



TOWN OF DOVER
COUNTY OF MORRIS
37 North Sussex Street, Dover N.J. 07801
(201) 366-2200

LAND USE APPLICATION

FOR TOWN USE ONLY

For Action By :

☐ **Planning Board**

☐ **Zoning Board of Adjustment**

Application No.: _____

Date Filed: _____

Application Fees: _____

Initial Escrow Deposit: _____

Taxes Paid To: _____

Meeting Date: _____

Referrals: ☐ **Police** ☐ **Fire** ☐ **Tax Assessor** ☐ **Shade Tree** ☐ **MCPB** ☐ **Other :** _____

APPLICANT

Name: Towpath Realty, LLC

Address: 3331 Route 94

Hamburg, NJ 07419

Telephone Number: 973-827-6676

Applicant is a :

☒ **Corporation**

☐ **Partnership**

☐ **Individual**

Pursuant to NJSA 40:55D-48.1, the names and addresses of all persons owning at least 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with NJSA 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns at least 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. **Attach pages as necessary to fully comply**

Name	Address	Interest
1. <u>Nicholas Rizzo</u>	<u>Box 701, 25 Morgan Drive, New Vernon, NJ 07976</u>	<u>60%</u>
2. <u>Vincent Scordley</u>	<u>Box 373, 138 Glenn Alpin Rd., New Vernon, NJ 07976</u>	<u>20%</u>
3. <u>Sheri Scordley</u>	<u>Box 373, 138 Glenn Alpin Rd., New Vernon, NJ 07976</u>	<u>20%</u>

SUBJECT PROPERTY

Location/Address: 63 & 65 W. Blackwell St., 70 Bassett Hwy. and 58 Bassett Hwy.

Block: 1205 & 1206

Lot(s): 1, 2, 10, 11, 12, 13 & 16

APPLICATION TYPE

SUBDIVISION:

☐ **Minor Subdivision**

☒ **Preliminary Major Subdivision**

☒ **Final Major Subdivision**

☐ **Amended or Revised Minor Subdivision**

☐ **Amended or Revised Preliminary Major Subdivision**

☐ **Amended or Revised Final Major Subdivision**

Number of lots to be created (including remainder): 7

Number of proposed dwelling units (if applicable): 7

SITE PLAN:

☐ **Expedited Waiver of Site Plan Approval (EWSP)**

☐ **Waiver of Site Plan Approval**

☐ **Minor Site Plan**

☒ **Preliminary Major Site Plan**

☒ **Final Major Site Plan**

☐ **Amended or Revised Site Plan**

Area to be disturbed: 1.04

Number of proposed dwelling units (if applicable): 154

Existing Use(s): Retail

Proposed Use(s): Multifamily and townhouses.

VARIANCE(S) / OTHER:

☐ **Informal Review of Concept Development Plan**

☐ **Appeal Decision of an Administrative Officer**
(NJSA 40:55D-70a)

☐ **Map or Ordinance Interpretation or Special Question**
(NJSA 40:55D-70b)

☐ **Variance Relief - "hardship" (NJSA 40:55D-70c(1))**

☒ **Variance Relief - "substantial benefit"**
(NJSA 40:55D-70c(2))

☐ **Variance Relief - "Use" (NJSA 40:55D-70d(1))**

☐ **Variance Relief - "Expansion of Non-Conforming Use"**
(NJSA 40:55D-70d(2))

☐ **Variance Relief - "Conditional Use Standard Deviation"**
(NJSA 40:55D-70d(3))

☐ **Conditional Use Permit (NJSA 40:55D-67)**

☐ **Direct issuance of a permit for a structure in a bed of a mapped street, public drainage way, or flood control basin**
(NJSA 40:55D-34)

☐ **Direct issuance of a permit for a lot lacking street frontage**
(NJSA 40:55D-35)

PROPERTY OWNER

Property Owner is:

Same as Applicant ☐Other Than Applicant ☒*If property owner is other than the applicant, provide the following information on the property owner(s):*Name of Property Owner: Barbara Loory and Melvyn LooryAddress: PO Box 630, Dover NJ 07802 (Barbara Loory and Melvyn Loory)503 Bendermere Avenue, Interlaken, NJ 07712JM (Butler Holdings)Telephone Number: Loory 973-361-2244, Butler 201-240-4099**SUBJECT PROPERTY**Location: 63 & 65 W. Blackwell St., 70 Bassett Hwy. and 58 Bassett Hwy.Block: 1205 & 1206Lot(s): 1, 2, 10, 11, 12, 13 & 16Dimensions: Frontage 270.79'Depth 231.14' Total Area 1.04 Ac.Last Previous Occupancy: RetailProp. Lot Coverage: %Prop. Building Coverage: %Prop. Height of Building: **Yard****Required****Existing****Proposed**

Front

000

Rear

N/A00

Side

N/A00Prevailing setback of adjacent buildings within subject block: 0**ZONING DISTRICT(S)****RESIDENTIAL**☐ R-1 (Single-Family-7,500 SF)☐ R-1S (Single-Family- Steep Slope)☐ R-2 (Single-Family-5,000 SF)☐ R-3 (Double Family-7,500SF)☐ R-3A (Double Family/Rooming House)☐ R-4 (Multifamily Garden Apt)**NON-RESIDENTIAL**☐ C-2 (General Commercial)☐ C-3 (Commercial - Lt. Ind.-Com.)☐ RAD (Redevelopment Area Distr.)☐ IND (Industrial)☐ IND/OP (Industrial/Office Park)**DOWNTOWN DISTRICTS**☐ C-1 (Retail Commercial)☐ D1 (Station Area)☐ D2 (Blackwell St. Historic)☐ D3 (E. Blackwell Bus.)☐ D4 (S. Downtown)☒ BHRPA (Bassett Hwy. Redev. Plan Area)Access Location(s): 63 & 65 W. Blackwell St., 70 Bassett Hwy. and 58 Bassett Hwy.

Does the subject property contain restrictions, covenants, easements, association by-laws, existing or proposed on the property?

Existing: ☐ Yes (attach copies) ☒ NoProposed: ☐ Yes (attach copies) ☒ No**VARIANCES, DEVELOPMENT STANDARDS WAIVERS & CHECKLIST SUBMITTAL WAIVERS**

Section(s) of Ordinance from which a variance is requested (attach additional pages as necessary):

Section 3.02.04.C requires a minimum build-to-line of 10', whereas 8' is proposed for Lots 16.01 - 16.07.

Section(s) of Ordinance from which Development Standards waiver is requested (attach additional pages as necessary):

Waiver(s) Requested of Checklist Submittal Requirements (attach additional pages as necessary):

DESCRIPTION OF APPLICATION

Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use(s) of the premises (attach pages as needed):

Demolition of existing retail buildings and construction of a nine story multifamily building containing 95 units and the construction of 7 townhouse units.

Describe all on-site, off-site and off tract improvements proposed:

On-site improvements include parking, paving, drainage, utilities and lighting. Off-tract improvements include curb, sidewalk, and shade trees.

Describe any prior applications to the Planning or Zoning Board for this property, including date, applicant, nature of application and Board action:

SUBMITTALS

List of plats and other material being submitted in support of your application (attach pages as needed):

<i>Title</i>	<i>No. of Copies</i>	<i>Prepared By</i>
Preliminary & Final Site Plans & Subdivision	17	Harbor Consultants, Inc
Architectural Plans	17	The Musial Group
Stormwater Management Report	17	Harbor Consultants, Inc.
Survey	17	Harbor Consultants, Inc.
EIS & Wetlands Statement	17	Harbor Consultants, Inc.

*Propose
To Testify?
(Yes/No)*

Applicant's Attorney (Required for Corporations) Gary Goodman

Address 23 North Avenue East
Cranford, NJ 07016
Telephone 908-272-6900 Fax 908-272-0794
Email goodmanlaw23@outlook.com

Applicant's Engineer Anthony Gallerano, Harbor Consultants

Yes

Address 320 North Avenue East
Cranford, NJ 07016
Telephone 908-276-2715 Fax 908-709-1738
Email tonyg@hcicg.net

Applicant's Planning Consultant Anthony Gallerano, Harbor Consultants

Yes

Address 320 North Avenue East
Cranford, NJ 07016
Telephone 908-276-2715 Fax 908-709-1738
Email tonyg@hcicg.net

Other Professional Noel Musial, The Musial Group

Yes

Field of Expertise Architect
Address 191 Mill Lane
Mountainside, NJ 07092
Telephone 908-232-2860 Fax 908-232-2845
Email nsmusial@themusialgroup.com

CERTIFICATIONS**Applicant's Certification**

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant.

(If the applicant is a corporation this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this

3rd day of May, 2021

APPLICANT:

Towpath Realty, LLC

(Printed Name)

(Signature of Applicant)

NOTARY PUBLIC NATALIE A. GALLERANO
Commission # 50108688
Notary Public, State of New Jersey
My Commission Expires
July 12, 2024

Owner Certification

I certify that I am the Owner of the property which is the subject of this application, and that I have authorized the applicant to make this application and that I agree to be bound by this application, the representations made and the decision in the same manner as if I were the applicant. I further certify that I am the individual Owner or that I am an Officer of the Corporate Owner and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership Owner.

(If the applicant is a corporation this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this

3rd day of May, 2021

OWNER:

Barbara Loory and Melvyn Loory

(Printed Name)

(Signature of Applicant)

NOTARY PUBLIC

NATALIE A. GALLERANO
Commission # 50108688
Notary Public, State of New Jersey
My Commission Expires
July 12, 2024

Approval to Enter Premises

This Applicant and Owner hereby grant(s) permission to members of the various town government boards and agencies involved with this application to enter upon the subject premises for inspection and study pertaining to this application until the application is either granted or denied.

Sworn to and subscribed before me this

3rd day of May, 2021

OWNER:

Barbara Loory and Melvyn Loory

(Printed Name)

(Signature of Applicant)

NOTARY PUBLIC

Sworn to and subscribed before me this

3rd day of May, 2021

APPLICANT:

Towpath Realty, LLC

(Printed Name)

(Signature of Applicant)

NOTARY PUBLIC

NATALIE A. GALLERANO
Commission # 50108688
Notary Public, State of New Jersey
My Commission Expires
July 12, 2024

Escrow

I understand that the sum of \$ has been deposited in an escrow account in accordance with the Code of the Town of Dover. I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the additional amount and shall add that sum to the escrow account within fifteen (15) days.

Date

Signature of Applicant