

*Scangarella Law Firm, LLC*

*Frank E. Scangarella, Esq.*

*565 Newark-Pompton Turnpike*

*P.O. Box 387*

*Pompton Plains, New Jersey 07444-0387*

*Phone (973) 839-8400*

*Mobile (973) 294-5004*

*E-Mail: Frank@ScangarellaLaw.com*

September 18, 2023

Lori Camaya  
Land Use Secretary  
Township of Pequannock  
Planning Department  
99 Alexander Ave  
Pompton Plains, NJ 07444

Re: Board of Adjustment Minor Subdivision/Lot Line Adjustment Application  
Kent Culuko – 4 Kamm Street  
Pequannock, New Jersey, 07440  
Block 4013 – Lots 18.01 and 18.02

Dear Ms. Camaya:

In connection with the above-captioned matter enclosed find the following:

1. Two (2) original Subdivision Applications;
2. Two (2) original Variance Applications;
3. Two (2) Variance Checklists;
4. Two (2) sets of plans;
5. Subdivision Consent and Lot Line Adjustment Agreement;
6. Tax Collector Certification as to taxes paid (Lots 18.01 and 18.02)
7. Certified list of property owners within 200' (Lots 18.01 and 18.02)
8. Form W-9.

Thank you.

Very truly yours,



Frank Scangarella, Esq.

FES:ab  
Enclosure  
Cc: K. Culuko

surveys  
200' list on plan  
key map w/ structures

PEQUANNOCK TOWNSHIP  
Application for Subdivision

Applicant's Name: \_\_\_\_\_

Fee Paid: \_\_\_\_\_ Date Received: \_\_\_\_\_

Escrow Paid: \_\_\_\_\_ Date Received: \_\_\_\_\_

DO NOT WRITE ABOVE THE LINE

1. Applicant's Name, Address and Telephone Number: Kent Culuko  
4 Kamm Street, Pequannock, NJ 07440;
2. Present Owner's Name, Address and Telephone Number: Same as above.
3. Attorney's Name, Address and Telephone Number: Frank E. Scangarella  
565 Newark Pompton Turnpike, Pompton Plains, NJ 07444; 973-839-8400
4. Location of Subdivision: Street: 4 Kamm Street  
Block: 4013 Lot: 18.01 and 18.02 Zoning: R-9
5. Area of tract to be subdivided: \_\_\_\_\_ 0.03 (1,250 sq. ft.) in acres  
Total number of lots in Subdivision: 2  
Number of Flag Lots: \_\_\_\_\_  
Length of Cul-de-Sac: \_\_\_\_\_  
Are all existing and proposed lots conforming to the zone requirements?  
Yes \_\_\_\_\_ No X  
Cluster proposal: Yes \_\_\_\_\_ No X  
If yes, square footage of open space to be dedicated to the Township: \_\_\_\_\_
6. Do lots have frontage on a public street or ROW? Yes X No \_\_\_\_\_  
Property is located on a X Municipal, \_\_\_\_\_ County or \_\_\_\_\_ State  
Road.(check applicable)
7. Has this tract been involved in a prior application before the Planning Board or  
the Zoning Board of Adjustment? Yes X No \_\_\_\_\_  
If yes, name the Board Planning Board  
Type of Application Subdivision  
Action Taken 2009

8. Number of buildings or structures existing 2.
9. Are there any existing covenants or deed restrictions on the property?  
YES \_\_\_\_\_ NO X  
If Yes, Describe: \_\_\_\_\_
10. Are there any streams, ponds, ditches or wetlands on or adjoining the proposed subdivision? YES \_\_\_\_\_ NO X
11. Is the property located in the 100 year Floodplain or floodway as shown on the FEMA Maps dated July 3, 1986? YES X NO X
12. Name, Address, Title of person preparing the plats and exhibits presented:  
Frank E. Scangarella, Esq. 565 Newark Pompton Turnpike, Pompton Plains, NJ  
07444
13. List all the plans and other exhibits submitted with this application: \_\_\_\_\_  
Composite Survey & Lot Line Adjustment for Asani-Culuko

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

Kent Culuko  
Signature of the Applicant

Sworn to and Subscribed  
Before me this 16<sup>th</sup> day  
of September 20 23.

[Signature]  
Notary

**FRANK E. SCANGARELLA, ESQ.**  
**Scangarella Law Firm, LLC**  
**Attorney-at-Law of New Jersey**

PEQUANNOCK TOWNSHIP  
Application for Subdivision

Applicant's Name: \_\_\_\_\_

Fee Paid: \_\_\_\_\_ Date Received: \_\_\_\_\_

Escrow Paid: \_\_\_\_\_ Date Received: \_\_\_\_\_

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Road.(check applicable)
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If yes, name the Board Planning Board  
Type of Application Subdivision  
Action Taken 2009

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Signature of the Applicant

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Before me this 16th day  
of September 20 23.  
[Signature]  
Notary

**FRANK E. SCANGARELLA, ESQ.**  
**Scangarella Law Firm, LLC**  
**Attorney-at-Law of New Jersey**

PEQUANNOCK TOWNSHIP  
VARIANCE CHECKLIST

APPLICANT'S

NAME: Kent Culuko

1. X 2 complete applications (once the application has been deemed complete the applicant shall submit 18 additional copies of the application).
2. X 2 copies of the plat (an additional 18 copies will be required once the application has been deemed complete).
3. X Payment of the administrative and escrow review deposits.
4. Pending Proof of payment of taxes signed by the Tax Collector.
5. Waiver Names and address of: (a) holders of 10% or more of stock in applicant and/or owner, if either is a corporation; or (b) holders of 10% or more of interest in applicant if partnership (per N.J.S.A. 40:55D-48.1).
6. Waiver In the case where a building or structure is to be built on a vacant parcel of land, the applicant shall submit Health Department approval of a septic system where sanitary sewers are not available.
7. Waiver Completed flood plain development application (where required by ordinance)
8. X Each submission shall be drawn at an appropriate scale not less than 1" equals 100' and shall be submitted on one of four of the following standard sheet sizes (8½"x 13"; 15"x 21"; 24"x 36" or 30"x 42")
9. Waiver ALL USE VARIANCE applications shall submit a report prepared by a licensed professional planner indicating the special reasons, zoning impacts and similar data under which the application is being prepared.

ONCE THE APPLICATION HAS BEEN DEEMED COMPLETE THE APPLICANT SHALL PROVIDE EIGHTEEN COPIES OF ALL MATERIALS RELATING TO THE PENDING APPLICATION.

In addition, the following information shall appear on all plans in order to be deemed complete:

- A. X A key map showing the entire tract, the zone in which the subject property and all property within 200' radius of the subject property including the tax map block and lot numbers and owners name. Said map to be drawn at a scale of 1" = 100'.

## Variance Checklist

- B.   X   Title Block in accordance with the rules governing title blocks for professional engineers (N.J.S.A. 45:8-36);
1. Name, title, address and license number of the professional or professionals who prepared the plat or plan.
  2. Scale (both graphic and written).
  3. Date of original preparation and of each subsequent revision thereof and a list of the specific revisions entered on each sheet.
  4. Existing block and lot numbers as they appear on the Township Tax Map.
- C.   X
1. North Arrow.
  2. Name, title, address and telephone number of the applicant.
  3. Name, title and address of the owner or owners of record.
  4. Graphic Scale.
- D. In Revised Certification that the applicant is the owner of the land or his properly authorized agent, or that the owner has given his consent under an option agreement.
- E.   X   Approval Signature lines:
1. Chairman
  2. Secretary
- F.   X   Acreage to the nearest hundredth of an acre and a computation of the area of the tract to be disturbed.
- G.   X   Identification of wetlands per NJ Freshwater Wetlands Act.  
(Affidavit of compliance required). Or permit from Army Corps of Engineers.
- H.   X   Identification of the Flood Hazard Area per FEMA maps dated July 3, 1986 as revised or submission of a perfected LOMA.
- I.   X   The location of all existing water courses, wooded areas, and major trees (trees with a six inch or greater caliper as measured three feet above ground shall be individually identified if they are to be disturbed during construction), easements, right-of-ways and streets.
- J.   X   All existing lot lines per Township Tax Map; setbacks and yard dimensions as proposed, together with a table listing the required bulk areas for the zone, the proposed bulk dimensions and clearly identifying all variances required.
- K. Waiver Preliminary architectural plans for the proposed building or structures, indicating typical floor plans, elevations, height and general design or architectural styling.

- L. Waiver    The location of the septic system if the structure is not served by sanitary sewer.
- M. X    The location of all existing and proposed principle buildings or structures and the location of all existing and proposed accessory structures or buildings and the distance to the nearest property line for each.
- N. Waiver    The location, quantity and type of off-street parking where prohibited.

IN THE CASE OF BIFURCATED APPLICATIONS, THE APPLICANT SHALL SUBMIT THE APPROPRIATE SITE PLAN OR SUBDIVISION PLANS TO THIS BOARD FOR REVIEW FOLLOWING THE APPROVAL OF A USE VARIANCE. THE SITE PLAN OR SUBDIVISION APPLICATION SHALL BE DEEMED COMPLETE ONCE THEY ARE IN CONFORMANCE WITH THE APPROPRIATE CHECKLIST.

WHERE THE APPLICANT IS REQUESTING THE SIMULTANEOUS REVIEW OF THE USE VARIANCE AND THE SITE PLAN OR SUBDIVISION, NEITHER APPLICATION WILL BE DEEMED COMPLETE UNTIL ALL ITEMS ON THE APPROPRIATE CHECKLIST ARE SATISFIED.

Variance Checklist

PEQUANNOCK TOWNSHIP  
VARIANCE CHECKLIST

## APPLICANT'S

NAME: Kent Culuko

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- C.   X
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  2. Name, title, address and telephone number of the applicant.
  3. Name, title and address of the owner or owners of record.
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- D.   In Revised   Certification that the applicant is the owner of the land or his properly authorized agent, or that the owner has given his consent under an option agreement.
- E.   X   Approval Signature lines:
1. Chairman
  2. Secretary
- F.   X   Acreage to the nearest hundredth of an acre and a computation of the area of the tract to be disturbed.
- G.   X   Identification of wetlands per NJ Freshwater Wetlands Act.  
(Affidavit of compliance required). Or permit from Army Corps of Engineers.
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Variance Checklist

PEQUANNOCK TOWNSHIP  
APPLICATION FOR VARIANCE

Applicant's Name: \_\_\_\_\_

Fee Paid: \_\_\_\_\_ Date Received: \_\_\_\_\_

Escrow Paid: \_\_\_\_\_ Date Received: \_\_\_\_\_

DO NOT WRITE ABOVE THIS LINE

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1. Applicant's Name, Address and Telephone Number: Kent Culuko  
4 Kamm Street, Pequannock, NJ 07440;

---

2. Present Owner's Name, Address and Telephone Number: Same as above.

---

3. Attorney's Name, Address and Telephone Number: Frank E. Scangarella  
565 Newark Pompton Turnpike, NJ 07444; 973-839-8400

---

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

\_\_\_\_\_ (a) Review of Order \_\_\_\_\_ (b) Interpretation

X (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  
X (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        | Required     | 18.01<br>Proposed | 18.02<br>Proposed |
|---------------------|--------------------------|--------------|-------------------|-------------------|
| <u>360-14(B)(1)</u> | <u>Lot Area sq. ft.</u>  | <u>9,375</u> | <u>9.282</u>      |                   |
| <u>360-14(B)(8)</u> | <u>Impervious Cover:</u> | <u>42%</u>   | <u>48%</u>        | <u>45%</u>        |
| _____               | _____                    | _____        | _____             | _____             |
| _____               | _____                    | _____        | _____             | _____             |

7. Location of Lot: Number and Street: 4 Kamm Street

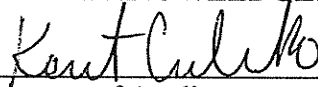
Block 4013 Lot 18.01 and 18.02 Zoning R-9

8. Dimensions of Lot \_\_\_\_\_ acres 9,375 square feet  
Front yard setback 18.01 18.02 45.1' 41.2' Rear yard setback 18.01 18.02 47.5' 49.6'  
Side yard setback 11.3' 12.0' and \_\_\_\_\_ 11.4' 12.6'  
Lot Depth 165' 125' Lot Width 76.8' 75'
9. Do lots have frontage on a public street or ROW?  
Yes x No \_\_\_\_\_  
Property is located on a x 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 X  
If Yes, name of Board \_\_\_\_\_  
Type of Application \_\_\_\_\_  
Action Taken \_\_\_\_\_
11. Number of buildings or structures existing 1, proposed 1  
Ground floor area of all structures \_\_\_\_\_  
Dimensions of proposed addition \_\_\_\_\_ Dimensions \_\_\_\_\_ square feet.
12. Have efforts been made to acquire additional land to be joined with the subject premises? Yes Explain: \_\_\_\_\_  
Applying for subdivision \_\_\_\_\_
13. Are there any existing covenants or deed restrictions on the property?  
Yes \_\_\_\_\_ No X 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 X No \_\_\_\_\_
15. Name, Address and Title of person preparing the plats and exhibits  
presented: Michael Darmstatter, P.E., PO Box 4287 Wayne, NJ 07470
16. List all the plans and other exhibits submitted with this application:  
Composite Survey and Lot Line Adjustment for Asani - Culuko, Prepared by Darmstatter, Inc.

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

SEE APPENDIX A

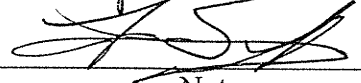
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CORRECT TO THE BEST OF MY KNOWLEDGE.

  
\_\_\_\_\_  
Signature of Applicant

Sworn to and Subscribed

Before me this 16<sup>th</sup> day

of September 20 23

  
\_\_\_\_\_  
Notary

FRANK E. SCANGARELLA, ESQ.  
Scangarella Law Firm, LLC  
Attorney-at-Law of 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) Kent Culuko

Address: 4 Kamm Street, Pequannock, NJ 07440

Block 4013 Lot 18.01 and 18.02

Property to Sewered ( ) Property is on Septic ( )

Number of bedrooms presently in structure ( )

Number of bedrooms to be added ( 0 )

Number of bedrooms to be deleted ( 0 )

Total number of bedrooms when project is completed ( )

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 4013, Lot 18.01 and 18.02  
Asani Culuko  
Subdivision / Lot Line Adjustment Application  
Variance Application**

**APPENDIX A**

The sole purpose of the minor subdivision / lot line adjustment is to effectuate the mutual (albeit mistaken) belief of the two neighboring property owners for the past 14 years, namely that the fence installed in 2009 around Lot 18.02 included a 25' x 50' portion of Lot 18.01, which Mr. Culuko has maintained uninterrupted during this period.

In the fall of 2022, Mr. Culuko installed a basketball court for the use of his homeschooled children on a portion of his property and a portion of the 25' x 50'. In so doing, Mr. Culuko exceeded the impervious surface coverage requirements for Lot 18.02.

The requested subdivision will require two variances: 360-14(B)(1): Lot 18.01 will have a lot area of 9,282 sq. ft., 1% less than the minimum area requirement (9,375 sq. ft.). In addition, a variance to 360-14(B)(8) is requested. Lot 18.01 will have an impervious surface of 48%, 6% greater than the 42% limitation, and Lot 18.02 will have an impervious surface of 45%, 3% greater than permitted.

The Board's approval of the bulk variances is warranted in this matter. The grant of the variances will result in formalizing the recognized historic use of the properties and is in keeping with the aesthetic of the neighborhood as evidenced by the existing fencing and tree buffer established by Mr. Culuko at the rear of the basketball court. Moreover, the grant of the variances advance the purposes of the Municipal Land Use Law, specifically N.J.S.A. 40:55D-2(a) promoting the appropriate use or development of land consistent with its residential character and promoting of general welfare and N.J.S.A. 40:55D-2(g) provides for sufficient space to provide for recreation of Mr. Culukos home schooled children.

In addition, the benefits of the basketball court for the health, and wellbeing of Mr. Culuko's children in conjunction with the screening of the court from his neighbor by the fence and trees to the rear substantially outweighs the detriment arising from its existence. Lastly, the existence of the basketball court, which is in keeping with the neighboring uses evidences that it is harmonious with the public good and not substantial detrimental thereto nor a substantial impairment to the intent and purpose of the zone plan and ordinance.

PEQUANNOCK TOWNSHIP  
APPLICATION FOR VARIANCE

Applicant's Name: \_\_\_\_\_

Fee Paid: \_\_\_\_\_ Date Received: \_\_\_\_\_

Escrow Paid: \_\_\_\_\_ Date Received: \_\_\_\_\_

DO NOT WRITE ABOVE THIS LINE

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3. Attorney's Name, Address and Telephone Number: Frank E. Scangarella  
565 Newark Pompton Turnpike, NJ 07444; 973-839-8400

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

\_\_\_\_\_ (a) Review of Order \_\_\_\_\_ (b) Interpretation

X (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  
X (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        | Required     | 18.01<br>Proposed | 18.02<br>Proposed |
|---------------------|--------------------------|--------------|-------------------|-------------------|
| <u>360-14(B)(1)</u> | <u>Lot Area sq. ft.</u>  | <u>9,375</u> | <u>9.282</u>      |                   |
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| _____               | _____                    | _____        | _____             | _____             |

7. Location of Lot: Number and Street: 4 Kamm Street

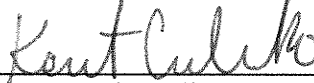
Block 4013 Lot 18.01 and 18.02 Zoning R-9

8. Dimensions of Lot \_\_\_\_\_ acres 9,375 square feet
- |                    |              |              |                   |              |              |
|--------------------|--------------|--------------|-------------------|--------------|--------------|
|                    | <b>18.01</b> | <b>18.02</b> |                   | <b>18.01</b> | <b>18.02</b> |
| Front yard setback | <u>45.1'</u> | <u>41.2</u>  | Rear yard setback | <u>47.5</u>  | <u>49.6'</u> |
| Side yard setback  | <u>11.3'</u> | <u>12.0'</u> | and _____         | <u>11.4'</u> | <u>12.6'</u> |
| Lot Depth          | <u>165'</u>  | <u>125'</u>  | Lot Width         | <u>76.8'</u> | <u>75'</u>   |
9. Do lots have frontage on a public street or ROW?  
 Yes x No \_\_\_\_\_
- Property is located on a x 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 X
- If Yes, name of Board \_\_\_\_\_
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 Yes \_\_\_\_\_ No X 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 X No \_\_\_\_\_
15. Name, Address and Title of person preparing the plats and exhibits  
 presented: Michael Darmstatter, P.E., PO Box 4287 Wayne, NJ 07470
16. List all the plans and other exhibits submitted with this application:  
Composite Survey and Lot Line Adjustment for Asani - Culuko, Prepared by Darmstatter, Inc.

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

SEE APPENDIX A

**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 16<sup>th</sup> day

of September 20 23

  
\_\_\_\_\_  
Notary

**FRANK E. SCANGARELLA, ESQ.  
Scangarella Law Firm, LLC  
Attorney-at-Law of 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) Kent Culuko

Address: 4 Kamm Street, Pequannock, NJ 07440

Block 4013 Lot 18.01 and 18.02

Property to Sewered ( ) Property is on Septic ( )

Number of bedrooms presently in structure ( )

Number of bedrooms to be added ( 0 )

Number of bedrooms to be deleted ( 0 )

Total number of bedrooms when project is completed ( )

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 4013, Lot 18.01 and 18.02**  
**Asani Culuko**  
**Subdivision / Lot Line Adjustment Application**  
**Variance Application**

**APPENDIX A**

The sole purpose of the minor subdivision / lot line adjustment is to effectuate the mutual (albeit mistaken) belief of the two neighboring property owners for the past 14 years, namely that the fence installed in 2009 around Lot 18.02 included a 25' x 50' portion of Lot 18.01, which Mr. Culuko has maintained uninterrupted during this period.

In the fall of 2022, Mr. Culuko installed a basketball court for the use of his homeschooled children on a portion of his property and a portion of the 25' x 50'. In so doing, Mr. Culuko exceeded the impervious surface coverage requirements for Lot 18.02.

The requested subdivision will require two variances: 360-14(B)(1): Lot 18.01 will have a lot area of 9,282 sq. ft., 1% less than the minimum area requirement (9,375 sq. ft.). In addition, a variance to 360-14(B)(8) is requested. Lot 18.01 will have an impervious surface of 48%, 6% greater than the 42% limitation, and Lot 18.02 will have an impervious surface of 45%, 3% greater than permitted.

The Board's approval of the bulk variances is warranted in this matter. The grant of the variances will result in formalizing the recognized historic use of the properties and is in keeping with the aesthetic of the neighborhood as evidenced by the existing fencing and tree buffer established by Mr. Culuko at the rear of the basketball court. Moreover, the grant of the variances advance the purposes of the Municipal Land Use Law, specifically N.J.S.A. 40:55D-2(a) promoting the appropriate use or development of land consistent with its residential character and promoting of general welfare and N.J.S.A. 40:55D-2(g) provides for sufficient space to provide for recreation of Mr. Culukos home schooled children.

In addition, the benefits of the basketball court for the health, and wellbeing of Mr. Culuko's children in conjunction with the screening of the court from his neighbor by the fence and trees to the rear substantially outweighs the detriment arising from its existence. Lastly, the existence of the basketball court, which is in keeping with the neighboring uses evidences that it is harmonious with the public good and not substantial detrimental thereto nor a substantial impairment to the intent and purpose of the zone plan and ordinance.

## SUB-DIVISION CONSENT AND LOT LINE ADJUSTMENT AGREEMENT

WHEREAS Naim Asani and Gizme Asani (hereinafter referred to as "Grantor") are the owners of the property known as 75 Lincoln Park Road, in the Township of Pequannock, County of Morris designated as Block 4013, Lot 18.01, and;

WHEREAS Kent Culuko and Clifford Culuko (hereinafter referred to as "Grantee") are the owners of the property known as 4 Kamm Street, in the Township of Pequannock, County of Morris designated as Block 4013, Lot 18.02, and;

WHEREAS Naim Asani and Gizme Asani are under contract to sell Block 4013, Lot 18.01 (75 Lincoln Park Rd.) to Nathaniel Brand and Kyla Brand (hereinafter referred to as "Third Party Buyers") with anticipated closing date of October 1, 2023, and;

WHEREAS Grantor and Grantee previously entered into a contract to purchase Block 4013, Lot 18.02 (Kamm St.) and same was conveyed pursuant to a Deed dated December 7, 2009. However the previous subdivision contained an error in the legal description and the property's metes and bounds description was not accurate as to the purported dimensions of the lot to be conveyed; and;

NOW THEREFORE, the parties wish to correct that erred conveyance and perfect the previous subdivision and convey the property that has been held by Grantee to have been their property all along. This agreement shall memorialize those terms.

1. Grantee, at its sole cost and expense shall obtain all State, Township, County, Municipal, DEC, DOT and other applicable governmental authorities approvals (collectively, the "Approvals") for the subdivision of Block 4013, Lot 18.01 to convey a portion of 75 Lincoln Park Rd. ("75 Lincoln").
2. Grantee shall use its diligent best efforts to obtain all municipal approvals and from all applicable governmental authorities (including but not limited to any State, County, Town, DEC, DOT approvals, and any other required governmental approval, where applicable) for the subdivision of Grantor's 75 Lincoln and all improvements located on 75 Lincoln, including a previously built basketball court, based upon Darmstatter, Inc.'s Site Plan ("Subdivision Approval"). The date Grantee obtains Subdivision Approval shall be hereinafter referred to as the "Subdivision Approval Date."
3. Grantor's sale shall not be consummated until Grantee has received final and unappealable Subdivision Approval and all required approvals, unless Third Party Buyers also execute this Agreement agree to take ownership and be conveyed 75 Lincoln, subject to the terms as set forth herein. Nothing in this Agreement shall

be construed to modify or eliminate the right of the Third Party Buyers to terminate their agreement with the Grantor in the event the Subdivision Approval is not obtained by October 31, 2023, plus any extensions agreed upon by the Third Party Buyers and the Grantor.

4. At Grantees' requests, Grantor (and by execution hereto, Third Party Buyers) shall cooperate, at no cost to Grantee, consent to and execute any and all documents in connection with obtaining Subdivision Approval. Execution of this Agreement shall be evidence of such consents needed to submit to the Planning Board of Pequannock Township, unless specific forms are needed for same. Such documents and cooperation needed shall include but not be limited to:

- a. Consent forms and applications required by the Municipality
- b. Tax Collector payment confirmations (for 3<sup>rd</sup> and 4<sup>th</sup> quarter if necessary)
- c. Appearance in front of any board meetings that may require testimony for same
- d. Affidavit of Title
- e. Subdivision Deeds

5. Grantor's or Third Party Buyer's prior written consent shall not be required for any changes to the July 13, 2023 Site Plan provided by Darmstatter Inc. providing same does not alter the existing square footage and dimensions as set forth in those plans or the shape of the property to be added to 4 Kamm. The mere alteration of said plans to conform to the Municipal requirements to deem the application complete shall not be considered to be an alteration needed for prior approvals by any of the parties and Grantee shall have liberal ability to modify any such plans to conform to the Municipal Subdivision requirements and any other such Government authority.

6. Grantor's consent shall be required for any change in the tax parcels of the Premises, and for any condition or requirement (e.g. variances) which may be imposed as a condition of, or as part of, Subdivision Approval. Therefore, Grantor shall be present at all meetings set for the application process in the event that authorizations are needed by Grantor in the event that changes are proposed at any of the meetings which may need Grantor's consent. Grantee shall be responsible for and shall complete any site work or off-site work required as a condition of, or as a part of, obtaining Subdivision Approval and Grantor shall be required to perform any such work.

7. In the event Grantee must obtain a zoning variance, waiver or other change in order to subdivide 75 Lincoln as contemplated herein, or in order to use the 4 Kamm for Grantee's Intended Use, Grantor's consent shall not be unreasonably withheld or delayed, prior to seeking such a change. Grantor (and therefore any Third Party Buyer) shall not be permitted to enter into any agreements that affect the current proposed metes and bounds description as set forth in the 7/13/23 use, access, or condition of 75 Lincoln without first obtaining Grantee's written consent, and any attempt to do so shall constitute a default under this Agreement.

8. The Subdivision Deed and transfer date shall be subject to the aforementioned approvals being obtained and recording of the Subdivision Deeds being completed.

9. Any default by the parties or failure to execute any of the documents necessary causing unnecessary delays, shall subject to penalties including but not limited to, a reasonable attorneys fee to be borne by the defaulting party.

Witness:

Agreed & Accepted: Grantor

\_\_\_\_\_

\_\_\_\_\_  
Naim Asani

\_\_\_\_\_

\_\_\_\_\_  
Gizme Asani

Witness:

Agreed & Accepted: Grantee

\_\_\_\_\_  
Jull Asani

\_\_\_\_\_  
Kent Culuko

Kent Culuko

\_\_\_\_\_  
Jull Asani

\_\_\_\_\_  
Cliff Culuko

Clifford Culuko

Witness:

Agreed & Accepted: Third Party Buyers

\_\_\_\_\_  
[Signature]

\_\_\_\_\_  
Nathaniel Brand

\_\_\_\_\_  
[Signature]

\_\_\_\_\_  
Kyla Brand

perform any such work.

7. In the event Grantee must obtain a zoning variance, waiver or other change in order to subdivide 75 Lincoln as contemplated herein, or in order to use the 4 Kaim for Grantee's Intended Use, Grantor's consent shall not be unreasonably withheld or delayed, prior to seeking such a change. Grantor (and therefore any Third Party Buyer) shall not be permitted to enter into any agreements that affect the current proposed acres and bounds description as set forth in the 7/13/23 use, access, or condition of 75 Lincoln without first obtaining Grantee's written consent, and any attempt to do so shall constitute a default under this Agreement.

8. The Subdivision Deed and transfer date shall be subject to the aforementioned approvals being obtained and recording of the Subdivision Deeds being completed.

9. Any default by the parties or failure to execute any of the documents necessary causing unnecessary delays, shall subject to penalties including but not limited to, a reasonable attorneys fee to be borne by the defaulting party.

Witness:

Agreed & Accepted: Grantor

[Signature]

Naim Asani

Naim Asani

[Signature]

Yasmine Amek

Yasmine Asani

Witness:

Agreed & Accepted: Grantee

[Signature]

Kent Culuko

Kent Culuko

[Signature]

Cliff Culuko

Clifford Culuko

Witness:

Agreed & Accepted: Third Party Buyers

[Signature]

Nathaniel Brand

75 Lincoln Plk Rd.

Block 4013 Lot 18.01

P.B. \_\_\_\_\_ ZBA \_\_\_\_\_

**Section II** (to be completed by Tax Collector)

I find that: ☒ All taxes due have been paid.  
☐ All Assessments due have been paid.  
☐ The following are delinquent and past due:

Date: 8/9/23 Tax Collector: *[Signature]*

4 Kamm St.

Block 4013 Lot 18.02

P.B. \_\_\_\_\_ ZBA \_\_\_\_\_

**Section II** (to be completed by Tax Collector)

I find that:



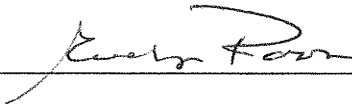
All taxes due have been paid.

[ ]

All Assessments due have been paid.

[ ]

The following are delinquent and past due:

Date: 8/9/23 Tax Collector: 

# PEQUANNOCK TOWNSHIP

530 Newark-Pompton Turnpike  
Pompton Plain, NJ 07444-1799

Jason Laliker, CTA SLREA  
Tax Assessor

973-835-5700  
fax 973-835-0435

**August 2, 2023**

The attached is a certified list of property owners within 200' of Block 4013 Lot 18.01.

Applicant:  
\$10 fee paid by check

In addition to the names provided the attached list of utilities must also be notified.

## Jason Laliker

Jason Laliker, CTA SLREA  
Tax Assessor

Per Pequannock Tax Map, CAMA program, Morris County GIS. List is provided to the best of the Tax Assessor's ability using available tools listed above.

OWNER & ADDRESS REPORT

PEQUANNOCK

CERTIFIED LIST FOR BLOCK 4013 LOT 18.01 IN PEQUANNOCK TOWNSHIP

08/02/23 Page 1 of 2

| BLOCK | LOT   | QUAL | CLA | PROPERTY OWNER                                                                   | PROPERTY LOCATION  | Add'l Lots |
|-------|-------|------|-----|----------------------------------------------------------------------------------|--------------------|------------|
| 4002  | 13    |      | 2   | LICITRA, LINDA<br>26 MANDEVILLE AVE<br>PEQUANNOCK N J 07440                      | 26 MANDEVILLE AVE  |            |
| 4002  | 14    |      | 2   | SMITH, JAMES & ROSEMARY<br>28 MANDEVILLE AVE<br>PEQUANNOCK, NJ 07440             | 28 MANDEVILLE AVE  |            |
| 4002  | 15    |      | 2   | MARRA JR, BENEDICT J & DIANE M<br>32 MANDEVILLE AVE<br>PEQUANNOCK N J 07440      | 32 MANDEVILLE AVE  |            |
| 4002  | 16    |      | 2   | AVITABLE, JAMES<br>34 MANDEVILLE AVE<br>PEQUANNOCK N J 07440                     | 34 MANDEVILLE AVE  |            |
| 4013  | 3     |      | 2   | BENSON, ERNEST & REGINA<br>29 MANDEVILLE AVE<br>PEQUANNOCK N J 07440             | 29 MANDEVILLE AVE  |            |
| 4013  | 4     |      | 2   | MOLINARI, PAUL/CARLUCCI, KAREN/ETAL<br>25 MANDEVILLE AVE<br>PEQUANNOCK, NJ 07440 | 25 MANDEVILLE AVE  |            |
| 4013  | 5     |      | 2   | SOBOCINSKI, LUKAS/NATALIA<br>23 MANDEVILLE AVE<br>PEQUANNOCK, NJ 07440           | 23 MANDEVILLE AVE  |            |
| 4013  | 15    |      | 2   | WILLIAMS, ROBERT & DANIELLE<br>89 LINCOLN PARK RD<br>PEQUANNOCK N J 07440        | 89 LINCOLN PARK RD |            |
| 4013  | 16    |      | 2   | EZZO, CARMIN K<br>81 LINCOLN PARK RD<br>PEQUANNOCK, NJ 07440                     | 81 LINCOLN PARK RD |            |
| 4013  | 17    |      | 2   | ROWLAND, THOMAS J & GINA<br>79 LINCOLN PARK RD<br>PEQUANNOCK N J 07440           | 79 LINCOLN PARK RD |            |
| 4013  | 19    |      | 2   | BARANY JR, HARRY M & DIANE LYNN<br>71 LINCOLN PARK RD<br>PEQUANNOCK NJ 07440     | 71 LINCOLN PARK RD |            |
| 4013  | 18.02 |      | 2   | CULUKO, KENT & CLIFFORD<br>4 KAMM ST<br>PEQUANNOCK, NJ 07440                     | 4 KAMM ST          |            |
| 4013  | 18.03 |      | 2   | GIUDICE, PIETRO<br>35 MANDEVILLE AVE<br>PEQUANNOCK, NJ 07440                     | 35 MANDEVILLE AVE  |            |
| 4014  | 3     |      | 2   | BERRY, ANNETTE T<br>39 MANDEVILLE AVE<br>PEQUANNOCK, NJ 07440                    | 39 MANDEVILLE AVE  |            |
| 4014  | 4     |      | 2   | O GORMAN, BRIAN P/JACQUELINE M<br>5 KAMM ST<br>PEQUANNOCK, NJ 07440              | 5 KAMM ST          |            |
| 4014  | 5     |      | 2   | CONKLIN, JOHN & VICKI<br>3 KAMM ST<br>PEQUANNOCK N J 07440                       | 3 KAMM ST          |            |
| 4014  | 6     |      | 2   | LISOWSKI, RICHARD J/KIMBERLY<br>63 LINCOLN PARK RD<br>PEQUANNOCK, NJ 07440       | 63 LINCOLN PARK RD |            |
| 4014  | 7     |      | 2   | SCHMIDT JR, WILLIAM E & LINDA K<br>61 LINCOLN PARK RD<br>PEQUANNOCK NJ 07440     | 61 LINCOLN PARK RD |            |
| 4401  | 7     |      | 15C | PEQUANNOCK TOWNSHIP<br>530 TURNPIKE<br>POMPTON PLAINS NJ 07444                   | LINCOLN PARK RD    |            |

O W N E R   &   A D D R E S S   R E P O R T

PEQUANNOCK

CERTIFIED LIST FOR BLOCK 4013 LOT 18.01 IN PEQUANNOCK TOWNSHIP

08/02/23 Page 2 of 2

| BLOCK | LOT | QUAL | CLA | PROPERTY OWNER                                                         | PROPERTY LOCATION  | Add'l Lots |
|-------|-----|------|-----|------------------------------------------------------------------------|--------------------|------------|
| 4401  | 8   |      | 1   | TILT, PATRICIA K & GEORGE M<br>890 BUTTERNUT RD<br>UNADILLA NY 13849   | LINCOLN PARK RD    |            |
| 4401  | 10  |      | 1   | COMPUSTRUCT INC<br>328 BOULEVARD<br>POMPTON PLAINS NJ 07444            | 88 LINCOLN PARK RD |            |
| 4401  | 9   |      | 15F | PEQUANNOCK TWSP COLUMBIAN ASSOC<br>PO BOX 91<br>PEQUANNOCK NJ 07440    | 84 LINCOLN PARK RD |            |
| 4401  | 9   | T01  | 4B  | VERIZON WIRELESS- C/O DUFF & PHELPS<br>PO BOX 2549<br>ADDISON TX 75001 | 84 LINCOLN PARK RD |            |

TOWNSHIP OF PEQUANNOCK  
PUBLIC UTILITIES

WATER SUPPLY & DISTRIBUTION SYSTEMS

Township of Pequannock  
Water Department  
530 Newark Pompton Turnpike  
Pompton Plains, NJ 07444  
(973) 835-5700 Ext. 190

City of Newark  
Division of Water Utility  
239 Central Avenue  
Newark, NJ 07103  
Phone: (973) 733-6303  
Fax: (973) 733-4819

Joe Beckmeyer

Passaic Valley Water  
Commission &  
North Jersey Water District  
1525 Main Avenue  
Clifton, NJ 07011  
(973) 340-4320

James Duprey, General Superintendent

SANITARY SEWERS

Township of Pequannock  
Sewer Department  
530 Newark Pompton Turnpike  
Pompton Plains, NJ 07444  
(973) 835-5700 Ext. 190

TBSA

Lincoln Park, Fairfield & Pequannock Sewerage Authority (TBSA)  
PO Box 188  
Lincoln Park, NJ 07035  
(973) 696-4494

William Murphy (973) 326-0928

COUNTY OF MORRIS

Engineering Department  
Courthouse  
Morristown, NJ 07960  
(201) 285-6759

TOWNSHIP OF PEQUANNOCK  
PUBLIC UTILITIES

NATURAL GAS:

Public Service Electric & Gas Company  
Lead Supervisor – Michael Maietta (201) 337-2521  
20 Van Vooren Drive  
Oakland, NJ 07436  
Emergency: (Non Public) (201) 337-2409  
Non Emergency: (201) 337-2526  
Evening: (201) 365-5348  
Weekends & Holidays (201) 684-7000  
(201) 337-2562

Spectra Energy (Formerly Duke Energy) Tim Vaughan  
(includes Texas Eastern & Algonquin Gas)  
501 Coolidge Street  
South Plainfield, NJ 07080  
(908) 757-1215

ELECTRIC:

Jersey Central Power & Light Co. Baxter Turley  
300 Madison Avenue  
PO Box 911  
Morristown, NJ 07960  
(973) 401-8143  
Fax: (973) 644-4256

Jersey Central Power & Light Co. Kim Foster, Planner  
46 Parsippany Blvd.  
Boonton, NJ 07005  
(973) 331-5315  
Fax: (330) 245-5443

TELEPHONE:

Verizon Peter Auteri  
290 W. Mt. Pleasant Avenue Lead Engineer  
Bldg 4, Ground Floor  
Livingston, NJ 07039  
(973) 422-5141

CABLE TELEVISION:

Cablevision of North Jersey Dennis Haney  
159 Windermere Avenue  
Greenwood Lake, NY 10925  
(845) 595-6819  
Fax: (845) 595-6814

TOWNSHIP OF PEQUANNOCK  
PUBLIC UTILITIES

NJDOT

New Jersey Department of Transportation  
Roxbury Corporate Center  
District Engineer  
200 Stierli Court  
Mt. Arlington, NJ 07856-1322  
(973) 601-6700

STORM DRAINS:

Township of Pequannock  
Engineering Department  
530 Newark Pompton Turnpike  
Pompton Plains, NJ 07444  
(973) 835-5700 Ext. 188

County of Morris, Engineering Department  
Courthouse  
Morristown, NJ 07960  
(973) 285-6759

New Jersey Department of Transportation  
Roxbury Corporate Center  
200 Stierli Court  
Mt. Arlington, NJ 07856-1322  
(973) 770-5070

PEQUANNOCK TOWNSHIP BOARD OF EDUCATION TRANSPORTATION

85 Sunset Road  
Pompton Plains, NJ 07444

POSTMASTER, Pompton Plains, NJ 07444

POSTMASTER, Pequannock, NJ 07440

PEQUANNOCK TOWNSHIP TRAFFIC & SAFETY BUREAU

Notification of Major Utilities for Markout may be accomplished by calling GARDEN  
STATE UNDERGROUND LOCATION SERVICE at 1-800-272-1000.

Revised May 11, 2015

## PEQUANNOCK TOWNSHIP

530 Newark-Pompton Turnpike  
Pompton Plain, NJ 07444-1799

Jason Laliker, CTA SLREA  
Tax Assessor

973-835-5700  
fax 973-835-0435

**August 2, 2023**

The attached is a certified list of property owners within 200' of Block 4013 Lot 18.02.

Applicant:  
\$10 fee paid by check

In addition to the names provided the attached list of utilities must also be notified.

# Jason Laliker

Jason Laliker, CTA SLREA  
Tax Assessor

Per Pequannock Tax Map, CAMA program, Morris County GIS. List is provided to the best of the Tax Assessor's ability using available tools listed above.

O W N E R   &   A D D R E S S   R E P O R T

PEQUANNOCK

CERTIFIED LIST FOR BLOCK 4013 LOT 18.02 IN PEQUANNOCK TOWNSHIP

08/02/23 Page 1 of 2

| BLOCK | LOT   | QUAL | CLA | PROPERTY OWNER                                                                   | PROPERTY LOCATION  | Add'l Lots |
|-------|-------|------|-----|----------------------------------------------------------------------------------|--------------------|------------|
| 4001  | 14    |      | 2   | MOORE, MICHAEL A & EILEEN M<br>36 MANDEVILLE AVE<br>PEQUANNOCK N J 07440         | 36 MANDEVILLE AVE  |            |
| 4001  | 15    |      | 2   | LO CASTO, ANNA RITA<br>40 MANDEVILLE AVE<br>PEQUANNOCK, NJ 07440                 | 40 MANDEVILLE AVE  |            |
| 4002  | 13    |      | 2   | LICITRA, LINDA<br>26 MANDEVILLE AVE<br>PEQUANNOCK N J 07440                      | 26 MANDEVILLE AVE  |            |
| 4002  | 14    |      | 2   | SMITH, JAMES & ROSEMARY<br>28 MANDEVILLE AVE<br>PEQUANNOCK, NJ 07440             | 28 MANDEVILLE AVE  |            |
| 4002  | 15    |      | 2   | MARRA JR, BENEDICT J & DIANE M<br>32 MANDEVILLE AVE<br>PEQUANNOCK N J 07440      | 32 MANDEVILLE AVE  |            |
| 4002  | 16    |      | 2   | AVITABLE, JAMES<br>34 MANDEVILLE AVE<br>PEQUANNOCK N J 07440                     | 34 MANDEVILLE AVE  |            |
| 4014  | 1     |      | 2   | WALLIN, KARL & ANDREA<br>28 BOULEVARD<br>PEQUANNOCK N J 07440                    | 28 BOULEVARD       |            |
| 4014  | 2     |      | 2   | FRANCHINO, ANTHONY D., JR<br>41 MANDEVILLE AVE<br>PEQUANNOCK N J 07440           | 41 MANDEVILLE AVE  |            |
| 4014  | 3     |      | 2   | BERRY, ANNETTE T<br>39 MANDEVILLE AVE<br>PEQUANNOCK, NJ 07440                    | 39 MANDEVILLE AVE  |            |
| 4014  | 4     |      | 2   | O GORMAN, BRIAN P/JACQUELINE M<br>5 KAMM ST<br>PEQUANNOCK, NJ 07440              | 5 KAMM ST          |            |
| 4014  | 5     |      | 2   | CONKLIN, JOHN & VICKI<br>3 KAMM ST<br>PEQUANNOCK N J 07440                       | 3 KAMM ST          |            |
| 4014  | 6     |      | 2   | LISOWSKI, RICHARD J/KIMBERLY<br>63 LINCOLN PARK RD<br>PEQUANNOCK, NJ 07440       | 63 LINCOLN PARK RD |            |
| 4014  | 7     |      | 2   | SCHMIDT JR, WILLIAM E & LINDA K<br>61 LINCOLN PARK RD<br>PEQUANNOCK NJ 07440     | 61 LINCOLN PARK RD |            |
| 4014  | 12    |      | 2   | NASER, MICHAEL & STEPHANIE<br>20 BOULEVARD<br>PEQUANNOCK, NJ 07440               | 20 BOULEVARD       |            |
| 4014  | 13    |      | 2   | PUZIO SR, THOMAS J & ROSEMARIE<br>24 BOULEVARD<br>PEQUANNOCK N J 07440           | 24 BOULEVARD       |            |
| 4013  | 18.03 |      | 2   | GIUDICE, PIETRO<br>35 MANDEVILLE AVE<br>PEQUANNOCK, NJ 07440                     | 35 MANDEVILLE AVE  |            |
| 4013  | 3     |      | 2   | BENSON, ERNEST & REGINA<br>29 MANDEVILLE AVE<br>PEQUANNOCK N J 07440             | 29 MANDEVILLE AVE  |            |
| 4013  | 4     |      | 2   | MOLINARI, PAUL/CARLUCCI, KAREN/ETAL<br>25 MANDEVILLE AVE<br>PEQUANNOCK, NJ 07440 | 25 MANDEVILLE AVE  |            |
| 4013  | 5     |      | 2   | SOBOCINSKI, LUKAS/NATALIA<br>23 MANDEVILLE AVE<br>PEQUANNOCK, NJ 07440           | 23 MANDEVILLE AVE  |            |

O W N E R   &   A D D R E S S   R E P O R T

PEQUANNOCK

CERTIFIED LIST FOR BLOCK 4013 LOT 18.02 IN PEQUANNOCK TOWNSHIP

08/02/23 Page 2 of 2

| BLOCK | LOT   | QUAL | CLA | PROPERTY OWNER                                                               | PROPERTY LOCATION  | Add'l Lots |
|-------|-------|------|-----|------------------------------------------------------------------------------|--------------------|------------|
| 4013  | 15    |      | 2   | WILLIAMS, ROBERT & DANIELLE<br>89 LINCOLN PARK RD<br>PEQUANNOCK N J 07440    | 89 LINCOLN PARK RD |            |
| 4013  | 16    |      | 2   | EZZO, CARMIN K<br>81 LINCOLN PARK RD<br>PEQUANNOCK, NJ 07440                 | 81 LINCOLN PARK RD |            |
| 4013  | 17    |      | 2   | ROWLAND, THOMAS J & GINA<br>79 LINCOLN PARK RD<br>PEQUANNOCK N J 07440       | 79 LINCOLN PARK RD |            |
| 4013  | 18.01 |      | 2   | ASANI, NAIM & GIZME<br>826 SUSSEX RD<br>FRANKLIN LAKES, NJ 07417             | 75 LINCOLN PARK RD |            |
| 4013  | 19    |      | 2   | BARANY JR, HARRY M & DIANE LYNN<br>71 LINCOLN PARK RD<br>PEQUANNOCK NJ 07440 | 71 LINCOLN PARK RD |            |
| 4401  | 7     |      | 15C | PEQUANNOCK TOWNSHIP<br>530 TURNPIKE<br>POMPTON PLAINS NJ 07444               | LINCOLN PARK RD    |            |
| 4401  | 8     |      | 1   | TILT, PATRICIA K & GEORGE M<br>890 BUTTERNUT RD<br>UNADILLA NY 13849         | LINCOLN PARK RD    |            |

TOWNSHIP OF PEQUANNOCK  
PUBLIC UTILITIES

WATER SUPPLY & DISTRIBUTION SYSTEMS

Township of Pequannock  
Water Department  
530 Newark Pompton Turnpike  
Pompton Plains, NJ 07444  
(973) 835-5700 Ext. 190

City of Newark  
Division of Water Utility  
239 Central Avenue  
Newark, NJ 07103  
Phone: (973) 733-6303  
Fax: (973) 733-4819

Joe Beckmeyer

Passaic Valley Water  
Commission &  
North Jersey Water District  
1525 Main Avenue  
Clifton, NJ 07011  
(973) 340-4320

James Duprey, General Superintendent

SANITARY SEWERS

Township of Pequannock  
Sewer Department  
530 Newark Pompton Turnpike  
Pompton Plains, NJ 07444  
(973) 835-5700 Ext. 190

TBSA

William Murphy (973) 326-0928

Lincoln Park, Fairfield & Pequannock Sewerage Authority (TBSA)  
PO Box 188  
Lincoln Park, NJ 07035  
(973) 696-4494

COUNTY OF MORRIS

Engineering Department  
Courthouse  
Morristown, NJ 07960  
(201) 285-6759

TOWNSHIP OF PEQUANNOCK  
PUBLIC UTILITIES

NATURAL GAS:

Public Service Electric & Gas Company  
Lead Supervisor – Michael Maietta (201) 337-2521  
20 Van Vooren Drive  
Oakland, NJ 07436  
Emergency: (Non Public) (201) 337-2409  
Non Emergency: (201) 337-2526  
Evening: (201) 365-5348  
Weekends & Holidays (201) 684-7000  
(201) 337-2562

Spectra Energy (Formerly Duke Energy) Tim Vaughan  
(includes Texas Eastern & Algonquin Gas)  
501 Coolidge Street  
South Plainfield, NJ 07080  
(908) 757-1215

ELECTRIC:

Jersey Central Power & Light Co. Baxter Turley  
300 Madison Avenue  
PO Box 911  
Morristown, NJ 07960  
(973) 401-8143  
Fax: (973) 644-4256

Jersey Central Power & Light Co. Kim Foster, Planner  
46 Parsippany Blvd.  
Boonton, NJ 07005  
(973) 331-5315  
Fax: (330) 245-5443

TELEPHONE:

Verizon Peter Auteri  
290 W. Mt. Pleasant Avenue Lead Engineer  
Bldg 4, Ground Floor  
Livingston, NJ 07039  
(973) 422-5141

CABLE TELEVISION:

Cablevision of North Jersey Dennis Haney  
159 Windermere Avenue  
Greenwood Lake, NY 10925  
(845) 595-6819  
Fax: (845) 595-6814

TOWNSHIP OF PEQUANNOCK  
PUBLIC UTILITIES

NJDOT

New Jersey Department of Transportation  
Roxbury Corporate Center  
District Engineer  
200 Stierli Court  
Mt. Arlington, NJ 07856-1322  
(973) 601-6700

STORM DRAINS:

Township of Pequannock  
Engineering Department  
530 Newark Pompton Turnpike  
Pompton Plains, NJ 07444  
(973) 835-5700 Ext. 188

County of Morris, Engineering Department  
Courthouse  
Morristown, NJ 07960  
(973) 285-6759

New Jersey Department of Transportation  
Roxbury Corporate Center  
200 Stierli Court  
Mt. Arlington, NJ 07856-1322  
(973) 770-5070

PEQUANNOCK TOWNSHIP BOARD OF EDUCATION TRANSPORTATION

85 Sunset Road  
Pompton Plains, NJ 07444

POSTMASTER, Pompton Plains, NJ 07444

POSTMASTER, Pequannock, NJ 07440

PEQUANNOCK TOWNSHIP TRAFFIC & SAFETY BUREAU

Notification of Major Utilities for Markout may be accomplished by calling GARDEN  
STATE UNDERGROUND LOCATION SERVICE at 1-800-272-1000.

Revised May 11, 2015

# Request for Taxpayer Identification Number and Certification

Give Form to the  
requester. Do not  
send to the IRS.

► Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Print or type.  
See Specific Instructions on page 3.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                         |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.<br><b>Kent Culuko</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                         |  |
| 2 Business name/disregarded entity name, if different from above                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                         |  |
| 3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.<br><br><input checked="" type="checkbox"/> Individual/sole proprietor or single-member LLC<br><input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►<br><b>Note:</b> Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is <b>not</b> disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.<br><input type="checkbox"/> Other (see instructions) ► | 4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):<br><br>Exempt payee code (if any) _____<br><br>Exemption from FATCA reporting code (if any) _____<br><small>(Applies to accounts maintained outside the U.S.)</small> |  |
| 5 Address (number, street, and apt. or suite no.) See instructions.<br><b>4 Kamm Street</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Requester's name and address (optional)                                                                                                                                                                                                                                 |  |
| 6 City, state, and ZIP code<br><b>Pequannock, NJ 07440</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                         |  |
| 7 List account number(s) here (optional)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                         |  |

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

|                                |   |   |   |   |   |   |   |   |   |   |
|--------------------------------|---|---|---|---|---|---|---|---|---|---|
| Social security number         |   |   |   |   |   |   |   |   |   |   |
| 1                              | 5 | 8 | - | 8 | 0 | - | 0 | 8 | 6 | 5 |
| or                             |   |   |   |   |   |   |   |   |   |   |
| Employer identification number |   |   |   |   |   |   |   |   |   |   |
|                                |   |   | - |   |   |   |   |   |   |   |

## Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

|           |                                               |                       |
|-----------|-----------------------------------------------|-----------------------|
| Sign Here | Signature of U.S. person ► <i>Kent Culuko</i> | Date ► <i>9/16/23</i> |
|-----------|-----------------------------------------------|-----------------------|

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
  - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
  - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
  - Form 1099-S (proceeds from real estate transactions)
  - Form 1099-K (merchant card and third party network transactions)
  - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
  - Form 1099-C (canceled debt)
  - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

*If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.*