



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.: 225-01

Date Filed: 2/10/2025

Application Fees: \$750.00

Initial Escrow Deposit: \$1,000.00

Taxes Paid To : _____

Meeting Date: _____

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

APPLICANT

Name: Angela Guridy

Address: 29 Perry Street

Dover NJ 07801

Telephone Number: [REDACTED]

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.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____

SUBJECT PROPERTY

Location/Address: 29 Perry Street & 256 Rt 46, Dover NJ 07801

Block: 2022

Lot(s): 1

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): _____

Number of proposed dwelling units (if applicable): _____

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: _____ Number of proposed dwelling units (if applicable): _____

Existing Use(s): Single-Family Dwelling & Vacant Commercial Building

Proposed Use(s): Single-Family Dwelling & Live-Work Building

VARIANCE(S) / OTHER:

- | | |
|--|--|
| <input type="checkbox"/> Informal Review of Concept Development Plan | <input type="checkbox"/> Variance Relief - "Expansion of Non-Conforming Use" (NJSA 40:55D-70d(2)) |
| <input type="checkbox"/> Appeal Decision of an Administrative Officer (NJSA 40:55D-70a) | <input type="checkbox"/> Variance Relief - "Conditional Use Standard Deviation" (NJSA 40:55D-70d(3)) |
| <input type="checkbox"/> Map or Ordinance Interpretation or Special Question (NJSA 40:55D-70b) | <input type="checkbox"/> Conditional Use Permit (NJSA 40:55D-67) |
| <input type="checkbox"/> Variance Relief - "hardship" (NJSA 40:55D-70c(1)) | <input type="checkbox"/> 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) |
| <input type="checkbox"/> Variance Relief - "substantial benefit" (NJSA 40:55D-70c(2)) | <input type="checkbox"/> Direct issuance of a permit for a lot lacking street frontage (NJSA 40:55D-35) |
| <input checked="" type="checkbox"/> Variance Relief - "Use" (NJSA 40:55D-70d(1)) | |

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: Angela Guridy

Address: _____

Telephone Number: _____

SUBJECT PROPERTY

Location: 29 Perry Street & 256 Rt 46, Dover NJ 07801

Block: 2022

Lot(s): 1

Dimensions: Frontage 34.82 & 96.07 Depth 100 Total Area 4,310 sq ft

Last Previous Occupancy: Single-Family Dwelling & Beauty Salon

Prop. Lot Coverage: _____ % Prop. Building Coverage: _____ % Prop. Height of Building: _____

<u>Yard</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Front	<u>20 ft</u>	<u>13.6 ft</u>	<u>13.6 ft</u>
Rear	<u>20 ft</u>	<u>1.3 ft</u>	<u>1.3 ft</u>
Side	<u>10 ft</u>	<u>1.2 ft</u>	<u>1.2 ft</u>

Prevailing setback of adjacent buildings within subject block: unknown

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): US 46

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

Existing: ☐ Yes (attach copies) ☒ No

Proposed: ☐ 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):

Town of Dover Code Secion 236-18A in that the applicant proposes to retain the existing non-conforming single-family dwelling and convert a previously-approved beauty salon to a live-work unit.

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

The applicant is not proposing any site improvements and requests a waiver of any applicable site plan requirement.

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

The applicant requests any applicable waiver as no site improvements are proposed

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):

See attached submission letter

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

No on-site, off-site or off-tract improvements are proposed. The applicant only proposes a change of use for an existing building.

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

Application 2-13, Previous owner received use-variance approval to convert an existing office into a beauty salon. The resolution is attached with this application.

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>
Survey of Property at 29 Perry Street	17	Rigg Associates, PA
Live/Work - Change of Use - 256 US RT 46	17	Bersa Architects, LLC
Submission Letter & Application	17	Graviano & Gillis Arch. & Plan. LLC

*Propose
To Testify?
(Yes/No)*

Applicant's Attorney(Required for Corporations) None

Address _____

Telephone _____ Fax _____

Email _____

Applicant's Engineer None

Address _____

Telephone _____ Fax _____

Email _____

Applicant's Planning Consultant Nicholas A. Graviano, PP, AICP, JD

Address Graviano & Gillis Architects & Planners, LLC

PO Box 3341, Long Branch NJ 07740

Telephone 732-816-4151 Fax _____

Email ngraviano@gmail.com

Other Professional Gianfranco Sarrido, AIA & Maria Sarrido Bersa Architects LLC

Field of Expertise Architects

Address P.O. BOX #51 NUTLEY, NJ 07110

Telephone 973-901-6976 Fax _____

Email mariaelenasarrido@bersaarchitects.com & bersadesign@gmail.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

APPLICANT:

06th day of February, 2025

Angela Guridy

(Printed Name)

NOTARY PUBLIC

DANIEL M GOMEZ
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50052868
MY COMMISSION EXPIRES JAN. 16, 2027

(Signature of Applicant)

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

OWNER:

06th day of February, 2025

Angela Guridy

(Printed Name)

NOTARY PUBLIC

DANIEL M GOMEZ
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50052868
MY COMMISSION EXPIRES JAN. 16, 2027

(Signature of Applicant)

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

OWNER:

06th day of February, 2025

Angela Guridy

(Printed Name)

NOTARY PUBLIC

DANIEL M GOMEZ
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50052868
MY COMMISSION EXPIRES JAN. 16, 2027

(Signature of Applicant)

Sworn to and subscribed before me this

APPLICANT:

06th day of February, 2025

Angela Guridy

(Printed Name)

NOTARY PUBLIC

DANIEL M GOMEZ
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50052868
MY COMMISSION EXPIRES JAN. 16, 2027

(Signature of Applicant)

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.

2/6/25
Date

(Signature of Applicant)
Signature of Applicant



graviano & gillis architects & planners, llc

p.o. box 3341

long branch, nj 07740

tel: 732.816.4151

web: <http://graviano.com>

February 5, 2025

Town of Dover
Zoning Board of Adjustment
c/o Kyrillos Girgis, Board Secretary
37 North Sussex Street
Dover, NJ 07801

Re: Submission of a "d(1)" Use Variance Application
Angela Guridy
Block 2022, Lot 1
256 Rt. 46 & 29 Perry Street, Dover, NJ 07801

Dear Mr. Girgis:

Please accept this submission for a "d(1)" use variance application to request relief from **Town of Dover Code Section 236-18A**. The applicant is the owner of Block 2022, Lot 1, located in the C-2 District. The site presently contains two (2) principal structures: an owner-occupied single-family dwelling located at 29 Perry Street; and a preexisting and renovated commercial building located at 256 Rt. 46.



256 RT. 46 – Existing Commercial Building



29 Perry St. – Existing Single-Family Dwelling



graviano & gillis architects & planners, llc

p.o. box 3341

long branch, nj 07740

tel: 732.816.4151

web: <http://graviano.com>

The applicant seeks the “d(1)” variance to maintain the existing single-family dwelling as-is and to utilize the commercial structure as a live-work unit. The live-work unit will be designed to accommodate a small-scale business of the occupant of the dwelling portion of the structure. The first floor of the building will be used for commercial purposes while the second floor will be used for residential purposes. The second floor residential area will contain a studio apartment. Live-work units are distinct from traditional residential or commercial spaces in that they are designed to accommodate both living quarters and professional workspaces within the same footprint. Live-work spaces are a response to the rising trend of remote working, entrepreneurship, and the creative economy.

The current building does not have a tenant. The site received a use-variance in 2013 to permit a beauty salon in the commercial building. The applicant proposes the following commercial uses with a maximum of two (2) employees (including the resident of the dwelling portion): barbershop; beauty salon; artist/photographer studio; offices; and tattoo parlor.

Any future business will have a sign conforming to the requirements of the C-2 District.

The applicant is not proposing any site improvements as the proposed work is being conducted within an existing building footprint. The applicant therefore requests a waiver of any site plan submission requirements. The site presently contains four (4) off-street parking spaces. The applicant also requests any relief, if deemed necessary, from **Town of Dover Code Section 236-43 Table I**, related to off-street parking.

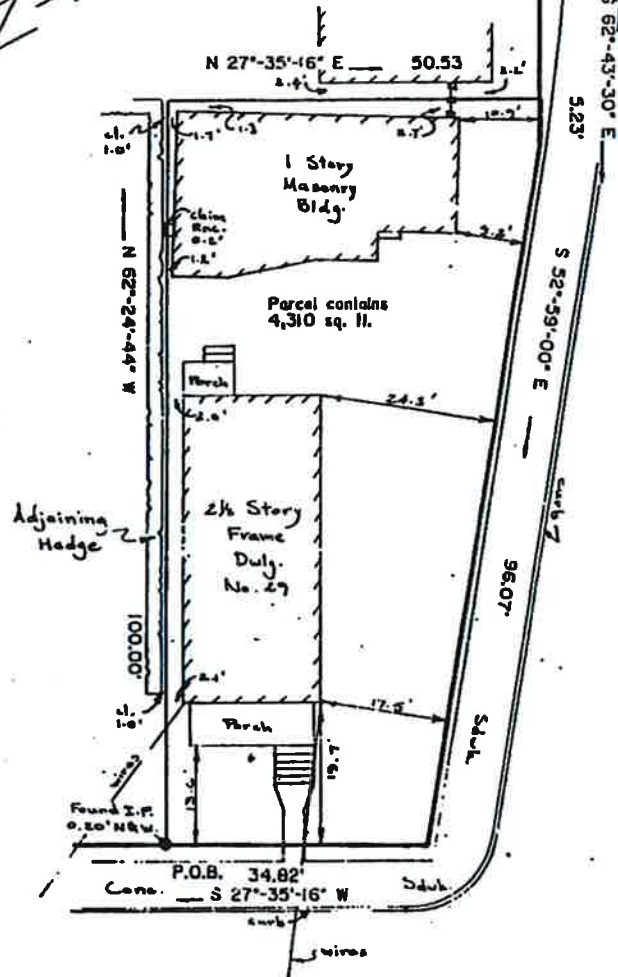
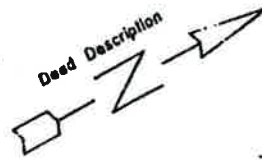
The Land Use Application is attached with the following supporting documents/plans: a property survey; proposed architectural plans; copy of the owner’s deed; and the 2013 Resolution from the Land Use Board approval.

Please feel free to contact our office with any questions or if you require any additional information.

Thank you,

Nicholas A. Graviano, PP, AICP, JD
Graviano & Gillis Architects & Planners, LLC

Subject to any easements or restrictions that affect subject property. Boundary line determinations to be made by using property corner locations as staked only. Survey requisition has specified that property corners are not to be staked. Certifications are not transferable to subsequent owners or additional institutions.



NEW JERSEY STATE HIGHWAY ROUTE No. 46

PERRY STREET
(50' WIDE)

SURVEY OF PROPERTY AT 29 PERRY STREET

Town of Dover, N.J.

County of Morris

Scale: 1" = 20'

September 29, 1987

REFERENCES: TAX MAP LOT 1 BLOCK 2022

RIGG ASSOCIATES, P.A.
1000 MAPLE AVENUE, GLEN ROCK, N.J. 07452
BRUCE D. RIGG, P.E., L.S. N.J. Reg. No. 22720
Prof. Planner N.J. Reg. No. 2523 - Tel. (201) 445-0053

CERTIFIED TO: Arsenio Mantlangil and Aida Mantlangil,
husband and wife, First Jersey National Bank/West,
CM Title Agency, Inc., agent for Commonwealth Land
Title Insurance Company, Joseph S. Alessi, Esq.

Morris County Recording Cover Sheet

Honorable Ann F. Grossi, Esq.
Morris County Clerk

MORRIS COUNTY, NJ
Ann F. Grossi
DEED-OR BOOK 24318 PG 583
RECORDED 01/13/2022 10:59:00
FILE NUMBER 2022004176
RCPT # 1693804; RECD BY: LSIMMS eRecord
RECORDING FEES 80.00
TOTAL TAX 1,325.00
INDEX FEE

Official Use Only - Realty Transfer Fee

\$ 1,325.00

Official Use Only - Barcode

Date of Document:
09/23/2021

Type of Document:
DEED

First Party Name:
ARSENIO MANLANGIT

Second Party Name:
ANGELA GURIDY

ADDITIONAL PARTIES

AIDA MANLANGIT

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block: 2022

Lot: 1

Municipality: TOWN OF DOVER

Consideration: \$250000.00

Mailing Address of Grantee:

29 PERRY STREET & 256 US ROUTE 46, DOVER, NJ 07801

**THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOK & PAGE INFORMATION FOR AN
ASSIGNMENT, RELEASE, OR SATISFACTION OF A MORTGAGE OR AN AGREEMENT RESPECTING A MORTGAGE**

Original Book:

Original Page:

MORRIS COUNTY RECORDING COVER SHEET

Please do not detach this page from the original document as it contains important recording information and
is part of the permanent record.

WARNING: Information contained on the Recording Cover Sheet must exactly match the information within the
attached document or the document will be rejected and returned.

F 211007


Prepared by
Mark J. Brancato, Esq.

DEED

This Deed is made on September 23, 2021

BETWEEN Arsenio Manlangit and Aida Manlangit, husband and wife
whose addresses is 1 Pond Hill Drive, Boonton, NJ 07005
Referred to as the Grantor,

AND Angela Guridy whose post office address is about to be 29 Perry Street, &
256 US Route 46, Dover, NJ 07801

Referred to as Grantee

The words "Grantor" and "Grantee" shall mean all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of Two Hundred Fifty Thousand Dollars (\$250,000.00)

The Grantor acknowledges receipt of this money.

Tax Map Reference. Being known as Lot 1 in Block 2022, on the official tax map of Town of Dover, County of Morris, in the State of NJ. The mailing address is: 29 Perry Street, & 256 US Route 46, Dover, NJ 07801.

Property. The property consists of the land and all the buildings and structures on the land known as, 29 Perry Street, & 256 US Route 46, Dover, NJ 07801.

Being the same premises conveyed to Arsenio Manlangit and Aida Manlangit, husband and wife by Deed from David L. Chambers and Joy M. Chambers, husband and wife and Cedric C. Chambers and Margaret M. Chambers, husband and wife, dated November 20, 1987, recorded November 30, 1987 in the Morris County Clerk/Register's Office in Deed Book 2984, Page 316.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal right which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

**SCHEDULE A-5
LEGAL DESCRIPTION**

Issuing Office File No. FN11007

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Dover, in the County of Morris, State of New Jersey:


Beginning at a point on the northwesterly line of Perry Street, 50 feet wide, said point being distant 34.82 feet from the intersection of said northwesterly line of Perry Street and the southwesterly line of New Jersey State Highway Route No. 46 and running; thence

1. North 62 degrees 24 minutes 44 seconds West 100.00 feet to a point; thence
2. North 27 degrees 35 minutes 16 seconds East 50.53 feet to a point on the aforementioned southwesterly line of New Jersey State Highway Route No. 46; thence
3. Along said southwesterly line of New Jersey State Highway Route No. 46 South 62 degrees 43 minutes 30 seconds East 5.23 feet to a point; thence
4. Still along said southwesterly line of New Jersey State Highway Route No. 46, South 52 degrees 59 minutes 00 seconds East 96.07 feet to a point on the aforementioned northwesterly line of Perry Street; thence
5. Along said northwesterly line of Perry Street South 27 degrees 35 minutes 16 seconds West 34.82 feet to the point or place of BEGINNING.


FOR INFORMATION PURPOSES ONLY: BEING known as 29 Perry Street & 256 US Route 46, Tax Lot 1, Tax Block 2022 on the Official Tax Map of Town of Dover, NJ.

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:



Mark J Brancato

(Seal) 

Arsenio Manlangit



Mark J Brancato

(Seal) 

Aida Manlangit

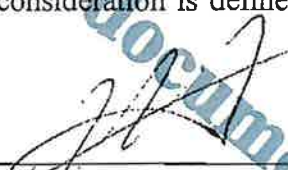
STATE OF NEW JERSEY, COUNTY OF MORRIS SS:

I CERTIFY that on September 23, 2021

²¹
Arsenio Manlangit and Aida Manlangit

personally, came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) Signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$250,000.00 in full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)



Mark J Brancato
Attorney at Law of New Jersey

Record & Return
Mark J. Brancato, Esq.
104 Elcock Ave.
Boonton, NJ 07005

Record and Return to:
SUNRISE TITLE SERVICES, INC.
319 Water Street
Belvidere, NJ 07823

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Arsenio Manlangit and Aida Manlangit

Current Street Address

1 Pond Hill Drive

City, Town, Post Office

Boonton

State

NJ

ZIP Code

07005

Property Information

Block(s)

2022

Lot(s)

1

Qualifier

Street Address

29 Perry Street & 256 US Route 46

City, Town, Post Office

Dover

State

NJ

ZIP Code

07801

Seller's Percentage of Ownership

100

Total Consideration

250,000.00

Owner's Share of Consideration

250,000.00

Closing Date

9/23/2021

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. ☒ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.
☐ Seller did not receive non-like kind property.
8. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
15. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

9/21/2021

Date

9/21/2021

Date

X *Arsenio Manlangit*

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Arsenio Manlangit

X *Aida Manlangit*

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Aida Manlangit

RESOLUTION OF FINDINGS AND CONCLUSIONS

**BOARD OF ADJUSTMENT
TOWN OF DOVER**

R E S O L U T I O N

WHEREAS, ALTAGRACIA GURIDY has applied to the Board of Adjustment of the Town of Dover, for variance relief and waiver of site plan approval to permit the conversion of an existing office structure to a beauty salon on property located at 29 Perry Street at Block 2022, Lot 1, on the tax map of the Town of Dover, which premises are in an C-2 Commercial Zone; and

WHEREAS, the Board, after carefully considering the evidence presented by the Applicant and of the adjoining property owners and general public, has made the following factual findings:

1. The Applicant has provided the required written notice to property owners and, where required by law, those utilities that have requested written notice of applications. The Applicant has also provided proof of timely publication of the notice in a newspaper designated by the Town of Dover for publication of legal notices. Proof of payment of taxes was also presented. The Board, therefore, has jurisdiction to determine this matter.

2. The property in question is approximately rectangular in shape. It is a corner lot with frontage of 34.82 feet along Perry Street and approximately 100 feet along New Jersey Highway 46, a heavily traveled thoroughfare which traverses the Town of Dover. The property widens somewhat from front to back such that the rear property line is 50.53 feet.

3. The property is located in the Town's C-2 Commercial Zone which permits a large variety of retail and service establishments as well as larger scale uses such as hotel, libraries, bus depots and municipal uses such as libraries, museums and government buildings. The minimum lot size in the C-2 Zone is 10,000 square feet. With an area of 4,310 square feet, the property is substantially undersized.

4. Situated on the property at present are two structures. In the front of the lot is a one family, two story frame dwelling. To the rear is a 22' x 38' one story masonry building which has been variously used as a small grocery store, a bake shop, and an office. It has also experienced extensive periods of being vacant.

5. Applicant seeks to use the building in the rear of the property as a beauty salon. To do so requires a use variance pursuant to N.J.S.A. 40:55D-70d of the Municipal Land Use Law. In addition, waiver of site plan approval is also sought.

6. In connection with this project, the Board has reviewed the following:

- a. Variance application.
- b. Development checklist.
- c. Copy of Deed to the property.
- d. Proposed floor plan.
- e. Survey of the subject property dated September 29, 1987,

prepared by Rigg Associates, PA.

7. The relief sought requires a demonstration by the Applicant that the property is particularly suited for the proposed use and that the use will advance a purpose of zoning as articulated in N.J.S.A. 40:55D-2.

8. The property is peculiar in that it is small and contains two principal structures with very little parking. Applicant indicated a potential for four parking spaces

but the Town Engineer, Michael Hantson, PE, PP, indicated that it might have a capacity for only three spaces.

9. The presence of the commercial structure in the rear of the property cannot be dismissed, yet, on the other hand, it must accommodate a use which will not be intense, given the constraints of size and small parking area.

10. The Board finds that the proposed beauty salon is appropriate to the property. Applicant testified that she will operate the salon by appointment only, that the salon will have only two chairs, and that there will be only one beautician/hairdresser on the property at any one time. This will serve to keep the parking requirement to a minimum while still making appropriate use of the property.

11. Accordingly, the Board finds that the property is particularly suitable for the proposed use. Moreover, the use of the structure in the rear of the property advances a purpose of Zoning as found in N.J.S.A. 40:55D-2(g), i.e., "to provide sufficient space in appropriate locations for a variety of...commercial...uses...both public and private...in order to meet the needs of all New Jersey Citizens."

12. Therefore, the Board finds that Applicant has met its burden of proof with regard to the positive criteria sufficient to warrant granting of the variance here sought.

WHEREAS, the Board has determined that the relief requested by the applicant can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and zoning ordinance of the Town of Dover for the following reasons:

1. The Board acknowledges that the negative criteria in connection with use variances for non-inherently beneficial uses must be demonstrated by an enhanced standard of proof.

2. Here, the Board notes that the ordinance permits a number of differing uses which do not necessarily present a cohesive scheme. More likely, there was an attempt by the Planning Board to codify as permissible uses, those that existed at the time of the formation of the Master Plan and its updates. This is in keeping with one of the underlying premises of the Master Plan to invigorate the development of existing commercial or mixed residential/commercial uses in the C-2 Zone.

3. Therefore, the Board finds that the proposed use will serve this purpose and, therefore, further finds that the proposed use satisfies the negative criteria.

AND, WHEREAS, the Board further finds that site plan waiver is appropriate in this instance for the following reasons:

1. No changes are proposed to the outside of the structure.
2. No changes are proposed to the interior traffic circulation pattern.
3. There are no proposals for change in the management of stormwater runoff.
4. The number of employees/workers on the site will be reduced from all previous uses of the property.

NOW, THEREFORE, BE IT RESOLVED by the Board of Adjustment of the Town of Dover on this 8th day of May 2013 that the application of **ALTAGRACIA GURIDY** for variance relief and waiver of site plan is granted subject however to the following conditions.

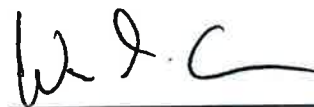
1. Applicant shall comply with all applicable building codes in the construction of the addition and he shall obtain all necessary permits including construction permits and certificate of occupancy.
2. The within approval is conditioned upon the Applicant making payment

in full of all sums due or to grow due on account of review and processing fees within twenty (20) days of the date of being billed for same by the administrative officer. No Certificate of Occupancy shall be issued until such fees have been paid in full. In the event that Applicant fails or refuses to pay such fees, the Board of Adjustment reserves the right to declare the within resolution of memorialization and any relief granted pursuant hereto to be null, void and of no further effect.

3. The beauty salon shall be operated in accordance with the terms and provisions of the within resolution. This shall specifically include the number of service chairs on the residence and the limitation of no more than one employee/worker on the site at any one time.

4. The Applicant shall be bound to comply with the representations made before this Board by the Applicant at the public hearing and the same are incorporated herein and are representations upon which this Board has relied in granting the approval set forth herein and shall be enforceable as if those representations were made conditions of this approval.

5. The Applicant and property owner shall continue to be bound by conditions 2, 4 and 5 of the previous resolution of this Board relative to the subject property dated February 12, 2003.



William Cook, Chairman

On motion of:

Seconded by:

The vote on the Resolution was as follows:

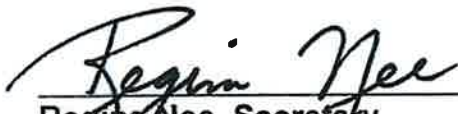
AYES:

NAYS:

ABSTAINING:

ABSENT:

I certify that the above Resolution is a true copy of a Resolution adopted by the Board of Adjustment on May 8, 2013, and is in effect for one year.



Regina Nee, Secretary
Board of Adjustment

Dated: 5-8-13

Prepared by: Kurt G. Senesky, Esq.

Town of Dover

Engineering Department
37 North Sussex Street
Dover, NJ 07801
(973) 366-2200 ext. 152/154

The following is a list of Properties within 200 feet of:

Block 2022 Lot 1
29 Perry Street

Per Tax Records in Tax Assessor's Office as of February 21, 2025

Administrative Officer

2/21/20
Date

Block	Lot	Unit ID	Owner	Owner Address	Owner City	State	Owner Zip
2021	2	✓	BOARD OF EDUCATION EAST DOVER	101 GRACE ST	DOVER NJ		07801
2022	2	✓	LOPEZ HUGO & CARMEN	27 PERRY ST	DOVER NJ		07801
2022	3	✓	VEGA, CHRISTIAN & GRETCHEN	15 JAMES COURT	ROCKAWAY NJ		07866
2022	4	✓	RUIZ DANIEL	83 PRINCETON AVE	DOVER NJ		07801
2022	5	✓	PATEL HARSHA	235 PROSPECT AVE	MORRIS PLAINS NJ		07950
2022	6	✓	SAVOY, SUSAN E	9 PERRY ST	DOVER NJ		07801
2022	11	✓	DONG JIA WEN & GUO FANG	72 ABBETT AVE.	MORRISTOWN NJ		07960
2022	12	✓	KASADWALA NAKUL S	102 MINNEHAHA BLVD	LAKE HIAWATHA NJ		07034
2022	13	✓	AYALA, MONSERTE & GEORGINA	22 TRENTON ST	DOVER NJ		07801
2022	14	✓	PAGUAY ZOYLA	26 TRENTON ST	DOVER NJ		07801
2022	16	✓	CHAVEZ, JOSE LUIS LEAL	32 TRENTON ST	DOVER NJ		07801
2023	4	✓	ACEVEDO PROPERTY HOLDING LLC	248-250 U S HWY 46	DOVER, NJ		07801
2023	5	✓	MERCADO MARIANO A	1 DEPEW AVE	DOVER NJ		07801
2023	6	✓	ABASTO MICHAEL	5 DEPEW AVE	DOVER NJ		07801
2027	1	✓	DOVER BOARD OF EDUCATION	100 GRACE ST	DOVER NJ		07801
2307	1	✓	WELCO REALTY CO II, LLC % ESTATE TAX	2301 SE CREEKVIEW DR	ANKENY IA		50021
2307	2	✓	CONCORD AVENUE REALTY LLC	120 E 131ST ST	NEW YORK, NY		10037

<u>Block</u>	<u>Lot</u>	<u>Unit ID</u>	<u>Owner</u>	<u>Owner Address</u>	<u>Owner City State</u>	<u>Owner Zip</u>
2310	1		BRIKOWSKI, MARIE & BURD, NANCY & ROTONDO	93 W MUNSON AVE	DOVER, NJ	07801
2310	2	-	NEW JERSEY HOME CLOSING NETWORK INC	22 PERRY ST	DOVER NJ	07801
2310	3		GURIDY ANGELA	79 FALLEN TIMBERS TR	ROCKAWAY, NJ	07866
2310	4		268 ROUTE 46 REALTY LLC	3166 ROUTE 10 WEST	DENVILLE NJ	07834

In addition, the following property owners checked-off below must be notified:

- ☐ Commissioner of New Jersey Department of Transportation, 1035 Parkway Ave., Trenton, NJ 08650
- ☒ Morris County Planning Board, CN 900, Morristown, NJ 07960
- ☒ New Jersey Transit, One Penn Plaza East, Newark, NJ 07105-2246
- ☐ Municipal Clerk Town of Dover, 37 North Sussex Street, Dover, NJ 07801
- ☐ Municipal Clerk Township of Rockaway, 65 Mount Hope Road, Rockaway, NJ 07866
- ☐ Municipal Clerk Township of Randolph, 502 Millbrook Ave., Randolph, NJ 07869
- ☐ Municipal Clerk Borough of Wharton, 10 Robert Street, Wharton, NJ 07885
- ☐ Municipal Clerk Borough of Victory Gardens, 337 South Salem Street, Dover, NJ 07801
- ☐ Municipal Clerk Township of Mine Hill, 10 Baker Street, Mine Hill, NJ 07866
- ☐ Properties within 200 feet that exist in Rockaway Twp. (contact that Municipality)
- ☐ Properties within 200 feet that exist in Randolph Twp. (contact that Municipality)
- ☐ Properties within 200 feet that exist in Wharton Boro (contact that Municipality)
- ☐ Properties within 200 feet that exist in Victory Gardens (contact that Municipality)
- ☐ Properties within 200 feet that exist in Mine Hill (contact that Municipality)

9589 0710 5270 1994 0893 51
9589 0710 5270 1994 0893 37
9589 0710 5270 1994 0893 20
9589 0710 5270 1994 0893 44

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Dover, NJ 07801

Certified Mail Fee	\$4.85	0205
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	08
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	02/24/2025

Sent To: Daniel Ruiz
Street and Apt. No., or PO Box No.
83 Princeton Ave
City, State, ZIP+4®
DOVER NJ 07801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Morris Plains, NJ 07950

Certified Mail Fee	\$4.85	0205
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	08
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	02/24/2025

Sent To: Harsha Patel
Street and Apt. No., or PO Box No.
235 Prospect Ave
City, State, ZIP+4®
NJ 07

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Dover, NJ 07801

Certified Mail Fee	\$4.85	0205
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	08
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	02/24/2025

Sent To: Susan E Savoy
Street and Apt. No., or PO Box No.
9 Perry St
City, State, ZIP+4®
DOVER NJ 07801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Dover, NJ 07801

Certified Mail Fee	\$4.85	0205
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	08
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	02/24/2025

Sent To: Board of Education Ext Dover
Street and Apt. No., or PO Box No.
101 Grace St
City, State, ZIP+4®
DOVER NJ 07801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Dover, NJ 07801

Certified Mail Fee	\$4.85	0205
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	08
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	02/24/2025

Sent To: Hugo & Carmen Lopez
Street and Apt. No., or PO Box No.
27 Perry St
City, State, ZIP+4®
DOVER NJ 07801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Rockaway, NJ 07866

Certified Mail Fee	\$4.85	0205
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	08
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	02/24/2025

Sent To: Christian & Gretchen Vega
Street and Apt. No., or PO Box No.
15 James Court
City, State, ZIP+4®
Rockaway NJ 07866

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Dover, NJ 07801

Certified Mail Fee \$4.85
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To Zoyla Paguay
Street and Apt. No., or PO Box No.
26 Trenton St
City, State, ZIP+4®
Dover NJ 07801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Dover, NJ 07801

Certified Mail Fee \$4.85
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To Jose Luis Leal Chavez
Street and Apt. No., or PO Box No.
32 Trenton St
City, State, ZIP+4®
Dover NJ 07801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Dover, NJ 07801

Certified Mail Fee \$4.85
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To Acevedo Property Holding LLC
Street and Apt. No., or PO Box No.
248-250 US Hwy 46
City, State, ZIP+4®
Dover NJ 07801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Morristown, NJ 07960

Certified Mail Fee \$4.85
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To Jia Wen & Guo Fang Dong
Street and Apt. No., or PO Box No.
73 Abbe H Ave
City, State, ZIP+4®
Morristown NJ 07960

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Lake Hiawatha, NJ 07034

Certified Mail Fee \$4.85
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To Nakuls KASADWALA
Street and Apt. No., or PO Box No.
102 Minnehaha Blvd
City, State, ZIP+4®
Lake Hiawatha NJ 07034

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Dover, NJ 07801

Certified Mail Fee \$4.85
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To Monserre & Georgina Ayala
Street and Apt. No., or PO Box No.
22 Trenton St
City, State, ZIP+4®
Dover NJ 07801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Ankeny, IA 50021

Certified Mail Fee \$4.85
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

0205
08

Postmark
Here

02/24/2025

Sent To
WELCO REALTY CO II % Estate tax
Street and Apt. No., or PO Box No.
3301 SE CREEKVIEW DR
City, State, ZIP+4®
Ankeny IA 50021

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

New York, NY 10037

Certified Mail Fee \$4.85
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

0205
08

Postmark
Here

02/24/2025

Sent To
Concord Avenue Realty LLC
Street and Apt. No., or PO Box No.
120 E 131st St
City, State, ZIP+4®
New York NY 10037

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Dover, NJ 07801

Certified Mail Fee \$4.85
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

0205
08

Postmark
Here

02/24/2025

Sent To
Marie & David Potonka, Nancy Briskowski
Street and Apt. No., or PO Box No.
93 W. Munson Ave
City, State, ZIP+4®
Dover NJ 07801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Dover, NJ 07801

Certified Mail Fee \$4.85
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

0205
08

Postmark
Here

02/24/2025

Sent To
Mariano A. Mercado
Street and Apt. No., or PO Box No.
1 DEPEN AVE
City, State, ZIP+4®
DOVER NJ 07801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Dover, NJ 07801

Certified Mail Fee \$4.85
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

0205
08

Postmark
Here

02/24/2025

Sent To
Michael Abasto
Street and Apt. No., or PO Box No.
5 DEPEN AVE
City, State, ZIP+4®
DOVER NJ 07801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Dover, NJ 07801

Certified Mail Fee \$4.85
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

0205
08

Postmark
Here

02/24/2025

Sent To
Dover board of Education
Street and Apt. No., or PO Box No.
100 Grace St
City, State, ZIP+4®
DOVER NJ 07801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2556 0141 25

9589 0710 5270 2556 0141 32

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Morristown, NJ 07960

Certified Mail Fee \$4.85	0205
\$0.00	08
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$0.00	
<input type="checkbox"/> Return Receipt (electronic) \$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$0.00	
<input type="checkbox"/> Adult Signature Required \$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$0.00	
Postage \$0.77	Postmark Here
Total Postage and Fees \$5.58	02/24/2025
Sent To	
Morris County Planning board	
Street and Apt. No., or PO Box No.	
CN 900	
City, State, ZIP+4®	
Morristown NJ 07960	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Newark, NJ 07105

Certified Mail Fee \$4.85	0205
\$0.00	08
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$0.00	
<input type="checkbox"/> Return Receipt (electronic) \$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$0.00	
<input type="checkbox"/> Adult Signature Required \$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$0.00	
Postage \$0.77	Postmark Here
Total Postage and Fees \$5.58	02/24/2025
Sent To	
New Jersey Transit	
Street and Apt. No., or PO Box No.	
One Penn Plaza East	
City, State, ZIP+4®	
Newark NJ 07105-2246	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 2556 0141 27

9589 0710 5270 2556 0141 70

9589 0710 5270 2556 0141 63

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Dover, NJ 07801

Certified Mail Fee \$4.85	0205
\$0.00	08
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$0.00	
<input type="checkbox"/> Return Receipt (electronic) \$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$0.00	
<input type="checkbox"/> Adult Signature Required \$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$0.00	
Postage \$0.73	Postmark Here
Total Postage and Fees \$5.58	02/24/2025
Sent To	
New Jersey Home closing network	
Street and Apt. No., or PO Box No.	
23 Perry St	
City, State, ZIP+4®	
Dover NJ 07801	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Rockaway, NJ 07866

Certified Mail Fee \$4.85	0205
\$0.00	08
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$0.00	
<input type="checkbox"/> Return Receipt (electronic) \$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$0.00	
<input type="checkbox"/> Adult Signature Required \$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$0.00	
Postage \$0.73	Postmark Here
Total Postage and Fees \$5.58	02/24/2025
Sent To	
Angela Gundy	
Street and Apt. No., or PO Box No.	
79 fallen timbers TR	
City, State, ZIP+4®	
Rockaway NJ 07866	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Denville, NJ 07834

Certified Mail Fee \$4.85	0205
\$0.00	08
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$0.00	
<input type="checkbox"/> Return Receipt (electronic) \$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$0.00	
<input type="checkbox"/> Adult Signature Required \$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$0.00	
Postage \$0.73	Postmark Here
Total Postage and Fees \$5.58	02/24/2025
Sent To	
268 Rt 46 Realty LLC	
Street and Apt. No., or PO Box No.	
3166 Rt 10 west	
City, State, ZIP+4®	
Denville NJ 07834	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	



Receipt

Town of Dover
37 N. Sussex Street
Dover, NJ 07801

Date 2/25/2025..... **First Name** Angela..... **Last Name** Guridy.....

Address 29 Perry Street..... **Tax ID No.**
Dover..... NJ..... 07801.....

Block 2022..... **Lot** 1..... **Location** 29 PERRY ST. & 256 US 46..... **Owner** GURIDY, ANGELA.....

Money Received For

Board of Adjustment Application Fee.....

Payment Type

☐ Cash ☒ Check ☐ Money Order

Amount \$750.00 **Department** Board of Adjustment.....

Received By

Kayla Wrigley.....

UCC Permit No.

or

S/W Case No.

or

Elev. No.

or

Board Appl. No.

Board Applicant

Application Board

Check Number

220.....

Receipt Number

38945.....

Trust Acct. No.

N/A.....

Comments

Applicant: Angela Guridy.....

App. Architect: ngraviano@gmail.com.....

Phone: 732-816-4151.....



Receipt

Town of Dover
37 N. Sussex Street
Dover, NJ 07801

Date 2/25/2025..... **First Name** Angela..... **Last Name** Guridy.....

Address 29 Perry Street..... **Tax ID No.**
Dover..... NJ..... 07801.....

Block 2022..... **Lot** 1..... **Location** 29 PERRY ST & 256 US 46..... **Owner** GURIDY, ANGELA.....

Money Received For

Board of Adjustment Escrow Deposit

Payment Type

☐ Cash ☒ Check ☐ Money Order

Amount \$1,000.00 **Department** Board of Adjustment.....

Received By

Kayla Wrigley.....

UCC Permit No.
or

S/W Case No.
or

Elev. No.
or

Board Appl. No.

Board Applicant

Application Board

Check Number

221.....

Receipt Number

38946.....

Trust Acct. No.

T-20-55-720-XXX.....

Comments

Please start a new escrow account for
application Z25-01.....

Applicant: Angela Guridy.....
App. Architect: ngraviano@gmail.com.....

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Dover, NJ 07801

Certified Mail Fee \$4.85
\$0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.77

Total Postage and Fees \$5.55

Sent To Board of Education
Street and Apt. No., or PO Box No.
101 Grace St

City, State, ZIP+4®
DOVER NJ 07801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Dover, NJ 07801

Certified Mail Fee \$4.85
\$0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.77

Total Postage and Fees \$5.55

Sent To Lopez Hugo & Carmen
Street and Apt. No., or PO Box No.
07 Perry St

City, State, ZIP+4®
DOVER NJ 07801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Rockaway, NJ 07866

Certified Mail Fee \$4.85
\$0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.77

Total Postage and Fees \$5.55

Sent To Vega, Christian, Gretchen
Street and Apt. No., or PO Box No.
15 Janel Court

City, State, ZIP+4®
Rockaway NJ 07866

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Dover, NJ 07801

Certified Mail Fee \$4.85
\$0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.77

Total Postage and Fees \$5.55

Sent To Ruiz, Daniel
Street and Apt. No., or PO Box No.
83 Princeton Ave

City, State, ZIP+4®
DOVER NJ 07801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Morris Plains, NJ 07950

Certified Mail Fee \$4.85
\$0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.77

Total Postage and Fees \$5.55

Sent To Patel Harsha
Street and Apt. No., or PO Box No.
935 Prospect Ave

City, State, ZIP+4®
Morris Plains NJ 07950

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Dover, NJ 07801

Certified Mail Fee \$4.85
\$0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.77

Total Postage and Fees \$5.55

Sent To Saady, Suane
Street and Apt. No., or PO Box No.
9 Perry St

City, State, ZIP+4®
DOVER NJ 07801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Lake Hiawatha NJ 07034

Certified Mail Fee \$4.35
\$0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.77

Total Postage and Fees \$5.58

Sent To

KASADWALA NAKUL
102 Munnahaha Blv

City, State, ZIP+4® Lake Hiawatha NJ 07034

Postmark
Here

03/22/2025

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Dover NJ 07801

Certified Mail Fee \$4.35
\$0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.77

Total Postage and Fees \$5.58

Sent To

PAGUAY ZOYLA
26 TRENTON ST.

City, State, ZIP+4® DOVER NJ 07801

Postmark
Here

03/22/2025

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Dover NJ 07801

Certified Mail Fee \$4.35
\$0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.77

Total Postage and Fees \$5.58

Sent To

ACEVEDO PROPERTY HOLDING LLC.
248-250 U S Hwy 46

City, State, ZIP+4® DOVER NJ 07801

Postmark
Here

03/22/2025

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Morristown NJ 07960

Certified Mail Fee \$4.35
\$0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.77

Total Postage and Fees \$5.58

Sent To

DONG JIA WEN GUE FANG
72 Abbott Ave

City, State, ZIP+4® Morristown NJ 07960

Postmark
Here

03/22/2025

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Dover NJ 07801

Certified Mail Fee \$4.35
\$0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.77

Total Postage and Fees \$5.58

Sent To

AYALA MONSERRATE Y GEORGINA
22 TRENTON ST.

City, State, ZIP+4® DOVER NJ 07801

Postmark
Here

03/22/2025

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Dover NJ 07801

Certified Mail Fee \$4.35
\$0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.77

Total Postage and Fees \$5.58

Sent To

CHAVEZ, JOSE LUIS LEAL
32 TRENTON ST.

City, State, ZIP+4® DOVER NJ 07801

Postmark
Here

03/22/2025

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Dover, NJ 07801

Certified Mail Fee \$4.35
\$0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.77

Total Postage and Fees \$5.55

Sent To ABASTO MICHAEL

Street and Apt. No., or PO Box No. 5 DEFEW AVE

City, State, ZIP+4® DOVER NJ 07801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Ankeny, IA 50021

Certified Mail Fee \$4.35
\$0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.77

Total Postage and Fees \$5.55

Sent To WELCO REALTY CO II, LLC % ESTATE TAX

Street and Apt. No., or PO Box No. 7301 SE CREEK VIEW DR.

City, State, ZIP+4® ANKENY IA 50021

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Dover, NJ 07801

Certified Mail Fee \$4.35
\$0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.77

Total Postage and Fees \$5.55

Sent To BRAKOWSKI, MARIE Y BURD, NANCY, ROTONDO

Street and Apt. No., or PO Box No. 93 W MUNSON AVE

City, State, ZIP+4® DOVER NJ 07801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Dover, NJ 07801

Certified Mail Fee \$4.35
\$0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.77

Total Postage and Fees \$5.55

Sent To MERCADO MARIANO A

Street and Apt. No., or PO Box No. 1 DEFEW AVE

City, State, ZIP+4® DOVER NJ 07801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Dover, NJ 07801

Certified Mail Fee \$4.35
\$0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.77

Total Postage and Fees \$5.55

Sent To DOVER BOARD OF EDUCATION

Street and Apt. No., or PO Box No. 100 GRACE ST.

City, State, ZIP+4® DOVER NJ 07801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

New York, NY 10037

Certified Mail Fee \$4.35
\$0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.77

Total Postage and Fees \$5.55

Sent To CONCORD AVENUE REALTY LLC

Street and Apt. No., or PO Box No. 720 E 131 ST ST

City, State, ZIP+4® NEW YORK, NY 10037

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Rockaway, NJ 07866

Certified Mail Fee \$4.35
\$0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.77
\$5.58
Total Postage and Fees \$5.58

Sent To GURIDY ANGELA
Street and Apt. No., or PO Box No. 191 FAIRVIEW TIMBERS TR.
City, State, ZIP+4® ROCKAWAY, NJ 07866.
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark
Here

07/22/2025

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Doyle, NJ 07801

Certified Mail Fee \$4.35
\$0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.77
\$5.58
Total Postage and Fees \$5.58

Sent To NEW JERSEY HOME CLOSING NETWORK INC.
Street and Apt. No., or PO Box No. 22 PERRY ST.
City, State, ZIP+4® DOYLE, NJ 07801
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark
Here

07/22/2025

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Morristown, NJ 07960

Certified Mail Fee \$4.35
\$0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.77
\$5.58
Total Postage and Fees \$5.58

Sent To MORRIS COUNTY PLANNING BOARD
Street and Apt. No., or PO Box No. CN 900
City, State, ZIP+4® MORRISTOWN, NJ 07960
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark
Here

07/22/2025

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Denville, NJ 07834

Certified Mail Fee \$4.35
\$0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.77
\$5.58
Total Postage and Fees \$5.58

Sent To 268 ROUTE 46 REALTY LLC.
Street and Apt. No., or PO Box No. 3166 ROUTE 10 WEST
City, State, ZIP+4® DENVILLE, NJ 07834.
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark
Here

07/22/2025

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Newark, NJ 07105

Certified Mail Fee \$4.35
\$0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.77
\$5.58
Total Postage and Fees \$5.58

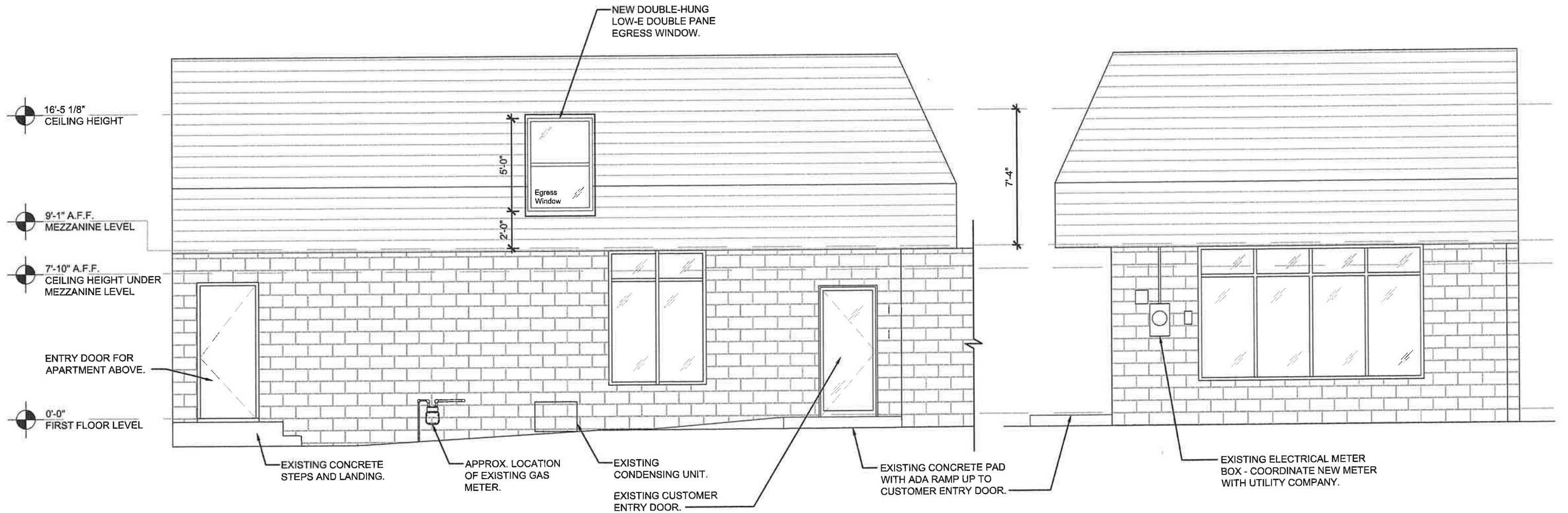
Sent To NEW JERSEY TRANSIT
Street and Apt. No., or PO Box No. ONE PENN PLAZA EAST
City, State, ZIP+4® NEWARK, NJ 07105-2246
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark
Here

07/22/2025

LIVE / WORK UNIT - CHANGE OF USE
Existing Commercial Building
256 US Route 46
Dover, NJ 07801

<div>GENERAL CONDITIONS</div> <div>FIELD CONDITIONS: CONTRACTOR SHALL VERIFY ALL CONDITIONS, AS WELL AS ALL DIMENSIONS AND CONDITIONS INDICATED ON THE DRAWINGS, PRIOR TO ACTUAL CONSTRUCTION. ANY VARIATION FROM CONDITIONS INDICATED ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF OWNER PRIOR TO COMMENCING WORK.</div> <div>COORDINATION OF WORK: THE CHARACTER AND SCOPE OF WORK ARE ILLUSTRATED BY THE WORKING DRAWINGS. CONTRACTOR SHALL CAREFULLY EXAMINE ALL THE DRAWINGS AND SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF HIS WORK AND PROPER CONSIDERATION FOR THE WORK OF OTHERS AND EXISTING BUILDING CONSTRUCTION. DO NOT PLACE DUCTS, PIPING, CONDUIT, OR ANY OBSTRUCTION SO AS TO IMPAIR REQUIRED CEILING HEIGHT AND CLEARANCE FOR THE PROTECTION OF EXISTING ADJACENT SPACES AND BUILDING FACILITIES.</div> <div>BUILDING CODES AND REGULATIONS: ALL WORK SHALL CONFORM TO ALL GOVERNING CODES AND REGULATIONS.</div> <div>QUALITY STANDARDS: ALL SUCH WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER AND SHALL BE IN GOOD AND USABLE CONDITION AT THE DATE OF COMPLETION THEREOF. CONTRACTOR SHALL GUARANTEE ALL WORK PERFORMED TO BE FREE FROM ANY AND ALL DEFECTS IN WORKMANSHIP AND MATERIALS FOR ONE (1) YEAR FROM THE DATE OF ACCEPTANCE HAS BEEN CONFIRMED IN WRITING BY THE OWNER REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR REPAIR WITHOUT ANY ADDITIONAL CHARGE FOR ANY AND ALL WORK DONE OR FURNISHED WHICH SHALL BECOME DEFECTIVE WITHIN THIS ONE (1) YEAR PERIOD. THE CORRECTION OF SUCH WORK SHALL INCLUDE, WITHOUT ADDITIONAL CHARGE, ALL EXPENSES AND DAMAGES IN CONNECTION WITH SUCH REMOVAL, REPLACEMENT, OR REPAIR OF ANY PART OF THE WORK WHICH MAY BE DAMAGED OR DISTURBED THEREBY.</div> <div>ALL WARRANTIES OR GUARANTEES AS TO MATERIALS OR WORKMANSHIP ON OR WITH RESPECT TO THE WORK SHALL BE SO WRITTEN THAT SUCH GUARANTEE OR WARRANTIES SHALL INSURE TO THE BENEFIT OF THE OWNER.</div> <div>RUBBER WHEEL CARTS: CONTRACTOR CARTS, EQUIPMENT BOXES, ETC. MUST BE EQUIPPED WITH RUBBER WHEELS.</div> <div>RUBBISH REMOVAL: CONTRACTOR SHALL KEEP PREMISES CLEAN EACH DAY AFTER WORK. ALL GARBAGE CREATED BY THE CONSTRUCTION SHALL BE RECYCLED AND TAKEN TO THE RESPECTIVE FACILITIES FOR RECYCLING. IF NOT POSSIBLE GC IS STILL RESPONSIBLE TO DISPOSE PROPERLY ALL DEBRIS AND GARBAGE FROM SITE.</div> <div>SUPPLEMENTARY CONDITIONS: DURING THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL BY MEANS OF BARRIERS, GUARDS, FIRE WATCHES, TARPAULINS AND/OR ANY OTHER PROTECTIVE DEVICES PROTECT: THE PUBLIC, AND ANY OTHER PERSON OR ITEM OF MATERIAL VALUE WHICH MAY BE SUBJECT TO DANGER OR DAMAGE IN ANY WAY AS RESULT OF THIS RENOVATION.</div>	<div>GENERAL NOTES</div> <div>IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING JOB CONDITIONS, DIMENSIONS, AND QUANTITY OF WORK. ANY DISCREPANCIES BETWEEN "TRUE" EXISTING CONDITIONS AND REPRESENTATIONS THEREOF IN THE CONTRACT DOCUMENTS AND DRAWINGS ARE TO BE BROUGHT TO THE OWNER'S ATTENTION PRIOR TO THE COMMENCEMENT OF WORK. THE COMMENCEMENT OF WORK ON ANY ROOM SURFACE OR DETAILS MEANS ACCEPTANCE OF THE SAME BY THE CONTRACTOR AS ACCEPTABLE FOR NEW WORK AND CONSISTENT WITH CONTRACT DOCUMENTS.</div> <div>PROVIDE ALL MATERIALS AS NEW UNLESS NOTED AS "EXISTING" TO REMAIN. ALL ITEMS SCHEDULED TO BE REUSED OR RELOCATED SHALL BE CAREFULLY REMOVED, STORED AND REINSTALLED AS PER THE CONTRACT DOCUMENTS.</div> <div>EXAMINE ALL EXISTING SURFACES AND EXISTING MATERIALS TO REMAIN INCLUDING BUT NOT NECESSARILY LIMITED TO, MASONRY WALLS, CONCRETE FLOORS AND CEILINGS. NOTIFY THE OWNER OF ANY DEFECTS WHICH ARE CONSIDERED DETRIMENTAL OR UNACCEPTABLE TO THE PROPER INSTALLATION OF NEW WORK. COMMENCEMENT OF WORK WILL BE CONSIDERED ACCEPTANCE OF EXISTING CONDITIONS, ITEMS AND SURFACES BY THE CONTRACTOR.</div> <div>CONTRACTOR IS RESPONSIBLE FOR PROVIDING ACCURATE QUANTITIES OF ALL ITEMS TO BE REPLACED.</div> <div>ALL ELECTRICAL OUTLETS, PLUMBING FIXTURES, PLUMBING, REGISTERS AND GRILLES SHOWN ON THE DRAWINGS ARE INDICATED TO ESTABLISH THE GENERAL LOCATION FOR SUCH COMPONENTS. EACH CONTRACTOR SHALL REFER TO THE DRAWINGS FOR THE EXACT LAYOUT OF EACH RESPECTIVE ITEM.</div>	<div>ABBREVIATIONS</div> <table><tr><td>ABV</td><td>ABOVE</td><td>H.W.</td><td>HOT WATER</td></tr><tr><td>A.F.F.</td><td>ABOVE FINISHED FLOOR</td><td>INSUL.</td><td>INSULATED</td></tr><tr><td>A/C</td><td>AIR CONDITIONED</td><td>JT.</td><td>JOINT</td></tr><tr><td>ALUM.</td><td>ALUMINUM</td><td>JST.</td><td>JOIST</td></tr><tr><td>A.B.</td><td>ANCHOR BOLT</td><td>LDR.</td><td>LEADER</td></tr><tr><td>@</td><td>AT</td><td>LTG.</td><td>LIGHTING</td></tr><tr><td>BLDG.</td><td>BUILDING</td><td>M.O.</td><td>MASONRY OPENING</td></tr><tr><td>CLG.</td><td>CEILING</td><td>MAX.</td><td>MAXIMUM</td></tr><tr><td>CL</td><td>CENTER LINE</td><td>MTL.</td><td>METAL</td></tr><tr><td>CL.</td><td>CLEAR</td><td>MIN.</td><td>MINIMUM</td></tr><tr><td>CLOS.</td><td>CLOSET</td><td>N.I.C.</td><td>NOT IN CONTRACT</td></tr><tr><td>COL.</td><td>COLUMN</td><td>N.T.S.</td><td>NOT TO SCALE</td></tr><tr><td>CONC.</td><td>CONCRETE</td><td>NO.</td><td>NUMBER</td></tr><tr><td>CONT.</td><td>CONTROL</td><td>O.C.</td><td>ON CENTER</td></tr><tr><td>CONT. JT./C.T.</td><td>CONTROL JOINT</td><td>OHG.</td><td>OVERHANG</td></tr><tr><td>DET.</td><td>DETAIL</td><td>REQ.</td><td>REQUIRED</td></tr><tr><td>DIM.</td><td>DIMENSION</td><td>RM.</td><td>ROOM</td></tr><tr><td>DWG.</td><td>DRAWING</td><td>SEC.</td><td>SECTION</td></tr><tr><td>EX'G</td><td>EXISTING</td><td>SIM.</td><td>SIMILAR</td></tr><tr><td>EXP. JT./E.J.</td><td>EXPANSION JOINT</td><td>STD.</td><td>STANDARD</td></tr><tr><td>F.E.</td><td>FIRE EXTINGUISHER</td><td>STL.</td><td>STEEL</td></tr><tr><td>FIXT.</td><td>FIXTURE</td><td>STOR.</td><td>STORAGE</td></tr><tr><td>FL.</td><td>FLOOR</td><td>T.D.</td><td>TRENCH DRAIN</td></tr><tr><td>F.D.</td><td>FLOOR DRAIN</td><td>T.O.S.</td><td>TOP OF STEEL</td></tr><tr><td>FDN.</td><td>FOUNDATION</td><td>TYP.</td><td>TYPICAL</td></tr><tr><td>GL.</td><td>GLASS</td><td>W.W.F.</td><td>WELDED WIRE FABRIC</td></tr><tr><td>GYP. BD.</td><td>GYPSPUM BOARD</td><td>W/</td><td>WITH</td></tr><tr><td>HGT.</td><td>HEIGHT</td><td>WD.</td><td>WOOD</td></tr><tr><td>H.M.</td><td>HOLLOW METAL</td><td></td><td></td></tr></table> <div>SYMBOLS</div> <table><tr><td></td><td>REVISION</td><td></td><td>BUILDING/WALL SECTION</td></tr><tr><td></td><td>WINDOW TYPE</td><td></td><td>DRAWING NUMBER</td></tr><tr><td></td><td>COLUMN</td><td></td><td>DETAIL REFERENCE DRAWING NUMBER</td></tr><tr><td></td><td>REF. GRID</td><td></td><td>ROOM NAME</td></tr><tr><td></td><td>LEVEL LINE</td><td></td><td>ROOM NUMBER</td></tr><tr><td></td><td></td><td></td><td>DOOR NUMBER</td></tr><tr><td></td><td></td><td></td><td>CEILING TYPE</td></tr><tr><td></td><td></td><td></td><td>CEILING HEIGHT</td></tr></table>	ABV	ABOVE	H.W.	HOT WATER	A.F.F.	ABOVE FINISHED FLOOR	INSUL.	INSULATED	A/C	AIR CONDITIONED	JT.	JOINT	ALUM.	ALUMINUM	JST.	JOIST	A.B.	ANCHOR BOLT	LDR.	LEADER	@	AT	LTG.	LIGHTING	BLDG.	BUILDING	M.O.	MASONRY OPENING	CLG.	CEILING	MAX.	MAXIMUM	CL	CENTER LINE	MTL.	METAL	CL.	CLEAR	MIN.	MINIMUM	CLOS.	CLOSET	N.I.C.	NOT IN CONTRACT	COL.	COLUMN	N.T.S.	NOT TO SCALE	CONC.	CONCRETE	NO.	NUMBER	CONT.	CONTROL	O.C.	ON CENTER	CONT. JT./C.T.	CONTROL JOINT	OHG.	OVERHANG	DET.	DETAIL	REQ.	REQUIRED	DIM.	DIMENSION	RM.	ROOM	DWG.	DRAWING	SEC.	SECTION	EX'G	EXISTING	SIM.	SIMILAR	EXP. JT./E.J.	EXPANSION JOINT	STD.	STANDARD	F.E.	FIRE EXTINGUISHER	STL.	STEEL	FIXT.	FIXTURE	STOR.	STORAGE	FL.	FLOOR	T.D.	TRENCH DRAIN	F.D.	FLOOR DRAIN	T.O.S.	TOP OF STEEL	FDN.	FOUNDATION	TYP.	TYPICAL	GL.	GLASS	W.W.F.	WELDED WIRE FABRIC	GYP. BD.	GYPSPUM BOARD	W/	WITH	HGT.	HEIGHT	WD.	WOOD	H.M.	HOLLOW METAL				REVISION		BUILDING/WALL SECTION		WINDOW TYPE		DRAWING NUMBER		COLUMN		DETAIL REFERENCE DRAWING NUMBER		REF. GRID		ROOM NAME		LEVEL LINE		ROOM NUMBER				DOOR NUMBER				CEILING TYPE				CEILING HEIGHT	<div>PROJECT CODE ANALYSIS</div> <div>1. PROJECT NAME: LIVE / WORK UNIT - CHANGE OF USE EXISTING COMMERCIAL BUILDING</div> <div>2. PROJECT ADDRESS: 256 US ROUTE 46, DOVER, NJ 07801</div> <div>3. PROJECT DESCRIPTION: 3.1 EXISTING COMMERCIAL TWO-STORY BUILDING TO BE CONVERTED TO A LIVE / WORK UNIT. NO CHANGE OF EGRESS. NO WORK. 3.2 CHANGE OF USE REQUESTED FROM BUSINESS TO R-2.</div> <div>4. APPLICABLE CODES: ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ANY MODIFICATIONS TO THE CONTRACT WORK REQUIRED BY SUCH AUTHORITIES SHALL BE AT THE EXPENSE OF THE GENERAL CONTRACTOR, ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR INVOLVED. APPLICABLE CODES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: NEW JERSEY UNIFORM CONSTRUCTION CODE - INCLUDING BY REFERENCE 2021 INTERNATIONAL BUILDING CODE N.J. EDITION (N.J.A.C. 5:23- 3.14) 2021 NATIONAL STANDARD PLUMBING CODE (N.J.A.C. 5:23- 3.15) 2020 NATIONAL ELECTRIC CODE - NFPA 70 (N.J.A 5:23- 3.16) NJAC 5:23-6 REHABILITATION SUB CODE</div> <div>5. BUILDING DATA: A. OCCUPANCY: EX. BUSINESS TO R-2 B. USE GROUP: EX. BUSINESS TO RESIDENTIAL GROUP R-2 (LIVE / WORK UNIT) C. CONSTRUCTION TYPE: TYPE VB (IBC TABLE 602 AND SECTION 603) D. SPRINKLERED: NO E. GROSS FLOOR AREA: FIRST FLOOR (BUSINESS): 865 SQ. FT. SECOND FLOOR (APARTMENT): 574 SQ. FT. TOTAL SQUARE FOOTAGE (GROSS): 1,439 SQ. FT.</div> <div>6. OCCUPANT LOAD (TABLE 1004.5): FIRST FLOOR: (BUSINESS USE) = 5 OCCUPANTS EXISTING ADA TOILET ROOM = 0 EXISTING CLOSET = 0 EXISTING CORRIDOR / CIRCULATION / STAIRS = 0 EXISTING BUSINESS AREA (627 SQ. FT. / 150) = 5 SECOND FLOOR: (RESIDENTIAL USE) = 3 OCCUPANTS EXISTING CLOSET = 0 EXISTING BATHROOM = 0 PROPOSED STUDIO APARTMENT (430 SQ FT / 200) = 3</div> <div>7. FIRE RESISTANCE RATING OF BUILDING ELEMENTS (IBC TABLE 601): A. STRUCTURAL FRAME 0 HR B. EXTERIOR BEARING WALLS AND PARTITIONS 0 HR C. INTERIOR BEARING WALLS AND PARTITIONS 0 HR D. EXTERIOR NON-BEARING WALLS AND PARTITIONS (PER IBC TABLE 602) 0 HR E. INTERIOR NON-BEARING WALLS AND PARTITIONS 0 HR F. FLOOR CONSTRUCTION 0 HR G. ROOF CONSTRUCTION 0 HR</div> <div>8. PLUMBING REQUIREMENTS: EXISTING FIRST FLOOR COMMERCIAL SPACE HAS (1) EXISTING ADA TOILET ROOM THAT WILL REMAIN. NO CHANGES. EXISTING SECOND FLOOR HAS (1) EXISTING BATHROOM THAT WILL REMAIN. NO CHANGES.</div>	<div>SITE LOCATION MAP</div> <div></div> <div>DRAWING LIST</div> <table><tr><th>DWG #</th><th>DWG NAME</th><th>ISSUE</th><th>REV-1</th></tr><tr><td>CS-1.0</td><td>COVER SHEET</td><td>1/23/2025</td><td></td></tr><tr><td>LS-1.0</td><td>EGRESS PLAN (EXISTING)</td><td>1/23/2025</td><td></td></tr><tr><td>A-1.0</td><td>EXISTING EXTERIOR ELEVATIONS</td><td>1/23/2025</td><td></td></tr><tr><td>A-2.0</td><td>EXISTING EXTERIOR ELEVATIONS</td><td>1/23/2025</td><td></td></tr></table> <div>PROJECT DIRECTORY</div> <div><div>OWNER 29 PERRY STREET DOVER, NJ 07801 CONTACT: ANGELA GURIDY PHONE: 973-216-0949</div><div>BUILDING DEPARTMENT TOWNSHIP OF DOVER- MORRIS COUNTY, NJ 100 PRINCETON AVE DOVER 07801 PHONE: (973)366-2200</div></div> <div><div>ARCHITECT BERSA ARCHITECTS P.O BOX 51 - NUTLEY NJ 07110 CONTACT: MARIA E. SARRIDO POSITION: PROJECT MANAGER PHONE: 973-901-6976 EMAIL: BERSADESIGN@GMAIL.COM</div></div>	DWG #	DWG NAME	ISSUE	REV-1	CS-1.0	COVER SHEET	1/23/2025		LS-1.0	EGRESS PLAN (EXISTING)	1/23/2025		A-1.0	EXISTING EXTERIOR ELEVATIONS	1/23/2025		A-2.0	EXISTING EXTERIOR ELEVATIONS	1/23/2025	
ABV	ABOVE	H.W.	HOT WATER																																																																																																																																																																									
A.F.F.	ABOVE FINISHED FLOOR	INSUL.	INSULATED																																																																																																																																																																									
A/C	AIR CONDITIONED	JT.	JOINT																																																																																																																																																																									
ALUM.	ALUMINUM	JST.	JOIST																																																																																																																																																																									
A.B.	ANCHOR BOLT	LDR.	LEADER																																																																																																																																																																									
@	AT	LTG.	LIGHTING																																																																																																																																																																									
BLDG.	BUILDING	M.O.	MASONRY OPENING																																																																																																																																																																									
CLG.	CEILING	MAX.	MAXIMUM																																																																																																																																																																									
CL	CENTER LINE	MTL.	METAL																																																																																																																																																																									
CL.	CLEAR	MIN.	MINIMUM																																																																																																																																																																									
CLOS.	CLOSET	N.I.C.	NOT IN CONTRACT																																																																																																																																																																									
COL.	COLUMN	N.T.S.	NOT TO SCALE																																																																																																																																																																									
CONC.	CONCRETE	NO.	NUMBER																																																																																																																																																																									
CONT.	CONTROL	O.C.	ON CENTER																																																																																																																																																																									
CONT. JT./C.T.	CONTROL JOINT	OHG.	OVERHANG																																																																																																																																																																									
DET.	DETAIL	REQ.	REQUIRED																																																																																																																																																																									
DIM.	DIMENSION	RM.	ROOM																																																																																																																																																																									
DWG.	DRAWING	SEC.	SECTION																																																																																																																																																																									
EX'G	EXISTING	SIM.	SIMILAR																																																																																																																																																																									
EXP. JT./E.J.	EXPANSION JOINT	STD.	STANDARD																																																																																																																																																																									
F.E.	FIRE EXTINGUISHER	STL.	STEEL																																																																																																																																																																									
FIXT.	FIXTURE	STOR.	STORAGE																																																																																																																																																																									
FL.	FLOOR	T.D.	TRENCH DRAIN																																																																																																																																																																									
F.D.	FLOOR DRAIN	T.O.S.	TOP OF STEEL																																																																																																																																																																									
FDN.	FOUNDATION	TYP.	TYPICAL																																																																																																																																																																									
GL.	GLASS	W.W.F.	WELDED WIRE FABRIC																																																																																																																																																																									
GYP. BD.	GYPSPUM BOARD	W/	WITH																																																																																																																																																																									
HGT.	HEIGHT	WD.	WOOD																																																																																																																																																																									
H.M.	HOLLOW METAL																																																																																																																																																																											
	REVISION		BUILDING/WALL SECTION																																																																																																																																																																									
	WINDOW TYPE		DRAWING NUMBER																																																																																																																																																																									
	COLUMN		DETAIL REFERENCE DRAWING NUMBER																																																																																																																																																																									
	REF. GRID		ROOM NAME																																																																																																																																																																									
	LEVEL LINE		ROOM NUMBER																																																																																																																																																																									
			DOOR NUMBER																																																																																																																																																																									
			CEILING TYPE																																																																																																																																																																									
			CEILING HEIGHT																																																																																																																																																																									
DWG #	DWG NAME	ISSUE	REV-1																																																																																																																																																																									
CS-1.0	COVER SHEET	1/23/2025																																																																																																																																																																										
LS-1.0	EGRESS PLAN (EXISTING)	1/23/2025																																																																																																																																																																										
A-1.0	EXISTING EXTERIOR ELEVATIONS	1/23/2025																																																																																																																																																																										
A-2.0	EXISTING EXTERIOR ELEVATIONS	1/23/2025																																																																																																																																																																										
<div>BERSA ARCHITECTS, LLC. P.O. BOX #51 NUTLEY, NJ 07110 TEL: 973-901-6976; WWW.BERSAARCHITECTS.COM COPYRIGHT 2025</div>	<div>SEAL GIANFRANCO SARRIDO, AIA</div>	<div>OWNER ANGELA GURIDY 29 PERRY STREET DOVER, NJ 07801 973-216-0949</div>	<div></div> <div>PROJECT: LIVE / WORK UNIT (CHANGE OF USE) 256 US ROUTE 46, DOVER, NJ 07801 DWG TITLE: COVER SHEET REVISION REV#-----</div>	<div>SHEET TITLE: CS-1.0 PROJECT NO. 36-2022 SCALE: AS NOTED DATE: 01-23-2025</div>																																																																																																																																																																								



1 EXISTING EXTERIOR ELEVATIONS

BERSA ARCHITECTS, LLC.
P.O. BOX #51 NUTLEY, NJ 07110
TEL: 973-901-6976; WWW.BERSAARCHITECTS.COM
COPYRIGHT 2025

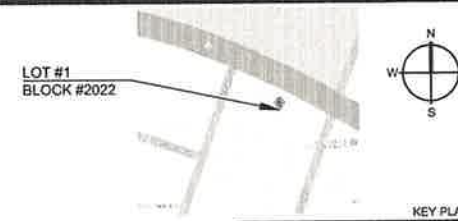
SEAL

G. Sarrido

NOT FOR CONSTRUCTION
UNLESS SIGNED AND SEALED

GIANFRANCO SARRIDO, AIA

OWNER
ANGELA GURIDY
29 PERRY STREET
DOVER, NJ 07801
973-216-0949



PROJECT: LIVE / WORK UNIT (CHANGE OF USE)
256 US ROUTE 46, DOVER, NJ 07801
DWG TITLE: EXISTING EXTERIOR ELEVATIONS

REVISION REV#-----

SHEET TITLE: A-1.0

PROJECT NO. 36-2022
SCALE: AS NOTED
DATE: 01-23-2025

16'-5 1/8"
CEILING HEIGHT

9'-1" A.F.F.
MEZZANINE LEVEL

7'-10" A.F.F.
CEILING HEIGHT UNDER
MEZZANINE LEVEL

0'-0"
FIRST FLOOR LEVEL

EXISTING BRICK WALL.

EXISTING WINDOW, TYP.

1 EXISTING EXTERIOR ELEVATIONS

BERSA ARCHITECTS, LLC.
P.O. BOX #51 NUTLEY, NJ 07110
TEL: 973-901-6976; WWW.BERSAARCHITECTS.COM

COPYRIGHT 2025

SEAL

NOT FOR CONSTRUCTION
UNLESS SIGNED AND SEALED
GIANFRANCO SARRIDO, AIA

OWNER
ANGELA GURIDY
29 PERRY STREET
DOVER, NJ 07801
973-216-0949

LOT #1
BLOCK #2022



KEY PLAN

PROJECT: LIVE / WORK UNIT (CHANGE OF USE)
256 US ROUTE 46, DOVER, NJ 07801

DWG TITLE: EXISTING EXTERIOR ELEVATIONS

REVISION REV#-----

SHEET TITLE: **A-2.0**

PROJECT NO. 36-2022

SCALE: AS NOTED

DATE: 01-23-2025



March 13, 2025
March 27, 2025

TODOV25301

Paula Mendelsohn
37 North Sussex Street
Dover, NJ 07801

RE: ADMINISTRATIVE COMPLETENESS REVIEW LETTER
Angela Guridy
29 Perry Street Block 2022 Lot(s) 1
App No: Z25-01
App Type: Waiver of Site Plan Approval
Zone: C-2 (General Commercial)

Dear Ms. Mendelsohn,

As requested, Pennoni is pleased to have reviewed the above referenced application for Administrative Completeness. The following is a summary of the documents that were reviewed as part of this effort:

1. Land Use Application for the above referenced project,
2. Letter entitled "Submission of a 'd(1)' Use Variance Application dated February 5, 2025,
3. Document entitled "Survey of Property at 29 Perry Street" prepared by Rigg Associates, P.A. dated September 29, 1987,
4. Deed,
5. Document entitled "Resolution of Findings and Conclusions" for Application No. 02-13 dated 5-8-13,
6. 200' Owners List,
7. Certified Mail Receipts, and Board of Adjustment Application Fee And Escrow Deposit,
8. Plans entitled "Live/Work Unit – Change of Use – Existing Commercial Building" prepared by Bersa Architects, LLC dated 01-23-2025,
9. Development Checklist – Administrative,
10. Minor Subdivision Development Checklist,
11. Preliminary and Final Major Subdivision Development Checklist,
12. Site Plan – Minor Development Checklist,
13. Preliminary and Final Major Site Plan Development Checklist,
14. Variance and Waiver of Site Plan Checklist.

SUMMARY OF APPLICATION

The subject property identified as Block 2022 Lot 1 currently contains two (2) buildings; a non-conforming single-family dwelling which the Applicant intends to retain, and a commercial building which the Applicant proposes to convert into a live-work unit designed to accommodate a small-scale business. The first floor of the commercial building will be used for commercial purposes while the second floor will be used for residential purposes. It does not appear that any external site improvements are proposed as part of this application. The subject property is located within the C-2 General Commercial District.

Pennoni has reviewed the submitted documentation in accordance with the Town of Dover Ordinance §236-53. It is our opinion that the submission meets the criteria required to be deemed complete at this time.

If you have any questions regarding this matter, please do not hesitate to contact our office.

Sincerely,
PENNONI ASSOCIATES INC.

A handwritten signature in black ink, appearing to read "Stephen Hoyt", is written over a light blue horizontal line.

Stephen Hoyt, PE
Board Engineer