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February 2, 2024

Via Electronic LCamaya@pegtwp.org & Overnight Mail

Lori Camaya, Board Secretary
Pequannock Planning Board
530 Newark-Pompton Turnpike
Pompton Plains, New Jersey 07444-1799

**Re: Application for Prelim. & Final Site Plan for Residential and Commercial (Salon)
Block 1904, Lot 6, Pequannock, New Jersey
Applicant: 575 Turnpike LLC**

Dear Ms. Camaya:

We represent the Owner/Applicant 575 Turnpike LLC ("Applicant") in the above reference application for Preliminary and Final Site Plan approval, with variances, in relation to a mixed use project at the above-referenced location. In support of this Application, enclosed please find the following:

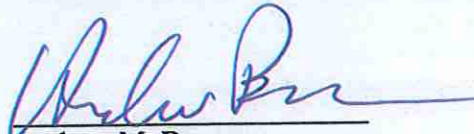
- Two completed and signed Applications
- 2 copies of Engineering Plans prepared by Frank Matarazzo, P.E., consisting of six sheets.
- 2 copies of Architectural Plans prepared by Kapuscinski Luongo Architects, dated 10/18/23 and consisting of six (6) sheets.
- Check for \$3,000.00 for Preliminary and Final Site Plan Fee
- Check for \$5,000.00 for Escrow
- Check for \$500.00 for 5 variances associated with Application
- Check for \$757.12 for outstanding Sewer bill
- Proof of Payment of Taxes
- Names/addresses of owners of 10% or greater of the stock of Applicant
- Soil Erosion & Sediment Control Plan (Sheet 5)
- Copy of Application (with check) to Morris County Soil Conservation District
- Completed application form and fees for Morris County Planning Board.

February 2, 2024
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- Resolution 1971 – Governing Body Township of Pequannock
- Resolution September 5, 2002 Board of Adjustment.

Very truly yours,

By:


Andrew M. Brewer

AMB:ts
Enclosure(s)

Pequannock Township
Application of Site Plan

Applicant's Name: 575 Turnpike LLC

Fee Paid: _____

Date Received: _____

Escrow Paid: _____

Date Received: _____

DO NOT WRITE ABOVE THIS LINE

1. Applicant's Name, Address and Telephone Number: 575 Turnpike LLC
257 Nwk Pompton Turnpike, Wayne NJ 07470
2. Present Owner's Name, Address and Telephone Number: 575 Turnpike LLC
257 Nwk Pompton Turnpike, Wayne NJ 07470
3. Attorney's Name, Address and Telephone Number: Andrew Brewer,
Maraziti, Falcon 240 Cedar Knolls Rd, Suite 301 Cedar Knolls NJ 07927
4. Location of Site: Street: 575 Nwk Pompton Tpk.
Block: 1904 Lot: 6 Zoning: CBD-1
5. Area of tract: 19,172 in SF
Ground floor area of all structures 3,604 in SF
Percentage of lot coverage by all buildings 18.8 %
Area of building and pavement 15,399 in SF
Percentage of lot coverage by all buildings and pavement 80.32 %
6. Lot specifics as provided on plan:
Are any variances requires? YES ☒ NO ☐
Lot width: 100 ft Front yard setback 16.6 ft
Side yard setbacks 1.0 ft Rear yard setbacks 64 ft
Percentage of front yard used for parking See plans %
Buffers provided: YES ☒ NO ☐
Parking spaces provided 28
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 ☒ NO ☐
If yes, Name of Board Zoning Board
Type of Application variance for parking, 1971; variance for take out window
Action Taken Denied - see Enclosed Resolutions.
8. List intended used of the site: Residential and Commercial (Salon)

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 1.
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:

Frank Matarazzo, P.E. of Matarazzo Engineering
LLC, 575 Route 46 West, Fairfield, NJ 07004

15. List all the plans and other exhibits submitted with this application: Preliminary, Final
Site Plan - Frank Matarazzo, P.E. - 6 Sheets - 575 Turnpike Rd
Architectural - Kypuscinski + Luongo - 6 sheets
I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS CORRECT TO THE
BEST OF MY KNOWLEDGE.

Lauren Carbone
Signature of Applicant
Lauren Carbone, Managing Member

Sworn to and Subscribed
Before me this 15th day
of February 2024.

Andrew Brever
Notary Andrew Brever, Esq
Attorney at Law
State of New Jersey

PRELIMINARY AND FINAL SITE PLAN CHECKLIST

APPLICANT'S
NAME: 575 Turnpike LLC

ITEMS REQUIRED FOR A COMPLETE APPLICATION

1. ☒ 2 complete applications (once the application has been deemed complete the applicant shall submit 18 additional copies of the application).
2. ☒ 2 copies of the plat (an additional 18 copies will be required once the application has been deemed complete).
3. ☒ Payment of the administrative and escrow review deposits.
4. ☒ Proof of payment of taxes signed by the Tax Collector.
5. ☒ 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. ☒ Surface Water Management Plan acceptable to the Township Engineer.
7. ☒ Soil Erosion and Sediment Control Plan
8. N/A Environmental Impact Study (when required by ordinance)
9. N/A Health Department approval of a septic system where sanitary sewers are not available.
10. N/A Completed flood plain development application (when required by ordinance)
11. ☒ Proof of submission of completed application form for Morris County Soil Conservation District.
12. ☒ Receipt of completed application form and required fees for Morris County Planning Board
13. ☒ 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. N/A 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. ☒ 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. ☒ 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 of 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. ☒ 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. ☒ 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. ☒ Approval Signature lines:
1. Chairman
2. Secretary
- F. ☒ Acreage to the nearest hundredth of an acre and a computation of the area of the tract to be disturbed.
- G. ☒ Identification of wetlands per NJ Freshwater Wetlands Act.
(Affidavit of compliance required). Or permit from Army Corps of Engineers.
- H. ☒ Identification of the Flood Hazard Area per FEMA maps dated July 3, 1986 as revised or submission of a perfected LOMA.
- I. ☒ 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. ☒ The location of all ground area of each building, structure, or any other land use.
- K. ☒ 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. ☒ 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. ☒ The location and identification of proposed open spaces, parks, recreation areas, or land to be dedicated to the Township or other public body.
- N. ☒ Design or method of soil erosion and sediment control and location of same.
- O. ☒ The location, design, species, height and type of landscaping, buffer areas, and screening devices.
- P. ☒ The location and details of sidewalks, walkways and all other areas proposed to be devoted to pedestrian use.
- Q. ☒ 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. ☒ The specific location, design and details of signs and lighting fixtures including isolux diagrams for proposed fixtures.
- S. ☒ 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. ☒ 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. ☒ 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. ☒ 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. ☒ 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. ☒ Preliminary architectural plans for the proposed building or structures, indicating typical floor plans, elevations, height and general design or architectural styling.
- Y. ☒ 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. ☒ 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. ☒ 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.

Block 1904 Lot 6

P.B. _____ ZBA _____

Section II (to be completed by Tax Collector)

I find that: ☒ All taxes due have been paid.

☒ All Assessments due have been paid.

☒ The following are delinquent and past due:

Sewer \$ 757.12

Date: 2/1/24 Tax Collector: *Paula Rose*

575 Turnpike LLC

List of Owners with greater than 10% ownership

Lauren Carbone 257 Newark Pompton Turnpike, Wayne, NJ 07470 33 1/3 %

Jessica Carbone 257 Newark Pompton Turnpike, Wayne, NJ 07470 33 1/3 %

Amanda Carbone 257 Newark Pompton Turnpike, Wayne, NJ 07470 33 1/3 %

Or via personal delivery or overnight (i.e., Fedex, USP, etc.) to:

Morris County Planning Board
30 Schuyler Place, 4th Floor
Morristown, New Jersey 07960

Questions, please call: (973) 829-8120 or email: mcdevreview@co.morris.nj.us

For more information, visit morriscountynj.gov/LandDevReview.

I. Submission Requirements

Is this a new or revised submission?	New
Which municipal board are you submitting this application to?	Planning Board

II. Project Information

Project Name	Site Plan - 575 Newark Pompton Turnpike, Pequannock, NJ Morris County
Block(s) and Lot(s)	Block 1904 Lot 6
Municipality(ies)	Pequannock
Road Frontage Name	Newark Pompton Turnpike
Applicant's Name	575 Turnpike LLC
Applicant Phone Number	973-912-9008
Applicant Fax Number	973-912-9007
Applicant Street Address	575 Newark Pompton Turnpike
Applicant Municipality	Pequannock
Applicant State	NJ
Applicant Zip Code	07444
Applicant Email Address	abrewer@mfhenvlaw.com

III. Site Data

What is being proposed?	Mixed use. Commercial salon on ground floor. 4 residential units (total) on 2nd and 3rd floors.
Zone District(s) in which property is located:	CBD-1
Present Use(s) - if mixed-use, complete both Residential and Non-Residential	Non-Residential

Non-Residential	Vacant
Proposed Use(s) - if mixed-use, complete both Residential and Non-Residential	Residential
Proposed Residential: Type of Property	Multi-family
Proposed Residential Types (pick all that apply)	Rental
Proposed Water Source	Public
Sewage Disposal	Public
Is this application for a subdivision or site plan? (Select all that apply)	Site Plan

Site Plan

How many acres are in the project area?	
Number of Dwelling Units	
NEW Floor Area (square feet)	
TOTAL Floor Area (square feet)	
NEW Parking Spaces	
TOTAL Parking Spaces	
NEW Impervious Surface (square feet)	
TOTAL Impervious Surface (square feet)	

Upload Attachments

Subdivision/Site Plan Drawings	GRADING PLAN-(12-28-2023).pdf
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IV. Review Fees and Submit Application

Site Plan	Site Plan - \$500.00 Base Fee
Non-Residential: Number of new parking spaces (\$5.00 / new parking space)	0
Residential: Number of dwelling units (\$25.00 / dwelling unit)	4

TOTAL

\$600.00

**What payment method will you
use to pay your application fee?**

Check

Application completed by:

Attorney

Signature Data

First Name: Andrew

Last Name: Brewer

Email Address: abrewer@mfhenvlaw.com

Andrew Brewer

Signed at: January 11, 2024 11:52am America/New_York

Receipt

LDR2024-0064

R E S O L U T I O N

GOVERNING BODY
TOWNSHIP OF PEQUANNOCK

WHEREAS, FRIENDLY ICE CREAM, located at 48 Elliott Street, Morristown, New Jersey, has applied to the Board of Adjustment of the Township of Pequannock for a variance so as to use a portion of the property known as Block 119, Lot 26 on the Tax Map of the Township of Pequannock, for the parking of motor vehicles in connection with the construction of an ice cream restaurant on the aforesaid property, and

WHEREAS, the Board of Adjustment has previously acted on the matter incorporating their findings in a resolution of recommendation adopted April 1st, 1971, and

WHEREAS, the full record before the Board of Adjustment has been referred to the Governing Body of the Township of Pequannock and the record, maps and exhibits reviewed by the Governing Body, and

WHEREAS, a public hearing was held by the Governing Body on May 11th, 1971,

NOW, THEREFORE, the Governing Body of the Township of Pequannock does hereby make the following findings of fact:

A. That the property is located at the corner of Poplar Avenue and Newark-Pompton Turnpike;

B. That it is partly in a business zone and partly

(2) That the parking lot paving should be reasonably maintained and repaired annually to the satisfaction of the Building Inspector with a cash bond posted by the applicant in the amount of \$500.00 for a term of five (5) years to insure that the parking facility will be adequately maintained.

(3) That the fencing, buffering, landscaping and shrubbery be installed and maintained as shown on site plan approval maps submitted to the Planning Board and that \$200.00 (Cash Bond) be posted for one (1) year to insure the installation of said shrubbery.

(4) That the restaurant be closed and outside lighting turned off no later than 11:00 p.m. on Sunday through Thursday and no later than 12:00 midnight on Friday and Saturday.

BE IT FURTHER RESOLVED, that a copy of the within Resolution be forwarded to the Building Inspector, Planning Board, Board of Adjustment and to the applicant.

GOVERNING BODY
TOWNSHIP OF PEQUANNOCK

ADOPTED:

ATTEST:

By: _____
FRANK SCHWEIGHARDT, Mayor

ELIZABETH D. ELEY, Clerk

B. All drain lines under the parking lot will be constructed of Orangeburg pipe as submitted by plan of Browne Associates.

C. The drainage trough at the entrance driveway shall run the full width of the driveway payment between the driveway curbing as is more fully set forth in a report of the Morris County Planning Board, dated May 7th, 1971 and the site plan dated April 1st, 1971 shall be so amended.

BE IT FURTHER RESOLVED, that a copy of the within Resolution be forwarded to the Building Inspector, Planning Board, Board of Adjustment, Shade Tree Commission and to the applicant.

ADOPTED:

ATTEST:

GOVERNING BODY
TOWNSHIP OF PEQUANNOCK

By: FRANK SCHWEIGHARDT, Mayor

ELIZABETH D. ELEY, Clerk