

AFFIDAVIT OF PUBLICATION AND SERVICE

JR ASSET BUILDERS, LLC

PLANNING BOARD

TOWN OF DOVER

I, Lawrence A. Calli, Esq., being of full age and being duly sworn according to law deposes and says:

1. I am an attorney-at-law of New Jersey and managing member of the law firm Calli Law, LLC, 170 E. Main Street, Suite 101, Rockaway, New Jersey, attorney for JR Asset Builders LLC, the Applicant herein. The subject property is identified as Block 1705, Lot 18 on the current Tax Map of the Town of Dover, Morris County, New Jersey, which property is located at West Munson Avenue (at the corner of Searing Lane), Dover, New Jersey.

2. The public hearing before the Planning Board in connection with this application has been originally scheduled for August 20, 2026 at 7:30 p.m.

3. With regard to public notice, the undersigned obtained a radius list from the Town of Dover listing all property owners and interested parties within 200 feet of the subject property that are entitled to a notice of the hearing. A true copy of the list is attached hereto as **Exhibit "A"**.

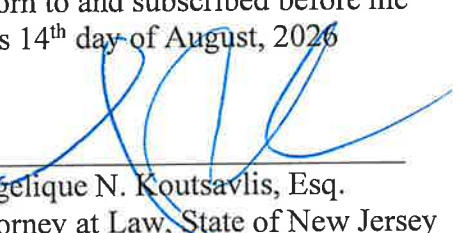
4. On August 10, 2026, this office mailed to all property owners on the Town of Dover radius list within 200 feet of the subject property by Certified Mail, Return Receipt Requested, a Notice of Public Hearing for the Town of Dover Zoning Board. A copy of said Notice is attached hereto as **Exhibit "B"**. The original white certified mail postal receipts with the aforementioned August 10, 2026 postmark date are attached as **Exhibit "C"**.

5. With regard to the requirement for publication in a newspaper of general circulation, I have attached hereto as **Exhibit "D"** a copy of the Affidavit of Publication of the Legal Notice from the Daily Record newspaper, same having been published on August 3, 2026.



Lawrence A. Calli, Esq.

Sworn to and subscribed before me
This 14th day of August, 2026



Angelique N. Koutsavlis, Esq.
Attorney at Law, State of New Jersey

EXHIBIT A

TOWN OF DOVER
Planning & Zoning Department

COUNTY OF MORRIS

Mail: 37 North Sussex Street

Office: 100 Princeton Avenue

Dover, New Jersey 07801

Telephone: 973-366-2200

Fax: 973-3660039



James Dodd – Mayor

Kyrillos Girgis – Planning Board, Board of Adjustments & Historic Preservation Secretary

TO: Angelique Koutsavlis

Via e-mail: KiKi@callilawllc.com

Re: 200' foot property list request

Block 1705, lot 18

August 10, 2026

Attached find 200' list for above mentioned property, as per your request. The following utility list must be noticed as per the MLUL:

JCP&L – Jersey Central Power and Light
300 Madison Avenue, Morristown, NJ

Town of Dover, Water Dept.
37 North Sussex Street,
Dover, NJ 07801

New Jersey Natural Gas Co.
1415 Wyckoff Road, Wall, NJ 07719

New Jersey Verizon
540 Broad Street, Newark, NJ 07101

Cablevision
683 Route 10 East, Randolph, NN 07869

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 1705 Lot 18

Per Tax Records in Tax Assessor's Office as of August 10, 2026


Administrative Officer
Date 8/10/26

<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>
1702	12		AKHTER SHAMEEM	300 BUNN DRIVE, C407	PRINCETON NJ	078540
1702	12.01		GEFFRARD GAMALIELLE	113 W CHRYSTAL ST	DOVER NJ	07801
1702	14		COKLYAT JO A	117 W CHRYSTAL ST	DOVER NJ	07801
1702	15.01		NUILA, PATRICIA GABRIELA CARDONA	121 W CHRYSTAL ST	DOVER, NJ	07801
1702	16		ROCCO ROSICA, DOLORES RESICA, ET AL	125 W CHRYSTAL ST	DOVER, NJ	07801
1702	17		CHAKRANARAYAN, RESHMA	38 WILKESHIRE BLVD.	RANDOLPH, NJ	07869
1702	19		FLORES MANUEL F	141 W CHRYSTAL ST A&B	DOVER NJ	07801
1702	20		CUTAIA, CHRISTOPHER	142 OXFORD AVE	BOONTON NJ	07005
1702	20.01		ALMADA GLORIA TERESITA	15 FOURTH ST	DOVER NJ	07801
1702	21		ROSICA, DOLORES A	125 W. CHRYSTAL STREET	DOVER NJ	07801
1702	22		MEDINA, SABRICE	153 W CHRYSTAL ST	DOVER NJ	07801
1705	13		ALVARADOCOLINDRES, LUIS	59 W MUNSON AVE	DOVER, NJ	07801
1705	14		OPRESNICK, GEOFFREY W & PATRICIA E	61 W MUNSON AVE	DOVER NJ	07801
1705	15		ZIEGLER, RONALD R	65 W MUNSON AVE	DOVER NJ	07801
1705	16		HOOPER ROBERT M & JANET	77 W MUNSON AVE	DOVER NJ	07801
1705	17		HOOPER JANET	77 W MUNSON AVE	DOVER NJ	07801
1705	19		130 W CHRYSTAL ST LLC	170 E MAIN ST #101	DOVER NJ	07801

<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>
1705	20		MONSALVE, NANCY J/RODRIGUEZ,HIPOLITO	126 W CHRYSTAL ST	DOVER NJ	07801
1705	21		JIMENEZ, NELSON & C=UCROS, ESTELA	122 W CHRYSTAL ST	DOVER NJ	07801
1705	22		ORAMA CARMEN	120 W CHRYSTAL ST	DOVER NJ	07801
1705	23		BAEZ, JULISA MARIBEL/RICRA, LUCERO	116 W CHRYSTAL ST	DOVER NJ	07801
1705	24		110 W CHRYSTAL ST LLC	11 RIDGEWWOD PARKWAY WEST	DENVILLE, NJ	07834
1705	25		RUIZ, GILBERTO /ESTEBAN, MARIA	108 W CHRYSTAL ST	DOVER, NJ	07801
1706	11		GOMEZ WILLIAM & HELEN	152 W CHRYSTAL ST	DOVER NJ	07801
1706	12		KINGSTON MAYLENE	146 W CHRYSTAL ST	DOVER NJ	07801
1706	13		SANCHEZ HAROLD & YAHAIRA	140 W CHRYSTAL ST	DOVER NJ	07801
1706	14		BRIKOWSKI DUANE & MARIE L	93 W MUNSON AVE	DOVER NJ	07801
1706	15		CASIANO JUAN & KATHLEEN C	97 W MUNSON AVE	DOVER NJ	07801
1706	16		CHAPAS, MARK/CRUZ, KATIE	101 W MUNSON AVE	DOVER NJ	07801
1706	17		TOWN OF DOVER	37 N SUSSEX ST	DOVER NJ	07801
1707	5		TRAVERSO ANDRES & SUSIE	106 W MUNSON AVE	DOVER NJ	07801
1707	6		PORTORREAL, JOSE/DE SALAS, ANABEL	100 W MUNSON AVE	DOVER NJ	07801
1707	7		PADILLA, ANELIS/JUAN CARLOS	96 W MUNSON AVE	DOVER NJ	07801
1707	8		BECKER DAVID M/TARA P	90 W MUNSON AVE	DOVER NJ	07801
1707	9		GOBLE JOHN N & MADELYN T	82 W MUNSON AVE	DOVER NJ	07801
1707	11.01		SANCHEZ, JOSE R GOMEZ	78 W MUNSON AVE	DOVER NJ	07801
1707	13		UTAMA, VICTOR/BARRIOS, JEMALIE	66 W MUNSON AVE	DOVER NJ	07801
1707	15		MAYORGA, MAYRA	58 W MUNSON AVE	DOVER NJ	07801
1707	31		TOWN OF DOVER <i>duplicate</i>	37 N SUSSEX ST	DOVER NJ	07801

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)

EXHIBIT B

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

Please take notice that JR Asset Builders LLC ("Applicant"), the owner of property located on West Munson Avenue (at the corner of Searing Lane), Town of Dover, Morris County, NJ, identified on the Town of Dover Tax Map as Block 1705, Lot 18, ("Property"), located in the R-2 zone, has made application to the Town of Dover Planning Board seeking minor subdivision approval and bulk variance relief.

The approx. 11,000 sf Property is developed with accessory improvements (garage, shed, paved drive, rock walls, etc), at the corner of West Munson Road and Searing Lane. Existing improvements will be razed in connection with the proposal. The Applicant proposes to subdivide the Property and develop it into a total of two building lots. Each lot will have a total area ranging between 5,000 and 6,000 sf, and is proposed to be developed with a principal single-family residential dwelling structure with accessory improvements, including driveway, decks, porches, landscaping, walkways and related accessory improvements on each lot. Both lots are proposed to front on and have street access to West Munson Avenue.

The Applicant seeks minor subdivision and variance relief, pursuant to N.J.S.A. 40:55D-70c related to structure height (2.5 stories permitted, 3 stories proposed for one of the lots, as measured per town code when calculating feet / story above grade), along with any requisite waivers, interpretation, or other relief that may be required by the Board at the time of the public hearing.

The matter is scheduled for a public hearing before the Town of Dover Planning Board at 7:30 pm on August 20, 2026 at the Town of Dover Town Hall, 37 North Sussex Street, Dover, NJ 07801 and when the case is called you may appear either in person, or by agent or attorney, and present any objections which you may have to the granting of the approval sought in the petition. All information pertaining to the application is available for inspection at the Town of Dover Municipal Planning and Zoning Office / Dept. of Planning & Economic Dev., 100 Princeton Ave., Dover, NJ, 07801 and may be reviewed during normal business days and hours (Board contact: 973-366-2200, x 2141 or via email at boardsecretary@dover.nj.us).



By: Lawrence A. Calli, Esq.
Calli Law, LLC
170 E. Main St., Suite 101
Rockaway, NJ 07866
Larry@callilawllc.com
Attorney for Applicant

EXHIBIT C

9589 0710 5270 1263 8527 92

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

Morristown, NJ 07963

Certified Mail Fee	\$5.55	0589
Extra Services & Fees (check box, add fee as appropriate)	\$4.65	01
☐ 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	\$0.82	
Total Postage and Fees	\$11.02	
Sent To		
Street	MORRIS COUNTY PLANNING BOARD	
City, State	PO BOX 900	
PS Form	MORRISTOWN, NJ 07963-0900	

Postmark Here
AUG 10 2026
08/10/2026

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9589 0710 5270 1263 8528 08

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Morristown, NJ 07960

Certified Mail Fee	\$5.55	0589
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☐ 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	\$0.82	
Total Postage and Fees	\$11.02	
Sent To	JCP&L - JERSEY CENTRAL POWER AND	
Street	LIGHT	
City, State	300 MADISON AVENUE	
PS Form	MORRISTOWN, NJ 07960	

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9589 0710 5270 1263 8528 22

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Belmar, NJ 07719

Certified Mail Fee	\$5.55	0589
Extra Services & Fees (check box, add fee as appropriate)	\$4.65	01
☐ 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	\$0.82	
Total Postage and Fees	\$11.02	
Sent To		
Street	NEW JERSEY NATURAL GAS CO.	
City, State	1415 WYCKOFF ROAD	
PS Form	WALL, NJ 07719	

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Newark, NJ 07101

Certified Mail Fee	\$5.55	0589
Extra Services & Fees (check box, add fee as appropriate)	\$4.65	01
☐ 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	\$0.82	
Total Postage and Fees	\$11.02	
Sent To		
Street	NEW JERSEY VERIZON	
City, State	540 BROAD STREET	
PS Form	NEWARK, NJ 07101	

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Randolph, NJ 07869

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☐ 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	\$0.82	
Total Postage and Fees	\$11.02	
Sent To		
Street	CABLEVISION	
City, State	683 ROUTE 10 EAST	
PS Form	RANDOLPH, NJ 07869	

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Dover, NJ 07801

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☐ 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	\$0.82	
Total Postage and Fees	\$11.02	
Sent To		
Street	TOWN OF DOVER, WATER DEPT.	
City, State	37 NORTH SUSSEX STREET	
PS Form	DOVER, NJ 07801	

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☐ Return Receipt (hardcopy)	\$
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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

Total Postage and Fees

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Street

City, State

PS Form

AKHTER SHAMEEM
300 BUNN DRIVE, C407
PRINCETON NJ 078540

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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

Total Postage and Fees

Sent To

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PS Form

GEFFRARD GAMALIELLE
113 W CHRYSTAL ST
DOVER NJ 07801

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9589 0710 5270 1263 8533 17

9589 0710 5270 1263 8528 60

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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

Total Postage and Fees

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City, State

PS Form

COKLYAT, JO A
117 W CHRYSTAL ST
DOVER, NJ 07801

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Here

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

Total Postage and Fees

Sent To

Street

City, State

PS Form

NUILA, PATRICIA GABRIELA CARDONA
121 W CHRYSTAL ST
DOVER, NJ 07801

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9589 0710 5270 1263 8532 63

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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

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ROCCO ROSICA, DOLORES RESICA, ET AL
125 W CHRYSTAL ST
DOVER, NJ 07801

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

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Street

City, State

PS Form

CHAKRANARAYAN, RESHMA
38 WILKESHIRE BLVD.
RANDOLPH, NJ 07869

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Dover, NJ 07801

Certified Mail Fee \$5.55
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$4.65
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.82

Total Postage and Fees \$11.02

Sent To

Street

City, State

PS Form

FLORES, MANUEL F
141 W CHRYSTAL ST A&B
DOVER, NJ 07801

0589 01

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Boonton, NJ 07005

Certified Mail Fee \$5.55
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$4.65
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.82

Total Postage and Fees \$11.02

Sent To

Street

City, State

PS Form

CUTAIA, CHRISTOPHER
142 OXFORD AVE
BOONTON, NJ 07005

0589 01

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Dover, NJ 07801

Certified Mail Fee \$5.55
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Postage \$0.82

Total Postage and Fees \$11.02

Sent To

Street

City, State

PS Form

ALMADA GLORIA TERESITA
15 FOURTH ST
DOVER, NJ 07801

0589 01

Postmark Here

08/10/2026

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☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.82

Total Postage and Fees \$11.02

Sent To

Street

City, State

PS Form

ROSICA, DOLORES A
125 W CHRYSTAL ST
DOVER, NJ 07801

0589 01

Postmark Here

08/10/2026

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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage

Total Postage and Fees \$11.02

Sent To

Street

City, State

PS Form

MEDINA, SABRICE
153 W CHRYSTAL ST
DOVER NJ 07801

Postmark Here

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

Dover, NJ 07801

Certified Mail Fee \$5.55
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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.82

Total Postage and Fees \$11.02

Sent To

Street

City, State

PS Form

ALVARADOCOLINDRES, LUIS
59 W MUNSON AVE
DOVER, NJ 07801

0589 01

Postmark Here

08/10/2026

9589 0710 5270 1263 8533 31

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Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage

Total Postage and Fees

Sent To

Street

City, State

PS Form

OPRESNICK, GEOFFREY W & PATRICIA E
61 W MUNSON AVE
DOVER NJ 07801

Postmark
Here

3602 0197

9589 0710 5270 1263 8529 69

U.S. Postal Service™
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Dover, NJ 07801

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage

Total Postage and Fees

Sent To

Street

City, State

PS Form

ZIEGLER, RONALD R
65 W MUNSON AVE
DOVER, NJ 07801

0589
01

Postmark
Here

08/10/2026

9589 0710 5270 1263 8529 76

U.S. Postal Service™
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My commission expires

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

Please take notice that JR Asset Builders LLC ("Applicant"), the owner of property located on West Munson Avenue (at the corner of Searing Lane), Town of Dover, Morris County, NJ, identified on the Town of Dover Tax Map as Block 1705, Lot 18, ("Property"), located in the R-2 zone, has made application to the Town of Dover Planning Board seeking minor subdivision approval and bulk variance relief.

The approx. 11,000 sf Property is developed with accessory improvements (garage, shed, paved drive, rock walls, etc), at the corner of West Munson Road and Searing Lane. Existing improvements will be razed in connection with the proposal. The Applicant proposes to subdivide the Property and develop it into a total of two building lots. Each lot will have a total area ranging between 5,000 and 6,000 sf, and is proposed to be developed with a principal single-family residential dwelling structure with accessory improvements, including driveway, decks, porches, landscaping, walkways and related accessory improvements on each lot. Both lots are proposed to front on and have street access to West Munson Avenue.

The Applicant seeks minor subdivision and variance relief, pursuant to N.J.S.A. 40:55D-70c related to structure height (2.5 stories permitted, 3 stories proposed for one of the lots, as measured per town code when calculating feet / story above grade), along with any requisite waivers, interpretation, or other relief that may be required by the Board at the time of the public hearing.

The matter is scheduled for a public hearing before the Town of Dover Planning Board at 7:30 pm on August 20, 2026 at the Town of Dover Town Hall, 37 North Sussex Street, Dover, NJ 07801 and when the case is called you may appear either in person, or by agent or attorney, and present any objections which you may have to the granting of the approval sought in the petition. All information pertaining to the application is available for inspection at the Town of Dover Municipal Planning and Zoning Office / Dept. of Planning & Economic Dev., 100 Princeton Ave., Dover, NJ, 07801 and may be reviewed during normal business days and hours (Board contact: 973-366-2200, x 2141 or via email at boardsecretary@dover.nj.us).

By: Lawrence A. Calli, Esq.
Calli Law, LLC
170 E. Main St., Suite 101
Rockaway, NJ 07866
Larry@callilawllc.com
Attorney for Applicant

8/7/2026 (\$41.34)