

Pequannock Township  
Application of Site Plan

Applicant's Name: Camp Auto & Truck Parts, Inc.

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

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

DO NOT WRITE ABOVE THIS LINE

1. Applicant's Name, Address and Telephone Number: Camp Auto & Truck Parts, Inc.  
9 Whitmore Avenue, Wayne, New Jersey 07470      973-694-6698
2. Present Owner's Name, Address and Telephone Number: Oxbow Enterprises, LLC  
12 Industrial Road, Pequannock, New Jersey 07440
3. Attorney's Name, Address and Telephone Number: Steven C. Schepis, Esq.  
339 Changebridge Road, Suite 3, Pine Brook, NJ 07058      973-882-8400
4. Location of Site:      Street: 12 Industrial Road, Pequannock, New Jersey 07440  
Block: 4402      Lot: 9      Zoning: I-1
5. Area of tract: 21,783 sq. ft. in SF  
Ground floor area of all structures 1,567 sq. ft. in SF  
Percentage of lot coverage by all buildings 7.18% %  
Area of building and pavement 6,127.56 sq. ft. in SF  
Percentage of lot coverage by all buildings and pavement 28.13% %
6. Lot specifics as provided on plan:  
Are any variances requires? YES X      NO \_\_\_\_\_  
Lot width: 80 ft.      Front yard setback 29.3 ft.  
Side yard setbacks 5.1 ft. and 52.9 ft. Rear yard setbacks 160 ft.  
Percentage of front yard used for parking 0 %  
Buffers provided: YES \_\_\_\_\_ NO X  
Parking spaces provided 6  
Loading spaces provided 0
7. Has this tract been involved in a prior application before the Planning Board or  
the Zoning Board of Adjustment? YES X \*      NO \_\_\_\_\_ \* subject to  
If yes, Name of Board Planning Board results of OPRA request.  
Type of Application Site Plan  
Action Taken Approval

8. List intended used of the site: Existing building office associated with towing business.  
Exterior premises parking of tow trucks and tow vehicles.

9. Does lot have frontage on a public street or ROW?  
YES  NO   
Property is located on a  Municipal, \_\_\_\_\_ County  
or \_\_\_\_\_ State Road. (check all that apply)

10. Number of buildings or structures existing 1, proposed N/A.

11. Are there any existing covenants or deed restrictions on the property?  
YES \_\_\_\_\_ NO   
If Yes, Describe: \_\_\_\_\_

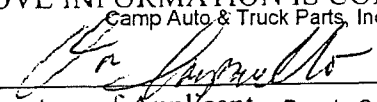
12. Are there are streams, ponds, ditches or wetlands on or adjoining the proposed  
Subdivision? YES  NO

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

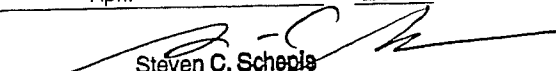
14. Name, Address and Title of person preparing the plats and exhibits presented:  
William J. Darmstatter, PE, LS, PO Box 4287, Wayne, NJ 07470 973-696-8077

15. List all the plans and other exhibits submitted with this application: Use variance plan  
prepared by Darmstatter, Inc and existing conditions/site photographs

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

By:   
Signature of Applicant Donato Campanello, President  
Camp Auto & Truck Parts, Inc.

Sworn to and Subscribed  
Before me this 26 day  
of April 2020.

  
Notary Steven C. Schepla  
Attorney at Law  
State of New Jersey

**Pequannock Township**

Application for FLOOD PLAIN DEVELOPMENT

Intake Date: \_\_\_\_\_

Completeness Date: \_\_\_\_\_

Applicant's Name: Camp Auto & Truck Parts, Inc.

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

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

DO NOT WRITE ABOVE THIS LINE

1. Applicant's Name, Address, Telephone Number & Email: Camp Auto & Truck Parts, Inc.  
9 Whitmore Avenue, Wayne, New Jersey 07470 973-694-6698

2. Present Owner's Name, Address and Telephone Number: Oxbow Enterprises, LLC  
12 Industrial Road, Pequannock, New Jersey 07440

3. Attorney's Name, Address, Telephone Number & Email: Steven C. Schepis, Esq.  
339 Changebridge Road, Suite 3, Pine Brook, NJ 07058 973-882-8400

4. Location of Site: Street: 12 Industrial Road, Pequannock, New Jersey 07440  
Block: 4402 Lot: 9 Zoning: I-1

5. Type of Development Proposed:

Residential Yes \_\_\_\_\_ No X

If yes, Number of structures \_\_\_\_\_

Number of dwellings \_\_\_\_\_

Number of stories per structure \_\_\_\_\_

Non Residential Yes X No \_\_\_\_\_

If yes, Number of structures including parking decks 1

Number of commercial buildings 1

Number of industrial buildings 0

Number of warehouse buildings 0

Number of stories per structure 1

Percent of parking spaces in the floodplain 100%

6. Area of tract: 21,783 sq. ft. in SF  
Ground Floor area of all structures 1,567 sq. ft. in SF  
Percentage of lot coverage by all buildings 7.18% %  
Area of building and pavement 6,127.56 sq. ft. in SF

Percentage of lot coverage by all buildings and pavement 28.13 %  
Net fill required for project? 0

7. Plan specifics:

Are any variances from Chapter 85 of the Pequannock Township Code required? Yes \_\_\_\_\_ No X

If yes, provide section, number and reason for the variance request: (attach additional sheets as necessary)

Section	Description
---------	-------------

NOT APPLICABLE - No new construction is proposed.

Ground elevation (in relation to mean sea level) at the proposed building corners:  
Existing 177.6 msl Proposed 177.6 msl  
Elevation of 100 year flood (in relation to mean sea level) per FEMA maps dated 3 July, 1986 or perfected LOMA 182 msl  
Elevation (in relation to mean sea level) of lowest supporting member of proposed structure 177.6 msl  
Elevation of attached or detached garage N/A  
Have NJDEP Stream Encroachment permits been granted? N/A  
YES \_\_\_\_\_ (attach copy) NO \_\_\_\_\_  
If no, have NJDEP Stream Encroachment permits been applied for? N/A  
YES \_\_\_\_\_ NO \_\_\_\_\_ (If yes, attach copy of application)

8. 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 SEE ATTACHED OPRA  
Type of Application Site Plan RESPONSE DOCUMENTS  
Action Taken Approval

9. List intended uses of the site: Existing building office associated with towing business.

Exterior premises parking of tow trucks and tow vehicles.

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

YES \_\_\_\_\_ NO X

If yes, Describe: \_\_\_\_\_

11. Are there any streams, ponds, ditches or wetlands on or adjoining the tract?

YES X NO \_\_\_\_\_

Flood Plain Development Application

12. Name, Address and Title of person preparing the plats and exhibits presented: William J. Darmstatter, PE, LS, PO Box 4287, Wayne, NJ 07470 973-696-8077

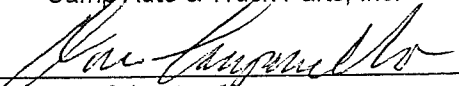
Flood Plain Development Application

13. List all the plans and other exhibits submitted with this application: \_\_\_\_\_

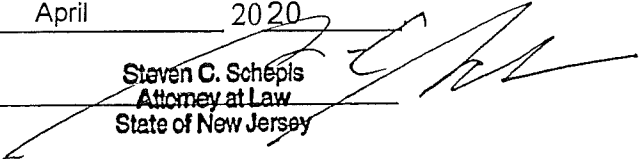
Use variance plan prepared by Darmstatter, Inc and existing conditions/site photographs.

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

Camp Auto & Truck Parts, Inc.

By:   
Signature of the Applicant Donato Campanello, President

Sworn to and Subscribed  
before me this 26 day  
of April 2020

  
Notary Steven C. Schepis  
Attorney at Law  
State of New Jersey

My commission ends \_\_\_\_\_

PEQUANNOCK TOWNSHIP  
APPLICATION FOR VARIANCE

Applicant's Name: Camp Auto & Truck Parts, Inc.

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

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

DO NOT WRITE ABOVE THIS LINE

1. Applicant's Name, Address and Telephone Number: Camp Auto & Truck Parts, Inc.  
9 Whitmore Avenue, Wayne, New Jersey 07470 973-694-6698

2. Present Owner's Name, Address and Telephone Number: Oxbow Enterprises, LLC  
12 Industrial Road, Pequannock, New Jersey 07440

3. Attorney's Name, Address and Telephone Number: Steven C. Schepis, Esq.  
339 Changebridge Road, Suite 3, Pine Brook, NJ 07058 973-882-8400

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

\_\_\_\_\_ (a) Review of Order \_\_\_\_\_ (b) Interpretation  
\_\_\_\_\_ (c) Hardship or C(2) Variance X (d) Use Variance

5. Permission to: \_\_\_\_\_ (a) Alter or add to an existing building  
(Check applicable) \_\_\_\_\_ (b) Construct a new building on vacant land  
X \_\_\_\_\_ (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>18.06.010A</u>	<u>Applicant proposes towing business and automobiles/ truck storage yard which is not permitted in the I-1 Zone.</u>
_____	_____
_____	_____
_____	_____

7. Location of Lot: Number and Street: 12 Industrial Road, Pequannock, New Jersey 07440

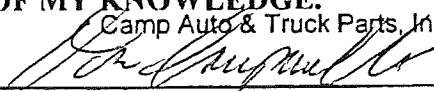
Block 4402 Lot 9 Zoning I-1

8. Dimensions of Lot 0.5 acres 21,783 square feet  
Front yard setback 29.3 ft. Rear yard setback 160 ft.  
Side yard setback 5.1 ft. and 52.9 ft.  
Lot depth 265 ft. Lot width 80 ft.
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 X No \_\_\_\_\_  
If Yes, name of Board Zoning Office  
Type of Application Zoning Permit  
Action Taken Zoning Permit for towing business denied. See attached.
11. Number of buildings or structures existing 1, proposed 1  
Ground floor area of all structures 1,567 sq. ft.  
Dimensions of proposed addition N/A square feet.
12. Have efforts been made to acquire additional land to be joined with the  
subject premises? Explain: \_\_\_\_\_  
No
13. Are there any existing covenants or deed restrictions on the property?  
Yes \_\_\_\_\_ No 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: William J. Darmstatter, PE, LS, PO Box 4287, Wayne, NJ 07470
16. List all the plans and other exhibits submitted with this application:  
Variance plan prepared by Darmstatter, Inc., and existing conditions photographs

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

See attached Schedule A

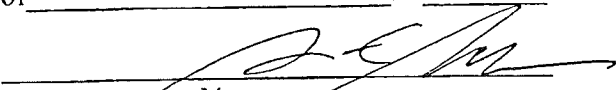
**I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS  
CORRECT TO THE BEST OF MY KNOWLEDGE.**

By:   
Signature of Applicant Donato Campanello, President  
Camp Auto & Truck Parts, Inc.

Sworn to and Subscribed

Before me this 26 day

of April 2020

  
Notary  
Steven C. Schepis  
Attorney at Law  
State of New Jersey