

AFFIDAVIT OF PUBLICATION AND SERVICE

MORRIS 46 URBAN RENEWAL LLC / ALFA INVESTMENTS, 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 Morris 46 Urban Renewal LLC / Alfa Investments, LLC, the Applicant herein. The subject property is identified as Block 1804, Lot 13 on the current Tax Map of the Town of Dover, Morris County, New Jersey, which property is commonly known as 46 South Morris Street, Dover, New Jersey.

2. The public hearing before the Zoning 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"**.

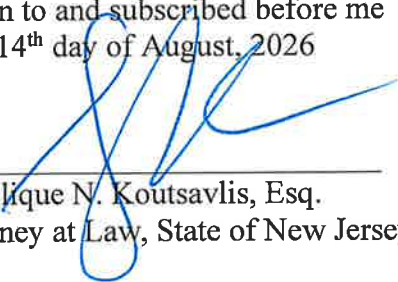
4. On August 10, 2026, this office mailed to all property owners on the Town of Dover radius list within 200 feet of the subject property by Certified Mail, Return Receipt Requested, a Notice of Public Hearing for the Town of Dover Zoning Board. A copy of said Notice is attached hereto as **Exhibit "B"**. 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 1804, lot 13

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 1804 Lot 13

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


Administrative Officer
Date 8/10/26

Block	Lot	Unit ID	Owner	Owner Address	Owner City	State	Owner Zip
1214	3		PALACIOS CARLOS & HERNANDEZ VILMA	23 MONMOUTH AVE	DOVER NJ		07801
1214	4		PORTILLO ROSE E	21 MONMOUTH AVE	DOVER NJ		07801
1214	5		ROBALINO, GERARDO CALVOPINA	19 MONMOUTH AVE	DOVER NJ		07801
1214	6		NIEVES VENANCIA	17 MONMOUTH AVE	DOVER NJ		07801
1214	7		DELVALLE WILLIAM	513 WINDEMORE AVE	MT ARLINGTON NJ		07956
1214	8		BELL ATLANTIC % DUFF & PHELPS	PO BOX 2749	ADDISON TX		75001
1214	9		JANAK JR LLC	26 S MORRIS ST	DOVER NJ		07801
1214	10		JANAK JR LLC duplicate	26 S MORRIS ST	DOVER NJ		07801
1214	11		BELL ATLANTIC % DUFF & PHELPS duplicate	PO BOX 2749	ADDISON TX		75001
1214	12		NJ HOME CLOSING NETWORK INC	43 W BLACKWELL ST	DOVER NJ		07801
1214	13		THOMSON PROPERTIES LLC	63 N SUMMIT AVE	CHATHAM NJ		07928
1214	14		38 E DICKERSON LLC	623 SKYLINE DR	LAKE HOPATCONG, NJ		07849
510	6		N J TRANSIT CORP	1 PENN PLAZA EAST	NEWARK, NJ		07105
1803	11		TOWN OF DOVER PARKING AUTHORITY	37 N SUSSEX ST	DOVER NJ		07801
1803	12		FIGUEROA MILTON & CHANENA	101 BIRCH STREET	WHARTON, NJ		07885
1804	1		BASSENE, JEAN BAPTISTE&ELAINE V	39 MOUNTAIN AVE	DOVER NJ		07801
1804	1.01		HAWKINS, ERSKINE & ETHEL	37 MOUNTAIN AVE	DOVER NJ		07801

EXHIBIT B

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

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

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

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

The matter is scheduled for a public hearing before the Town of Dover Planning Board at 7:30 pm on 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@doover.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 8525 18

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Postage	\$
Total Postage and Fees	\$

Sent To
Street MORRIS COUNTY PLANNING BOARD
PO BOX 900
City, State MORRISTOWN, NJ 07963-0900

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Total	\$

Sent To JCP&L - JERSEY CENTRAL POWER AND
LIGHT
300 MADISON AVENUE
City, State MORRISTOWN, NJ 07960

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Sent To
Street NEW JERSEY NATURAL GAS CO.
1415 WYCKOFF ROAD
City, State WALL, NJ 07719

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City, State NEWARK, NJ 07101

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683 ROUTE 10 EAST
City, State RANDOLPH, NJ 07869

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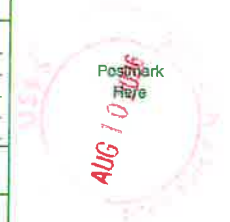
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Street TOWN OF DOVER, WATER DEPT.
37 NORTH SUSSEX STREET
City, State DOVER, NJ 07801

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PALACIOS, CARLOS & HERNANDEZ,
VILMA
23 MONMOUTH AVE
DOVER NJ 07801

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MT ARLINGTON NJ 07956

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JANAK JR LLC
26 S MORRIS ST
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NJ HOME CLOSING NETWORK INC
43 W BLACKWELL ST
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THOMSON PROPERTIES LLC
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CHATHAM NJ 07928

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38 E DICKERSON LLC
623 SKYLINE DR
LAKE HOPATCONG, NJ 07849

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N J TRANSIT CORP
1 PENN PLAZA EAST
NEWARK, NJ 07105

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DOVER NJ 07801

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WHARTON, NJ 07885

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BASSENE, JEAN BAPTISTE & ELAINE V
39 MOUNTAIN AVE
DOVER NJ 07801

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HAWKINS, ERSKINE & ETHEL
37 MOUNTAIN AVE
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ORAMA DANIEL & MADELINE
33 MOUNTAIN AVE
DOVER NJ 07801

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JRGM PROPERTIES LLC
23 MOUNTAIN AVE
DOVER, NJ 07801

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PLANTEN JOSE A & AIDA L
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263 EAST BLACKWELL ST
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City, State

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City, State

MORRIS STREET MILESTONE LLC
60 N SUSSEX ST
DOVER NJ 07801

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Street and
City, State

GALLOZA MINERVA
14 MONMOUTH AVE
DOVER NJ 07801

PS Form

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My commission expires

DENISE ROBERTS
Notary Public
State of Wisconsin

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

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

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

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

The matter is scheduled for a public hearing before the Town of Dover Planning Board at 7:30 pm on 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.
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170 E. Main St., Suite 101
Rockaway, NJ 07866
Larry@callilawllc.com
Attorney for Applicant

8/3/2026 (\$51.48)