

Scangarella Law Firm, LLC

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March 3, 2024

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

Re: Planning Board Variance Application
John Van Vugt 240 Farm Road
Block 2402 – Lot 13

Dear Ms. Camaya:

Please be advised we represent Johannes (aka John) Van Vugt in this matter. Enclosed please find the following:

1. Two (2) Site Plan Applications
2. Two (2) Site Plan Checklists
3. Two (2) Variance Applications;
4. Two (2) Floodplain Development Applications;
5. Four (4) sets of plans;
6. A Tax Assessment Report; and
7. A copy of submitted W-9.

Please advise as to Escrow and Application Fees.

Very truly yours,



Frank E. Scangarella, Esq.

FES:ab
c: J. Van Vugt
Enclosed

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: _____

Johannes & Jannie Van Vugt, 140 Jacksonville Road, Pompton Plains, NJ 07444

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

Johannes & Jannie Van Vugt, 140 Jacksonville Road, Pompton Plains, NJ 07444

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

Frank E. Scangarella, Esq, Scangarella Law Firm, LLC 565 Newark Pompton Turnpike
Pompton Plains, NJ 07444

4. Location of Site: _____ Street: 240 Farm Road

Block: 2402 Lot: 13 Zoning: _____

5. Area of tract: 348,052 sq. ft.
Ground floor area of all structures 118,855 sq. ft.
Percentage of lot coverage by all buildings 34.15%
Area of building and pavement 224,669 sq. ft.
Percentage of lot coverage by all buildings and pavement 64.55 %

6. Lot specifics as provided on plan:
Are any variances requires? YES X NO _____
Lot width: 353.7' Front yard setback 63.5
Side yard setbacks 17.5' / 90.9' Rear yard setbacks 190.5'
Percentage of front yard used for parking _____ %
Buffers provided: YES _____ NO X
Parking spaces provided _____
Loading spaces provided _____

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 of Board Planning Board
Type of Application Lot Line Adjustment / Minor Subdivision
Action Taken Approved

8. List intended used of the site: No Change: Agricultural, residential
-
9. Does lot have frontage on a public street or ROW?
YES _____ NO X
Property is located on a _____ Municipal, _____ County
or _____ State Road. (check all that apply)
10. Number of buildings or structures existing 3, proposed 0 additional
11. Are there any existing covenants or deed restrictions on the property?
YES _____ NO X
If Yes, Describe: _____
-
12. Are there are streams, ponds, ditches or wetlands on or adjoining the proposed
Subdivision? YES X NO _____
13. Is the property located in the 100 year Floodplain or floodway as shown on the
FEMA Maps dated July 3, 1986? YES X NO _____
14. Name, Address and Title of person preparing the plats and exhibits presented:

Darmstatter, Inc. Engineering Surveyors, P.O. Box 4287 Wayne, NJ 07470

15. List all the plans and other exhibits submitted with this application: _____
Site Plan dated 7/17/2023

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

[Signature]
Signature of Applicant

Sworn to and Subscribed

Before me this 4th day
of March 2024.

[Signature]
Notary



State of New Jersey
Notary Public
KATHLEEN KUKLA
My Commission Expires June 16, 2028

PRELIMINARY AND FINAL SITE PLAN CHECKLIST

APPLICANT'S

NAME: Johannes Van Vugt

ITEMS REQUIRED FOR A COMPLETE APPLICATION

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. Pending Payment of the administrative and escrow review deposits.
4. x 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 Surface Water Management Plan acceptable to the Township Engineer.
7. Waiver Soil Erosion and Sediment Control Plan
8. Waiver Environmental Impact Study (when required by ordinance)
9. Waiver Health Department approval of a septic system where sanitary sewers are not available.
10. x Completed flood plain development application (when required by ordinance)
11. Waiver Proof of submission of completed application form for Morris County Soil Conservation District.
12. Waiver Receipt of completed application form and required fees for Morris County Planning Board
13. x Each submission shall be drawn at an appropriate scale not less than 1" equals 100' and shall be submitted on one of two of the following standard sheet sizes (24" by 36" or 30" by 42")
14. Waiver Traffic Impact Study for all applications involving the construction of more than twenty thousand square feet of building area.

ONCE THE APPLICATION HAS BEEN DEEMED COMPLETE THE APPLICANT SHALL SUBMIT EIGHTEEN COPIES OF ALL MATERIALS RELATED 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'.
- B. X Title Block in accordance with the rules governing title blocks for professional engineers (N.J.S.A. 45:8-36);
1. Name of the development, Pequannock Township, Morris County.
 2. Name, title, address and license number of the professional or professionals who prepared the plat or plan.
 3. Scale (written).
 4. Date or original preparation and of each subsequent revision thereof and a list of the specific revisions entered on each sheet.
 5. 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. X 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, easements, rights-of-way, streets, roads, highways, freeways, railroads, rivers, buildings, structures, or any other feature directly on the tract or off-tract in and within two hundred (200) feet, if it is deemed that such feature has an effect upon the use of subject property.
- J. X The location of all ground area of each building, structure, or any other land use.
- K. Waiver The location, capacity and size of proposed off street parking areas and loading and unloading facilities, including but not limited to aisle widths, location of bays and barriers.

Site Plan Checklist

- W. Waiver In the event a facility is to be constructed in stages, a sketch plan showing the entire facility shall be submitted in addition to the site plan for the particular stage under consideration.
- X. Waiver Preliminary architectural plans for the proposed building or structures, indicating typical floor plans, elevations, height and general design or architectural styling.
- Y. Waiver The location of all utilities, including heating and air conditioning which are external to the building and the method of screening. This section shall include the location of the trash removal area.
- Z. Waiver If service for utilities (telephone, electric, water, sewer etc.) is to be provided by an existing utility company, a letter must be submitted from the company stating that service will be available before issuance of any Certificate of Occupancy.
- AA. Waiver Plans, typical cross sections and construction details, horizontal and vertical alignments of the centerline of all proposed streets and of all existing street at the point of intersection with the proposed street.

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: Johannes Van Vugt
140 Jacksonville Road, Pompton Plains NJ, 07444, tel.no. 973-417-2489

2. Present Owner's Name, Address and Telephone Number: _____
Johannes and Jannie Van Vugt, 140 Jacksonville Road, Pompton Plains, NJ 07444

3. Attorney's Name, Address and Telephone Number: Frank E. Scangarella, Esq.
565 Newark Pompton Turnpike, Pompton Plains, NJ 07444, tel. 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: X (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
<u>360-19(b)(6)</u>	<u>permits a combined side yard set back of 70' when 50.8' is requested</u>
<u>360-19(B)(7)</u>	<u>permits building coverage of 30% (net of existing structure 0.46%) when 33.91% is requested.</u>
<u>360-19(B)(7)</u>	<u>permits impervious surface cover of 35% (net of existing coverage 0.12%) when 64.38% is requested</u>
_____	_____

7. Location of Lot: Number and Street: 230 Farm Road

Block 2402 Lot 13 Zoning AG-1

8. Dimensions of Lot 7.99 acres 348,052 square feet
Front yard setback 63.5' Rear yard setback 190.5' Side
yard setback 17.5' and (both sides) 90.9'
Lot depth 900' Lot width 353.7'
9. Do lots have frontage on a public street or ROW?
Yes _____ ~~No~~ X _____
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 X _____
If Yes, name of Board: Planning Board, Lot line adjustment/subdivision
Type of Application _____
Action Taken _____
11. Number of buildings or structures existing 3, proposed 0
Ground floor area of all structures 116,434 sq. ft.
Dimensions of proposed addition 1,645 square feet.
12. Have efforts been made to acquire additional land to be joined with the
subject premises? Explain: Addition to house existing water tank
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 (Zone AE) No _____
15. Name, Address and Title of person preparing the plats and exhibits
presented: Darmstatter, Inc., Engineers/Surveyors, P.O. Box 4287,
Wayne, NJ 07470
16. List all the plans and other exhibits submitted with this application:

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

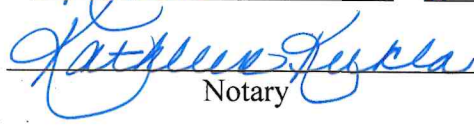
SEE APPENDIX A

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

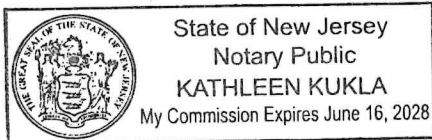


Signature of Applicant

Sworn to and Subscribed

Before me this 14th day
of March 2024


Notary



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) JOHN VAN VUGT

Address: 230 Farm Road

Block 2404 Lot 13

Property to Sewered () Property is on Septic ()

Number of bedrooms presently in structure ()

Number of bedrooms to be added ()

Number of bedrooms to be deleted ()

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.

VAN VUGT SITE PLAN / VARIANCE APPLICATION
APPENDIX A

The property is located in an AG-1 Agricultural District. The following approvals are sought: (i) Site Plan approval pursuant to Section 360-61; (ii) approval of two structures as pre-existing nonconformities (N.J.S.A. 40:55D-68); and (iii) Bulk Variances for a 1,654 sq. ft. addition to a non-habitable building for agricultural purposes (Water Tank Enclosure) pursuant to N.J.A.C. 7:13-7.57 (Permit by Rule) (N.J.S.A. 40:55D-70(c)(2)).

The existing structures. There are a total of three structures on the property, an existing residence constructed in 1959 and two greenhouses constructed in 1969. These structures pre-existed the current front and side-yard setbacks.

1. Relief sought for Pre-Existing Non-Conformities:

- a. Section 360-19(B)(4), permits a front yard set back of 75' for the existing residence, when 63.5' feet is requested.
- b. Section 360-19(B)(6), permits a side yard set back of 25' for an existing greenhouse, when 17.5' feet is requested.

The proposed 1,654 sq. ft. addition to an existing 1,200 sq. ft. non-habitable structure will house the existing 30,000 gallon water tank that rests on a 30' x 30' concrete pad. The tank is used to water greenhouse plants in the adjacent greenhouse.

2. Relief sought for Bulk Variances:

- a. Section 360-19(B)(6): permits a combined side yard set back of 70' when 50.8' is requested.
- b. Section 360-19(B)(7): permits building coverage of 30% (net of existing structure = 0.46%) when 33.91% is requested.
- c. Section 360-19(B)(7): permits impervious surface cover of 35% (net of existing coverage 0.12%) when 64.38% is requested.

It is important to note that the 1,654 sq. ft. addition will increase building impervious coverage by 0.46% and total impervious surface coverage by 0.12%.

Rationale. C-2 Hardship Variances from Sec. 360-9(B)(7) are requested. The purposes of the Municipal Land Use Act will be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation will substantially outweigh any detriment.

During the winter months, irrigation from the tank results in crop loss due to the cold water temperatures. The Water Tank Enclosure will significantly reduce crop loss. Moreover, the existing stainless steel tank is visible to neighbors across the street and the enclosure will buffer the tank from the neighbors. The variances will serve the purposes of the zoning through fostering agricultural uses to benefit New Jersey Citizens (N.J.S.A. 40:55D-2(g)). Shielding the existing steel tank from neighbors advances public welfare as well as a desirable visual environment (N.J.S.A. 40:55D-2(a) and (i)).

PEQUANNOCK TOWNSHIP
VARIANCE CHECKLIST

APPLICANT'S

NAME: _____

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. In Revised 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. X 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



Township of Pequannock

2023 Floodplain Development Application

Intake Date: _____

Completeness Date: _____

Applicant's Name: _____

Fee Paid: _____

Date Received: _____

Escrow Paid: _____

Date Received: _____

DO NOT WRITE ABOVE THIS LINE

1) APPLICANT

Name: Johannes Van Vugt Telephone: 973-417-2489

Address: 140 Jacksonville Road, Pompton Plains, NJ 07444

Email: john@vanvugtgreenhouse.com

2) PRESENT OWNER

Name: Johannes and Jannie Van Vugt Telephone: 973-417-2489

Address: 140 Jacksonville Road, Pompton Plains, NJ 07444

Email: john@vanvugtgreenhouse.com

3) ATTORNEY

Name: Frank E. Scangarella Telephone: 973-839-8400

Address: 565 Newark Pompton Turnpike, Pompton Plains, NJ 07444

Email: Frank@ScangarellaLaw.com

4) LOCATION OF SITE

Street: 240 Farm Road, Pompton Plains, NJ 07444

Block: 2402 Lot: 13 Zone: AG-1

11) WATER

Are there any streams, ponds, ditches or wetlands on the property? Yes X No

If Yes, Describe: Historic agricultural ditch (East Ditch) on the easterly boundary of the property .

12) DOCUMENT PREPARATION

Documents, Plats and Exhibits prepared by:

Name: Darmstatter Inc. Engineering Surveyors

Address: P.O. Box 4287

Wayne, NJ 07470

Title: PLS

13) DOCUMENTS

List all the Documents, Plans and Exhibits submitted with this application:

Site plan dated July 17, 2023

Appendix A

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


Signature of the Applicant

Sworn to and Subscribed
before me this 4th day
of March 2024


Notary

My commission ends



State of New Jersey
Notary Public
KATHLEEN KUKLA
My Commission Expires June 16, 2028

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APPENDIX A

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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: _____

Johannes & Jannie Van Vugt, 140 Jacksonville Road, Pompton Plains, NJ 07444

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

Johannes & Jannie Van Vugt, 140 Jacksonville Road, Pompton Plains, NJ 07444

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

Frank E. Scangarella, Esq, Scangarella Law Firm, LLC 565 Newark Pompton Turnpike
Pompton Plains, NJ 07444

4. Location of Site: _____ Street: 240 Farm Road

Block: 2402 Lot: 13 Zoning: _____

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Ground floor area of all structures 118,855 sq. ft.
Percentage of lot coverage by all buildings 34.15%
Area of building and pavement 224,669 sq. ft.
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Side yard setbacks 17.5' / 90.9' Rear yard setbacks 190.5'
Percentage of front yard used for parking _____ %
Buffers provided: YES _____ NO X
Parking spaces provided _____
Loading spaces provided _____

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 of Board Planning Board
Type of Application Lot Line Adjustment / Minor Subdivision
Action Taken Approved

PRELIMINARY AND FINAL SITE PLAN CHECKLIST

APPLICANT'S

NAME: Johannes Van Vugt

ITEMS REQUIRED FOR A COMPLETE APPLICATION

1. x 2 complete applications (once the application has been deemed complete the applicant shall submit 18 additional copies of the application).
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7. Waiver Soil Erosion and Sediment Control Plan
8. Waiver Environmental Impact Study (when required by ordinance)
9. Waiver Health Department approval of a septic system where sanitary sewers are not available.
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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'.
- B. X Title Block in accordance with the rules governing title blocks for professional engineers (N.J.S.A. 45:8-36);
1. Name of the development, Pequannock Township, Morris County.
 2. Name, title, address and license number of the professional or professionals who prepared the plat or plan.
 3. Scale (written).
 4. Date or original preparation and of each subsequent revision thereof and a list of the specific revisions entered on each sheet.
 5. 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. X 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, easements, rights-of-way, streets, roads, highways, freeways, railroads, rivers, buildings, structures, or any other feature directly on the tract or off-tract in and within two hundred (200) feet, if it is deemed that such feature has an effect upon the use of subject property.
- J. X The location of all ground area of each building, structure, or any other land use.
- K. Waiver The location, capacity and size of proposed off street parking areas and loading and unloading facilities, including but not limited to aisle widths, location of bays and barriers.

Site Plan Checklist

- L. X The location and treatment of proposed entrances and exits to the public right of way, including the possible utilization of traffic signals, channelization, acceleration and deceleration lane, additional width, and any other device necessary to traffic safety and/or convenience.
- M. X The location and identification of proposed open spaces, parks, recreation areas, or land to be dedicated to the Township or other public body.
- N. Waiver Design or method of soil erosion and sediment control and location of same.
- O. Waiver The location, design, species, height and type of landscaping, buffer areas, and screening devices.
- P. X The location and details of sidewalks, walkways and all other areas proposed to be devoted to pedestrian use.
- Q. Waiver The location and details of all subsurface structures; including storms sewers, sanitary sewers, telephone, electrical, gas, water, manholes, valve boxes, hydrants and other appurtenances, giving top and invert elevations, direction of flow, size of appurtenances, ownership, capacity, pressure leads, materials, type and projected routes. The location of existing structures such as water and sewer mains, utility structures, gas transmission lines and high-tension power lines on the tract and within two hundred (200) feet of its boundaries.
- R. Waiver The specific location, design and details of signs and lighting fixtures including isolux diagrams for proposed fixtures.
- S. X All existing lot lines per Township Tax Maps together with 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.
- T. X The entire property in question, even though only a portion of said property is involved in the site plan, provided however where it is physically impossible to show the entire tract on the required sheet, a key map is permitted.
- U. Waiver Existing and proposed spot elevations at all building corners, all floor levels, center lines and ROW's of abutting roads top and bottom of curbs, property corners, gutters, and other pertinent locations based on U.S. Coast and Geodatic Datum.
- V. X Existing and proposed contours of the site at one foot intervals, unless slopes are greater than 10%, in which case two foot contours are permitted.

Site Plan Checklist

- W. Waiver In the event a facility is to be constructed in stages, a sketch plan showing the entire facility shall be submitted in addition to the site plan for the particular stage under consideration.
- X. Waiver Preliminary architectural plans for the proposed building or structures, indicating typical floor plans, elevations, height and general design or architectural styling.
- Y. Waiver The location of all utilities, including heating and air conditioning which are external to the building and the method of screening. This section shall include the location of the trash removal area.
- Z. Waiver If service for utilities (telephone, electric, water, sewer etc.) is to be provided by an existing utility company, a letter must be submitted from the company stating that service will be available before issuance of any Certificate of Occupancy.
- AA. Waiver Plans, typical cross sections and construction details, horizontal and vertical alignments of the centerline of all proposed streets and of all existing street at the point of intersection with the proposed street.

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: Johannes Van Vugt
140 Jacksonville Road, Pompton Plains NJ, 07444, tel.no. 973-417-2489

2. Present Owner's Name, Address and Telephone Number: _____
Johannes and Jannie Van Vugt, 140 Jacksonville Road, Pompton Plains, NJ 07444

3. Attorney's Name, Address and Telephone Number: Frank E. Scangarella, Esq.
565 Newark Pompton Turnpike, Pompton Plains, NJ 07444, tel. 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: X (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
<u>360-19(b)(6)</u>	<u>permits a combined side yard set back of 70' when 50.8' is requested</u>
<u>360-19(B)(7)</u>	<u>permits building coverage of 30% (net of existing structure 0.46%) when 33.91% is requested.</u>
<u>360-19(B)(7)</u>	<u>permits impervious surface cover of 35% (net of existing coverage 0.12%) when 64.38% is requested</u>
_____	_____

7. Location of Lot: Number and Street: 230 Farm Road

Block 2402 Lot 13 Zoning AG-1

8. Dimensions of Lot 7.99 acres 348,052 square feet
Front yard setback 63.5' Rear yard setback 190.5' Side
yard setback 17.5' and (both sides) 90.9'
Lot depth 900' Lot width 353.7'
9. Do lots have frontage on a public street or ROW?
Yes _____ ~~No~~ X
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 X
If Yes, name of Board: Planning Board, Lot line adjustment/subdivision
Type of Application _____
Action Taken _____
11. Number of buildings or structures existing 3, proposed 0
Ground floor area of all structures 116,434 sq. ft.
Dimensions of proposed addition 1,645 square feet.
12. Have efforts been made to acquire additional land to be joined with the
subject premises? Explain: Addition to house existing water tank
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 (Zone AE) No _____
15. Name, Address and Title of person preparing the plats and exhibits
presented: Darmstatter, Inc., Engineers/Surveyors, P.O. Box 4287,
Wayne, NJ 07470
16. List all the plans and other exhibits submitted with this application:

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 4th day

of March 20 24


Notary



State of New Jersey
Notary Public
KATHLEEN KUKLA
My Commission Expires June 16, 2028

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) JOHN VAN VUGT

Address: 230 Farm Road

Block 2404 Lot 13

Property to Sewered () Property is on Septic ()

Number of bedrooms presently in structure ()

Number of bedrooms to be added ()

Number of bedrooms to be deleted ()

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.

VAN VUGT SITE PLAN / VARIANCE APPLICATION
APPENDIX A

The property is located in an AG-1 Agricultural District. The following approvals are sought: (i) Site Plan approval pursuant to Section 360-61; (ii) approval of two structures as pre-existing nonconformities (N.J.S.A. 40:55D-68); and (iii) Bulk Variances for a 1,654 sq. ft. addition to a non-habitable building for agricultural purposes (Water Tank Enclosure) pursuant to N.J.A.C. 7:13-7.57 (Permit by Rule) (N.J.S.A. 40:55D-70(c)(2)).

The existing structures. There are a total of three structures on the property, an existing residence constructed in 1959 and two greenhouses constructed in 1969. These structures pre-existed the current front and side-yard setbacks.

1. Relief sought for Pre-Existing Non-Conformities:
 - a. Section 360-19(B)(4), permits a front yard set back of 75' for the existing residence, when 63.5' feet is requested.
 - b. Section 360-19(B)(6), permits a side yard set back of 25' for an existing greenhouse, when 17.5' feet is requested.

The proposed 1,654 sq. ft. addition to an existing 1,200 sq. ft. non-habitable structure will house the existing 30,000 gallon water tank that rests on a 30' x 30' concrete pad. The tank is used to water greenhouse plants in the adjacent greenhouse.

2. Relief sought for Bulk Variances:
 - a. Section 360-19(B)(6): permits a combined side yard set back of 70' when 50.8' is requested.
 - b. Section 360-19(B)(7): permits building coverage of 30% (net of existing structure = 0.46%) when 33.91% is requested.
 - c. Section 360-19(B)(7): permits impervious surface cover of 35% (net of existing coverage 0.12%) when 64.38% is requested.

It is important to note that the 1,654 sq. ft. addition will increase building impervious coverage by 0.46% and total impervious surface coverage by 0.12%.

Rationale. C-2 Hardship Variances from Sec. 360-9(B)(7) are requested. The purposes of the Municipal Land Use Act will be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation will substantially outweigh any detriment.

During the winter months, irrigation from the tank results in crop loss due to the cold water temperatures. The Water Tank Enclosure will significantly reduce crop loss. Moreover, the existing stainless steel tank is visible to neighbors across the street and the enclosure will buffer the tank from the neighbors. The variances will serve the purposes of the zoning through fostering agricultural uses to benefit New Jersey Citizens (N.J.S.A. 40:55D-2(g)). Shielding the existing steel tank from neighbors advances public welfare as well as a desirable visual environment (N.J.S.A. 40:55D-2(a) and (i)).

PEQUANNOCK TOWNSHIP VARIANCE CHECKLIST

APPLICANT'S

NAME: _____

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 (8 1/2" 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. In Revised 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. X 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



Township of Pequannock

2023 Floodplain Development Application

Intake Date: _____

Completeness Date: _____

Applicant's Name: _____

Fee Paid: _____

Date Received: _____

Escrow Paid: _____

Date Received: _____

DO NOT WRITE ABOVE THIS LINE

1) APPLICANT

Name: Johannes Van Vugt Telephone: 973-417-2489

Address: 140 Jacksonville Road, Pompton Plains, NJ 07444

Email: john@vanvugtgreenhouse.com

2) PRESENT OWNER

Name: Johannes and Jannie Van Vugt Telephone: 973-417-2489

Address: 140 Jacksonville Road, Pompton Plains, NJ 07444

Email: john@vanvugtgreenhouse.com

3) ATTORNEY

Name: Frank E. Scangarella Telephone: 973-839-8400

Address: 565 Newark Pompton Turnpike, Pompton Plains, NJ 07444

Email: Frank@ScangarellaLaw.com

4) LOCATION OF SITE

Street: 240 Farm Road, Pompton Plains, NJ 07444

Block: 2402 Lot: 13 Zone: AG-1

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

Description: See Appendix A

Ground elevation (in relation to mean sea level) at the proposed building corners:

Existing 184.9 Proposed 184.9

Elevation of 100-year flood (in relation to mean sea level) per FEMA maps dated 3 July, 1986 or perfected LOMA 185.26

Elevation (in relation to mean sea level) of lowest supporting member of proposed structure 183.4

Elevation of attached or detached garage N/A

Have NJDEP Stream Encroachment permits been granted? Yes ____ No X
(If yes, attach a copy of the permit)

Have NJDEP Stream Encroachment permits been applied for? Yes ____ No X
(If yes, attach a copy of the application)

8) BOARDS

Has the tract been involved in a prior application before the Planning Board or the Zoning Board of Adjustment? Yes ____ No X

If yes, Name of Board _____

Type of Application _____

Action Taken Approved

9) USES

List intended uses of the site:

No change: Agricultural, residential

10) AGREEMENTS AND RESTRICTIONS

Are there any covenants or deed restrictions on the property? Yes ____ No X

If Yes, Describe: _____

11) WATER

Are there any streams, ponds, ditches or wetlands on the property? Yes X No

If Yes, Describe: Historic agricultural ditch (East Ditch) on the easterly boundary of the property .

12) DOCUMENT PREPARATION

Documents, Plats and Exhibits prepared by:

Name: Darmstatter Inc. Engineering Surveyors

Address: P.O. Box 4287

Wayne, NJ 07470

Title: PLS

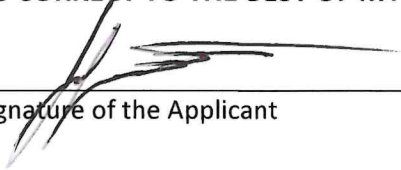
13) DOCUMENTS

List all the Documents, Plans and Exhibits submitted with this application:

Site plan dated July 17, 2023

Appendix A

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

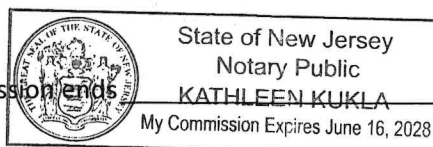

Signature of the Applicant

Sworn to and Subscribed
before me this 4th day

of March 2024


Notary

My commission ends



VAN VUGT SITE PLAN / VARIANCE APPLICATION
APPENDIX A

The property is located in an AG-1 Agricultural District. The following approvals are sought: (i) Site Plan approval pursuant to Section 360-61; (ii) approval of two structures as pre-existing nonconformities (N.J.S.A. 40:55D-68); and (iii) Bulk Variances for a 1,654 sq. ft. addition to a non-habitable building for agricultural purposes (Water Tank Enclosure) pursuant to N.J.A.C. 7:13-7.57 (Permit by Rule) (N.J.S.A. 40:55D-70(c)(2)).

The existing structures. There are a total of three structures on the property, an existing residence constructed in 1959 and two greenhouses constructed in 1969. These structures pre-existed the current front and side-yard setbacks.

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 - b. Section 360-19(B)(6), permits a side yard set back of 25' for an existing greenhouse, when 17.5' feet is requested.

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During the winter months, irrigation from the tank results in crop loss due to the cold water temperatures. The Water Tank Enclosure will significantly reduce crop loss. Moreover, the existing stainless steel tank is visible to neighbors across the street and the enclosure will buffer the tank from the neighbors. The variances will serve the purposes of the zoning through fostering agricultural uses to benefit New Jersey Citizens (N.J.S.A. 40:55D-2(g)). Shielding the existing steel tank from neighbors advances public welfare as well as a desirable visual environment (N.J.S.A. 40:55D-2(a) and (i)).

Block 2402 Lot 13
Application: John Van Vugt
P.B. _____ ZBA X

TAX AND ASSESSMENT PAYMENT REPORT

Under provisions of New Jersey Statutes, N.J.S.A. 40:55D-39C and N.J.S.A. 4:55D-65h, an applicant for development of land must submit proof that no taxes or assessments for local improvements or municipal liens are due to delinquent on the property, stated below.

Applicant will complete Section 1 of this form and submit it with his application for development. The Administrative Officer will forward the forms to the Tax Collector for verification that no delinquent taxes or assessments are due. One signed copy of this form will be returned to the applicant by the Administrative Officer, one copy retained by the Tax Collector, and one copy will be placed in the applicant's file.

Developers are cautioned that agreement on payment of taxes for the current year must be reached between the interested parties. Apportionment of taxes is NOT the concern of the Tax Office. If apportionment is desired, application is made to the Township Clerk. There is a \$5.00 fee for apportionment.

Applicant is also cautioned that additional assessments may be levied where a structure is present.

Section I (to be completed by Applicant)

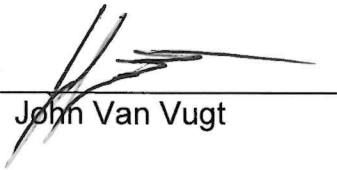
I, JOHN VAN VUGT of 130 Jacksonville Road, Pompton Plains, NJ, 07444, am the owner of record making application to the Zoning Board for variances on Lot 13, in Block 2402 in the R-87 zone, located at 230 Farm Road, Pompton Plains, NJ 07444.

This tract was formerly subdivided on _____
Original Lots(s) _____ Block(s) _____. I acquired interest in this Property
on _____.

I request the Tax Collector determine whether there are any delinquent taxes and/or assessments due.

Date: 3/4/24

Signature of Applicant: _____


John Van Vugt

Block 4402 Lot 8
Application: John Van Vugt
P.B. _____ ZBA X

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: _____ Tax Collector: _____

Request for Taxpayer Identification Number and Certification

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

► Go to 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. John Van Vugt	
	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 one of the following seven boxes. ☒ Individual/sole proprietor or single-member LLC ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► Note: 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 not 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. ☐ Other (see instructions) ►	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)
	5 Address (number, street, and apt. or suite no.) See instructions. 230 Jacksonville Road 6 City, state, and ZIP code Pompton Plains, NJ 07444	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	5	-	7	0	-	7	9	3	9
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 ►

Date ►

9/21/23

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.

Purpose of Form

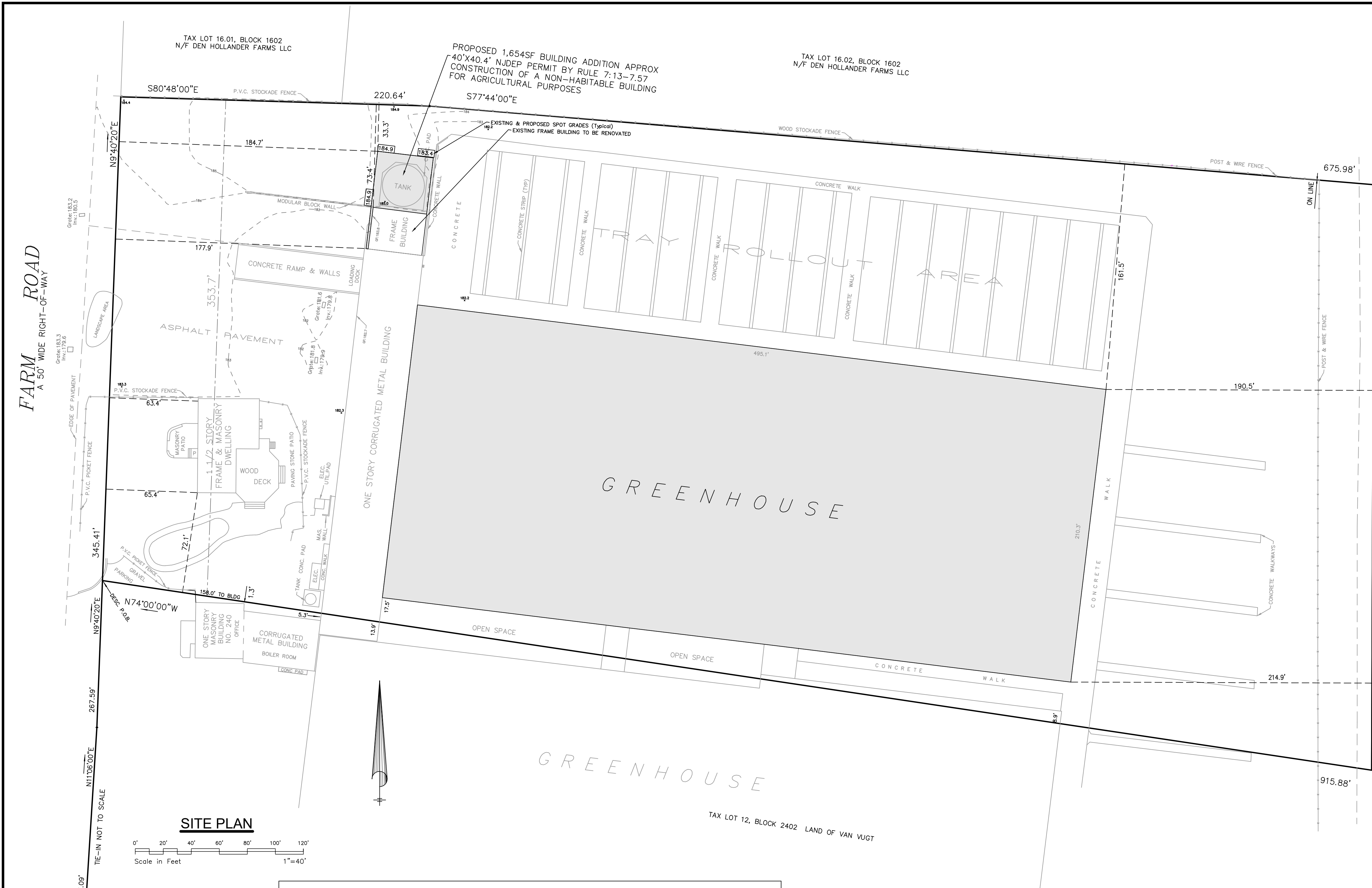
An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (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)

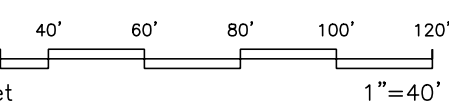
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (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.



SITE PLAN

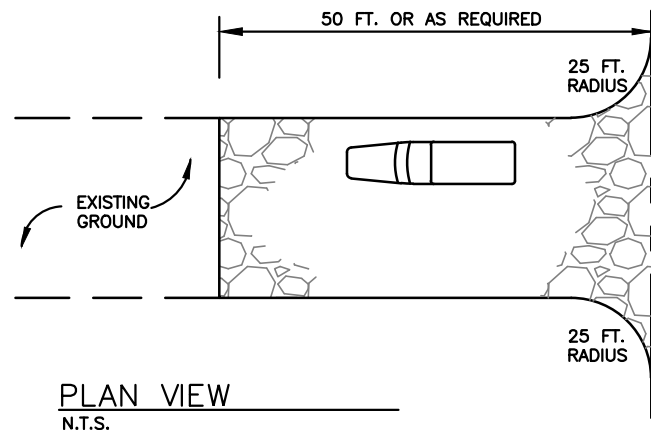


SITE DATA BOX ZONE AG-1 AGRICULTURAL			
	REQUIRED	EXISTING	PROPOSED
LOT AREA	87,120 SF MIN	348,052 SF	348,052 SF
LOT WIDTH	200'	353.7'	353.7'
LOT DEPTH	435'	900'	900'
FRONT YARD	75'	63.5'	63.5' *
REAR YARD	75'	190.5'	190.5'
SIDE YARD ONE SIDE	25'	17.5'	17.5' *
SIDE YARD BOTH	70'	90.9'	50.8' **
BUILDING COVERAGE	30%	116,434 SF or 33.45%	118,088 SF or 33.93% **
LOT COVERAGE	35%	223,641 SF or 64.26%	224,350 SF or 64.46% **
LOT FRONTAGE	200'	345.41'	345.41'
HEIGHT	35' or 2 1/2 stories	See architect's plans	See architect's plans

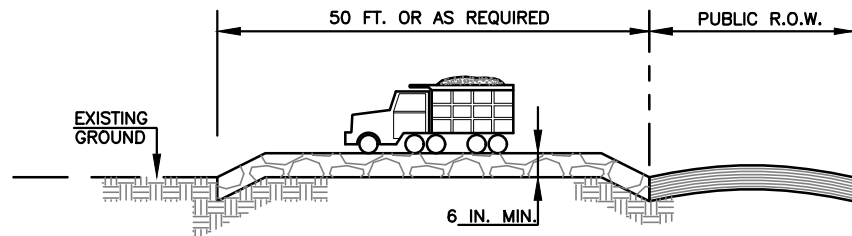
* EXISTING CONDITION
** VARIANCE REQUESTED

REQUIREMENTS FOR SILT FENCE:

- FENCE POSTS SHALL BE SPACED 8 FEET CENTER TO CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER OF 1 1/2 INCHES.
- A METAL FENCE WITH 6 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED, FASTENED TO THE FENCE POSTS TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
- A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN 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, GRAPNELS, WASHERS, ETC.) PLACED BETWEEN THE FASTENER 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.



PLAN VIEW
N.T.S.



PROFILE
N.T.S.

STABILIZED CONSTRUCTION ENTRANCE

- NOTES:
- PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC R.O.W.
 - STONE SIZE: 1 IN. - 2.5 IN. CRUSHED STONE
 - STABILIZED CONSTRUCTION ENTRANCE TO BE IN ACCORDANCE WITH SECTION 29, STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY

- UTILITY LEGEND
- G-Gas Line / Main
 - W-Water Line / Main
 - S-Sewer Lateral
 - CO-Sanitary Clean Out
 - WV-Water Valve
 - GV-Gas Valve
 - RD-Roof Drain / Leader
 - RDSP-Roof Drain to Splash Pad
- TREE LEGEND
- A-Ash
 - B-Birch
 - M-Maple
 - C-COak
 - RM-Red Maple
- Tree size & type per this engineer and are subject to a qualified Botanist if required

THIS PLAN WAS APPROVED AT A
REGULAR MEETING OF THE BOARD OF
ADJUSTMENTS ON _____

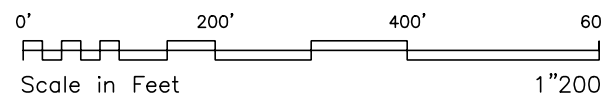
Chairman

Secretary

Engineer

Applicant/Owner:
Jon Van Vugt
140 Jacksonville Road
Pequannock, NJ

KEY MAP/LAND USE MAP



CERTIFIED LIST FOR BLOCK 2402 LOT 13 IN PEQUANNOCK TOWNSHIP

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION
1602	16.01		2	DEB HOLLANDER FARMS LLC 89 JACOB DRIVE RD PITTSFORD, NJ	200 FARM RD
1602	16.02	3A		DEB HOLLANDER FARMS LLC 89 JACOB DRIVE RD PITTSFORD, NJ	201 FARM RD
1602	16.02	QFARM	3B	DEB HOLLANDER FARMS LLC 89 JACOB DRIVE RD PITTSFORD, NJ	201 FARM RD
1602	18.01		2	VAN WINDERSH, ALAN R & ANITA H 201 FARM RD PEQUANNOCK TOWNSHIP, NJ 07444	201 FARM RD
1602	32		2	TUNO, EDWARD J & BETSY ANN 25 WINDSON DR PEQUANNOCK, NJ 07444	25 WINDSON DR
1602	33		2	SHIRAKAW, CHARLES J & AMY 27 WINDSON DR PEQUANNOCK, NJ 07444	27 WINDSON DR
2402	1		150	ASB HOSE CORP C/O ANNA DOMITTE 475 SOUTH ST - 2ND FLR MORRISTOWN, NJ 07962	97 WEST PARKWAY
2402	1	T01	4A	ASB HOSE CORP C/O ANNA DOMITTE 475 SOUTH ST - 2ND FLR MORRISTOWN, NJ 07962	97 WEST PARKWAY
2402	11		1	VAN VOYT, JOHN 130 JACKSONVILLE RD MORRISTOWN, NJ 07962	1 LUCY CT
2402	2		4A	WEST PARKWAY REGULATORY SERVICES CTR 97 WEST PARKWAY 475 2TH ST-FLR 2/A CORITTE MORRISTOWN, NJ 07962	97 WEST PARKWAY
2402	2	BLOD	4A	ASB HOSE CORP C/O ANNA DOMITTE 475 SOUTH ST - 2ND FLR MORRISTOWN, NJ 07962	97 WEST PARKWAY
2402	2	C2	4A	ASB HOSE CORP C/O ANNA DOMITTE 475 SOUTH ST - 2ND FLR MORRISTOWN, NJ 07962	97 WEST PARKWAY
2402	2	X	150	ASB HOSE CORP C/O ANNA DOMITTE 475 SOUTH ST - 2ND FLR MORRISTOWN, NJ 07962	97 WEST PARKWAY
2902	14		2	DEB HOLLANDER FARMS LLC 200 FARM RD PEQUANNOCK, NJ 07444	200 FARM RD
2902	18	QFARM	3B	VAN WINDERSH, DAVID & JOANNE 200 FARM RD PEQUANNOCK, NJ 07444	200 FARM RD
2902	24.01		3A	VAN VOYT, ANNE & FLORENCE 200 FARM RD PEQUANNOCK, NJ 07444	200 FARM RD
2902	24.01	QFARM	3B	VAN VOYT, ANNE & FLORENCE 200 FARM RD PEQUANNOCK, NJ 07444	200 FARM RD
3001	1		1	VAN WINDERSH, DAVID & JOANNE 200 FARM RD PEQUANNOCK, NJ 07444	200 FARM RD
3001	1	3A		VAN WINDERSH, WILLIAM 200 FARM RD PEQUANNOCK, NJ 07444	200 FARM RD
3001	1	QFARM	3B	VAN WINDERSH, WILLIAM 200 FARM RD PEQUANNOCK, NJ 07444	200 FARM RD
3001	9		150	DEB HOLLANDER FARMS LLC 200 FARM RD PEQUANNOCK, NJ 07444	200 FARM RD
3001	7		3A	VAN VOYT, JOHN & DEBORAH 130 JACKSONVILLE RD MORRISTOWN, NJ 07962	140 JACKSONVILLE RD
3001	7	QFARM	3B	VAN VOYT, JOHN & DEBORAH 130 JACKSONVILLE RD MORRISTOWN, NJ 07962	140 JACKSONVILLE RD

- Notes:
- Elevations in NAVD 1988 per RTK GPS
 - Topography by standard stadia methods and locations may vary
 - Topography outside of LOD may be approximate for general grading purposes only.
 - Subsurface conditions are unknown
 - All subsurface utility lines shown must be located and marked by the authority responsible for installation and/or maintenance with actual locations subject to excavation if necessary
 - The location of existing utility lines per field evidence, records, mark outs, etc. and are subject to the above
 - Trees to be removed - None
 - All tree types per this engineering firm and are subject to a qualified Botanist if necessary
 - See architect's plans for all dwelling dimensions and/or details as needed
 - Properly survey information, boundary & dwelling offsets per survey dated March 20, 2023 by WM. F. Zimmerly & Associates for Johannes & Deborah Van Vugt
 - The LOD, Limit of Disturbance to be lined with a soil erosion sediment filter fence to remain in place until all disturbed areas have been stabilized.
 - 100 Year Floor Elevation = 185.26 - Per FIRM Map No. 3453110001C NGVD 1929 (186.0) to NAVD 1988 (185.26) per Vertcon Conversion
 - Entire property is located in NJDEP Flood Hazard Area
 - No Flood Way Exists on the Subject Property

Variance Plan - Building Addition Site Plan For
Van Vugt

230 Farm Road, Lot 13, Block 2402
Situating in,
Township of Pequannock, Morris County, New Jersey

PREPARED BY:
DARMSTATTER, INC.

PROFESSIONAL ENGINEERS & LAND SURVEYORS
P.O. BOX 4287 WAYNE, NJ 07470
TEL: (973) 696-8077 EMAIL: Darmstatterinc@gmail.com
C.O.A. No. 246A28072900

DATE: 7/17/2023
SCALE: 1" = 40'
FILE ENG. NO.: 17000 - C SHEET NO.: 1 of 1
WILLIAM J. DARMSTATTER
P.E. & L.S., NJ License No. 25796