



Township of Pequannock

530 NEWARK POMPTON TURNPIKE
POMPTON PLAINS, NJ 07444-1799
(973) 835-5700 Fax: (973) 835-1152

PUBLIC RECORDS REQUEST

SUBMIT TO: Carol Marsh, Township Clerk
CUSTODIAN OF RECORDS
E-mail: TownshipClerk@peqtwp.org

Notice: The attachment to this form contains important information concerning your rights to access government records under the N.J. Open Public Records Act (OPRA). A deposit may be required prior to reproducing documents sought by an anonymous requestor if the cost is anticipated to exceed \$5. Where a special service charge is warranted under OPRA, that amount will be communicated to you as required under the statute and you have the opportunity to review and object to the charge prior to it being incurred. If you approve the special service charge you may be required to pay a deposit or pay in full prior to the reproduction of documents.

Requestor Information - Please Print

NAME Steven C. Schepis, Esq.
ADDRESS 339 Changebridge Road, Suite 3
CITY, STATE, ZIP Pine Brook, NJ 07058
TELEPHONE 973-882-8400 FAX 973-882-8424
E-MAIL lawscs@hotmail.com
On-site review OR SELECT DELIVERY: Hold for Pick-up FedEx US Mail Fax E-mail
If you are requesting records containing personal information, please check one: Under penalty of N.J.S.A. 2C:28-3, I certify that I HAVE HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.
SIGNATURE Steven C. Schepis Esq DATE 4/22/2020
I am also requesting the documents under common law. Please see the attached page for additional information and set forth your interest in the requested material.

Payment Information
Maximum Authorization Cost \$
SELECT PAYMENT METHOD
Cash Check Money Order
Fees: 1-19 Pages : No Fee
> 19 pages: \$0.05/page
Legal size : \$0.07/page
Delivery: Delivery fees depending upon delivery selected.
Extras: Special service charge dependent upon request.

Record Request Information - Please be as specific as possible in describing the record(s) being requested. Request for records in non-printed format will only be accommodated if the technological means are available to the custodian and the integrity of the records will not be jeopardized

Any and all Planning Board or Zoning Board of Adjustment resolutions relative to property located at 12 Industrial Road, Pequannock, NJ 07440, Block 4402, Lot 9.

OFFICE USE ONLY
Table with columns for cost estimation, referral notes, completion status, and final cost. Includes rows for Est. Document Cost, Est. Delivery Cost, Est. Extras Cost, Total Est. Cost, Deposit Amount, Estimated Balance, Deposit Date, and Custodian Signature/Date.

**THE LAW OFFICE OF STEVEN C. SCHEPIS, L.L.C.**

**339 CHANGEBRIDGE ROAD  
PINE BROOK, NEW JERSEY 07058**

Steven C. Schepis, Esq.  
Member NJ & NY Bars

NJ Attorney  
ID# 011261989

**TELEPHONE 973-882-8400  
FACSIMILE 973-882-8424  
e-mail: [lawscs@hotmail.com](mailto:lawscs@hotmail.com)**

1635 Crosby Avenue  
Bronx, NY 10461  
Phone: 718-792-1888

Please reply to NJ Office

April 22, 2020

Via Email ([townshipclerk@peqtwp.org](mailto:townshipclerk@peqtwp.org)) and US Mail

Township of Pequannock  
Carol Marsh, Township Clerk  
530 Newark Pompton Turnpike  
Pompton Plains, NJ 07444-1799

Re: OPRA Request for 12 Industrial Road, Pequannock, NJ  
Block 4402, Lot 9

Dear Ms. Marsh,

I am writing to you on behalf of my firm's client, Camp Auto & Truck Parts, Inc. in furtherance of their application to the Township of Pequannock. Please find the attached Public Records Request Form requesting any and all Planning Board or Zoning Board of Adjustment resolutions relative to property noted above. Once the information is available, kindly email to me at your earliest convenience.

Thank you for your kind attention in this matter. If you require anything further, please advise.

Very truly yours,



Steven C. Schepis, Esq.

SCS:cp

Enclosure

Cc: Linda Zacharenko (Via Email w/encl.)  
Camp Auto & Truck Parts, Inc. (Via Email w/encl.)

MLU/Camp Auto & Truck Parts, Inc./Application/OPRA Req Ltr 042220 20018


OPRA 2020-135; RReq & RResp (Schepis -recvd April 22)

Carol Marsh <CMarsh@Peqtwp.org>

Mon 4/27/2020 4:05 PM

To: lawscs@hotmail.com <lawscs@hotmail.com>

Cc: Michele DiRenza-Luberto <MicheleL@Peqtwp.org>; Linda Zacharenko <LZacharenko@Peqtwp.org>

 1 attachments (801 KB)

OPRA 2020-135; RReq & RResp (Schepis -recvd April 22).pdf;

Good Afternoon,

Attached please find records responsive to your request, a copy of which is included.

Please feel free to contact us should you need further information.

Regards,

- Carol

*Carol J. Marsh*

*Township Clerk*

*Township of Pequannock*

*530 Newark-Pompton Turnpike*

*Pompton Plains, NJ 07444-1799*

*[cmarsh@peqtwp.org](mailto:cmarsh@peqtwp.org)*

*(973) 835-5700 x.121*

*(973) 835-1152 (fax)*

If your request for access to a government record has been denied or unfilled within the seven (7) business days required by law, you have a right to challenge the decision by the Township of Pequannock to deny access. At your option, you may either institute a proceeding in the Superior Court of New Jersey or file a complaint with the Government Records Council (GRC) by completing the Denial of Access Complaint Form. You may contact the GRC by toll-free telephone at 866-850-0511, by mail at P.O. Box 819, Trenton, NJ, 08625, by e-mail at [grc@dca.state.nj.us](mailto:grc@dca.state.nj.us), or at their web site at [www.state.nj.us/grc](http://www.state.nj.us/grc). The GRC can also answer other questions about the law. All questions regarding complaints filed in Superior Court should be directed to the Court Clerk in your County.

December 4, 1962

Mr. Gerald Haulitt, Architect  
49 Colfax Avenue  
Pompton Lakes, New Jersey

*20' x 75'*  
EDWARD R. GRICH, INC.  
Building Application  
Industrial Road  
Blk. 366, Lot 10

Dear Mr. Haulitt:

At the Regular Special Meeting of the Pequannock Township Planning Board held December 3, 1962, the following action was taken on the above:

MOTION...that we recommend to Council approval of this application with two additional parking spaces. —

Very truly yours,

James Currey  
Secretary

mh  
cc: ~~Assistant~~ Manager  
Building Inspector  
Kaneuse  
Currey

*Only needs  
2 spaces.*

# DEPARTMENT OF BUILDINGS

## PEQUANNOCK TOWNSHIP

### Application To Alter, Repair And Make Additions Or To Erect New Buildings

366/10

Date November 29 1962

Application for Permit No. ....

Edward R. Grich, Inc. hereby makes application for a permit according to the following detailed statement of the specifications and plans herewith submitted. All provisions of the Building Ordinance shall be complied with whether specified herein or not.

Signature X Edward R. Grich, Inc. By *Edward R. Grich*  
Owner Agent

1. New building  Yes  No Repairs
2. Location (Street 12) Industrial Road  
North Half
3. Size of lot 80' x 270' Lot No. 10 Blk. No. 366
4. Frame Brick  Concrete  Steel  Block  
Pillow  X
5. Size of building 20' x 75' No. of stories One Height of Building 20'-0"
6. Size of addition  No. of stories  Height of Building
7. Material used for footings Concrete Give width and depth 2'0" x 10"
8. Thickness of walls, basement 12" 1st story 12" 2nd story  3rd story
9. Give size and spacing of floor beams, 1st floor  centers  2nd floor   
centers  3rd floor  centers.
10. Size of girders (wood) (iron)  Size of Cols. (wood) (iron)
11. Size and spacing of rafters 2" x 12" centers 16" o/c
12. How to be occupied? Laboratory No. of families None
13. Does building set back of street lines?  Yes  No. of feet 29.6"
14. Estimated cost of all work \$15,000 Fee
15. If Garage, number of cars  City Water: Yes  No
16. Remarks (state clearly all particulars, including character of alterations or additions, not mentioned in above application.)

NOV 29 1962

PEQUANNOCK TOWNSHIP  
BUILDING BOARD

April 30, 1963

TO: Fred Lobman, Building Inspector  
FROM: Township Manager  
SUBJ: EDWARD R. GRICH, INC.  
Building Application - Laboratory  
Industrial Road  
Blk. 366, Lot 10

Dear Fred:

At an informal meeting with Planning Board and Council on Monday, April 29th, it was unanimously agreed to approve the change in plan for Mr. Grich's laboratory building on Industrial Road.

I am enclosing the plan.

Regards,

John H. Haintz

mh  
encl.

Nino Giancaterino & Associates  
Professional Engineers - Land Surveyors - Planners  
N.J. 11133 • 31557 • 1605 • J8447

288 Brook Valley Road  
Towaco, N.J. 07082  
Tel.: (201) 492-9117

TO WHOM IT MAY CONCERN:

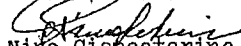
This is to certify that on June 14, 1996, I inspected a grading site located on Industrial Road in Pequannock Township, designated as Lot 10, Block 366, Tax Map.

I noted the following:

The rear part of the property, for about 100 feet, seemed freshly graded and stones placed on it. Also, I examined a survey map made by Coursen & Edwards, dated July 17, 1963, which shows rough grading in the area.

I checked the same site on June 30, 1996, and noted that the freshly ground stone placed on the property had been removed.

Very truly yours,

  
Nino Giancaterino

P.E., P.L.S., N.J. LIC. 11133

P.P., N.J. LIC. 1605

Date: July 2, 1996

RECEIVED  
JUL - 2 1996

*File*

Memorandum

To: Kevin F. ~~Boyle~~ *Boyle*, Township Manager  
From: ~~Anna Bowman~~, P.P. Planning Director  
Date: July 12, 1996  
Re: Zoning Issues at 12 Industrial Road

On July 12, 1996, I inspected the parking area at 12 Industrial Road and verified that the condition of the site is as it has been described by John DeHart in his July 8th letter to me. (This letter is attached.) It appears that fill placed at this location earlier has been removed. Similarly, the size of the parking area has not been increased which would trigger the need for site plan approval.

Please let me know if there are any other issues here. It is my assessment that the issues raised earlier have been addressed.

*2P-06-96*



40 Tilley Ave.  
Pompton Plains, NJ 07444

July 8, 1996

Ms. Anne Bowman, P.P.  
Planning Director  
Township of Pequannock  
530 Newark-Pompton Turnpike  
Pompton Plains, NJ 07444

Re: Block 366 Lot 10

Dear Ms. Bowman:

As you requested, I have enclosed a certification from Nino Giancaterino, P.E. dated July 2, 1996 relative to my property located at 12 Industrial Rd., Pequannock.

You previously indicated that I should apply to the Planning Board for a site plan approval if I increase the parking accommodations beyond 4 spaces.

This is to advise I am not increasing the parking beyond 4 spaces and, therefore, assume that a site plan approval is not necessary.

Please confirm that pursuant to the above representation, a site plan approval is not necessary.

Thank you.

Respectfully yours,



John DeHart

Enclosure

4402/9  
I-1

IDENTIFIED  
JUL - 9 1996

The Zoning Code, Chapter 189, allows that "fully enclosed stores for the retail sale of consumer services and merchandise" is a permitted use in the C-3 Zone. The sale and service of lawn and garden equipment and related supplies is therefore permitted if sales are made to the end user and no materials or equipment is stored out of doors.