

**TOWN OF DOVER
MORRIS COUNTY, NJ
PLANNING BOARD
NOTICE OF HEARING**

Please take notice that Morris 46 Urban Renewal LLC / Alfa Investments, LLC ("Applicant"), the owner and designated redeveloper of property located at 46 South Morris Street, Town of Dover, Morris County, NJ, identified on the Town of Dover Tax Map as Block 1804, Lot 13 ("Property"), located at the corner of Monmouth Avenue, and within a Redevelopment Plan Area (adopted by way of Ordinance 47-2025 / Resolution 124-2025 by the Town of Dover Mayor and Council) has made application to the Town of Dover Planning Board seeking preliminary and final major site plan approval.

The 0.3-acre Property is comprised of an existing residential principal structure and rooming house use. Existing improvements will be razed in connection with the proposal. The Applicant proposes to develop a six-story multifamily residential principal structure (approx. 64' tall, with a total of 23-units, comprised of five 1BR and eighteen 2BR units), having an approx. 6,100 sf footprint, together with related accessory site and infrastructure improvements along with signage, landscaping, lighting, stormwater management controls, roof deck and related enhancements associated with the proposed multifamily residential use.

The Applicant seeks preliminary and final major site plan approval and variance relief, pursuant to N.J.S.A. 40:55D-70c related to steep slope disturbance, including exceeding the permitted steep slope building and impervious coverage limits (proposed disturbance to site critical areas of 3,376 sf proposed where none is permitted, and with 138.8% and 173.1% building and impervious coverage percentages proposed, where 55% and 75% permitted, respectively); and for wall height (11' proposed, 4' permitted), and the Applicant will seek any requisite waivers, interpretation, or other relief that may be required and/or identified by the Board at the time of the public hearing.

The matter is scheduled for a public hearing before the Town of Dover Planning Board at 7:30 pm on October 15th, 2026 at the Town of Dover Town Hall, 37 North Sussex Street, Dover, NJ 07801 and when the case is called you may appear either in person, or by agent or attorney, and present any objections which you may have to the granting of the approval sought in the petition. All information pertaining to the application is available for inspection at the Town of Dover Municipal Planning and Zoning Office / Dept. of Planning & Economic Dev., 100 Princeton Ave., Dover, NJ, 07801 and may be reviewed during normal business days and hours (Board contact: 973-366-2200, x 2141 or via email at boardsecretary@dover.nj.us).

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