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September 17, 2026

NOTICE OF PUBLIC HEARING Zoning Board of Adjustment, Town of Dover Morris County, New Jersey

In the Matter of the Application of 116 E BLACKWELL, LLC

PLEASE TAKE NOTICE that the 116 E BLACKWELL, LLC has applied to the Town of Dover Zoning Board of Adjustment for Conditional Use Variance Approval, pursuant to N.J.S.A. 40:55D-70d(3). Applicant is the owner of a parcel of land known as 116 East Blackwell Street, on Tax Block 1902, Lot 4 in the Town of Dover. The property is located in the C-1 Retail Commercial Zone District.

The Applicant is proposing to convert one unit on the first floor and the second floor of the existing building from commercial uses to residential units, creating a mixed use on the subject property, where residential uses are not permitted on the first floor. The subject property currently contains a 2 Story Structure, consisting of four (4) commercial units and related parking in the rear.

Applicant seeks approval for any and all other variances, waivers, approvals, or relief that may be deemed necessary by the Board and its professionals.

The Zoning Board has scheduled this matter for a public hearing for Wednesday, October 1, 2026, at 7:00 pm at the Dover Municipal Building, 37 North Sussex Street, Dover, NJ, 07801. You may appear either in person or by agent or attorney and present any objection which you may have to the granting of the request relief.

Copies of all documents submitted with this application are available for inspection at the Public Works Building, Town of Dover, 100 Princeton Ave, Dover, NJ, between the hours of 9:00 am and 4:00 pm.

This notice is being sent to you by the Applicant, as you are an owner of property within 200 feet of the subject property, as required by law.

Alyse Landano Hubbard, Esq.

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