

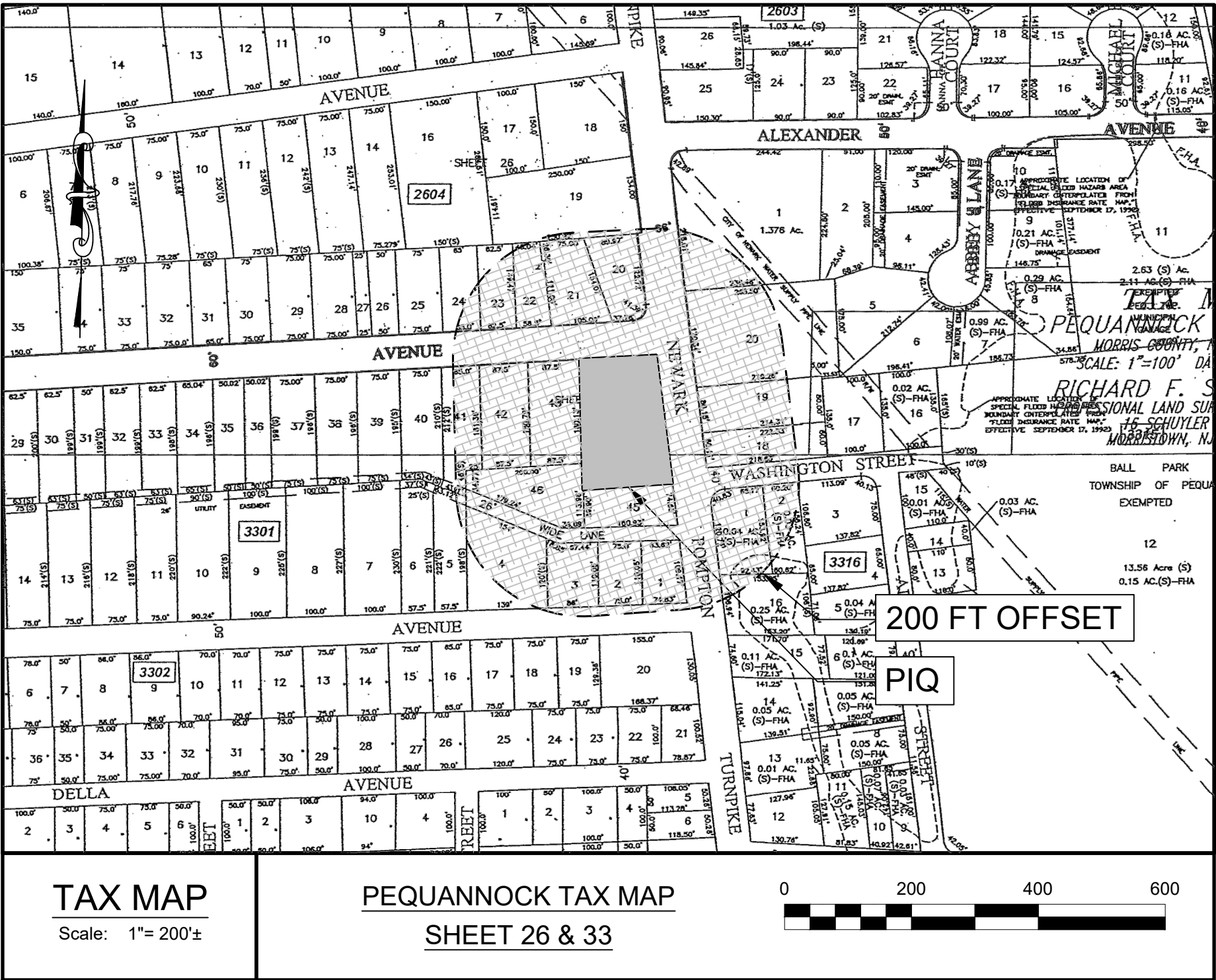
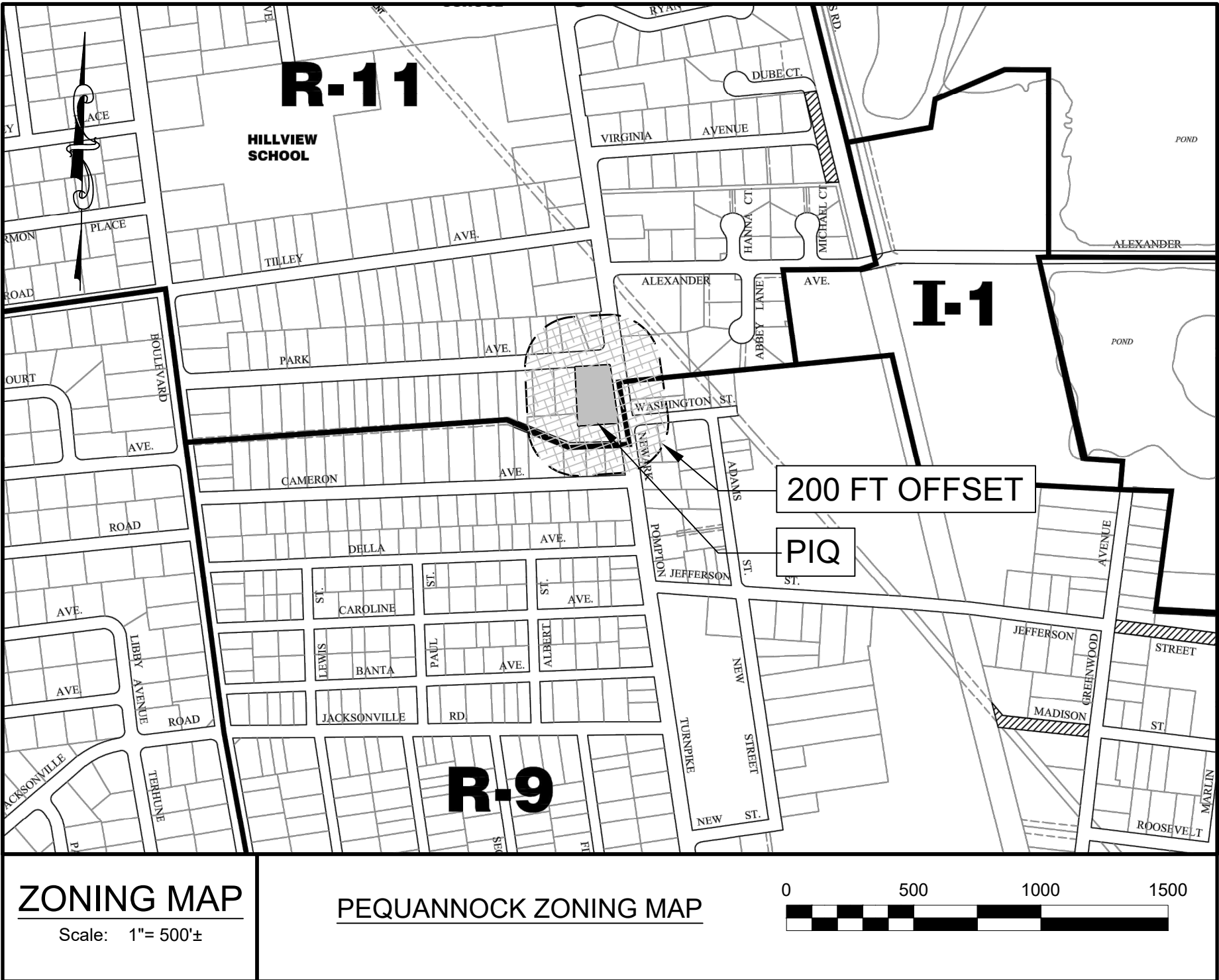
PRELIMINARY AND FINAL MAJOR SITE PLAN WITH USE VARIANCE

#403-#411 NEWARK POMPTON TPKE, BLOCK 3301, LOT 44

situated in the

TOWNSHIP OF PEQUANNOCK, COUNTY OF MORRIS, NEW JERSEY

Darmofalski Engineering Associates, Inc.



AGENCY APPROVALS REQUIRED

- MORRIS COUNTY PLANNING DEPARTMENT
- TOWNSHIP OF PEQUANNOCK BUILDING DEPARTMENT
- TOWNSHIP OF PEQUANNOCK HEALTH DEPARTMENT
- LOCAL UTILITIES (AS REQ'D)

200 FT NOTIFICATION LIST

BLOCK	LOT	PROPERTY LOCATION	OWNER'S NAME	OWNER'S ADDRESS
3301	44	411 TURNPIKE	403 NEWARK POMPTON TURNPIKE LLC	411 TURNPIKE, POMPTON PLAINS, NJ 07444
2604	20	435 TURNPIKE	POTENZA, JOHN C & ELIZABETH C	435 TURNPIKE, POMPTON PLAINS, NJ 07444
2604	21	4 PARK AVE	GURKA, EDWARD T & JANET	4 PARK AVE, POMPTON PLAINS, NJ 07444
2604	22	6 PARK AVE	MC CABE, GEORGE & JEANNE	6 PARK AVE, POMPTON PLAINS, NJ 07444
2604	23	8 PARK AVE	TARTAMELLA, RICHARD/BOCK, KATHRYN	8 PARK AVE, POMPTON PLAINS, NJ 07444
2604	24	10 PARK AVE	DUANE, JEAN M & HUBER, LESLIE F	10 PARK AVE, POMPTON PLAINS, NJ 07444
3301	1	2 CAMERON AVE	BRAVO, TOMMY/AMY	2 CAMERON AVE, POMPTON PLAINS, NJ 07444
3301	2	4 CAMERON AVE	KUKUVKA, D R & PUTTENVINK, K J	4 CAMERON AVE, POMPTON PLAINS, NJ 07444
3301	3	6 CAMERON AVE	HERD, THOMAS P & BONNIE	6 CAMERON AVE, POMPTON PLAINS, NJ 07444
3301	4	8 CAMERON AVE	KINNANE, KAREN	8 CAMERON AVE, POMPTON PLAINS, NJ 07444
3301	41	5 PARK AVE	MEYER, MICHAEL A & CELESTE	5 PARK AVE, POMPTON PLAINS, NJ 07444
3301	42	3 PARK AVE	POWERS, JEAN D	3 PARK AVE, POMPTON PLAINS, NJ 07444
3301	43	1 PARK AVE	HUBER, JANICE & FOX, DAVID	1 PARK AVE, POMPTON PLAINS, NJ 07444
3301	44	411 TURNPIKE	403 NEWARK POMPTON TURNPIKE LLC	411 TURNPIKE, POMPTON PLAINS, NJ 07444
3301	45	397 TURNPIKE	KALEJIAN, TONY	359 MORNINGSIDE AVE, FAIRVIEW, NJ 07022
3301	46	397 TURNPIKE	KALEJIAN, TONY	359 MORNINGSIDE AVE, FAIRVIEW, NJ 07022
3301	5	10 CAMERON AVE	BUSHNAUSKAS, JOSEPH & JUDITH A	10 CAMERON AVE, POMPTON PLAINS, NJ 07444
3315	1	420 TURNPIKE	PATTERSON, AMY M & MICHAEL W	420 TURNPIKE, POMPTON PLAINS, NJ 07444
3315	18	1 WASHINGTON ST	GRIEDER, MARK F & VINTIMILLA, GABRI	1 WASHINGTON ST, POMPTON PLAINS, NJ 07444
3315	19	414 TURNPIKE	PASSARO, GENE A & B C	414 TURNPIKE, POMPTON PLAINS, NJ 07444
3315	20	416 TURNPIKE	LIVI, ROBERT & CAROL	416 TURNPIKE, POMPTON PLAINS, NJ 07444
3316	1	398 TURNPIKE	KUCI, ARIANA	398 TURNPIKE, POMPTON PLAINS, NJ 07444
3316	16	386 TURNPIKE	WISZ, KIMBERLY	386 TURNPIKE, POMPTON PLAINS, NJ 07444
3316	2	6 WASHINGTON ST	TAN, CANNY	6 WASHINGTON ST, POMPTON PLAINS, NJ 07444

SHEET NO.	SHEET TITLE	SHEET SERIES
1	COVER	1 OF 6
2	SITE PLAN	2 OF 6
3	TRUCK TURNING MOVEMENTS	3 OF 6
4	CONSTRUCTION DETAILS	4 OF 6
5	EXISTING CONDITIONS PLAN	5 OF 6
6	SIGHT DISTANCE EXHIBIT	6 OF 6

APPROVED BY THE TOWNSHIP OF PEQUANNOCK BOARD OF ADJUSTMENT

CHAIRMAN SIGNATURE	DATE
SECRETARY SIGNATURE	DATE
MUNICIPAL CLERK	DATE
ENGINEER SIGNATURE	DATE

APPLICANT & OWNER:

403 NEWARK POMPTON TURNPIKE LLC C/O
ROY KESENCI
1000 ANDERSON AVE SUITE #2
FORT LEE, NJ 07024
E-MAIL: EMPIRE.DEVELOPERS@YAHOO.COM
OFFICE: (201) 600-1956
CELL: (201) 566-1150

REV	DATE	DESCRIPTION
1	2/11/22	DELI/CONVENIENCE STORE
2	5/31/22	PLANNER COMMENTS 4/20/22
3	10/13/22	SIGN RELOCATION & BOARD COMM



PRELIMINARY AND FINAL
MAJOR SITE PLAN WITH
USE VARIANCE

FOR
403 Newark Pompton Turnpike LLC
1000 Anderson Ave Suite #2
Fort Lee, NJ 07024

AT
403-411 NEWARK POMPTON TURNPIKE
IN THE TOWNSHIP OF PEQUANNOCK,
IN THE COUNTY OF MORRIS

BLOCK: 3301, LOT: 44

AS NOTED	11/4/2021
AP	TAB

THOMAS A. BOORADY PE

NJ LICENSE #43110

COVER SHEET

1

20-12

BUILDING COVERAGE

EXISTING	
GARAGE	2,289 SF
CANOPY	2,058 SF
TOTAL (SF)	4,347 SF
TOTAL (%)	14.5 %

PROPOSED	
DELI/CONVENIENCE STORE	2,289 SF
CANOPY	2,058 SF
TOTAL (SF)	4,347 SF
TOTAL (%)	14.5 %

IMPERVIOUS COVERAGE

EXISTING	
GARAGE	2,289 SF
CANOPY	2,058 SF
PAVED AREA (INCL CURBS)	13,366 SF
TRASH AREA	85 SF
TOTAL (SF)	5,789 SF
TOTAL (%)	19.3 %

PROPOSED	
DELI/CONVENIENCE STORE	2,289 SF
CANOPY	2,058 SF
PAVED AREA (INCL CURBS)	13,366 SF
TRASH AREA	85 SF
TOTAL (SF)	5,789 SF
TOTAL (%)	19.3 %

PARKING CALCULATION

EXISTING	SPOTS REQ'D
SERVICE STATION (4/BAY)	
3 BAYS	12
TOTAL REQ'D	12

SPOTS PROVIDED = 8

THUS FOUR (4) SPOT DEFICIT EXISTING

PROPOSED	SPOTS REQ'D
RETAIL (CONVENIENCE) STORE (1 PER 300 SF)	
GFA 1,586 SF / 300	5
1 SERVICE STATION EMPLOYEE	
/ (1 SPACER PER 2 EMPLOYEES)	1
12 SEATS / (1 SPACE PER 3 SEATS)	4
TOTAL REQ'D	10

SPOTS PROVIDED FOR PARKING REQ'T = 10
ADD'L SPOTS @ VACUUM AND AIR PUMP = 2
TOTAL SPOTS ON SITE = 12

BUILDING HEIGHT

EXISTING AND PROPOSED
GARAGE / STORE
AVERAGE GRADE =
(186.58' + 187.00' + 187.02' + 187.07') / 4 =
186.92 FT

ROOF ELEVATION = 203.48 FT

BLDG HEIGHT = 203.48'-186.92' = 16.56 FT

EXISTING AND PROPOSED
CANOPY
AVERAGE GRADE =
(186.66' + 186.49' + 185.52' + 185.39') / 4 =
186.02 FT

ROOF ELEVATION = 204.04 FT

BLDG HEIGHT = 204.04'-186.02' = 18.06 FT

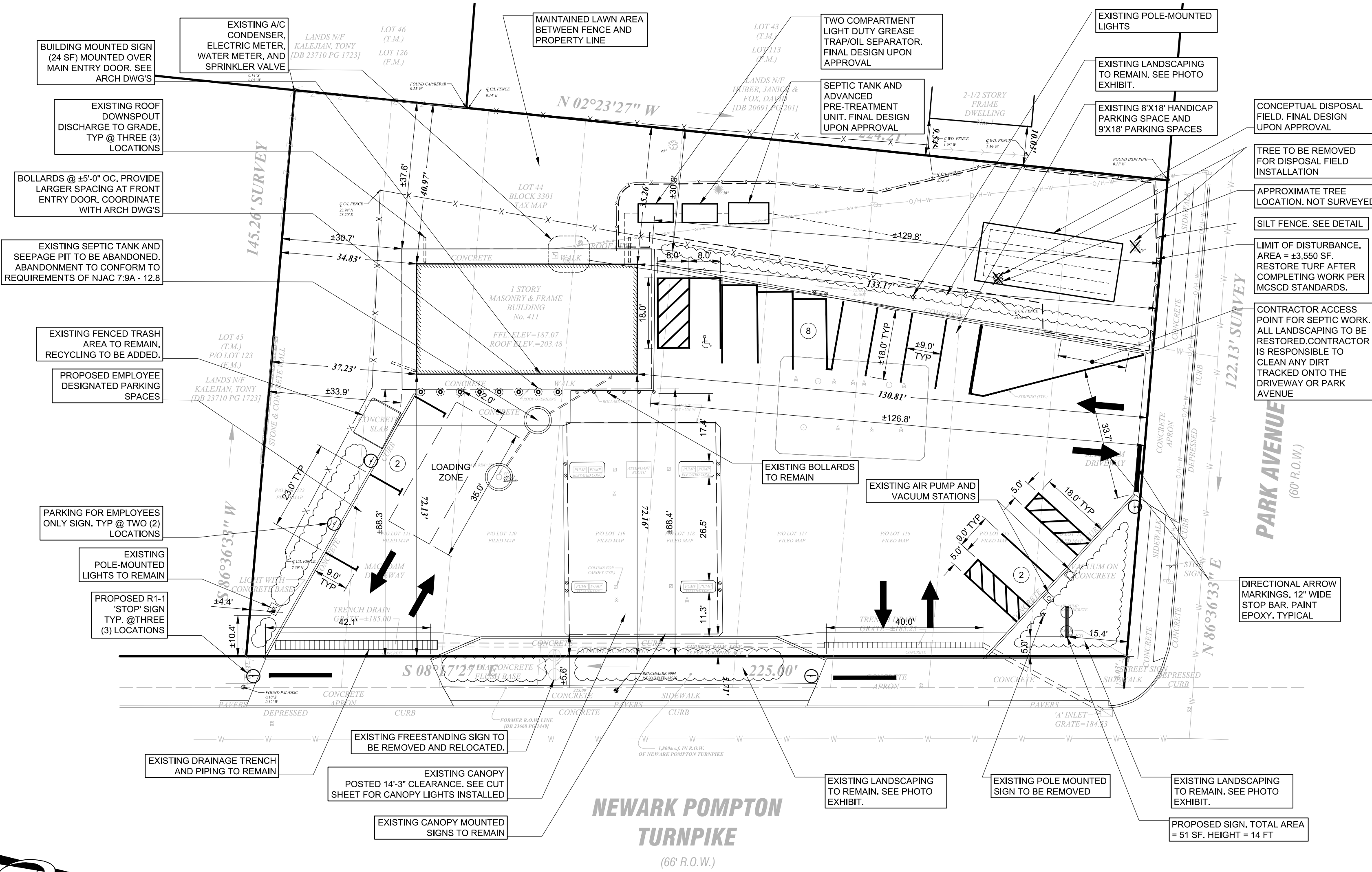
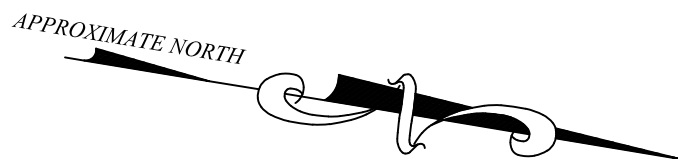
TOWNSHIP OF PEQUANNOCK ZONING SCHEDULE - PRIMARY STRUCTURE
BULK REGULATIONS | R-11 DISTRICT

ITEMS	REQ'D / ALLOWED	EXISTING	PROPOSED	REMARKS
PRINCIPAL USE	ONE-FAMILY DETACHED PUBLIC RECREATION PRIVATE OPEN SPACE	GAS STATION VEHICLE REPAIR GARAGE	GAS STATION DELI/CONVENIENCE STORE	EXISTING NON-CONFORMANCE VARIANCE REQ'D
MIN LOT AREA	11,250 SF	±29,971 SF (1) / 0.69 ACRES	±29,971 SF (1) / 0.69 ACRES	COMPLIES - NO CHANGE
MIN LOT FRONTAGE	90 FT	337.13 FT	337.13 FT	COMPLIES - NO CHANGE
MIN LOT WIDTH	90 FT	N/A (2)	N/A (2)	N/A (2)
MIN LOT DEPTH	125 FT	133.70 FT / 224.61 FT (3)	133.70 FT / 224.61 FT (3)	COMPLIES - NO CHANGE
MIN FRONT YARD	50 FT	GARAGE: ±68.3 FT CANOPY: 5.71 FT	STORE: ±68.3 FT CANOPY: 5.71 FT	COMPLIES - NO CHANGE EXISTING NON-CONFOR
NEWARK-POMPTON TPKE				
MIN FRONT YARD	50 FT	GARAGE: ±126.8 FT	STORE: ±126.8 FT	COMPLIES - NO CHANGE
PARK AVE		CANOPY: ±104.6 FT	CANOPY: ±104.6 FT	COMPLIES - NO CHANGE
MIN REAR YARD	30 FT	GARAGE: ±30.9 FT	STORE: ±30.9 FT	COMPLIES - NO CHANGE
NEWARK-POMPTON TPKE		CANOPY: ±73.4 FT	CANOPY: ±73.4 FT	COMPLIES - NO CHANGE
MIN REAR YARD	30 FT	GARAGE: ±30.7 FT	STORE: ±30.7 FT	COMPLIES - NO CHANGE
PARK AVE		CANOPY: ±76.5 FT	CANOPY: ±76.5 FT	COMPLIES - NO CHANGE
MIN SIDE YARD - LEFT	10 FT	N/A (2)	N/A (2)	N/A (2)
MIN SIDE YARD - RIGHT	10 FT	N/A (2)	N/A (2)	N/A (2)
MIN SIDE YARD - BOTH	25 FT	N/A (2)	N/A (2)	N/A (2)
MAX BUILDING COVERAGE	16% / 4,795 SF	14.5% / 4,347 SF	14.5% / 4,347 SF	COMPLIES - NO CHANGE
MAX IMPERVIOUS COVERAGE	40% / 11,988 SF	19.3% / 5,789 SF	19.3% / 5,789 SF	COMPLIES - NO CHANGE
MAX BUILDING HEIGHT	2 1/2 STORIES	1 STORY	1 STORY	COMPLIES - NO CHANGE
GARAGE/STORE	32 FT	16.56 FT	16.56 FT	COMPLIES - NO CHANGE
MAX BUILDING HEIGHT	2 1/2 STORIES	1 STORY	1 STORY	COMPLIES - NO CHANGE
CANOPY	32 FT	18.06 FT	18.06 FT	COMPLIES - NO CHANGE

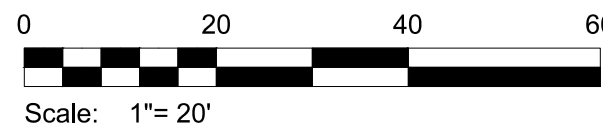
- (1) DOES NOT INCLUDE ±1,800 SF OF AREA IN RIGHT-OF-WAY OF NEWARK-POMPTON TURNPIKE ACT AS A RESULT OF THE TURNPIKE ACT.
(2) SUBJECT PROPERTY IS A CORNER LOT. THERE IS NO SIDE YARD, BUT TWO FRONT YARDS AND TWO REAR YARDS.
(3) LOT DEPTH (NWK-POMPTON) = (145.26 FT + 122.13 FT) / 2 = 133.70 FT
LOT DEPTH (PARK) = (224.21 FT + 225.00 FT) / 2 = 224.61 FT

TOWNSHIP OF PEQUANNOCK ZONING SCHEDULE SIGN REGULATIONS RESIDENTIAL DISTRICT				
ITEMS	REQ'D / ALLOWED	EXISTING	PROPOSED	REMARKS
MAXIMUM NUMBER OF SIGNS	1	3	3	VARIANCE REQ'D
FREESTANDING SIGN - PRICE SIGN (1)				
MAXIMUM AREA	NOT PERMITTED	45 SF	51 SF	VARIANCE REQ'D
HEIGHT	NOT PERMITTED	14 FT	14 FT	VARIANCE REQ'D
LOCATION	NOT PERMITTED	±1.4 FT TO ROW	5.0' TO ROW	VARIANCE REQ'D
ILLUMINATION	NOT PERMITTED	YES	YES	VARIANCE REQ'D
FREESTANDING SIGN - LIGHT POLE MOUNTED SIGN (2)				
MAXIMUM AREA	NOT PERMITTED	26 SF	N/A	REMOVED
HEIGHT	NOT PERMITTED	10.3 FT	N/A	REMOVED
LOCATION	NOT PERMITTED	±10.6 FT TO ROW	N/A	REMOVED
ILLUMINATION	NOT PERMITTED	YES	N/A	REMOVED
ATTACHED - BUILDING MOUNTED SIGN (3)				
MAXIMUM AREA	NOT PERMITTED	N/A	24 SF	VARIANCE REQ'D
HEIGHT	NOT PERMITTED	N/A	11.0 FT	VARIANCE REQ'D
LOCATION	NOT PERMITTED	N/A	ABOVE DOOR	VARIANCE REQ'D
ILLUMINATION	NOT PERMITTED	N/A	YES	VARIANCE REQ'D
CANOPY SIGN (4)				
MAXIMUM AREA	NOT PERMITTED	90 SF	90 SF	EXIST NON-CONF
HEIGHT	NOT PERMITTED	±19 FT MAX	±19 FT MAX	EXIST NON-CONF
LOCATION	NOT PERMITTED	ON CANOPY	ON CANOPY	EXIST NON-CONF
ILLUMINATION	NOT PERMITTED	YES	YES	EXIST NON-CONF

- (1) EXISTING PRICE SIGN TO RELOCATED TO NORTHEAST CORNER OF THE SITE. ONE (1) 6 SF ILLUMINATED SIGN DEPICTING THE CONVENIENCE STORE NAME WILL BE ADDED BELOW THE PRICE SIGN.
(2) ONE (1) 26 SF LIGHT-POLE MOUNTED SIGN TO BE REMOVED.
(3) ONE (1) 24 SF ILLUMINATED BUILDING MOUNTED SIGN DISPLAYING THE CONVENIENCE STORE NAME OVER MAIN ENTRANCE.
(4) THREE (3) EXISTING CANOPY MOUNTED SIGNS: ONE (1) GULF DISK (50 SF) AND TWO (2) GULF WORD MARKS (20 SF EACH).
(5) REFER TO ARCHITECTURAL DRAWINGS AND GULF SIGN SPEC FOR ADDITIONAL INFORMATION



SITE PLAN



SURVEY REFERENCE:

EXISTING CONDITION SURVEY OF TAX LOT 44, BLOCK 3301, AKA 411 NEWARK POMPTON TURNPIKE, PREPARED BY ROBERT L. CIGOL, NJPLS NO. 24GS04026100, DATED JULY 6, 2020, NO REVISIONS, DMC NO. 2007003

REV	DATE	DESCRIPTION
1	2/11/22	DELI/CONVENIENCE STORE
2	5/31/22	PLANNER COMMENTS 4/20/22
3	10/13/22	SIGN RELOCATION & BOARD COMM



PROJECT
**PRELIMINARY AND FINAL
MAJOR SITE PLAN WITH
USE VARIANCE**
FOR
403 Newark Pompton Turnpike LLC
1000 Anderson Ave Suite #2
Fort Lee, NJ 07024
AT
403-411 NEWARK POMPTON TURNPIKE
IN THE TOWNSHIP OF PEQUANNOCK,
IN THE COUNTY OF MORRIS
BLOCK: 3301, LOT: 44

SCALE	DATE
AS NOTED	11/4/2021
DRAWN BY	CHECKED BY
AP	TAB

THOMAS A. BOORADY PE

Thomas A. Boorady
NJ LICENSE #43110

SITE PLAN

2

SURVEY REFERENCE:
EXISTING CONDITION SURVEY OF TAX LOT 44,
BLOCK 3301, AKA 411 NEWARK POMPTON
TURNPIKE, PREPARED BY ROBERT L. CIGOL,
NJPLS NO. 24GS04026100, DATED JULY 6,
2020, NO REVISIONS, DMC NO. 2007003

REV	DATE	DESCRIPTION
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3	10/13/22	NO CHANGES THIS SHEET



DARMOFALSKI
ENGINEERING
ASSOCIATES, INC.
86 Newark-Pompton Turnpike
Riversdale, NJ 07457
Office: 973-835-8300
Fax: 973-835-1117

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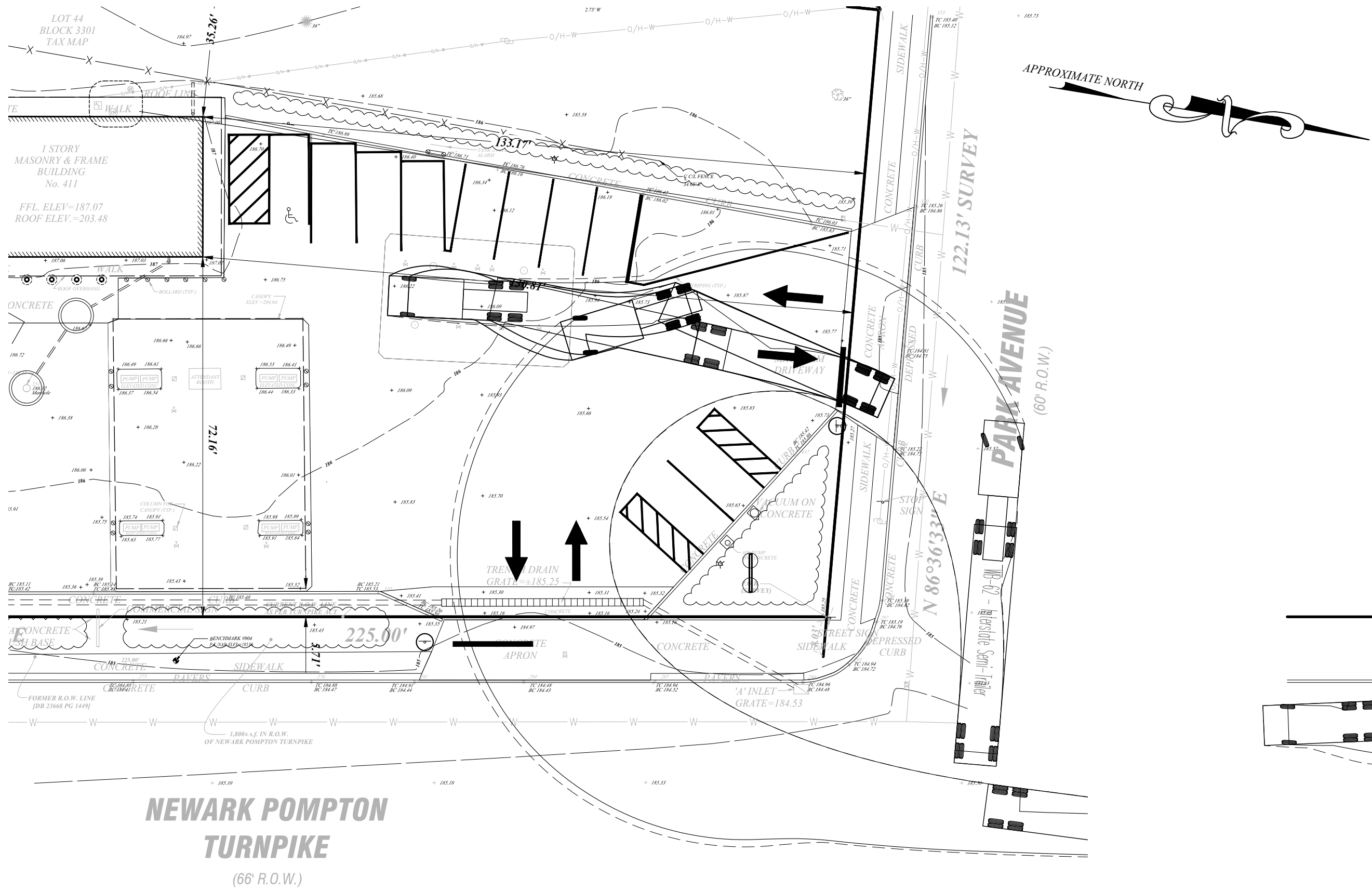
THOMAS A. BOORADY PE


NJ LICENSE #43110

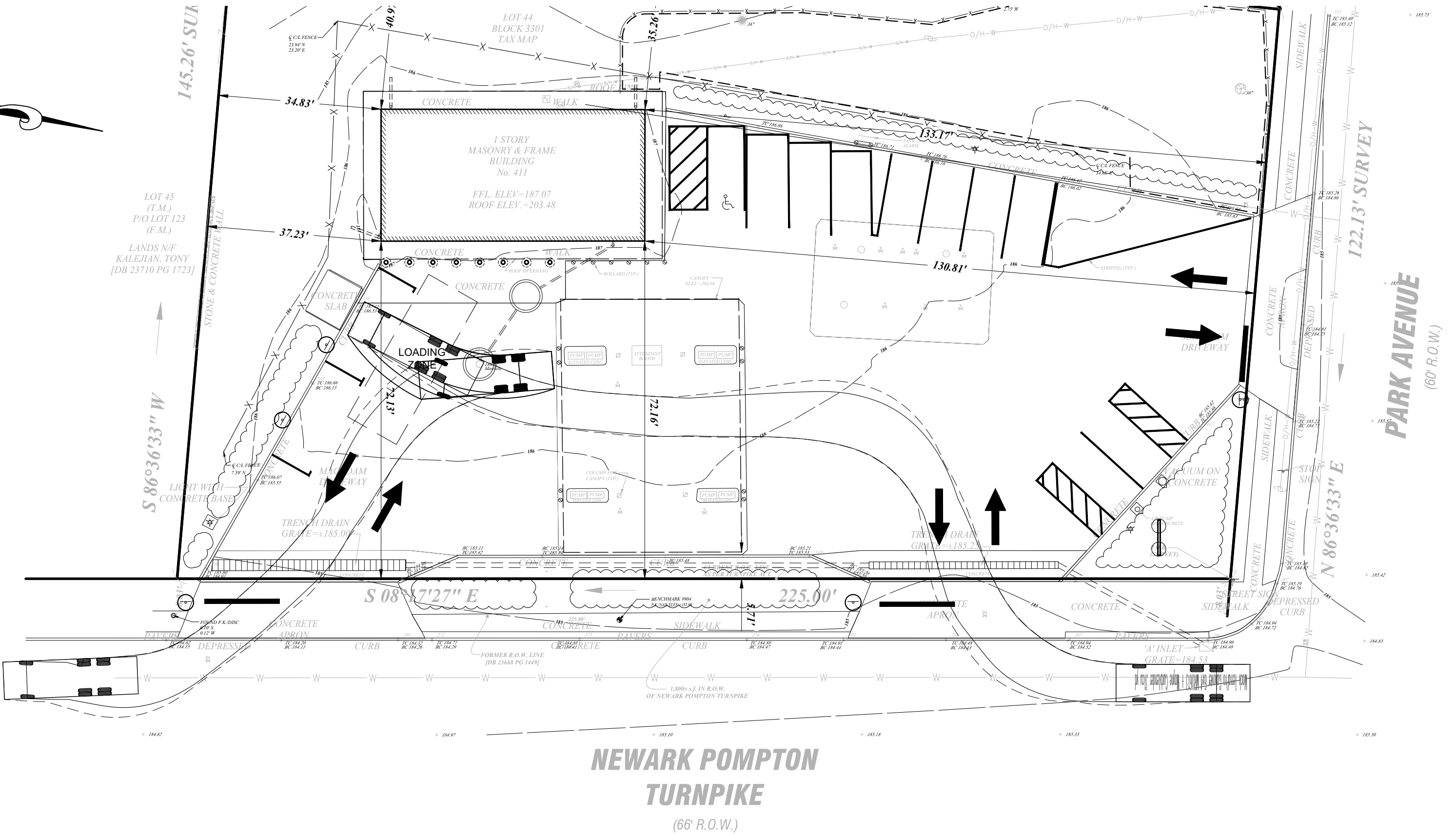
TRUCK TURNING
MOVEMENTS

SHEET NUMBER
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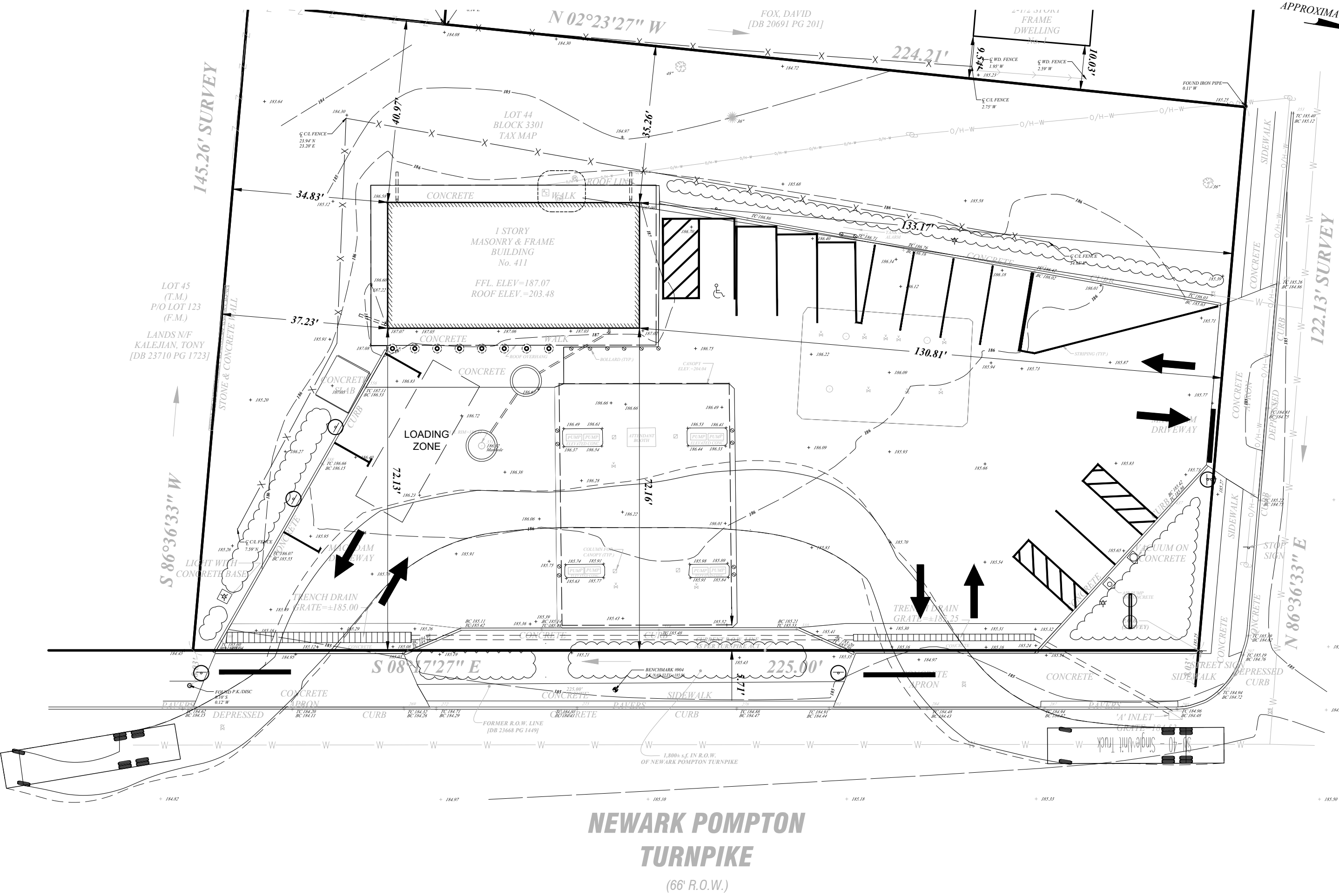
20-12



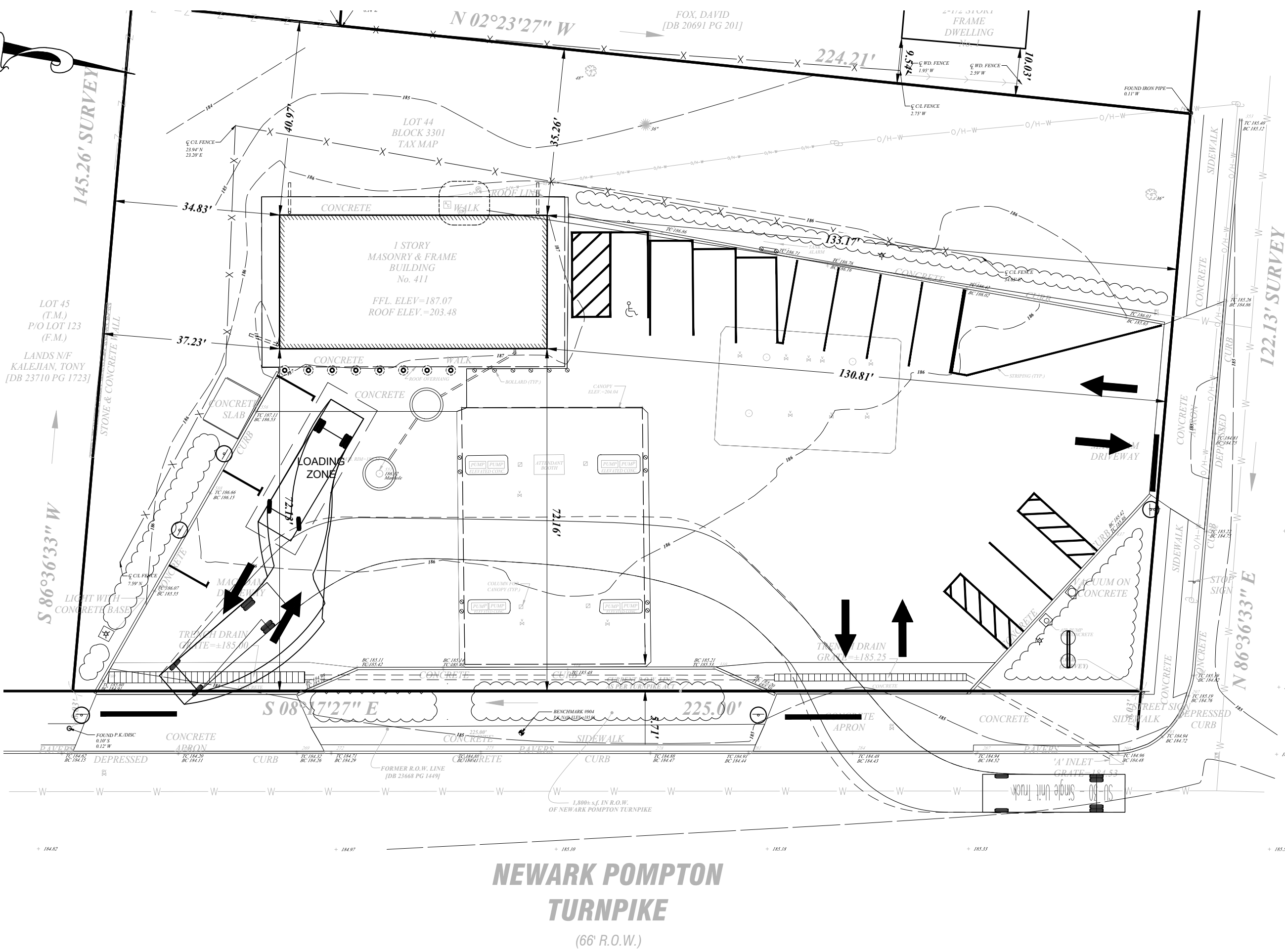
FUEL DELIVERY TRUCK ROUTE
WB-62 INTERSTATE TRAILER



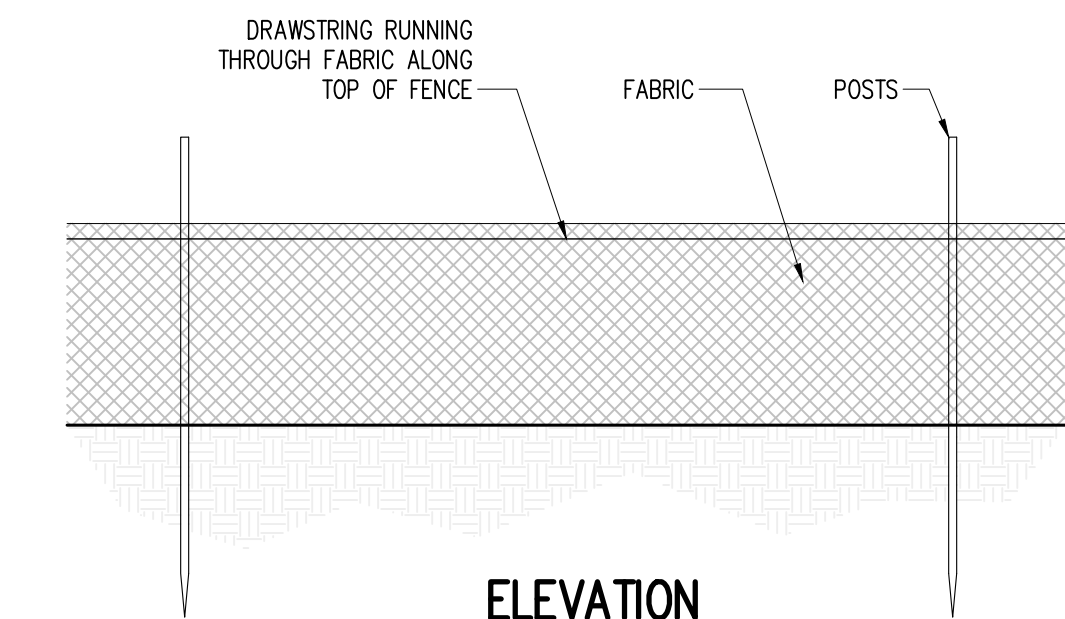
GARBAGE TRUCK ROUTE
MACK TERRAPRO CABOVER 6X4 MRU613



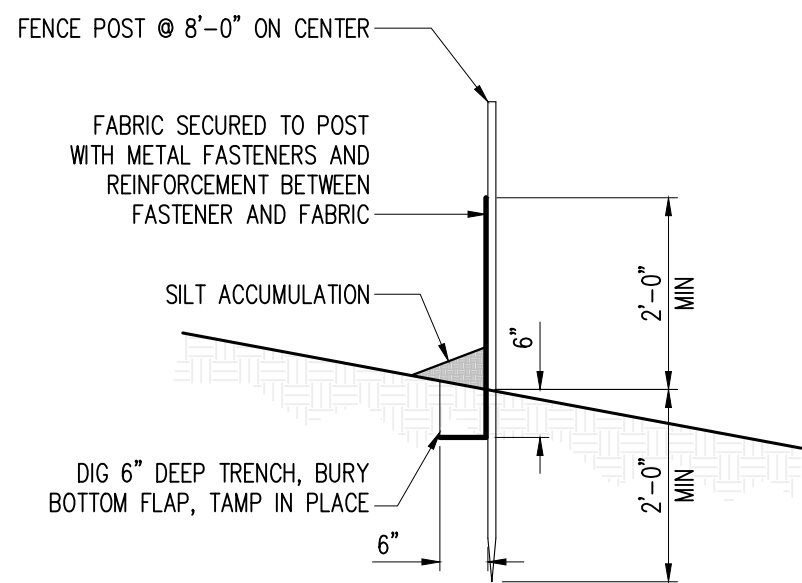
FIRE TRUCK ROUTE
SU-40 - SINGLE UNIT TRUCK



DELIVERY TRUCK ROUTE
SU-30 - SINGLE UNIT TRUCK



ELEVATION

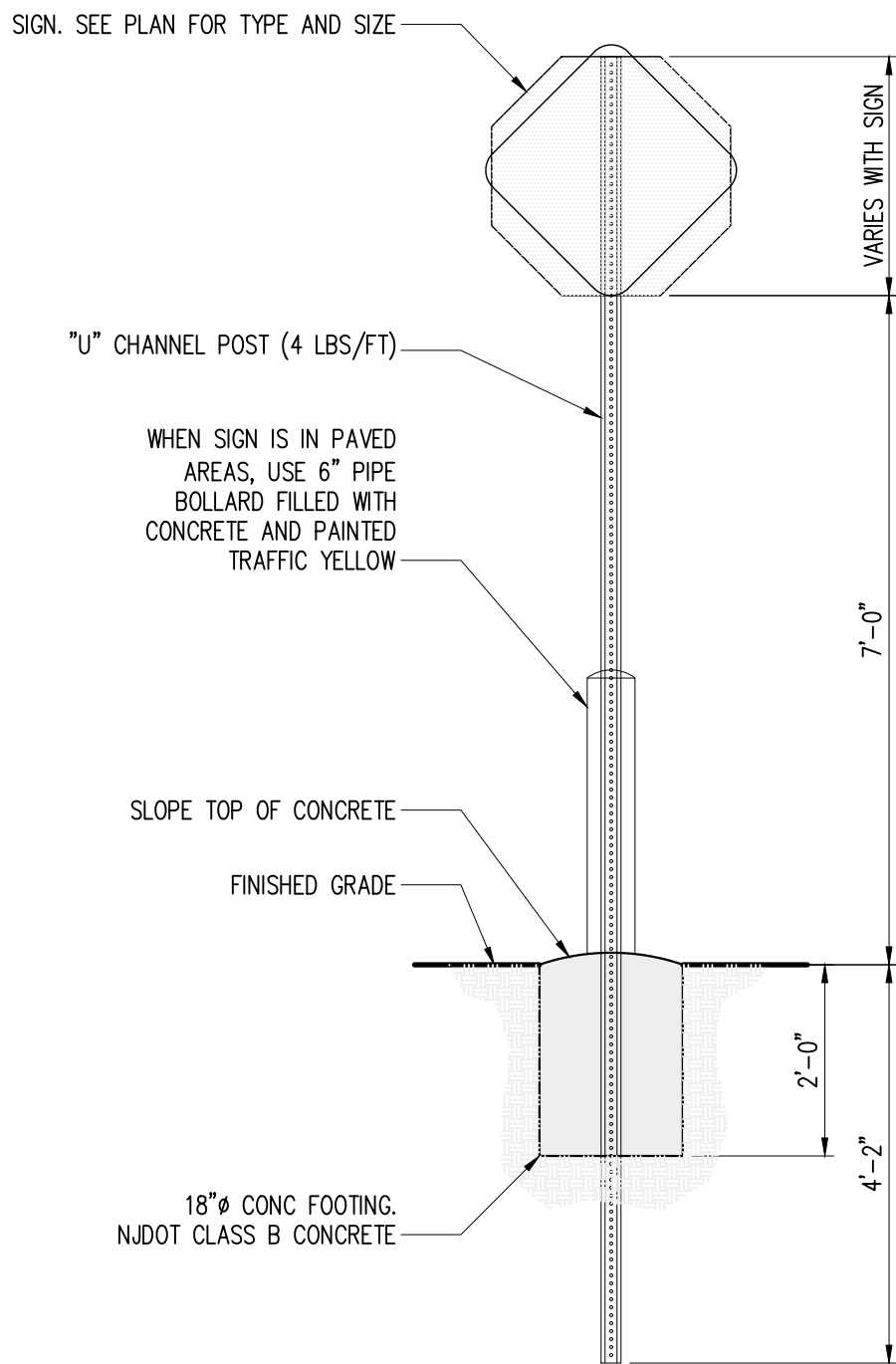


SECTION

REQUIREMENTS FOR SILT FENCE:

- FENCE POSTS SHALL BE SPACED 8 FEET CENTER-TO-CENTER OR CLOSER AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1 1/2" INCHES.
- A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS, ETC.) PLACED BETWEEN THE FASTENERS AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.

SILT FENCE CONSTRUCTION AND INSTALLATION DETAIL

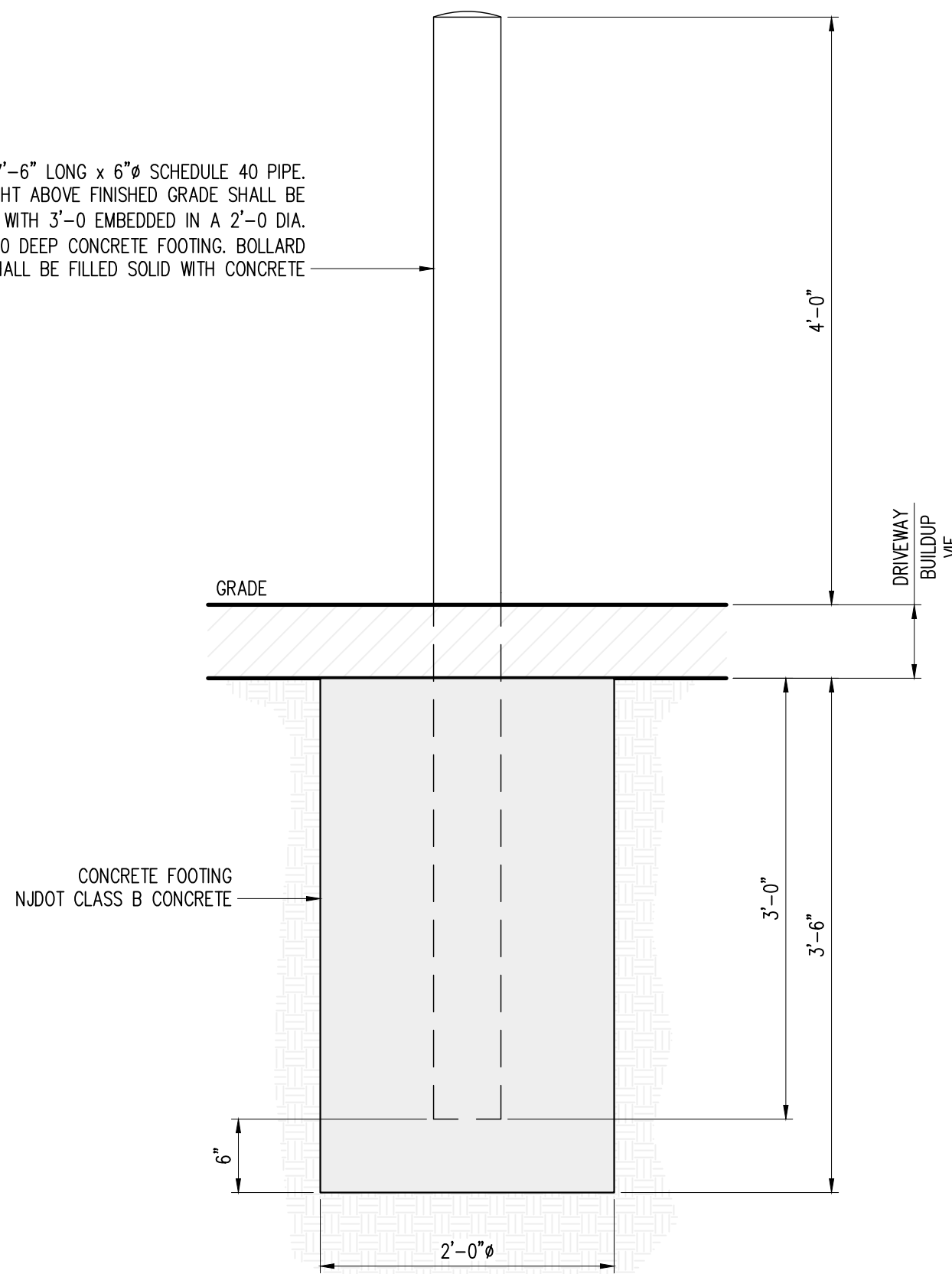


SIGN INSTALLATION DETAIL

NOTES:

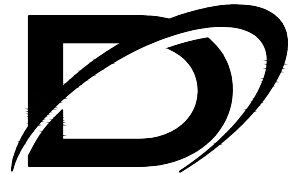
- ALL POSTS SHALL BE ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS"
- ALL POSTS SHALL BE EMBEDDED 4'-2" MINIMUM BELOW GRADE EXCEPT FOR HANDICAP POSTS.
- SIGN PANEL SIZES SHALL DETERMINE POST TYPE AND NUMBERS AS SHOWN ON THIS DETAIL.
- ADJACENT POSTS SHALL NOT BE CLOSER THAN 8' APART.
- POSTS SHALL BE "U" CHANNEL, GALVANIZED STEEL POSTS (ASTM A123). POSTS SHALL HAVE A WEIGHT OF 4 LB./FT.
- NO SIGN SHALL BE INSTALLED CLOSER THAN EIGHT (8) FEET TO CENTER OF ANY ADJACENT SIGN ALONG THE SAME CURB LINE.
- BOLTS SHALL NOT PROTRUDE MORE THAN 3/4" BEYOND THE NUT WHEN TIGHT BUT SHALL ENGAGE ALL THREADS IN THE NUT.
- ALL TRAFFIC AND PEDESTRIAN SIGNAGE AND LOCATIONS SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND ALL CURRENT AMENDMENTS.
- ALL TRAFFIC CONTROL SIGNS TO BE 4 LB./FT GALVANIZED. ALL SIGNS SHALL BE ASTM D 4956 TYPE III SHEETING.
- ALL SIGNS SHALL COMPLY WITH THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATIONS "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

7'-6" LONG x 6"Ø SCHEDULE 40 PIPE. HEIGHT ABOVE FINISHED GRADE SHALL BE 4'-0" WITH 3'-0" EMBEDDED IN A 2'-0" DIA. x 3'-0" DEEP CONCRETE FOOTING. BOLLARD SHALL BE FILLED SOLID WITH CONCRETE



BOLLARD DETAIL

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1	2/11/22	DELI/CONVENIENCE STORE
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PROJECT

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AT

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BLOCK: 3301, LOT: 44

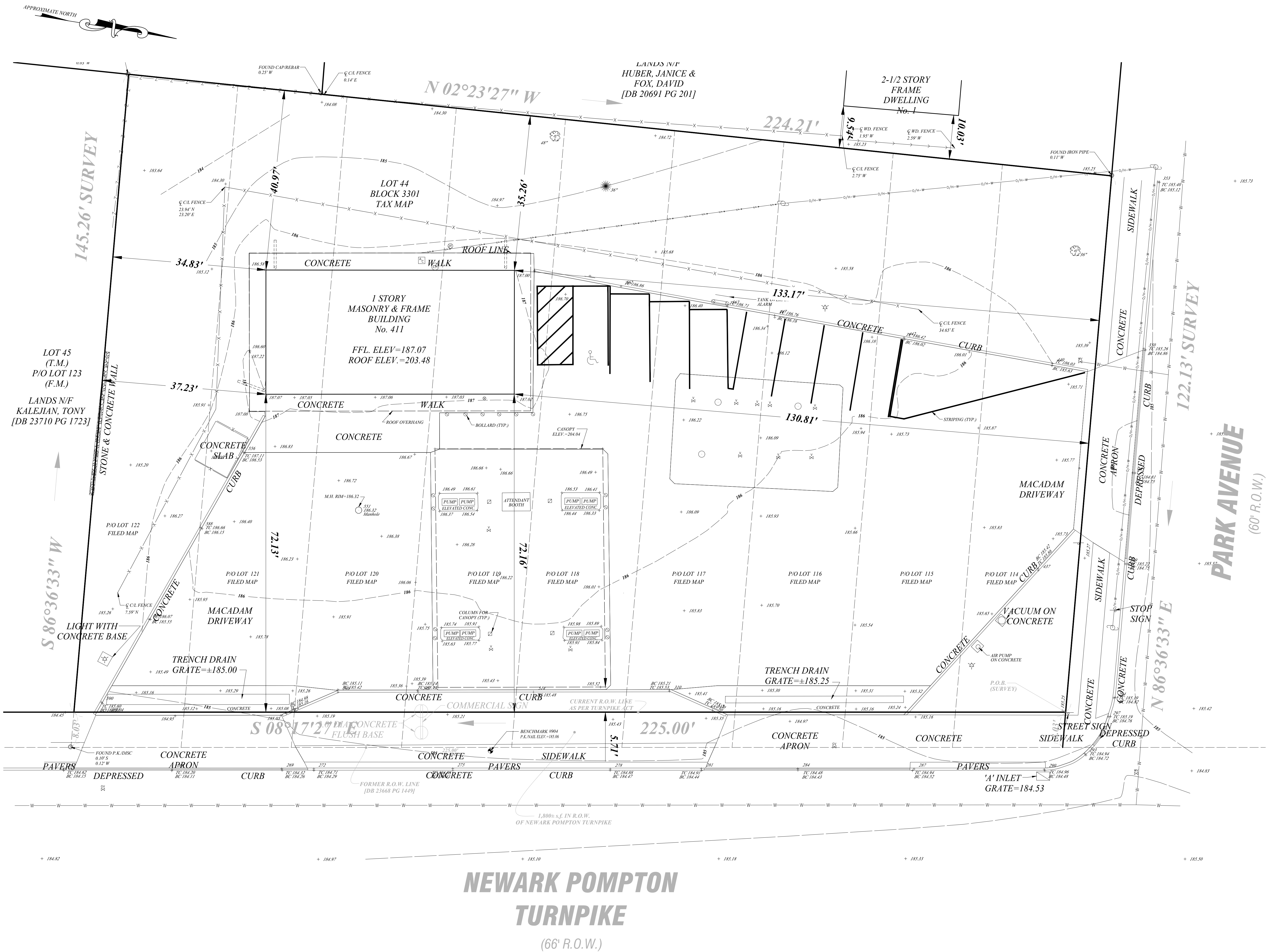
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THOMAS A. BOORADY PE


NJ LICENSE #43110

CONSTRUCTION
DETAILS

4



SURVEY REFERENCE:
EXISTING CONDITION SURVEY OF TAX LOT 44,
BLOCK 3301, AKA 411 NEWARK POMPTON
TURNPIKE, PREPARED BY ROBERT L. CIGOL,
NJPLS NO. 24GS04026100, DATED JULY 6,
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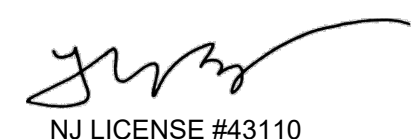
REV	DATE	DESCRIPTION
1	10/13/22	NO CHANGES THIS SHEET



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IN THE TOWNSHIP OF PEQUANNOCK,
IN THE COUNTY OF MORRIS
BLOCK: 3301, LOT: 44

SCALE	DATE
1" = 10'	5/31/2022
DRAWN BY	CHECKED BY
AP	TAB

THOMAS A. BOORADY PE

NJ LICENSE #43110

SHEET NAME
**EXISTING
CONDITIONS
PLAN**

SHEET NUMBER
5
20-12

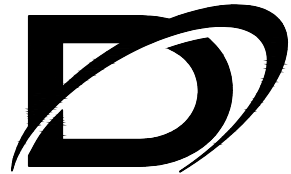
**NEWARK POMPTON
TURNPIKE**
(66' R.O.W.)

EXISTING CONDITONS PLAN



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REV	DATE	DESCRIPTION



DARMOFALSKI
ENGINEERING
ASSOCIATES, INC.
86 Newark-Pompton Turnpike
Riverside, NJ 07457
Office: 973-835-8300 Fax: 973-835-1117

PROJECT
**PRELIMINARY AND FINAL
MAJOR SITE PLAN WITH
USE VARIANCE**
FOR
403 Newark Pompton Turnpike LLC
1000 Anderson Ave Suite #2
Fort Lee, NJ 07024
AT
403-411 NEWARK-POMPTON TURNPIKE
IN THE TOWNSHIP OF PEQUANNOCK,
IN THE COUNTY OF MORRIS
BLOCK: 3301, LOT: 44

SCALE	1" = 50'	DATE	10/13/2022
DRAWN BY	AP	CHECKED BY	TAB

THOMAS A. BOORADY PE


NJ LICENSE #43110

SHEET NAME
**SIGHT
DISTANCE
EXHIBIT**

SHEET NUMBER
6
20-12



SIGHT DISTANCE EXHIBIT
RE: MORRIS COUNTY LAND DEVELOPMENT STANDARDS SECTION 504C, TABLE 500-3 FOR 35 MPH POSTED SPEED LIMIT