

**NOTICE OF PUBLIC HEARING
TOWN OF DOVER, PLANNING BOARD
MORRIS COUNTY, NEW JERSEY**

To Whom It May Concern:

PLEASE TAKE NOTICE that Nicholas Family LLC, and Jennifer Nicholas McBride, as Trustee of the Nancy K. Nicholas Revocable Trust, (the "Applicant") has applied to the Town of Dover Planning Board for Preliminary and Final Major Subdivision approval with respect to property located at 180 Ann Street, and known as Block 407 Lots 1 and 20, in the Town of Dover, Morris County, New Jersey (the "Property"). The Property currently consists of a 2-story single-family dwelling and is located in the R-1 Single Family District. The Applicant is proposing a residential subdivision for twenty-two (22) conforming residential single-family lots and one detention basin lot. As part of its application, the Applicant has also applied for variance relief from Ordinance 238-21.2.B(1)(b) and Ordinance 238-21.2.B.(2) to permit disturbance and/or lot coverage and building coverage within designated slope areas.

The Applicant will also seek any additional variances and/or waivers which may be deemed necessary at the time of the hearing.

This notice is sent to you as the owner of property within two hundred (200') feet of the Applicant's property as required by law.

The application is now on the Planning Board's agenda and a public hearing has been ordered for September 17, 2026, at 7:30 p.m. at the Town of Dover Town Hall, Council Chamber, 37 North Sussex Street, Dover, N.J., at which time you may appear, with or without counsel, to be heard in connection with the application. The hearing will take place in-person. The application documents are on file and available for public inspection during normal business hours at the Town of Dover Municipal Planning and Zoning Office/Dept. of Planning & Economic Dev., 100 Princeton Ave., Dover, N.J. (Board contact: 973-366-2200 x 2141 or via email at: boardsecretary@dover.nj.us).

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By: _____
Richard L. Oller, Esq.
Dated: September 2, 2026
September 6 2026
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