIMO WAY	10 GERONIMO WAY	OAKLAND NJ	831
688	3902	17	77 YAWPO AVE	77 YAWPO AVE	OAKLAND NJ	834
936	4303	37	189 FRANKLIN AVE	189 FRANKLIN AVE	OAKLAND NJ	836
1564	4911	4	6 YALE WAY	6 YALE WAY	OAKLAND NJ	836
1821	5004	35	24 CAYUGA AVE	24 CAYUGA AVE	OAKLAND NJ	836
518	3501	5	238 RAMAPO VALLEY RD	238 RAMAPO VALLEY RD	OAKLAND NJ	837

536	3703	35	124 YAWPO AVE	124 YAWPO AVE	OAKLAND NJ	838
716	3903	42.51	D-4 EAST OAK STREET	18 SPRING AVE	OAKLAND NJ	838
244	1503	5	126 LAKESHORE DR	126 LAKESHORE DR	OAKLAND NJ	840
948	4303	10	8 MEADOWLARK CT	8 MEADOWLARK CT	OAKLAND NJ	840
1141	4702	2	65 HIAWATHA BLVD	65 HIAWATHA BLVD	OAKLAND NJ	840
1664	4904	12	15 FORDHAM RD	15 FORDHAM RD	OAKLAND NJ	844
1879	5103	16	25 SETON HALL DR	25 SETON HALL DR	OAKLAND NJ	844
529	3801	103	19 DOGWOOD DRIVE	19 DOGWOOD DR	OAKLAND NJ	847
923	4301	43	6 BROOK HOLLOW	6 BROOK HOLLOW	OAKLAND NJ	847
589	3902	20	85 YAWPO AVE	85 YAWPO AVE	OAKLAND NJ	848
655	3903	20	84 YAWPO AVE	84 YAWPO AVE	OAKLAND NJ	848
1473	4601	49	496 RAMAPO VALLEY RD	496 RAMAPO VALLEY RD	OAKLAND NJ	848
1904	5501	36	137 MANITO AVE	137 MANITO AVE	OAKLAND NJ	848
920	4303	30	207 FRANKLIN AVE	207 FRANKLIN AVE	OAKLAND NJ	850
1163	4702	10	30 MINNEHAHA BLVD	30 MINNEHAHA BLVD	OAKLAND NJ	853
1866	5104	10	226 HIAWATHA BLVD	226 HIAWATHA BLVD	OAKLAND NJ	853
1340	4507	43	36 SIOUX AVE	36 SIOUX AVE	OAKLAND NJ	856
157	4909	4	6 COLUMBIA WAY	6 COLUMBIA WAY	OAKLAND NJ	856
1312	4507	19	505 RAMAPO VLY RD	505 RAMAPO VALLEY RD	OAKLAND NJ	857
1107	4601	21	47 HIAWATHA BLVD	47 HIAWATHA BLVD	OAKLAND NJ	858
1114	4602	8	18 OSWEGO AVE	18 OSWEGO AVE	OAKLAND NJ	859
1766	5004	57	20 TUSCARORA DR	20 TUSCARORA DR	OAKLAND NJ	859
958	4303	24	69 LAKESIDE BLVD	69 LAKESIDE BLVD	OAKLAND NJ	860
1015	4402	17	23 BARNARD DR	23 BARNARD DR	OAKLAND NJ	860
29	1802	16	26 OAK ST	26 OAK ST	OAKLAND NJ	861
1057	4401	15	63 FRANKLIN AVE	63 FRANKLIN AVE	OAKLAND NJ	862
1604	4909	15	15 SIENNA WAY	15 SIENNA WAY	OAKLAND NJ	862
514	3501	76	210 RAMAPO VALLEY RD	210 RAMAPO VALLEY RD	OAKLAND NJ	864
1157	4702	52	81 HIAWATHA BLVD	81 HIAWATHA BLVD	OAKLAND NJ	865
1663	4907	9	7 HOBART PL	7 HOBART PL	OAKLAND NJ	865
630	3903	52	38 ACADEMY CIRCLE	38 ACADEMY CIRCLE	OAKLAND NJ	869
1654	4907	10	5 HOBART PL	5 HOBART PL	OAKLAND NJ	869
878	4301	16	87 THACKERAY RD	87 THACKERAY RD	OAKLAND NJ	874
91	4801	11	86 HIAWATHA BLVD	86 HIAWATHA BLVD	OAKLAND NJ	876
1321	4701	41	71 MINNEHAHA BLVD	71 MINNEHAHA BLVD	OAKLAND NJ	877
1857	5104	21	43 SETON HALL DR	43 SETON HALL DR	OAKLAND NJ	877
762	3902	6	47 YAWPO AVENUE	21 SKY TOP RIDGE	OAKLAND NJ	878
1108	4601	54	514 RAMAPO VALLEY RD	514 RAMAPO VALLEY RD	OAKLAND NJ	879
1195	4803	13	80 CALUMET AVE	80 CALUMET AVE	OAKLAND NJ	879
1234	4804	15	104 SEMINOLE AVE	104 SEMINOLE AVE	OAKLAND NJ	879
144	4909	19	7 SIENNA WAY	7 SIENNA WAY	OAKLAND NJ	879
27	1803	6	31 OAK ST	31 OAK ST	OAKLAND NJ	880
368	1901	34	10 BAILEY AVE	10 BAILEY AVE	OAKLAND NJ	880
1346	4507	44	38 SIOUX AVE	38 SIOUX AVE	OAKLAND NJ	881
1718	5010	3	8 BEECH ST	8 BEECH ST	OAKLAND NJ	882
1934	5204	34	11 MOUNTAIN LAKES ROAD	11 MOUNTAIN LAKES RD	OAKLAND NJ	883
1076	4401	40	19 PINE CREST DR	19 PINE CREST DR	OAKLAND NJ	884
218	1501	62	35 LAKESHORE DR	35 LAKESHORE DR	OAKLAND NJ	886
600	3801	114	232 RAMAPO VILLY RD	232 RAMAPO VALLEY RD	OAKLAND NJ	886
1928	5204	42	1 CHAPEL HILL ROAD	1 CHAPEL HILL RD	OAKLAND NJ	886
1087	4401	39	17 PINE CREST DR	17 PINE CREST DR	OAKLAND NJ	887
1194	4803	25	123 SEMINOLE AVE	123 SEMINOLE AVE	OAKLAND NJ	888
213	1501	42	91 LAKESHORE DR	91 LAKESHORE DR	OAKLAND NJ	890
695	3903	39	47 W. SHEFFIELD ST	47 W SHEFFIELD ST	OAKLAND NJ	890

576	3904	17	29 ACADEMY CIRCLE	OAKLAND NJ	890
1055	4402	8	146 FRANKLIN AVE	OAKLAND NJ	890
145	4902	6	37 LOYOLA PL	OAKLAND NJ	892
535	3703	36	126 YAWPO AVE	OAKLAND NJ	895
1529	4912	17	15 RUTGERS DR	OAKLAND NJ	895
1860	5104	23	39 SETON HALL DR	OAKLAND NJ	896
1803	5003	4	38 SETON HALL DR	OAKLAND NJ	897
1130	4601	5	19 TECUMSEH TRAIL	OAKLAND NJ	900
1174	4702	14	42 MINNEHAHA BLVD	OAKLAND NJ	900
363	1802	2	15 TERHUNE ST	OAKLAND NJ	901
741	3902	5	41 YAWPO AVE	OAKLAND NJ	903
1994	5501	10	78 MONHEGAN AVE	OAKLAND NJ	903
653	3903	34	67 W SHEFFIELD ST	OAKLAND NJ	904
129	4306	9	98 THACKERAY RD	OAKLAND NJ	905
1689	4907	3	22 SETON HALL DR	OAKLAND NJ	906
1571	4903	2	20 LOYOLA PL	OAKLAND NJ	908
1818	5006	6	28 MASSASOIT TR	OAKLAND NJ	909
528	3801	102	23 DOGWOOD DRIVE	OAKLAND NJ	910
1379	4507	5	92 LAKESHORE DRIVE	OAKLAND NJ	910
1306	4503	10	56 LAKESHORE DR	OAKLAND NJ	911
1975	5003	13	27 COLGATE RD	OAKLAND NJ	912
1823	5004	3	22 MONHEGAN AVE	OAKLAND NJ	912
646	3903	22	88 YAWPO AVE	OAKLAND NJ	914
645	3903	50	30 ACADEMY CIRCLE	OAKLAND NJ	915
1728	5009	5	21 BEECH ST	OAKLAND NJ	915
192	1501	8	181 LAKESHORE DR	OAKLAND NJ	917
127	1607	13	138 LAKESHORE DR	OAKLAND NJ	920
410	2301	11	241 RAMAPO VALLEY RD	OAKLAND NJ	920
843	4307	5	22 WHITTIER LANE	OAKLAND NJ	920
1553	4911	1	16 PRINCETON TERR	OAKLAND NJ	920
620	3903	28	91 W SHEFFIELD ST	OAKLAND NJ	921
684	3903	42.36	F-8 EAST OAK STREET	OAKLAND NJ	921
1431	4507	29	477 RAMAPO VLY RD	OAKLAND NJ	923
1665	4906	9	5 DARTMOUTH WAY	OAKLAND NJ	924
807	4101	19	105 YAWPO AVE	OAKLAND NJ	925
233	1501	24	139 LAKESHORE DR	OAKLAND NJ	927
44	3903	41	39 W SHEFFIELD ST	OAKLAND NJ	927
1222	4801	50	43 CALUMET AVE	OAKLAND NJ	927
1488	4601	9	1 TECUMSEH TRAIL	OAKLAND NJ	929
891	4304	1	31 ALLEN DR	OAKLAND NJ	930
1185	4804	25	126 SEMINOLE AVE	OAKLAND NJ	930
1773	5006	1	39 CAYUGA AVE	OAKLAND NJ	930
608	3905	6	56 ACADEMY CIRCLE	OAKLAND NJ	931
932	4303	36	193 FRANKLIN AVE	OAKLAND NJ	931
1261	4401	45	14 PINE CREST DR	OAKLAND NJ	931
1624	4903	8	44 LOYOLA PL	OAKLAND NJ	932
1846	5004	19	102 MANITO AVE	OAKLAND NJ	932
1368	4506	3	78 LAKESHORE DR	OAKLAND NJ	934
530	3801	104	15 DOGWOOD DRIVE	OAKLAND NJ	935
900	4301	8	51 THACKERAY RD	OAKLAND NJ	935
1587	4902	10	33 LEHIGH WAY	OAKLAND NJ	939
1416	5103	1	172 HIAWATHA BLVD	OAKLAND NJ	939
833	4307	11	14 THACKERAY RD	OAKLAND NJ	940
1299	4504	40	30 CEDAR ST	OAKLAND NJ	940

1834	5004	32	12 MASSASOIT TR	OAKLAND NJ	940
1783	5006	10	14 GERONIMO WAY	OAKLAND NJ	940
1029	4403	9	22 BARNARD DR	OAKLAND NJ	941
1006	4302	19	10 CORNELL PL	OAKLAND NJ	943
1618	4903	7	40 LOYOLA PL	OAKLAND NJ	944
708	3903	40	43 W SHEFFIELD ST	OAKLAND NJ	946
1304	4505	10	8 ROCKAWAY AVE	OAKLAND NJ	946
643	3904	14	41 ACADEMY CIR	OAKLAND NJ	947
199	1501	12	171 LAKESHORE DR	OAKLAND NJ	948
665	3902	19	83 YAWPO AVE	OAKLAND NJ	949
1549	4911	8	14 YALE WAY	OAKLAND NJ	950
801	4101	13	117 YAWPO AVE	OAKLAND NJ	951
278	4701	47	57 MINNEHAHA BLVD	OAKLAND NJ	952
1688	4904	16	23 FORDHAM RD	OAKLAND NJ	953
1456	4602	24	9 CALUMET AVE	OAKLAND NJ	954
207	1501	15	165 LAKESHORE DR	OAKLAND NJ	954
1047	4403	1	11 WELLESLEY DR	OAKLAND NJ	957
98	4803	10	72 CALUMET AVE	OAKLAND NJ	959
596	3801	110	272 RAMAPO VALLEY RD	OAKLAND NJ	960
863	4306	7	84 THACKERAY RD	OAKLAND NJ	960
1590	4909	11	37 RUTGERS DR	OAKLAND NJ	960
872	4307	1	6 WHITTIER LN	OAKLAND NJ	961
1080	4401	11	85 FRANKLIN AVE	OAKLAND NJ	961
1494	4801	24	122 HIAWATHA BLVD	OAKLAND NJ	962
1725	5002	44	69 CARDINAL DR	OAKLAND NJ	963
241	1502	22	120 LAKESHORE DR	OAKLAND NJ	964
710	3903	44	8 ACADEMY CIR	OAKLAND NJ	964
1059	4402	45	6 WELLESLEY DR	OAKLAND NJ	964
340	5102	54	173 HIAWATHA BLVD	OAKLAND NJ	964
1441	4504	24	19 SIOUX AVE	OAKLAND NJ	965
781	4001	1	410 RAMAPO VALLEY RD	OAKLAND, NJ	967
235	1501	25	137 LAKESHORE DR	OAKLAND NJ	970
1231	4803	43	35 OSWEGO AVE	OAKLAND NJ	971
1274	4401	24	6 HIAWATHA BLVD.	OAKLAND NJ	972
1884	5104	1	10 ITHACA PL	OAKLAND NJ	973
854	5004	26	9 MASSASOIT TR	OAKLAND NJ	974
182	1501	57	49 LAKESHORE DR	OAKLAND NJ	975
959	4303	3	12 CARDINAL DR	OAKLAND NJ	975
861	5004	22	118 MANITO AVE	OAKLAND NJ	975
1795	5004	78	5 RAMAPO HILLS BLVD	OAKLAND NJ	975
226	1501	38	101 LAKESHORE DR	OAKLAND NJ	978
1289	4507	30	475 RAMAPO VALLEY RD	OAKLAND NJ	978
240	1503	1	134 LAKESHORE DR	OAKLAND NJ	980
676	3903	82	318 RAMAPO VALLEY RD	OAKLAND NJ	980
1806	5004	52	1 TUSCARORA DR	OAKLAND NJ	980
202	1501	49	73 LAKESHORE DR	OAKLAND NJ	981
588	3903	79	312 RAMAPO VALLEY RD	OAKLAND NJ	982
1375	4507	2	86 LAKESHORE DR	OAKLAND NJ	983
1158	4701	59	27 MINNEHAHA BLVD	OAKLAND NJ	984
1929	5204	51	19 SENECA AVE	OAKLAND NJ	986
796	4101	8	127 YAWPO AVE	OAKLAND NJ	988
997	4303	16	83 CARDINAL DR	OAKLAND NJ	989
484	5008	2	174 LAKESIDE BLVD	OAKLAND NJ	991
1755	5002	52	45 CARDINAL DR	OAKLAND NJ	992

538	3801	107	258&260 RAM VAL RD	149 LONG HILL RD	OAKLAND NJ	996
1018	4402	19	27 BARNARD DR	27 BARNARD DR	OAKLAND NJ	998
1168	4701	56	33 MINNEHAHA BLVD	33 MINNEHAHA BLVD	OAKLAND NJ	998
802	4101	14	115 YAWPO AVE	115 YAWPO AVE	OAKLAND NJ	1,000
258	4401	49	30 SEMINOLE AVE	30 SEMINOLE AVE	OAKLAND NJ	1,000
1031	4402	22	23&23A HIGH MTN RD	23 HIGH MOUNTAIN RD	OAKLAND NJ	1,000
1167	4702	11	34 MINNEHAHA BLVD	34 MINNEHAHA BLVD	OAKLAND NJ	1,000
1567	4901	6	32 LEHIGH WAY	32 LEHIGH WAY	OAKLAND NJ	1,000
1374	4507	1	84 LAKESHORE DR	84 LAKESHORE DR	OAKLAND NJ	1,007
172	5204	17	7 IROQUOIS AVE	7 IROQUOIS AVE	OAKLAND NJ	1,007
1089	4402	38	120 FRANKLIN AVE	120 FRANKLIN AVE	OAKLAND NJ	1,010
269	4401	30	8 SEMINOLE AVE	8 SEMINOLE AVE	OAKLAND NJ	1,011
283	1607	2	162 LAKESHORE DR	162 LAKESHORE DR	OAKLAND NJ	1012
459	4702	38	113 HIAWATHA BLVD	113 HIAWATHA BLVD	OAKLAND NJ	1,013
1851	5104	17	51 SETON HALL DR	51 SETON HALL DR	OAKLAND NJ	1,013
1981	5501	2	62 MONHEGAN AVE	62 MONHEGAN AVE	OAKLAND NJ	1,013
1035	4402	4	9 MT HOLYOKE DR	9 MT HOLYOKE DR	OAKLAND NJ	1,015
1413	5103	2	176 HIAWATHA BLVD	176 HIAWATHA BLVD	OAKLAND NJ	1,015
797	4101	9	125 YAWPO AVE	125 YAWPO AVE	OAKLAND NJ	1,017
263	4401	52	36 SEMINOLE AVE	36 SEMINOLE AVE	OAKLAND NJ	1,020
1615	4909	18	9 SIENNA WAY	9 SIENNA WAY	OAKLAND NJ	1,020
1772	5007	3	13 GERONIMO WAY	13 GERONIMO WAY	OAKLAND NJ	1,020
1311	4503	11	58 LAKESHORE DR	58 LAKESHORE DR	OAKLAND NJ	1,021
1378	4507	4	5 SIOUX AVE	5 SIOUX AVE	OAKLAND NJ	1,021
1349	4504	12	25 ROCKAWAY AVE	25 ROCKAWAY AVE	OAKLAND NJ	1,023
25	1803	8	29 OAK ST	29 OAK ST	OAKLAND NJ	1025
805	4101	17	109 YAWPO AVE	109 YAWPO AVE	OAKLAND NJ	1,025
1325	4701	37	81 MINNEHAHA BLVD	81 MINNEHAHA BLVD	OAKLAND NJ	1,025
729	3903	89	EAST OAK ST	MUNICIPAL BLDG.	OAKLAND, N.J.	1,027
486	5002	51	49 CARDINAL DR	49 CARDINAL DR	OAKLAND NJ	1,027
1865	5104	11	228 HIAWATHA BLVD	228 HIAWATHA BLVD	OAKLAND NJ	1,032
1490	4801	21	114 HIAWATHA BLVD	114 HIAWATHA BLVD	OAKLAND NJ	1,033
1352	4506	10	5 HURON AVE	5 HURON AVE	OAKLAND NJ	1,034
1605	4903	16	25 PRINCETON TERR	25 PRINCETON TERR	OAKLAND NJ	1,035
996	4303	6	4 ROBIN LANE	4 ROBIN LANE	OAKLAND NJ	1,040
309	4804	2	74 SEMINOLE AVENUE	74 SEMINOLE AVE	OAKLAND NJ	1,040
1531	4912	9	14 KIOWA TERR	14 HARVARD WAY	OAKLAND NJ	1,041
1826	5004	47	14 KIOWA TERR	14 KIOWA TERR	OAKLAND NJ	1,042
1493	4801	23	120 HIAWATHA BLVD	120 HIAWATHA BLVD	OAKLAND NJ	1,047
73	4805	4	58 SEMINOLE AVE	58 SEMINOLE AVE	OAKLAND NJ	1,047
873	4305	22	12 MAPLE DR	12 MAPLE DR	OAKLAND NJ	1,047
389	1901	11	15 LAWLOR DRIVE	15 LAWLOR DR	OAKLAND NJ	1,048
884	4306	3	66 THACKERAY RD	66 THACKERAY RD	OAKLAND NJ	1,049
1361	4507	47	44 SIOUX AVE	44 SIOUX AVE	OAKLAND NJ	1,050
1164	4702	50	85 HIAWATHA BLVD	85 HIAWATHA BLVD	OAKLAND NJ	1,053
1629	4904	4	56 LOYOLA PL	56 LOYOLA PL	OAKLAND NJ	1,055
42	3903	7	58 YAWPO AVE	58 YAWPO AVE	OAKLAND NJ	1,056
1284	4504	39	28 CEDAR ST	28 CEDAR ST	OAKLAND NJ	1,057
114	4804	30	158 HIAWATHA BLVD	158 HIAWATHA BLVD	OAKLAND NJ	1,060
1539	4912	6	8 HARVARD WAY	8 HARVARD WAY	OAKLAND NJ	1,061
1956	5007	11	18 CONESTOGA CT	18 CONESTOGA CT	OAKLAND NJ	1,061
174	5204	44	3 MOUNTAIN LAKES ROAD	3 MOUNTAIN LAKES RD	OAKLAND NJ	1,063
1243	4803	31	109 SEMINOLE AVE	109 SEMINOLE AVE	OAKLAND NJ	1,069
498	5204	9	20 ONEIDA AVE	20 ONEIDA AVE	OAKLAND NJ	1,070

675	3903	38	51 W SHEFFIELD ST	51 W SHEFFIELD ST	OAKLAND NJ	1,072
1940	5204	36	7 MOUNTAIN LAKES ROAD	7 MOUNTAIN LAKES RD	OAKLAND NJ	1,072
1041	4403	3	7 WELLESLEY DR	7 WELLESLEY DR	OAKLAND NJ	1,075
639	3903	58	61 WALNUT ST	61 WALNUT ST	OAKLAND NJ	1,076
724	3902	11	61 YAWPO AVE	61 YAWPO AVE	OAKLAND NJ	1,078
1175	4806	31	57 SEMINOLE AVE	57 SEMINOLE AVE	OAKLAND NJ	1,080
493	5004	64	191 LAKESIDE BLVD	191 LAKESIDE BLVD	OAKLAND NJ	1,080
522	3703	28	106 YAWPO AVE	106 YAWPO AVE	OAKLAND NJ	1,081
326	5102	24	88 ONEIDA AVE	88 ONEIDA AVE	OAKLAND NJ	1,086
1397	4601	11	6 TECUMSEH TRAIL	6 TECUMSEH TRL	OAKLAND NJ	1,088
1749	5001	6	58 CARDINAL DR	58 CARDINAL DR	OAKLAND NJ	1,088
925	4301	33	5 BROOK HOLLOW	5 BROOK HOLLOW	OAKLAND NJ	1,090
929	4301	44	4 BROOK HOLLOW	4 BROOK HOLLOW RD	OAKLAND NJ	1,090
1205	4801	16	104 HIAWATHA BLVD	104 HIAWATHA BLVD	OAKLAND NJ	1,093
1316	4505	12	14 ROCKAWAY AVE	14 ROCKAWAY AVE	OAKLAND NJ	1,094
1229	4801	54	21 OSWEGO AVE	21 OSWEGO AVE	OAKLAND NJ	1,095
928	4303	35	195 FRANKLIN AVE	195 FRANKLIN AVE	OAKLAND NJ	1,102
177	5204	47	137 HIAWATHA BLVD	137 HIAWATHA BLVD	OAKLAND NJ	1,103
526	3801	99	37 DOGWOOD DR	37 DOGWOOD DR	OAKLAND NJ	1,104
1237	4803	4	54 CALUMET AVE	54 CALUMET AVE	OAKLAND NJ	1,109
1924	5204	43	5 MOUNTAIN LAKES ROAD	5 MOUNTAIN LAKES RD	OAKLAND NJ	1,109
911	4301	40	12 BROOK HOLLOW	12 BROOK HOLLOW RD	OAKLAND NJ	1,115
1401	4602	15	29 CALUMET AVE	29 CALUMET AVE	OAKLAND NJ	1,117
489	5002	15	34 COLGATE RD	34 COLGATE RD	OAKLAND NJ	1,117
545	3903	5	52 YAWPO AVE	52 YAWPO AVE	OAKLAND NJ	1,118
51	2302	12	213 RAMAPO VALLEY RD.	213 RAMAPO VALLEY RD	OAKLAND NJ	1,119
1060	4402	43	6 MT HOLYOKE DR	6 MT HOLYOKE DR	OAKLAND NJ	1,120
1966	5002	17	31 COLGATE RD	31 COLGATE RD	OAKLAND NJ	1,120
163	5204	24	4 MOUNTAIN LAKES ROAD	4 MOUNTAIN LAKES RD	OAKLAND NJ	1,120
421	2301	7	11 BAILEY AVE	11 BAILEY AVE	OAKLAND NJ	1,122
1786	5003	7	44 SETON HALL DR	44 SETON HALL DR	OAKLAND NJ	1,122
473	4803	5	58 CALUMET AVE	58 CALUMET AVE	OAKLAND NJ	1,128
302	4804	3	11 LEHIGH WAY	11 LEHIGH WAY	OAKLAND NJ	1,128
1937	5204	35	9 MOUNTAIN LAKES ROAD	9 MOUNTAIN LAKES RD	OAKLAND NJ	1,128
822	4305	9	117 THACKERAY RD	117 THACKERAY RD	OAKLAND NJ	1,129
1067	4402	32	92 FRANKLIN AVE	92 FRANKLIN AVE	OAKLAND NJ	1,130
305	4806	10	24 CALUMET AVE	24 CALUMET AVE	OAKLAND NJ	1,130
834	4307	7	30 WHITTIER LANE	30 WHITTIER LN	OAKLAND NJ	1,131
132	4307	4	18 WHITTIER LANE	18 WHITTIER LN	OAKLAND NJ	1,133
592	3903	37	55 W SHEFFIELD ST	55 W SHEFFIELD ST	OAKLAND NJ	1,137
1523	4901	12	5 PRINCETON TERR	5 PRINCETON TERR	OAKLAND NJ	1,137
971	4302	9	26 RUTGERS DR	26 RUTGERS DR	OAKLAND NJ	1,145
563	3903	35	63 W SHEFFIELD ST	63 W SHEFFIELD ST	OAKLAND NJ	1,146
532	3703	38	140 YAWPO AVE	140 YAWPO AVE	OAKLAND NJ	1,148
1822	5004	48	10 KIOWA TERR	10 KIOWA TERR	OAKLAND NJ	1,150
921	4301	34	7 BROOK HOLLOW	7 BROOK HOLLOW RD	OAKLAND NJ	1,151
104	4801	35	79 CALUMET AVE	79 CALUMET AVE	OAKLAND NJ	1,152
1808	5004	50	2 KIOWA TERR	2 KIOWA TERR	OAKLAND NJ	1,154
582	3904	18	19 ACADEMY CIRCLE	19 ACADEMY CIR	OAKLAND NJ	1,155
1208	4806	17	38 CALUMET AVE	38 CALUMET AVE	OAKLAND NJ	1,159
798	4101	10	123 YAWPO AVE	123 YAWPO AVE	OAKLAND NJ	1,160
818	4305	6	125 THACKERAY RD	125 THACKERAY RD	OAKLAND NJ	1,160
857	5004	29	1 MASSASOIT TR	1 MASSASOIT TRL	OAKLAND NJ	1,163
1900	5004	60	32 TUSCARORA DR	32 TUSCARORA DR	OAKLAND NJ	1,166

1747	5002	3	52 RUTGERS DR	52 RUTGERS DR	OAKLAND NJ	1,168
1632	4905	1	6 FORDHAM RD	6 FORDHAM RD	OAKLAND NJ	1,172
106	4804	27	152 HIAWATHA BLVD	152 HIAWATHA BLVD	OAKLAND NJ	1,180
238	1502	21	118 LAKESHORE DR	118 LAKESHORE DR	OAKLAND NJ	1182
946	4303	39	181 FRANKLIN AVE	181 FRANKLIN AVE	OAKLAND NJ	1182
90	4803	8	68 CALUMET AVE	68 CALUMET AVE	OAKLAND NJ	1,183
1594	4902	11	29 LEHIGH WAY	29 LEHIGH WAY	OAKLAND, NJ	1,189
1466	4601	47	490 RAMAPO VALLEY RD	490 RAMAPO VALLEY RD	OAKLAND NJ	1,192
1364	4506	2	74 LAKESHORE DR	74 LAKESHORE DR	OAKLAND NJ	1,193
1622	4908	8	14 COLGATE RD	14 COLGATE RD	OAKLAND NJ	1,198
1272	4401	21	29 FRANKLIN AVE	29 FRANKLIN AVE	OAKLAND NJ	1,201
1233	4803	3	52 CALUMET AVE	52 CALUMET AVE	OAKLAND NJ	1,209
242	1503	6	124 LAKESHORE DR	124 LAKESHORE DR	OAKLAND NJ	1219
1241	4803	6	60 CALUMET AVE	60 CALUMET AVE	OAKLAND NJ	1,221
1566	4910	15	13 YALE WAY	13 YALE WAY	OAKLAND NJ	1,222
152	4903	6	36 LOYOLA PL	36 LOYOLA PL	OAKLAND NJ	1,228
1385	4601	36	9 HIAWATHA BLVD	9 HIAWATHA BLVD	OAKLAND NJ	1,229
1253	4401	37	11 PINE CREST DR	11 PINE CREST DR	OAKLAND NJ	1,233
1589	4901	3	20 LEHIGH WAY	20 LEHIGH WAY	OAKLAND NJ	1,236
1740	5002	2	50 RUTGERS DR	50 RUTGERS DR	OAKLAND NJ	1,236
17	1803	11	17 OAK ST	17 OAK ST	OAKLAND NJ	1238
881	4304	6	19 MAPLE DRIVE	19 MAPLE DR	OAKLAND NJ	1,240
1121	4602	2	6 OSWEGO AVE	6 OSWEGO AVE	OAKLAND NJ	1,240
820	4305	8	121 THACKERAY RD	121 THACKERAY RD	OAKLAND NJ	1,252
474	4803	34	103 SEMINOLE AVE	103 SEMINOLE AVE	OAKLAND NJ	1,259
411	2301	16	16 HEMLOCK ST	16 HEMLOCK ST	OAKLAND NJ	1,260
1742	5001	7	64 CARDINAL DR	64 CARDINAL DR	OAKLAND NJ	1,266
54	2302	10	9 HEMLOCK ST	9 HEMLOCK ST	OAKLAND NJ	1267
1848	5004	16	52 MONHEGAN AVE	52 MONHEGAN AVE	OAKLAND NJ	1,268
841	4306	11	27 WHITTIER LANE	27 WHITTIER LN	OAKLAND NJ	1,277
869	4305	26	18 MAPLE DRIVE	18 MAPLE DR	OAKLAND NJ	1,278
1000	4302	15	38 RUTGERS DR	38 RUTGERS DR	OAKLAND NJ	1,280
1270	4401	35	7 PINE CREST DR	7 PINE CREST DR	OAKLAND NJ	1,284
795	4101	7	129 YAWPO AVE	129 YAWPO AVE	OAKLAND NJ	1,285
1513	4702	19	54 MINNEHABA BLVD	54 MINNEHABA BLVD	OAKLAND NJ	1,286
8	1501	32	119 LAKESHORE DR	119 LAKESHORE DR	OAKLAND NJ	1290
903	4304	5	210 FRANKLIN AVE	210 FRANKLIN AVE	OAKLAND NJ	1,290
135	4305	15	93 THACKERAY RD	93 THACKERAY RD	OAKLAND NJ	1,292
1071	4401	41	21 PINE CREST DR	21 PINE CREST DR	OAKLAND NJ	1,300
234	1503	30	102 LAKESHORE DR	102 LAKESHORE DR	OAKLAND NJ	1304
1784	5007	8	6 CONESTOGA CT	6 CONESTOGA CT	OAKLAND NJ	1,304
1032	4403	10	24 BARNARD DR	24 BARNARD DR	OAKLAND NJ	1,305
1805	5004	37	32 CAYUGA AVE	32 CAYUGA AVE	OAKLAND NJ	1,306
613	3905	10	88 W. SHEFFIELD ST	88 W. SHEFFIELD ST	OAKLAND NJ	1,307
1331	4503	12	45 NOKOMIS AVE	45 NOKOMIS AVE	OAKLAND NJ	1,307
1925	5204	32	15 MOUNTAIN LAKES ROAD	15 MOUNTAIN LAKES RD	OAKLAND NJ	1,314
156	4902	4	53 LOYOLA PL	53 LOYOLA PL	OAKLAND NJ	1,315
1039	4403	4	5 WELLESLEY DR	5 WELLESLEY DR	OAKLAND NJ	1,319
1943	5204	37	2 CHAPEL HILL ROAD	2 CHAPEL HILL RD	OAKLAND NJ	1,320
318	4804	6	80 SEMINOLE AVE	80 SEMINOLE AVE	OAKLAND NJ	1,321
307	4806	11	26 CALUMET AVE	26 CALUMET AVE	OAKLAND NJ	1,325
1595	4910	5	8 SIENNA WAY	8 SIENNA WAY	OAKLAND NJ	1,327
1545	4911	13	13 HARVARD WAY	13 HARVARD WAY	OAKLAND NJ	1,327
652	3904	5	62 W. SHEFFIELD ST	62 W. SHEFFIELD ST	OAKLAND NJ	1,328

1641	4905	9	37 PRINCETON TERR	37 PRINCETON TER	OAKLAND NJ	1,329
876	4306	16	11 WHITTIER LANE	11 WHITTIER LN	OAKLAND NJ	1,330
63	3801	105	7 DOGWOOD DRIVE	7 DOGWOOD DR	OAKLAND NJ	1332
496	5204	38	4 CHAPEL HILL ROAD	4 CHAPEL HILL RD	OAKLAND NJ	1,338
487	5002	6	58 RUTGERS DR	58 RUTGERS DR	OAKLAND NJ	1,340
792	4101	4	167 YAWPO AVE	167 YAWPO AVE	OAKLAND NJ	1341
793	4101	5	163 YAWPO AVE	163 YAWPO AVE	OAKLAND NJ	1348
1787	5004	39	17 TUSCARORA DR	17 TUSCARORA DR	OAKLAND NJ	1,350
400	2302	29	191 RAMAPO VALLEY RD	400 RAMAPO VALLEY RD	OAKLAND NJ	1,356
1990	5501	8	74 MONHEGAN AVE	74 MONHEGAN AVE	OAKLAND NJ	1,356
705	3902	15	71 YAWPO AVE	71 YAWPO AVE	OAKLAND NJ	1357
1548	4911	15	9 HARVARD WAY	9 HARVARD WAY	OAKLAND NJ	1,365
673	3903	46	14 ACADEMY CIRCLE	14 ACADEMY CIR	OAKLAND NJ	1,370
944	4303	1	4 CARDINAL DR	4 CARDINAL DR	OAKLAND NJ	1,379
13	1501	28	127 LAKESHORE DR	127 LAKESHORE DR	OAKLAND NJ	1380
1211	4806	20	38 OSWEGO AVE	38 OSWEGO AVE	OAKLAND NJ	1,380
1638	4903	10	12 TULANE RD	PO BOX 146	OAKLAND NJ	1,380
824	4305	10	113 THACKERAY RD	113 THACKERAY RD	OAKLAND NJ	1,389
1404	4601	8	9 TECUMSEH TRAIL	9 TECUMSEH TRL	OAKLAND NJ	1,390
384	1901	24	31 ASPEN WAY	31 ASPEN WAY	OAKLAND NJ	1,402
1782	5006	2	35 CAYUGA AVE	35 CAYUGA AVE	OAKLAND NJ	1,403
1294	4507	21	499 RAMAPO VLY RD	499 RAMAPO VALLEY RD	OAKLAND NJ	1,408
1633	4908	1	40 PRINCETON TERR	40 PRINCETON TERR	OAKLAND NJ	1,408
1901	5007	12	22 CONESTOGA CT	22 CONESTOGA CT	OAKLAND NJ	1,409
887	4304	7	13 MAPLE DRIVE	13 MAPLE DR	OAKLAND NJ	1,410
1971	5002	18	61 SETON HALL DR	61 SETON HALL DR	OAKLAND NJ	1,411
621	3903	53	71 WALNUT ST	71 WALNUT STREET	OAKLAND NJ	1,419
422	2301	21	34 HEMLOCK ST	34 HEMLOCK ST	OAKLAND NJ	1420
375	1901	37	24 BAILEY AVE	24 BAILEY AVE	OAKLAND NJ	1,422
351	1803	2	41 OAK ST	41 OAK ST	OAKLAND NJ	1436
830	4307	8	110 THACKERAY RD	110 THACKERAY RD	OAKLAND NJ	1,437
164	5204	23	153 HIAWATHA BLVD	153 HIAWATHA BLVD	OAKLAND NJ	1,437
385	1901	18	22 ASPEN WAY	22 ASPEN WAY	OAKLAND NJ	1,450
1464	4601	46	488 RAMAPO VALLEY RD	488 RAMAPO VALLEY RD	OAKLAND NJ	1,452
406	2302	17	8 SPRUCE ST.	8 SPRUCE ST	OAKLAND NJ	1,454
1936	5204	55	7 SENECA AVE	7 SENECA AVE	OAKLAND NJ	1,457
1790	5004	53	4 TUSCARORA DR	4 TUSCARORA DR	OAKLAND NJ	1,458
1468	4602	21	15 CALUMET AVE	15 CALUMET AVE	OAKLAND NJ	1,462
154	4904	2	64 LOYOLA PL	64 LOYOLA PL	OAKLAND NJ	1,464
323	5102	36	211 HIAWATHA BLVD	211 HIAWATHA BLVD	OAKLAND NJ	1,464
999	4302	14	36 RUTGERS DR	36 RUTGERS DR	OAKLAND NJ	1,466
1927	5204	28	10 MOUNTAIN LAKES ROAD	10 MOUNTAIN LAKES RD	OAKLAND NJ	1,469
678	3904	1	3 ACADEMY CIRCLE	3 ACADEMY CR	OAKLAND NJ	1,470
1503	4901	13	7 RUTGERS DR	7 RUTGERS DR	OAKLAND, NJ	1,470
1046	4402	29	82 FRANKLIN AVE	82 FRANKLIN AVE	OAKLAND NJ	1,477
262	4401	26	10 HIAWATHA BLVD	PO BOX 193	OAKLAND NJ	1,479
1219	4803	40	43 OSWEGO AVENUE	43 OSWEGO AVE	OAKLAND NJ	1,481
373	1901	28	15 ASPEN WAY	15 ASPEN WAY	OAKLAND NJ	1,485
1560	4911	2	18 PRINCETON TERR	18 PRINCETON TERR	OAKLAND NJ	1,486
1797	5004	38	36 CAYUGA AVE	36 CAYUGA AVE.	OAKLAND, NJ	1,488
1963	5002	12	28 COLGATE RD	28 COLGATE RD	OAKLAND NJ	1,494
770	4004	6	17 RARITAN RD	PO BOX 7000-17 RARITAN RD	OAKLAND NJ	1497
898	4301	12	71 THACKERAY RD	71 THACKERAY RD	OAKLAND NJ	1,502
256	4401	33	14 SEMINOLE AVE.	14 SEMINOLE AVE	OAKLAND NJ	1,504

947	4303	11	6 MEADOWLARK CT	OAKLAND NJ	1,516
1246	4401	38	15 PINE CREST DR	OAKLAND NJ	1,518
1576	4910	9	16 SIENNA WAY	OAKLAND NJ	1,518
1180	4805	8	66 SEMINOLE AVE	OAKLAND NJ	1,523
433	1801	2	55 W OAKLAND AVE	OAKLAND NJ	1524
1691	4904	18	20 SETON HALL DR	OAKLAND NJ	1,528
972	4302	35	139 FRANKLIN AVE	OAKLAND NJ	1,530
1173	4702	47	95 HIAWATHA BLVD	OAKLAND NJ	1,531
577	3904	3	54 W SHEFFIELD ST	OAKLAND NJ	1,533
1074	4401	16	55 FRANKLIN AVE	OAKLAND NJ	1,542
356	1802	20	38 OAK ST	OAKLAND NJ	1550
619	3905	2	46 ACADEMY CIR	OAKLAND NJ	1,550
355	1802	6	6-8-10-12&14 ELM ST	OAKLAND NJ	1556
1796	5004	40	1 KIOWA TERR	OAKLAND NJ	1,558
1757	5002	47	97 RAMAPO HILLS BLVD	OAKLAND NJ	1,559
1568	4910	11	61 CARDINAL DR	OAKLAND NJ	1,567
190	1501	6	20 SIENNA WAY	OAKLAND NJ	1,568
60	2302	23	185 LAKESHORE DR	OAKLAND NJ	1577
1248	4404	4	45 SPRUCE ST	OAKLAND NJ	1,579
1482	4601	26	32 FRANKLIN AVE	OAKLAND NJ	1,587
1271	4401	23	37 HIAWATHA BLVD	OAKLAND NJ	1,598
1858	5104	22	21 FRANKLIN AVE	OAKLAND NJ	1,599
266	4401	31	41 SETON HALL DR	OAKLAND NJ	1,607
175	5204	31	10 SEMINOLE AVE	OAKLAND NJ	1,608
788	4003	1	16 MOUNTAIN LAKES ROAD	OAKLAND NJ	1,623
758	3907	3	8 ALLERMAN RD	OAKLAND NJ	1,626
1923	5204	29	51 FRANKLIN AVE	OAKLAND NJ	1,627
1712	5001	1	12 MOUNTAIN LAKES RD	OAKLAND NJ	1,634
1543	4901	9	3 ROBIN LANE	OAKLAND NJ	1,639
927	4301	32	5 LOYOLA PL	OAKLAND NJ	1,650
188	1501	5	3 BROOK HOLLOW RD	OAKLAND NJ	1,656
1449	4503	8	187 LAKESHORE DR	OAKLAND NJ	1,670
1982	5501	24	50 LAKESHORE DR	OAKLAND NJ	1,676
1724	5001	3	10 YUMA CT	OAKLAND NJ	1,683
1602	4902	1	38 CARDINAL DR	OAKLAND NJ	1,690
537	3701	27	23 LEHIGH WAY	OAKLAND NJ	1,695
1285	4504	33	25 PAGE DR	OAKLAND NJ	1,703
394	1901	21	455 RAMAPO VALLEY RD	OAKLAND NJ	1,710
46	1704	8	34 ASPEN WAY	OAKLAND NJ	1,712
1830	5004	44	42 W OAKLAND AVE	OAKLAND NJ	1,714
1471	4602	20	17 KIOWA TERR	OAKLAND NJ	1,717
938	4301	45	19 CALUMET AVE	OAKLAND NJ	1,723
332	5102	40	2 BROOK HOLLOW	OAKLAND NJ	1,729
1263	4401	20	203 HIAWATHA BLVD	OAKLAND NJ	1,730
392	1901	20	35 FRANKLIN AVE	OAKLAND NJ	1,733
397	1901	7	30 ASPEN WAY	OAKLAND NJ	1,750
64	4702	15	31 BUTTERNUT CT	OAKLAND NJ	1,755
1649	4904	8	44 MINNEHAHA BLVD	OAKLAND NJ	1,764
1435	4503	2	3 STEVENS PL	OAKLAND NJ	1,771
835	4305	13	38 LAKESHORE DR	OAKLAND NJ	1,781
1722	5001	9	101 THACKERAY RD	OAKLAND NJ	1,790
1575	4910	17	78 CARDINAL DR	OAKLAND NJ	1,791
482	5002	5	9 YALE WAY	OAKLAND NJ	1,806
			56 RUTGERS DR	OAKLAND NJ	1,814

513	3501	75	208 RAMAPO VALLEY RD	OAKLAND NJ	1,820
1170	4702	48	93 HIAWATHA BLVD	OAKLAND NJ	1,822
1680	4907	5	26 SETON HALL DR	OAKLAND NJ	1,825
976	4302	36	137 FRANKLIN AVE	OAKLAND NJ	1,826
663	3903	80	314 RAMAPO VALLEY RD	OAKLAND NJ	1,836
1414	5102	47	189 HIAWATHA BLVD	OAKLAND NJ	1,842
1521	4702	39	111 HIAWATHA BLVD	OAKLAND NJ	1,850
1895	5103	12	198 HIAWATHA BLVD	OAKLAND NJ	1,854
562	3903	63	51 WALNUT ST	OAKLAND NJ	1,865
257	4401	48	28 SEMINOLE AVE	OAKLAND NJ	1,880
1554	4910	13	47 RUTGERS DR	OAKLAND NJ	1,880
1273	4401	4	107 FRANKLIN AVE	OAKLAND NJ	1,883
220	1501	60	39 LAKESHORE DR	OAKLAND NJ	1887
1920	5204	16	11 IROQUOIS AVE	OAKLAND NJ	1,890
391	1901	10	19 BUTTERNUT CT	OAKLAND NJ	1,892
1998	1901	39	BAILEY AVE	OAKLAND NJ	1895
1791	5007	5	5 GERONIMO WAY	OAKLAND NJ	1,895
1476	4601	50	498 RAMAPO VALLEY RD	OAKLAND NJ	1,901
260	4401	32	12 SEMINOLE AVE	OAKLAND NJ	1,907
1297	4504	19	11 ROCKAWAY AVE	OAKLAND NJ	1,915
1836	5004	46	16 KIOWA TERR	OAKLAND NJ	1,935
173	5204	46	141 HIAWATHA BLVD	OAKLAND NJ	1,941
490	5002	49	55 CARDINAL DR	OAKLAND NJ	1,971
180	1501	58	52 ACADEMY CR	OAKLAND NJ	1,987
1947	5204	60	45 LAKESHORE DR	OAKLAND NJ	1,991
1542	4911	12	8 WENONAH AVE	OAKLAND NJ	1,994
1437	4504	25	15 HARVARD WAY	OAKLAND NJ	2,000
974	4302	10	17 SIOUX AVE	OAKLAND NJ	2,041
966	4302	24	28 RUTGERS DR	OAKLAND NJ	2,049
1896	5004	67	9 CARDINAL DR	OAKLAND NJ	2,050
193	1501	9	MUNICIPAL BLDG	OAKLAND NJ	2053
736	3902	4	179 LAKESHORE DR	OAKLAND NJ	2099
1256	4401	43	43 YAWPO AVENUE	OAKLAND NJ	2,105
415	2301	9	18 PINE CREST DR	OAKLAND NJ	2,112
398	1901	22	247 RAMAPO VALLEY RD	OAKLAND NJ	2,155
1138	4702	1	38 ASPEN WAY	OAKLAND NJ	2,165
450	3401	55	63 HIAWATHA BLVD	OAKLAND NJ	2,167
1238	4801	45	160 RAMAPO VALLEY RD	OAKLAND NJ	2,200
912	4301	24	55 CALUMET AVE	OAKLAND NJ	2,210
1582	4909	12	196 FRANKLIN AVE	OAKLAND NJ	2,255
1293	4504	20	55 RUTGERS DR	OAKLAND NJ	2,258
1993	5501	19	9 ROCKAWAY AVE	OAKLAND NJ	2,271
768	4004	7	9 PIMA CT	OAKLAND NJ	2287
31	3801	106	13 RARITAN RD	OAKLAND NJ	2318
1824	5004	43	3 DOGWOOD DR	OAKLAND NJ	2,321
886	4301	17	13 KIOWA TERR	OAKLAND NJ	2,338
36	3903	42,48	46 ALLEN DR	OAKLAND NJ	2,365
1932	5204	41	101 E OAK ST #E-3	OAKLAND NJ	2,379
1977	5004	61	3 CHAPEL HILL RD	OAKLAND NJ	2,425
1837	5004	45	36 TUSCARORA DR	OAKLAND NJ	2,427
866	4306	14	21 KIOWA TERR	OAKLAND NJ	2,434
1916	5103	3	17 WHITTIER LN	OAKLAND NJ	2,434
43	3903	86	178 HIAWATHA BLVD	OAKLAND NJ	2,444
			330 RAMAPO VLLY RD	OAKLAND NJ	

1996	5501	17	8 PIMA CT	8 PIMA CT	OAKLAND NJ	2,526
426	2401	5	175 RAMAPO VALLEY RD	175 RAMAPO VALLEY RD	OAKLAND, NJ	2624
1296	4503	9	54 LAKESHORE DR	54 LAKESHORE DR	OAKLAND NJ	2,774
178	5204	30	14 MOUNTAIN LAKES ROAD	14 MOUNTAIN LAKES RD	OAKLAND NJ	2,775
446	2601	9	22 RAMAPO VALLEY RD	22 RAMAPO VALLEY RD	OAKLAND NJ	2905
516	3501	78	228 RAM VALLEY RD	228 RAMAPO VALLEY RD	OAKLAND NJ	2,942
21	1802	9	2 OAK ST	341 RAMAPO VALLEY RD	OAKLAND NJ	2943
401	2302	28	195 RAMAPO VALLEY RD	195 RAMAPO VALLEY RD	OAKLAND, NJ	2,988
53	2302	24	29 SPRUCE ST	29 SPRUCE ST	OAKLAND NJ	3,118
289	1708	5	12 TERHUNE ST	20 PINECREST DR	OAKLAND NJ	3391
1989	5501	41	111 MANITO AVE	111 MANITO AVE	OAKLAND NJ	3,567
479	4804	19	114 SEMINOLE AVE (R.O.W.)	114 SEMINOLE AVE	OAKLAND NJ	3,809
597	3801	111	25 DOGWOOD DR	25 DOGWOOD DR	OAKLAND NJ	3835
512	3501	74	204 RAMAPO VALLEY RD	14 COBBLESTONE CT	OAKLAND NJ	3,967
1944	5204	40	8 CHAPEL HILL ROAD	8 CHAPEL HILL RD	OAKLAND NJ	4,172
1578	4901	1	117 FRANKLIN /7 LOYOLA PL	11 LOYOLA PL	OAKLAND NJ	4600
593	4504	35	451-3-5-7 RAM VAL RD	581 RAMAPO VALLEY RD	OAKLAND NJ	5520
787	4003	2	2 SHELTER LANE	2 SHELTER LANE	OAKLAND NJ	5574
254	1803	19	315 RAM VALLEY RD	315 RAMAPO VALLEY RD	OAKLAND NJ	6103
349	1802	18	32 OAK ST	32 OAK ST	OAKLAND NJ	7090
507	3401	61	186 RAMAPO VALLEY RD	186 RAMAPO VALLEY RD	OAKLAND NJ	7581
711	3903	42,14	I-3 EAST OAK STREET	101 E OAK ST UNIT I-3	OAKLAND NJ	8,313
427	2401	6	169 RAMAPO VALLEY RD	175 RAMAPO VALLEY RD.	OAKLAND NJ	8720
424	2401	7	155 RAMAPO VALLEY RD	155 RAMAPO VALLEY RD	OAKLAND NJ	9656
162	5204	25	145 HIAWATHA BLVD	MUNICIPAL PLAZA	OAKLAND, NEW JERSEY	12,500
357	1802	8	345-349 RAM VAL RD	PO BOX 175	OAKLAND NJ	17842
301	2701	1	14 POST ROAD	14 POST RD	OAKLAND NJ	19,090
215	1501	65	29 LAKESHORE DR	MUNICIPAL BLDG	OAKLAND, NJ	no data
282	1607	1	LAKESHORE DR	MUNICIPAL BLDG	OAKLAND NJ	no data
295	1707	2	W OAKLAND AVE	15 TERHUNE ST	OAKLAND, NJ	no data
287	1708	2	RAMAPO VALLEY ROAD	MUNICIPAL PLAZA	OAKLAND, N.J.	no data
291	1709	1	399 RAMAPO VALLEY RD	MUNICIPAL BLDG.	OAKLAND, N.J.	no data
20	1802	12	OAK ST	MUNICIPAL BLDG	OAKLAND NJ	no data
358	1802	21	OAK ST	MUNICIPAL BLDG	OAKLAND NJ	no data
359	1802	22	OAK ST	MUNICIPAL BLDG	OAKLAND NJ	no data
353	1803	1	OAK ST	MUNICIPAL BLDG	OAKLAND NJ	no data
252	1803	15	OAK ST	MUNICIPAL BLDG	OAKLAND NJ	no data
251	1803	17	OAK ST RAM VAL RD	MUNICIPAL BLDG	OAKLAND NJ	no data
348	1803	18	RAMAPO VALLEY RD	MUNICIPAL BLDG	OAKLAND NJ	no data
28	1803	20	MUNICIPAL PLAZA	MUNICIPAL BLDG	OAKLAND NJ	no data
1999	1901	1	71 OAK STREET	71 OAK ST	OAKLAND NJ	no data
386	1901	12	RECREATION FIELD	MUNICIPAL BLDG	OAKLAND NJ	no data
378	1901	14	279 RAMAPO VALLEY RD.	279 RAMAPO VALLEY RD	OAKLAND NJ	no data
377	1901	38	277 RAMAPO VALLEY RD	1 MUNICIPAL PLAZA	OAKLAND NJ	no data
86	2301	1	30 BAILEY AVE	30 BAILEY AVE	OAKLAND NJ	no data
423	2301	2	WHITE BIRCH PARK	237 RAMAPO VALLEY RD	OAKLAND, NJ	no data
416	2301	18	WHITE BIRCH PARK	237 RAMAPO VALLEY RD	OAKLAND NJ	no data
419	2301	19	24 HEMLOCK ST	24 HEMLOCK ST	OAKLAND NJ	no data
420	2301	20	28 HEMLOCK ST	28 HEMLOCK ST	OAKLAND NJ	no data
76	2301	22	30 HEMLOCK ST	30 HEMLOCK ST	OAKLAND NJ	no data
85	2302	1	38 HEMLOCK ST	38 HEMLOCK ST	OAKLAND NJ	no data
83	2302	4	SANDY BEACH	10 GROVE ST	OAKLAND NJ	no data
50	2302	14	66 SPRUCE ST	MUNICIPAL BLDG	OAKLAND, NJ	no data
			207 RAMAPO VALLEY RD	207 RAMAPO VALLEY RD	OAKLAND NJ	no data

407	2302	15	RAMAPO VALLEY RD	RAMAPO VALLEY RD	OAKLAND NJ	no data
59	2302	22	51 SPRUCE ST	51 SPRUCE ST	OAKLAND NJ	no data
431	2401	1	121 RAMAPO VALLEY RD	ONE MUNICIPAL PLAZA	OAKLAND NJ	no data
430	2401	2	REAR-RAM VAL RD	341 RAMAPO VALLEY RD	OAKLAND NJ	no data
429	2401	4	FRONT-RAM VAL RD	341 RAMAPO VALLEY RD	OAKLAND NJ	no data
299	2704	1	21 POST ROAD	90 MARTHA PL	OAKLAND NJ	no data
342	2901	4	BACK-WAYNE LINE	MUNICIPAL BLDG	OAKLAND, NJ	no data
341	2901	5	BACK-WAYNE LINE	MUNICIPAL BLDG.	OAKLAND, N.J.	no data
440	3001	10	164 LONG HILL RD	164 LONG HILL RD	OAKLAND NJ	no data
438	3001	11	174 LONG HILL RD	174 LONG HILL RD	OAKLAND NJ	no data
531	3703	39	150 YAWPO AVENUE	160 YAWPO AVE	OAKLAND NJ	no data
30	3703	40	160 YAWPO AVE.	160 YAWPO AVE	OAKLAND NJ	no data
504	3703	55	172 YAWPO AVE	172 YAWPO AVE	OAKLAND NJ	no data
32	3801	101	25 DOGWOOD DRIVE	25 DOGWOOD DR	OAKLAND NJ	no data
598	3801	112	RAMAPO VILLY RD	MUNICIPAL PLAZA	OAKLAND, NJ	no data
757	3902	3	25 YAWPO AVE	MUNICIPAL BLDG	OAKLAND NJ	no data
548	3902	9	YAWPO AVE	5 BRANDYWINE PL	OAKLAND NJ	no data
697	3903	10	64 YAWPO AVE	64 YAWPO AVE	OAKLAND NJ	no data
550	3903	42.07	B-2 EAST OAK STREET	101 E OAK ST UNIT B-2	OAKLAND NJ	no data
721	3903	42.56	C-6 EAST OAK STREET	101 E OAK ST UNIT C-6	OAKLAND NJ	no data
783	4003	3	155 ROUTE 208	2 SHELTER LANE	OAKLAND NJ	no data
776	4005	3	1 RARITAN RD	1 RARITAN RD	OAKLAND NJ	no data
811	4101	1	97 YAWPO AVE	97 YAWPO AVE	OAKLAND NJ	no data
128	4301	1	29 THACKERAY RD	29 THACKERAY RD	OAKLAND NJ	no data
957	4302	29	153 FRANKLIN AVE	153 FRANKLIN AVE	OAKLAND NJ	no data
962	4303	9	FRANKLIN AVE	MUNICIPAL BLDG	OAKLAND NJ	no data
964	4303	13	2 MEADOWLARK CT	2 MEADOWLARK CT	OAKLAND NJ	no data
983	4303	17	17 WILSON ST	17 WILSON ST	OAKLAND NJ	no data
952	4303	28	BACK LAKESIDE BLVD	55 LAKESIDE BLVD	OAKLAND NJ	no data
951	4303	33	19 HOBBY LANE	13 HOBBY LN	OAKLAND NJ	no data
942	4303	34	13 HOBBY LANE	13 HOBBY LANE	OAKLAND, NJ	no data
1086	4401	18	FRANKLIN AVE-R O W	51 FRANKLIN AVE	OAKLAND NJ	no data
1290	4502	4	32 LAKESHORE DR	32 LAKESHORE DR	OAKLAND NJ	no data
1283	4508	3	439 RAMAPO VLY RD	MUNICIPAL PLAZA	OAKLAND NJ	no data
1282	4508	4	CEDAR ST	MUNICIPAL PLAZA	OAKLAND, NJ	no data
1133	4601	4	TECUMSEH TRAIL	MUNICIPAL BLDG.	OAKLAND, N.J.	no data
1384	4601	39	3 & 5 FRANKLIN AVE	MUNICIPAL BLDG	OAKLAND NJ	no data
1388	4601	41	RAMAPO VALLEY RD	42 HIAWATHA BLVD	OAKLAND NJ	no data
1409	4602	13	CALUMET AVE	MUNICIPAL BLDG	OAKLAND NJ	no data
1389	4602	30	23 SEMINOLE AVE	27 SEMINOLE AVE	OAKLAND, NJ	no data
1390	4602	31	19 SEMINOLE AVE	PO BOX 272	OAKLAND NJ	no data
1454	4602	32	SEMINOLE AVE	PO BOX 272	OAKLAND NJ	no data
1455	4602	33	SEMINOLE-HIAWATHA	MUNICIPAL PLAZA	OAKLAND, NJ	no data
1403	4602	45	SEMINOLE AVE	PO BOX 272	OAKLAND NJ	no data
1320	4701	42	69 MINNEHAHA BLVD	69 MINNEHAHA BLVD	OAKLAND NJ	no data
1139	4701	64	11 MINNEHAHA BLVD.	11 MINNEHAHA BLVD	OAKLAND NJ	no data
1137	4701	65	9 MINNEHAHA BLVD.	9 MINNEHAHA BLVD	OAKLAND NJ	no data
1500	4802	1	HIAWATHA BLVD	MUNICIPAL BLDG	OAKLAND NJ	no data
110	4803	17	CALUMET AVE	140 HIAWATHA BLVD	OAKLAND NJ	no data
1491	4803	18	HIAWATHA BLVD	MUNICIPAL BLDG	OAKLAND, NJ	no data
1428	4803	19	140 HIAWATHA BLVD	MUNICIPAL BLDG	OAKLAND, NJ	no data
1968	5002	25	58 RAMAPO HILLS BLVD	58 RAMAPO HILLS BLVD	OAKLAND NJ	no data
1753	5002	29	RAM HILLS BLVD ROW	88 RAMAPO HILLS BLVD	OAKLAND NJ	no data
1696	5002	38	LAKESIDE BLVD	115 LAKESIDE BLVD	OAKLAND NJ	no data

2001	5005	5	146 MANITO AVE	MUNICIPAL BLDG	OAKLAND NJ	no data
1825	5005	9	31 MASSASOIT TR	31 MASSASOIT TR	OAKLAND NJ	no data
1694	5012	2	76 LAKESIDE BLVD	76 LAKESIDE BLVD	OAKLAND NJ	no data
1695	5012	3	84 LAKESIDE BLVD	84 LAKESIDE BLVD	OAKLAND NJ	no data
1888	5102	32	HIAWATHA BLVD	MUNICIPAL BLDG	OAKLAND NJ	no data
167	5204	18	5 IROQUOIS AVE	5 IROQUOIS AVE	OAKLAND NJ	no data
84	2301	24	HEMLOCK ST	MUNICIPAL PLAZA	OAKLAND, N.J.	no data

APPENDIX E – Bi-County Settlement

FILED

SEP 26 2001

**JONATHAN N. HARRIS
J.S.C.**

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P.O. Box 507
Hawthorne, New Jersey 07507
Tel (973) 423-0100
Attorneys for Plaintiff, PINNACLE COMMUNITIES LTD.

**PINNACLE COMMUNITIES LTD.
and BI-COUNTY DEVELOPMENT
CORPORATION,**

Plaintiffs,

vs.

**BOROUGH OF OAKLAND and
TOWNSHIP OF WAYNE,**
Defendants.

**BAKER RESIDENTIAL, L.P., and
THOMJAC, INC.,**

Plaintiffs,

vs.

**BOROUGH OF OAKLAND and
TOWNSHIP OF WAYNE,**
Defendants.

) SUPERIOR COURT OF NEW JERSEY
) LAW DIVISION
) BERGEN COUNTY

) DOCKET NO.: BER-L-8348-99
) (Consolidated With BER-L-2444-00)
) Civil Action
) (Mount Laurel)

ORDER OF FINAL JUDGMENT

THIS MATTER having come before the Court on the date designated for trial and the parties having filed cross-motions for summary judgment, Jerome A. Vogel Esq., of Jeffer, Hopkinson & Vogel, appearing on behalf of Pinnacle Communities Ltd.; David R. Oberlander, Esq., of Flaster Greenberg, appearing on behalf of B

County Development Corp., Michael B. Kates, Esq., of Nashel Kates, Nussma; Rapone, Ellis & Traum, appearing on behalf of Baker Residential; Joseph V MacMahon, Esq., of Struble, Ragno, Petrie, Spinato, Bonanno, MacMahon, & Conte appearing on behalf of the Borough of Oakland; Joseph J. Maraziti, Jr., Esq., of Maraziti, Falcon & Healey, appearing on behalf of the Township of Wayne; and Laurence R. Maddock, Esq., of Waters, McPherson & McNeill, appearing on behalf of Pines Lake Association; and it appearing that no genuine issue of material fact exists, the Court having considered the pleadings, briefs, documents and argument submitted by respective counsel; and for good cause as enunciated in the Court oral opinion on the record on September 5, 2001;

IT IS, on this 26 day of SEPTEMBER, 2001,

ORDERED, that judgment be and hereby is entered as follows:

ORDERED, that the Township of Wayne has a constitutional obligation to accept all waste water effluent from plaintiffs' qualifying inclusionary developments, or either of them, by means of the alternate Pinnacle service option described in a December 2000 report of Daniel D. Kelly as modified by deposition of May 8, 2001, and as reasonably modified in the future based upon engineering requirements, if any; and it is further

ORDERED, that the Township of Wayne take all necessary municipal action to permit its acceptance of all waste water effluent from plaintiffs' qualifying inclusionary developments by means of the alternate Pinnacle service option described in a December 2000, report of Daniel D. Kelly as modified by deposition

on May 8, 2001, and as reasonably modified in the future based upon engineering requirements.

That the foregoing mandatory injunction, (mandamus), is conditioned on the following:

(A) Final unappealed COAH substantive certification of a housing element and fair share plan for the Borough of Oakland that includes either or both of plaintiffs' inclusionary developments.

(B) Final unappealed approval by all Federal and State regulatory agencies having jurisdiction over the Township of Wayne's waste water infrastructure, including, but not necessarily limited to, the New Jersey Department of Environmental Protection, and any funding agencies, if any.

(C) Receipt of final and unappealed land use development approvals under the Municipal Land Use Law.

(D) This judgment shall not preclude any party from appearing in opposition to the plaintiffs' projects in any forum lawfully available, including but not limited to the Council On Affordable Housing, the New Jersey Department of Environmental Protection, and the Borough of Oakland Planning Board.

ORDERED, that an interlocal service agreement shall be executed and delivered between the Borough of Oakland and the Township of Wayne to provide for reasonable non-discriminatory fees and charges in relation to the plaintiff connection to the Township of Wayne's waste water infrastructure; and it is further:

ORDERED, that the governing bodies of the Township of Wayne and the Borough of Oakland shall work with all deliberate speed to negotiate, execute an

to deliver said interlocal service agreement no later than December 31, 2001, and shall permit input from and cooperate with plaintiffs during the municipal negotiation; and it is further

ORDERED, that the interlocal service agreement, (or if the parties agree in a separate agreement or agreements) include by way of illustration but not limitation the following:

(A) the ownership of the 1 to 2 mile pipeline described in the alternate Pinnacle service option, the expense of construction and the expense of construction oversight (inspection by Wayne's construction experts), repair and replacement issues and the costs thereof, the allowance if any for other connections to this pipeline (the Court neither requiring nor prohibiting other connectivity); and

(B) References and issues concerning connection fees and user fees with deference to debt service and other fiscal matters relating to the sanitary sewer system of the Township of Wayne.

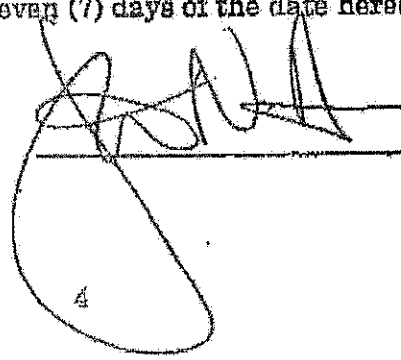
ORDERED, that the Court does not retain jurisdiction but remains available pursuant to the Rules of Court for applications in aid of litigants' rights.

ORDERED, that there shall be no reallocation of costs for attorney's fees to any party; and it is further

ORDERED, that a copy of this Order shall be served upon all attorneys of record in the within matter within seven (7) days of the date hereof.

This motion was:

~~___ Opposed~~
~~___ Unopposed~~



J.S.C