



Pequannock Township

Date Issued: 2/20/2020
 Application Number: _____
 Application Date: 2/19/2020
 Project Number: _____
 Permit Number: ZP-20-0027
 Fee: \$0.00

Zoning Permit

Worksite **12 INDUSTRIAL RD**
 Location: **Pequannock, NJ 07440**

Block: 4402
 Lot: 9
 Qualifier: _____

Owner: **OXBOW ENTERPRISES LLC**
 Address: **12 INDUSTRIAL RD**
PEQUANNOCK, NJ 07440

Applicant: **Camp Auto and Truck**
 Address: **9 Whitmore Avenue**
Wayne, NJ 07470

Application Approved Date: _____

This Certifies that an application for the issuance of a Zoning Permit has been examined.

Use is: Commercial Use
 Nonconforming Use is: _____

Work Description:

Sign, Business - denied - towing business denied

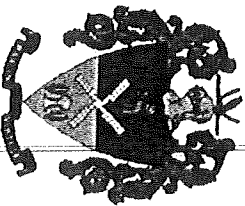
Upon review it was determined that the Zoning Permit:

- Permitted by Ordinance
- Permitted by Variance approved on: _____
- Valid Nonconforming Use is established by _____
- Zoning Board of Adjustment
- Zoning Officer

Additional Comments:

Not permitted in the C-1 District

Jill Hartmann 2/20/2020
 Jill Hartmann, Zoning Officer Date



*Township of
Pequannock*

Zoning Department

Zoning Department:
Linda Zacharenko
Tel: (973) 835-5700 x 185
Fax: (973) 835-9396
Email: lindaz@deqwp.org
Mailing Address:
530 Newark-Pompton Turnpike
Pompton Plains, NJ 07444
Office Address:
99 Alexander Avenue (DPW
Annex)
Pompton Plains, NJ 07444

February 20, 2020

Mr. Donato Campanello
9 Whitmore Avenue
Wayne, NJ 07470

Re: Camp Auto and Truck
Towing Business
12 Industrial Road
Pequannock, NJ
Block 4402, Lot 9

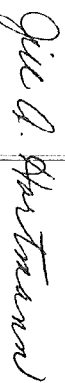
Dear Mr. Campanello:

I have reviewed your application for a zoning permit for the project referenced above. The application is hereby **denied** for noncompliance with the provisions of Chapter 189 Permitted Uses.

You may appeal this denial by applying to the Township's Board of Adjustment. Applications and the necessary guidance in completing the required forms are available from the Township's Planning Department. Please contact Linda Zacharenko, Secretary of the Board, during business hours, 8:30 am. To 4:30 pm, at (973) 835-5700 ext. 185 for further information on how to apply.

If you need to contact me for any reason I am in the office Wednesdays 9:30 am to 4:30 pm.

Yours truly,


Jill A. Hartmann, P.P., AICP
Zoning Officer

ZONING PERMIT APPLICATION
 Township of Pequannock
 530 Newark Pompton Turnpike, Pompton Plains, NJ 07444
 973-897-0325

OFFICE USE ONLY

Date Received: _____ Zoning Application No. 20-20-0627

CHECK TYPE OF APPLICATION

- | | | |
|--|--|--|
| <input type="checkbox"/> New Dwelling (5) | <input type="checkbox"/> New Commercial | <input type="checkbox"/> Demolition (1) |
| <input type="checkbox"/> Residential Addition (1,5) | <input type="checkbox"/> Commercial Addition | <input type="checkbox"/> Porch (5) |
| <input type="checkbox"/> Accessory Building/Garage (1,5) | <input type="checkbox"/> Commercial Interior | <input type="checkbox"/> Pool (3) |
| <input type="checkbox"/> Interior Remodeling | <input type="checkbox"/> Sign/Awning (6) | <input type="checkbox"/> Generator (1,2) |
| <input type="checkbox"/> Fence (1) | <input type="checkbox"/> Driveway/Walkway/Ratio/Deck (5) | <input type="checkbox"/> Air Conditioner (1,2) |
| <input type="checkbox"/> Occupancy of building CCO (4) | <input type="checkbox"/> Change of use of a property/CO | <input type="checkbox"/> Temporary Sign (1) |
| <input type="checkbox"/> Wall 4' high or greater (1) | <input type="checkbox"/> Temporary Storage Unit (1) | <input type="checkbox"/> Zoning (4) |

1. Indicate location and height on survey. Survey must be to scale and not more than ten (10) years old. Must be properly screened.
2. Pools require fencing. Please indicate type, height, area of fence and location of filter/heater, decking, coping and aprons.
3. Indicate in writing detailed description of use.
4. Must fill out a Zoning Review Form.
5. Fill out attached addendum

To ensure timely processing, please review this quick checklist before submitting your application:
 Both sides of application are complete, including owner/applicant signatures.

You have provided two (2) copies of a current survey/site plan along with any required construction drawings. Survey must show the existing conditions and exact location of physical features including meters and bounds, drainage, waterways, specific utility locations and easements; all drawn to scale. All surveys must be prepared by a land surveyor and not more than 10 (ten) years old.

Application fee: \$25.00 for home occupation; \$50.00 for additions; \$75.00 for new dwellings; \$100.00 for commercial zoning permits; \$200.00 for CCO or CO; \$50.00 for temporary storage unit; \$20.00 temporary sign (30 day)/\$30.00 (120 day); four times square footage for conforming sign. Zoning Permit and CCO/CO two separate checks. Checks made payable to PEQUANNOCK TOWNSHIP.

If any of the requested information is missing or the application is incomplete, processing of the application will cease; applicants will be informed of same by letter.

PLEASE PRINT CLEARLY

Cell 973 703 6100

I-I District

1. Location of property for which Zoning Permit is desired:
 Street Address: 12 INDIANNA RD Block 4422 Lot 9
2. Applicant's Name and Email: AMANDA TRUCK (Dennis Compella) AMANDA@AMANDATRUCK.COM
 Address: 9 WILMORE AVE Phone: (973) 694-6698
3. Property Owner's Name (if different from applicant): _____
 Address: _____ Email: _____
4. Does Applicant hold a tax-exempt status under the Federal Internal Revenue Code of 1954-26 U.S.C., Section 501 (c) or (d) Yes _____ No
5. Current approved use of structure on property: OFFICE/GARAGE
6. Proposed new use or structure to be constructed on the property: NEW USE OFFICE/TOWNS BUSINESS
7. Name of New Business: CAMP AUTO AND TRUCK
8. Square footage allocated for Use: 21,606 sq.
9. Number of parking spaces allocated of Use: > 50
10. In detail, describe all work to be performed under this permit: SATELLITE ORBIT FOR EXISTING TOWNS BUSINESS / TEA BUSINESS
11. Has the property above been the subject of any prior application to the Planning Board or Zoning Board of Adjustment? Yes _____ No If yes, provide date: _____ Planning _____ Zoning _____ and Resolution _____
12. Is the proposed construction/use for the address located in a flood hazard zone? Yes _____ No
13. Will there be a change in the grade of the property upon permit? Yes _____ No
14. Does the property have any easements? Yes _____ No

PAVEN @ COMPUTERS AND TRUCKS.COM
DANDM146@aol.com

Applicant certifies that all statements and information made and provided as part of this application are true to the best of his/hr knowledge, information and belief. Applicant further states that all pertinent municipal ordinances, and all conditions, regulations and requirements of site plan approval, variances and other permits granted with respect to said property, shall be complied with. All zoning permits will be granted or denied within ten (10) business days from the date of complete application.

Signature of Applicant [Signature] Date 2/6/2020

PRINT Applicant's name Donato Camporello

Signature of Owner [Signature] Date 2/6/2020

Print Owner's Name Richard Behrns

OFFICE USE ONLY			
Fee rec'd	Amount	Check#	Cash
Received by:			
Approved:	Denied: <input checked="" type="checkbox"/>		
Zoning Officer:	<u>[Signature]</u>		
Date:	<u>2/19/2020</u>		
Code Official:			
Date:			
Construction Official:			
Date:			

All sign applications must complete addendum You must submit a rendering of the sign along with dimensions

Block _____ Lot _____

Applicant's Name: NONRA LLC

Address: 9 Wilmore Ave Wayne NJ 07470 / 2505 MAIN ROAD, DEER

Phone: (973) 614-6698 Email: camporello@ad.com

Owner's Name: Donato Camporello (proposed) (current Richard Behrns)

Address: 9 Wilmore Ave Wayne NJ 07470 12 Industrial Road, DEER

Phone: _____ Email: _____

What is the total number of existing signs? 0

How many of these are free standing signs? 0

Are there existing signs to be removed? 0

How many businesses are at this location? 1

What is the total area of all attached signs (existing and proposed)? Existing (None) Proposed 2' x 11'

What is the dimension of the proposed sign? 2' x 11'

What is the area of the store front or building front? 50 FT x 20 FT

What is the sum of: existing signs that will remain, proposed signs and signs that may be required for a future tenant that will occupy currently vacant spaces? 1 proposed sign

Signature of Applicant [Signature] Date 2/6/2020

Signature of Owner [Signature] Date 2/6/2020

TITLE No.

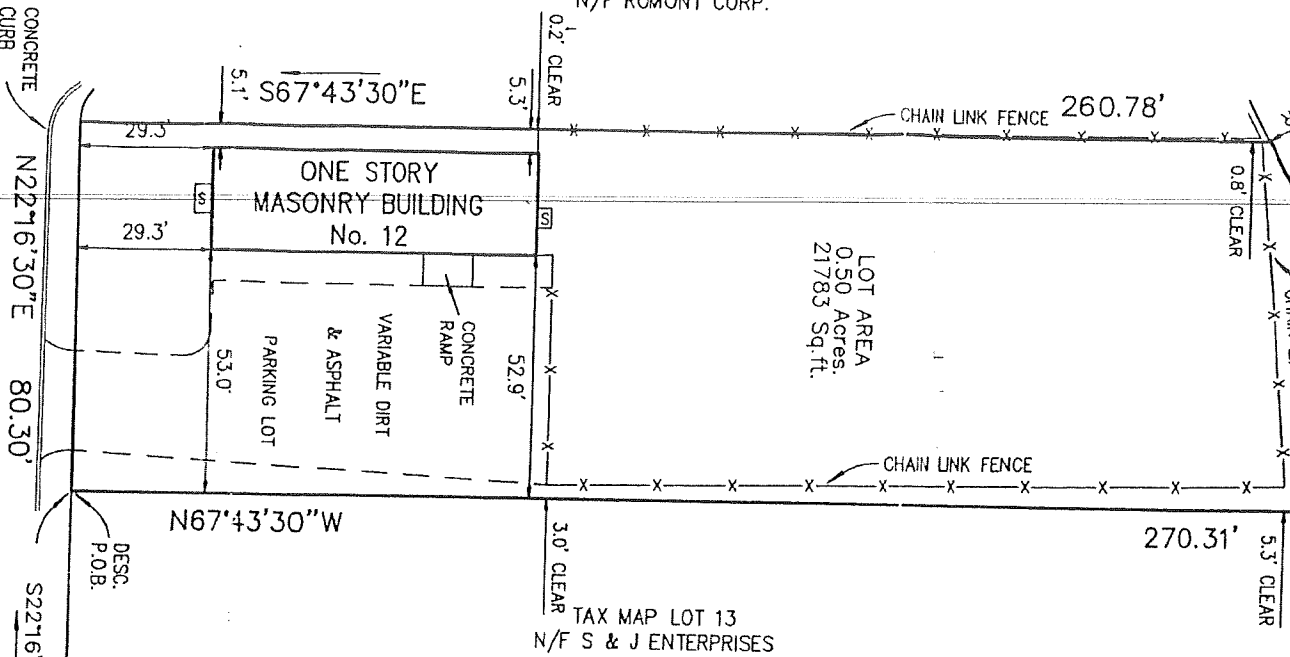
DEED BOOK 4378, PAGES 17 & c.



N/F NEW YORK, SUSQUEHANNA &
WESTERN RAILROAD
FORMERLY ERIE RAILROAD
CLEAR 15.5'
S4°35'30"E
33.11'
S28°22'50"W
51.05'
N/F K & G CORPORATION
TAX MAP LOT 6

TAX MAP LOT 11
N/F ROMONT CORP.

LOT AREA
0.50 Acres.
21783 Sq.ft.



INDUSTRIAL ROAD

A 50' WIDE RIGHT-OF-WAY

"TURNPIKE ACT" LINE (66' WIDE RIGHT-OF-WAY)
FORMER RIGHT-OF-WAY LINE (50' WIDE RIGHT-OF-WAY)
NEWARK & POMPTON TURNPIKE

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

I HEREBY CERTIFY THAT THIS MAP WAS PREPARED UNDER MY DIRECT SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, ACCURATELY SHOWS EXISTING CONDITIONS.

NOTE: SUBSTANTIAL SNOW & ICE COVER AT TIME OF SURVEY. EDGE OF DRIVEWAY AND ROAD PAVEMENT IS APPROXIMATE.

NOTE: NO UNDERGROUND UTILITIES OR DRAINAGE STRUCTURES ARE SHOWN ON THIS MAP. PROPERTY CORNER STAKES HAVE NOT BEEN SET PER CONTRACTUAL AGREEMENT.

WM. F. ZIMMERLY & ASSOCIATES

973-694-5836

LAND SURVEYING

FAX 973-694-3501

628 PINE BROOK ROAD - LINCOLN PARK - MORRIS COUNTY - N.J.

SURVEYED FOR: JOHN A. PAPARAZZO, ESQ.

FILED MAP OF:-----

MAP No.-----

FILED:-----

BLOCK-----

DATE: JANUARY 20, 2004
TAX MAP LOT 10
BLOCK 366

SITUATED IN: TOWNSHIP OF PEQUANNOCK, MORRIS COUNTY, NEW JERSEY
CERTIFIED TO: OXBOW ENTERPRISES, LLC

LAKELAND BANK, ITS SUCCESSORS AND/OR ASSIGNS
COMMONWEALTH LAND TITLE INSURANCE COMPANY OF NEW JERSEY
JOHN A. PAPARAZZO, ESQ.

SCALE: 1" = 40'

PROJECT No. 01-13-04

N.J. LICENSE NO. 26798

William F. Zimmerly
WILLIAM F. ZIMMERLY
LAND SURVEYOR