

Pequannock Township
Application of Site Plan

Applicant's Name: _____

Fee Paid: _____

Date Received: _____

Escrow Paid: _____

Date Received: _____

DO NOT WRITE ABOVE THIS LINE

1. Applicant's Name, Address and Telephone Number: _____

403 Newark Pompton Turnpike , LLC, 1000 Anderson Ave, Suite 2, Fort Lee NJ 07024, 201-566-1150

2. Present Owner's Name, Address and Telephone Number: _____

403 Newark Pompton Turnpike , LLC, 1000 Anderson Ave, Suite 2, Fort Lee NJ 07024, 201-566-1150

3. Attorney's Name, Address and Telephone Number: _____

Lindsay R. Janel, Esq., 260 Wanaque Avenue, Pompton Lakes NJ 07442, 973-513-9802

4. Location of Site: _____ Street: 403-411 Newark Pompton Turnpike

Block: 3301 Lot: 44 Zoning: R-11

5. Area of tract: 29,971 in SF
Ground floor area of all structures 4,347 in SF
Percentage of lot coverage by all buildings 14.5 %
Area of building and pavement 5,789 in SF
Percentage of lot coverage by all buildings and pavement 19.3 %

6. Lot specifics as provided on plan:
Are any variances requires? YES ☒ NO ☐
Lot width: N/A Front yard setback 68.3 FT / 126.8 FT
Side yard setbacks N/A Rear yard setbacks 30.9 FT / 30.7 FT
Percentage of front yard used for parking +/-12 %
Buffers provided: YES ☒ NO ☐
Parking spaces provided 1
Loading spaces provided 1

7. Has this tract been involved in a prior application before the Planning Board or the Zoning Board of Adjustment? YES ☐ NO ☒

If yes, Name of Board _____

Type of Application _____

Action Taken _____

8. List intended use of the site: Gas Station and Deli/Convenience Store

9. Does lot have frontage on a public street or ROW?

YES ☒

NO

Property is located on a _____ Municipal, ☒ County
or _____ State Road. (check all that apply)

10. Number of buildings or structures existing 2, proposed 2.

11. Are there any existing covenants or deed restrictions on the property?

YES

NO ☒

If Yes, Describe: _____

12. Are there are streams, ponds, ditches or wetlands on or adjoining the proposed
Subdivision? YES _____ NO ☒

13. Is the property located in the 100 year Floodplain or floodway as shown on the
FEMA Maps dated July 3, 1986? YES _____ NO ☒

14. Name, Address and Title of person preparing the plats and exhibits presented:

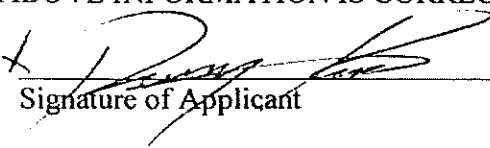
Engineering: Thomas A. Boorady PE, President
Darmofalski Engineering Associates
86 Newark Pompton Turnpike
Riverdale, NJ 07457

Architect: James P. Cutillo, RA
James P. Cutillo Associates
593 Newark Pompton Turnpike
Pompton Plains, NJ 07444

15. List all the plans and other exhibits submitted with this application: _____

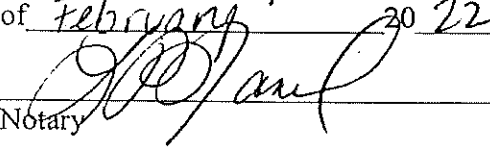
Site Plans, Photo Exhibit, Architectural Plan, Waiver Request

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS CORRECT TO THE
BEST OF MY KNOWLEDGE.


Signature of Applicant

Sworn to and Subscribed

Before me this 19 day
of February 2022.


Notary

Lindsay R. Janel, Esq.
An Attorney at Law in New Jersey

PEQUANNOCK TOWNSHIP
APPLICATION FOR VARIANCE

Applicant's Name: _____

Fee Paid: _____ Date Received: _____

Escrow Paid: _____ Date Received: _____

DO NOT WRITE ABOVE THIS LINE

1. Applicant's Name, Address and Telephone Number: _____
403 Newark Pompton Turnpike , LLC, 1000 Anderson Ave, Suite 2, Fort Lee NJ 07024, 201-566-1150

2. Present Owner's Name, Address and Telephone Number: _____
403 Newark Pompton Turnpike , LLC, 1000 Anderson Ave, Suite 2, Fort Lee NJ 07024, 201-566-1150

3. Attorney's Name, Address and Telephone Number: _____
Lindsay R. Janel, Esq., 260 Wanaque Avenue, Pompton Lakes NJ 07442, 973-513-9802

4. N.J.S.A. 40:55D-70

_____ (a) Review of Order _____ (b) Interpretation
☒ (c) Hardship or C(2) Variance ☒ (d) Use Variance

5. Permission to: _____ (a) Alter or add to an existing building
(Check applicable) _____ (b) Construct a new building on vacant land
☒ (c) Change from existing use
_____ (d) Subdivide land creating one or more
nonconforming lots
_____ (e) Other

6. Proposed building or use is contrary to the following sections of the Zoning Ordinance:

Section	Brief Description
316-13 A. (1)	Gas Station and Deli/Convenience Store, where it is prohibited
_____	_____
_____	_____
_____	_____

7. Location of Lot: Number and Street: 403-411 Newark Pompton Turnpike

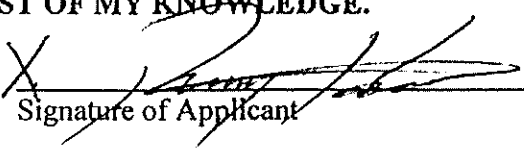
Block 3301 Lot 44 Zoning R-11

8. Dimensions of Lot 0.69 acres 29,971 square feet
Front yard setback 88.3 ft / 126.8 ft Rear yard setback 30.0 ft / 30.7 ft
Side yard setback N/A and N/A
Lot depth 133.70 ft / 244.61 ft Lot width N/A
9. Do lots have frontage on a public street or ROW?
Yes ☒ No ☐
Property is located on a ☐ Municipal, ☒ County or
☐ State Road. (Check all that apply)
10. Has tract been involved in a prior application before the Zoning Board of
Adjustment or the Planning Board? Yes ☐ No ☒
If Yes, name of Board _____
Type of Application _____
Action Taken _____
11. Number of buildings or structures existing 2, proposed 2
Ground floor area of all structures 4,347 SF
Dimensions of proposed addition 0 SF square feet.
12. Have efforts been made to acquire additional land to be joined with the
subject premises? Explain: No
13. Are there any existing covenants or deed restrictions on the property?
Yes ☐ No ☒ If Yes, Describe: _____
14. Is the property located in the 100 year Floodplain or Floodway as shown
on the FEMA Maps dated July 3, 1986? Yes ☐ No ☒
15. Name, Address and Title of person preparing the plats and exhibits
presented: Thomas A. Boorady PE, President, Darmofalski Engineering Associates
86 Newark Pompton Turnpike, Riverdale, NJ 07457
16. List all the plans and other exhibits submitted with this application:
Site Plans, Photo Exhibit, Architectural Plan, Waiver Request

17. Explain reasons why relief should be granted (attach narrative giving complete factual and legal contentions)

Please see attached planners report.

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS
CORRECT TO THE BEST OF MY KNOWLEDGE.

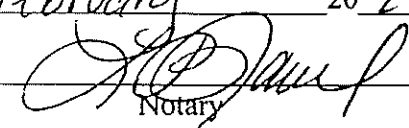


Signature of Applicant

Sworn to and Subscribed

Before me this 19 day

of February 20 22



Notary

Lindsay R. Janel, Esq.
An Attorney at Law in New Jersey

TOWNSHIP OF PEQUANNOCK

SUPPLEMENT TO VARIANCE APPLICATION

The following questions are necessary for the Health Department's review of your application. The completed form will also be made available to the Board of Adjustment prior to the hearing date. Filling out this form completely and accurately will facilitate the application process and is required for your application to be deemed complete.

Property Owner(s) 403 Newark Pompton Turnpike , LLC

Address: 1000 Anderon Ave, Suite 2, Fort Lee NJ 07024

Block 3301 Lot 44

Property to Sewered (☐) Property is on Septic (☒)

Number of bedrooms presently in structure (0)

Number of bedrooms to be added (0)

Number of bedrooms to be deleted (0)

Total number of bedrooms when project is completed (0)

Size of Septic (if known) _____

Type and size of disposal field (if known) _____

Please enclose an up to date plot plan or survey with this form. This survey should include all structures located on the property as well as any easements. The location of all septic system components must also be shown on the survey. The Health Department may have information that will assist you. Please contact them with your inquiries.

Block 3301 Lot 44

TOWNSHIP OF PEQUANNOCK
APPLICATION FOR SIGN APPROVALS AND SIGN VARIANCE

Note to applicant: Fifteen (15) copies of the application and supporting documentation must be submitted with an application fee which is calculated by multiplying the area of the sign times four (4), plus escrow fee of \$750.

Supporting documentation required:

- (a) complete sign application
- (b) drawing of proposed sign(s) with signature of person preparing sign
- (c) copy of site plan or drawing of building façade indicating location of proposed sign(s)
- (d) photograph of existing signs if needed to indicate consistency.

Block 3301 Lot 44

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Block 3301 Lot 44

Applicant's Name: 403 Newark Pompton Turnpike, LLC

Address: 403-411 Newark Pompton Turnpike

Name of Business: 403 Newark Pompton Turnpike, LLC

Business Address: 1000 Anderson Ave, Suite #2, Fort Lee NJ 07024

Daytime Telephone No. 201-566-1150

Description of Proposed Signs

Sign I

1. Is the proposed sign attached or free standing? Free-Standing (Below Gas Price Sign)
2. What are the dimensions? 1'-4" x 4'-4"
3. If attached, what is the area of the store front or building front? N/A
4. If free standing, how high is the sign? 14 ft. Attached below gas price sign
5. If free standing, what is the distance to the right of way? +/-1.4 ft
6. What type of sign lighting is proposed? Internal Illumination

Sign II

1. Is the proposed sign attached or free standing? Attached
2. What are the dimensions? 12'-0" x 2'-0"
3. If attached, what is the area of the store front or building front? +/-650 SF
4. If free standing, how high is the sign? 10.3 ft
5. If free standing, what is the distance to the right of way? N/A
6. What type of sign lighting is proposed? Internal Illumination

Signature of Applicant _____

Date: _____

Block 3301 Lot 44

Owner's Name: 403 Newark Pompton Turnpike, LLC

Owner's Address: 1000 Anderson Ave, Suite #2, Fort Lee, NJ 07024

Daytime Telephone No. 201-566-1150

1. What is the total number of existing signs? 2
2. How many of these are free standing signs? 2
3. Are there existing signs to be removed? 0
4. Which sign(s) will be removed? N/A
5. How many businesses are at this location? 2
6. Are there vacant areas which will be occupied at a later date? No
7. What is the sum of: existing signs that will remain, proposed signs, and signs that may be required for a future tenant that will occupy currently vacant spaces?
Three (3) existing for the gasoline station. One (1) to be re-purposed for the deli/convenience store and Two (2) more are proposed for the deli/convenience store
8. What is the total area of all attached signs (existing that will remain, proposed and planned)? 114 SF (building and canopy mounted)
9. What is the total area of all free standing signs(existing that will remain, proposed and planned)? 77 SF (gas price and light-pole mounted)
10. How are free standing signs to be landscaped? Existing landscaping to remain. See photo exhibit

Signature of Owner: _____

Date: _____