



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.: P2204

Date Filed: _____

Application Fees: _____

Initial Escrow Deposit: _____

Taxes Paid To: _____

Meeting Date: 4/27/22

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

APPLICANT

Name: Village Development LLC

Address: 34 East Blackwell Street

Dover, NJ 07801

Telephone Number: 973-714-6102

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. <u>Ramon Valle</u>	<u>34 East Blackwell Street, Dover, NJ</u>	<u>50%</u>
2. <u>Christian Vega</u>	<u>34 East Blackwell Street, Dover, NJ</u>	<u>50%</u>
3. _____	_____	_____

SUBJECT PROPERTY

Location/Address: 90 Bassett Highway, Dover, NJ

Block: 1204

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): 11

Number of proposed dwelling units (if applicable): 11

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: 9656 sf Number of proposed dwelling units (if applicable): 11

Existing Use(s): Single Story Masonry Building for Mechanics Garage

Proposed Use(s): 11 dwelling units on individual lots

VARIANCE(S) / OTHER:

☐ **Informal Review of Concept Development Plan** ☐ **Variance Relief - "Expansion of Non-Conforming Use"**
☐ **Appeal Decision of an Administrative Officer** ☐ **(NJSA 40:55D-70d(2))**
☐ **(NJSA 40:55D-70a)** ☐ **Variance Relief - "Conditional Use Standard Deviation"**
☐ **Map or Ordinance Interpretation or Special Question** ☐ **(NJSA 40:55D-70d(3))**
☐ **(NJSA 40:55D-70b)** ☐ **Conditional Use Permit (NJSA 40:55D-67)**
☐ **Variance Relief - "hardship" (NJSA 40:55D-70c(1))** ☐ **Direct issuance of a permit for a structure in a bed of a mapped**
☐ **Variance Relief - "substantial benefit"** ☐ **street, public drainage way, or flood control basin**
☐ **(NJSA 40:55D-70c(2))** ☐ **(NJSA 40:55D-34)**
☐ **Variance Relief - "Use" (NJSA 40:55D-70d(1))** ☐ **Direct issuance of a permit for a lot lacking street frontage**
☐ **(NJSA 40:55D-35)**

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: Village Development

Address: 34 East Blackwell Street

Dover, NJ 07801

Telephone Number: 973-714-6120

SUBJECT PROPERTY

Location: 90 Bassett Highway, Dover, NJ

Block: 1204

Lot(s): 1

Dimensions: Frontage 290 Depth 45' Total Area 9656

Last Previous Occupancy: Mechanics Garage

Prop. Lot Coverage: 100 % Prop. Building Coverage: % Prop. Height of Building:

Yard	Required	Existing	Proposed
Front	NA		0.5
Rear	NA		3-6 ft
Side	NA		4.12

Prevailing setback of adjacent buildings within subject block:

ZONING DISTRICT(S)

- | | | |
|---|---|---|
| <input type="checkbox"/> R-1 (Single-Family-7,500 SF) | <input type="checkbox"/> R-1S (Single-Family- Steep Slope) | <input type="checkbox"/> R-2 (Single-Family-5,000 SF) |
| <input type="checkbox"/> R-3 (Double Family-7,500SF) | <input type="checkbox"/> R-3A (Double Family/Rooming House) | <input type="checkbox"/> R-4 (Multifamily Garden Apt) |
| NON-RESIDENTIAL | | |
| <input type="checkbox"/> C-2 (General Commercial) | <input type="checkbox"/> C-3 (Commercial - Lt. Ind.-Com.) | <input type="checkbox"/> RAD (Redevelopment Area Distr.) |
| <input type="checkbox"/> IND (Industrial) | <input type="checkbox"/> IND/OP (Industrial/Office Park) | |
| DOWNTOWN DISTRICTS | | |
| <input type="checkbox"/> C-1 (Retail Commercial) | <input type="checkbox"/> D1 (Station Area) | <input type="checkbox"/> D2 (Blackwell St. Historic) |
| <input type="checkbox"/> D3 (E. Blackwell Bus.) | <input type="checkbox"/> D4 (S. Downtown) | <input checked="" type="checkbox"/> BHRPA (Bassett Hwy. Redev. Plan Area) |

Access Location(s): Bassett Highway

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):

No variances

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

No waivers

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

See attached

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):

The existing one story frame masonry building will be demolished. The Applicant is proposing a eleven lot subdivision with eleven attached homes constructed on the individual lots, with driveways, and Juliette Balconies.

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

The property will be cleared of existing improvements, stabilized, utilities will be installed in connection with the construction of the dwellings, the property will be graded, and landscaped with the soil erosion and sediment control measures in place.

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

Unknown

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>
Subdivision & Site Plan, Town of Dover, B 1204, Lot 1	3	Jaman Engineering Associates
Design Plans, Village Development, LLC, 90 Bassett Highway	3	Fox Architectural Design PC

*Propose
To Testify?
(Yes/No)*

Applicant's Attorney (Required for Corporations) Alyse Landano Hubbard, Esq. Law Office of Larry Wiener

Address 141 West Main Street
Rockaway, NJ 07866

Telephone 973-627-8260 Fax 973-627-8544

Email alandano@msn.com

Applicant's Engineer Jaman Engineering, Steven Smith, PLS, PP

y

Address 320 Route 10 West
Randolph, NJ 07869

Telephone 973-366-6277

Fax

Email jamanengineering@gmail.com

Applicant's Planning Consultant

Address

Telephone

Fax

Email

Other Professional Fox Architectural Design, PC, Kenneth Fox AIA, PP

y

Field of Expertise Architecture and Planning

Address 546 State Route 10 West
Ledgewood, NJ 07852

Telephone 973-970-9355

Fax

Email design@foxarch.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

15th day of April, 2022

Patricia A. Botta
NOTARY PUBLIC

A Notary Public in New Jersey

My Commission Expires January 31, 2023

APPLICANT:

Village Development LLC

(Printed Name)

Chris Vega
(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

15th day of April, 2022

Patricia A. Botta
NOTARY PUBLIC

A Notary Public of New Jersey

My Commission Expires January 31, 2023

OWNER:

Village Development

(Printed Name)

Chris Vega
(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

15th day of April, 2022

Patricia A. Botta
NOTARY PUBLIC

My Commission Expires January 31, 2023

OWNER:

Village Development

(Printed Name)

Chris Vega
(Signature of Applicant)

APPLICANT:

Village Development LLC

(Printed Name)

Chris Vega
(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.

4/11/2022
Date

Chris Vega
Signature of Applicant

TOWN OF DOVER
COUNTY OF MORRIS
37 North Sussex Street, Dover N.J. 07801
(201) 366-2200
DEVELOPMENT CHECKLIST

FOR TOWN USE ONLY

Date Filed: _____

Application No.: _____

Applicant: Village Development, LLC (Bassett Highway)

For Action By: ☒ **Planning Board**

☐ **Zoning Board of Adjustment**

The following development checklist must be completed and submitted with the appropriate application(s) for the development. The checklist items are provided to the applicant as a simplified list of the information which must be filed in support of an application for development. Where the applicant feels that a required item is not necessary for an informed evaluation of his plans, a waiver may be requested from the appropriate Board, in writing. Unless a waiver is requested in writing and granted by the appropriate Board, if items required in the checklist are not provided with the application, the application shall be deemed incomplete. This Checklist is in accordance with §236-53 of the Code of the Town of Dover.

	BY APPLICANT			BY TOWN	
	<u>Provided</u>	<u>Request Waiver</u>	<u>Not Applic.</u>	<u>Provided</u>	<u>Waiver Granted</u>
Administrative					
1. Application form(s): 17 copies.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Completed Checklist form(s): 17 copies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Plans prepared by an appropriate licensed professional in accordance with state law: 17 hard copies (1 rolled and unstapled, 16 stapled and folded) and one (1) digital copy (PDF).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Signature and seal of the appropriate licensed profession who prepared the plans, on the plans.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Environmental impact statement in accordance with the requirements of §236-63 Environmental impact statement, if required: 17 copies.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Proof of payment of taxes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Certification from the applicant's engineer on any development application stating that no wetlands exist on the property in question, in accordance with the requirements of N.J.A.C. 7:7A, as amended and supplemented, or, in the alternative, any of the following: (a) An exemption certificate issued by the New Jersey Department of Environmental Protection indicating that no wetlands exist on the property in question. (b) A wetlands permit issued pursuant to the New Jersey Administrative Code. (c) A certification by the applicant's engineer that application has been made to the New Jersey Department of Environmental Protection for an exemption or wetlands permit. (d) The applicant shall, in addition, submit a map delineating the wetlands if, in fact, wetlands exist on the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. A complete submission package with appropriate fee, for the Morris County Planning Board for all applicable applications.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. All current tenants on the property must have a Certificate of Compliance, a copy of which shall be submitted with the Application, and if the most recent Certificates of Compliance is more than 180 days old at the time of the filing of the Application, a copy of a current exterior inspection report shall be secured from the Code Enforcement Department and submitted with the Application.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. A copy of the deed of the property and any deed restrictions, easements and/or covenants.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PRELIMINARY MAJOR SUBDIVISION DEVELOPMENT CHECKLIST

	BY APPLICANT			BY TOWN	
	<u>Provided</u>	<u>Request Waiver</u>	<u>Not Applic.</u>	<u>Provided</u>	<u>Waiver Granted</u>
Preliminary Major Subdivision Application					
In addition to the Administrative Form, all major subdivision, preliminary development applications shall provide the following information:					
1. The date, scale, North arrow, block and lot numbers, zoning districts and dates of all revisions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. A key map at a scale of one inch equals 200 feet minimum, showing surrounding streets and tax lots.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. A signature box for the Chairman, Secretary and Engineer of the approving agency.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Existing structures and streams/waterbodies on adjacent properties.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. The names and addresses of the owner of the subject property, the applicant and the plan preparer and all property owners within 200 feet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. The size of the tract to the nearest square foot and the lot area of all proposed lots to the nearest square foot.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Existing contours (2' intervals) and spot elevations at building corners, tops and bottoms of walls and other appropriate locations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. All existing property lines, streets, buildings, watercourses, railroads, bridges, culverts, drain pipes and natural features, such as wooded areas and rock formations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. The dimensions of all lots, including bearings and distances of all existing and proposed lot lines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Rights-of-way, easements and all lands to be dedicated to the Town or reserved for specific use.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. The locations and dimensions of existing buildings and of all accessory structures, such as walls, fences, culverts, etc. Structures to be removed shall be indicated by dashed lines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Plan, profile and typical section of all proposed roads, including cross sections at fifty-foot minimum intervals.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. The locations of all existing public utilities along all street/public right of way frontages and property contained easements and adjacent easements, including:					
(a) all water mains and services with material and pipe sizes, valves and hydrants,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) all sanitary sewer lines including pipe size, material, manholes with rim and invert elevations,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) all storm sewer lines including pipe sizes, material, manholes, inlets and other drainage structures with rim and invert elevations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) all gas, telephone, data and other underground utilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) all overhead electric, telephone cable and data lines and services, including utility poles.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Plans of proposed utility layouts, including sanitary sewers, storm drains, water mains, gas lines, electric lines and cable television.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Connections to existing utility systems.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Delineation of all freshwater wetlands areas as defined under NJAC7:7A-1.4 – Freshwater Wetlands Protection Act Rules, on the property and within 50 feet of the property. All Regulated Activities as defined in NJAC7:7A-1.4 – Freshwater Wetlands Protection Act Rules, shall be delineated and identified on the plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PRELIMINARY MAJOR SUBDIVISION DEVELOPMENT CHECKLIST

17. Delineation of all floodways, flood hazard areas and riparian zones for regulated water on the property and within 50 feet of the property, including the top of bank, floodway line(s), flood hazard area limit line(s) and the flood hazard area design flood elevation. All Regulated Activities as defined in NJAC 7:13 – Flood Hazard Area Control Act Rules, shall be delineated and identified on the plan. If none of these items exist on the property or within 50' of the property, a note stating such shall be provided on the plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Soil erosion and sediment control plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Soil balance calculations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. Drainage calculations for all required and proposed stormwater collection systems.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21. A Stormwater Management Plan in accordance with §236 – Article VB Stormwater Management for all applicable developments.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22. All existing and proposed curbs and sidewalks.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23. Comparison of the zone regulations to the proposed development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24. All variances requested, together with all appropriate applications.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25. Rights-of-way, easements and all land to be dedicated to the municipality or reserved for specific uses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26. A Soil Disturbance Plan containing all information required by §236- Article VII – Soil Disturbance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27. A tree removal plan, if necessary.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28. Such other information or data as may be required by the Planning Board in order to determine that the details of the minor subdivision are in accord with the standards of the required ordinances.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
29. The designation and calculations of steep slope areas and their adjustment to the developable area of the property in accordance with § 236-21.2, Steep slope development restrictions. [Added 7-13-2004 by Ord. No. 21-2004]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30. A signed and sealed current property survey prepared by a licensed Land Surveyor depicting the property lines and current conditions on the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31. If the plan is not signed by a licensed Land Surveyor, all existing planimetric features, existing building locations and existing contours shown on the site plan must reference a survey drawing prepared by a licensed Land Surveyor, and said survey, signed and sealed by a licensed Land Surveyor, shall accompany the drawing(s) as required by law.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FINAL MAJOR SUBDIVISION DEVELOPMENT CHECKLIST

Final Major Subdivision Application

In addition to the Administrative Form, all major subdivision, final development applications shall provide the following information:

	BY APPLICANT			BY TOWN	
	<u>Provided</u>	Request <u>Waiver</u>	Not <u>Applic.</u>	<u>Provided</u>	Waiver <u>Granted</u>
1. All checklist items required for a major subdivision preliminary plat. The plan shall reflect the as-built condition of all work completed under the preliminary approval if applicable.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. The final plat prepared for filing in accordance with the Map Filing Law (N.J.S.A. 46:23-9.9 et seq.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PRELIMINARY MAJOR SITE PLAN DEVELOPMENT CHECKLIST

	BY APPLICANT			BY TOWN	
	<u>Provided</u>	<u>Request Waiver</u>	<u>Not Applic.</u>	<u>Provided</u>	<u>Waiver Granted</u>
Preliminary Major Site Plan Application					
In addition to the Administrative Form, all site plan, preliminary major development applications shall provide the following information:					
1. The date, scale, North arrow, block and lot numbers, zoning districts and dates of all revisions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. A key map showing the location of the tract to be considered in relation to surrounding area within 500 feet, including tax lots, streets and zone boundary lines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. A signature box for the Chairman, Secretary and Engineer of the approving agency.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. The names and addresses of the owner, applicant and plan preparer and all property owners within 200 feet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. The size of the tract to the nearest square foot.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. A list of zone district requirements showing compliance with variances requested together with all appropriate applications.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Existing contours (2' intervals) and spot elevations at building corners, tops and bottoms of walls and other appropriate locations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Delineation of all freshwater wetlands areas as defined under NJAC7:7A-1.4 – Freshwater Wetlands Protection Act Rules, on the property and within 50 feet of the property. All Regulated Activities as defined in NJAC7:7A-1.4 – Freshwater Wetlands Protection Act Rules, shall be delineated and identified on the plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Delineation of all floodways, flood hazard areas and riparian zones for regulated water on the property and within 50 feet of the property, including the top of bank, floodway line(s), flood hazard area limit line(s) and the flood hazard area design flood elevation. All Regulated Activities as defined in NJAC 7:13 – Flood Hazard Area Control Act Rules, shall be delineated and identified on the plan. If none of these items exist on the property or within 50' of the property, a note stating such shall be provided on the plan. (9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. The locations of all existing public utilities along all street/public right of way frontages and property contained easements and adjacent easements, including:					
(a) all water mains and services with material and pipe sizes, valves and hydrants,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) all sanitary sewer lines including pipe size, material, manholes with rim and invert elevations,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) all storm sewer lines including pipe sizes, material, manholes, inlets and other drainage structures with rim and invert elevations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) all gas, telephone, data and other underground utilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) all overhead electric, telephone cable and data lines and services, including utility poles.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. The location, use and floor area of each proposed structure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. The location of all proposed roads.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. The location, design and capacity of proposed off-street parking and loading facilities, pedestrian circulation plans and solid waste and recyclable materials storage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PRELIMINARY MAJOR SITE PLAN DEVELOPMENT CHECKLIST

14. Plan and profile of proposed storm drainage facilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Plan and profile of sanitary sewer facilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Plans for potable water supply.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. The location and identification of proposed open space, park or recreation area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Soil erosion and sediment control plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. A landscaping plan, including the types, quantity, size and location of all proposed vegetation with planting details. The scientific and common names of all vegetation shall be included.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. Lighting plan, including direction of illumination, types of standards and power and time of proposed outdoor lighting.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21. Rights-of-way, easements and all lands to be dedicated to the municipality or reserved for specific uses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22. A comparison of the zone regulations to the proposed development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23. Bearings and distances of all lot lines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24. Designation of front yards, side yards and rear yards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25. A soil removal plan for all soil to be taken from the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26. A soil fill plan for all soil to be brought to the site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27. A tree removal plan, if necessary.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28. Drainage calculations for all proposed drainage facilities, including an analysis of the capacity of downstream facilities and their ability to receive proposed added flow.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
29. A Stormwater Management Plan in accordance with §236 – Article VB Stormwater Management for all applicable developments.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30. Such other information or data as may be required by the Planning Board in order to determine that the details of the site plan are in accord with the standards of the required ordinances.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31. The designation and calculations of steep slope areas and their adjustment to the developable area of the property in accordance with § 236-21.2, Steep slope development restrictions. [Added 7-13-2004 by Ord. No. 21-2004]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PRELIMINARY MAJOR SITE PLAN DEVELOPMENT CHECKLIST

32. A signed and sealed current property survey prepared by a licensed Land Surveyor depicting the property lines and current conditions on the property.	X	
33. If the site plan is not signed by a licensed Land Surveyor, all existing planimetric features, existing building locations and existing contours shown on the site plan must reference a survey drawing prepared by a licensed Land Surveyor, and said survey, signed and sealed by a licensed Land Surveyor, shall accompany the site plan drawing(s) as required by law.	X	

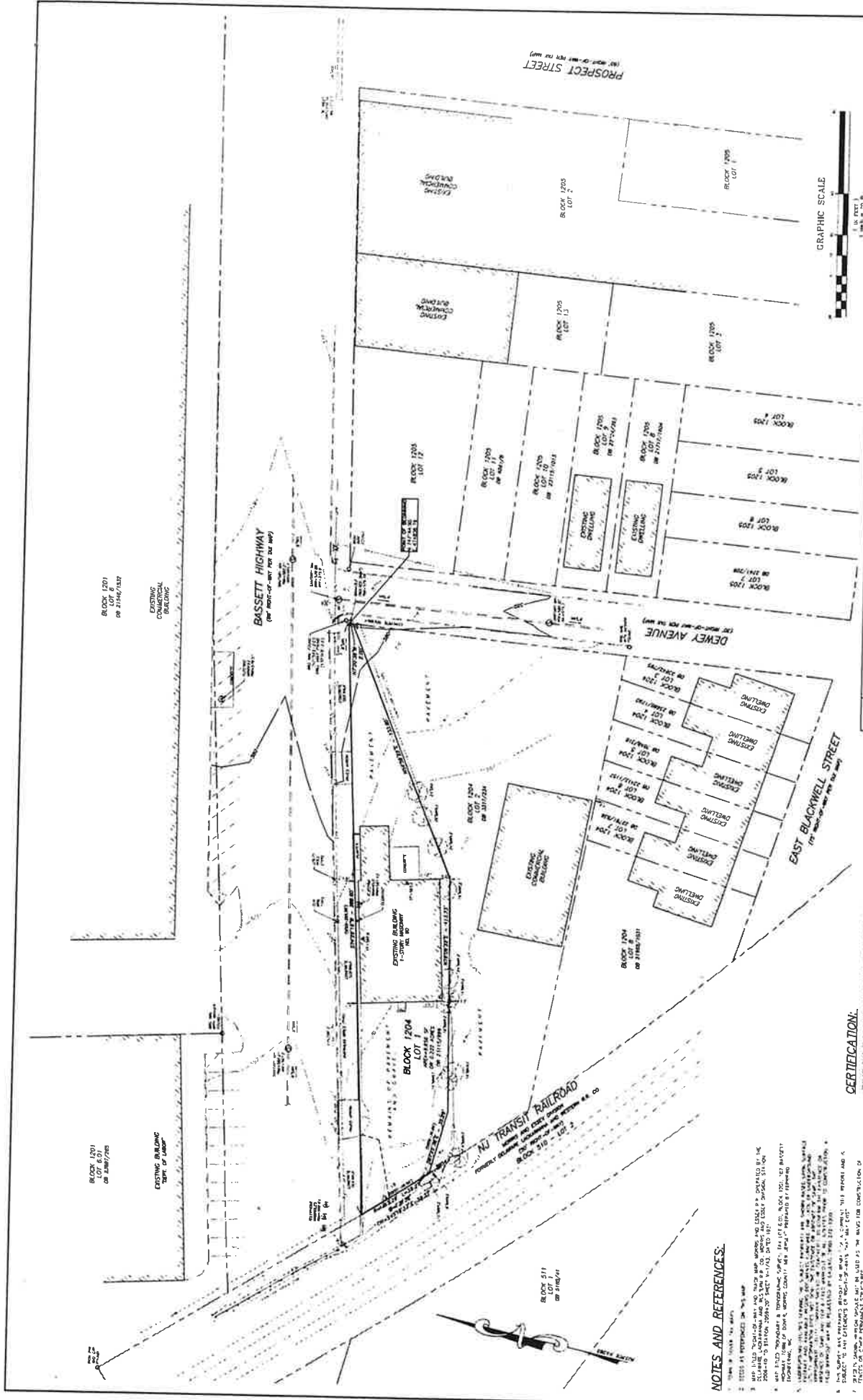
**Village Development, LLC
90 Bassett Highway
Block 1204, Lot 1
Checklists**

Administrative

- #5 Environmental Impact Statement – Subject property is previously disturbed, Wetlands Delineation on Plans
- #7 Engineer's Certification – Site is 100% Impervious Coverage, which will be reduced by the proposed development.
- #8 Morris County Planning Board – Condition of Approval
- #9 Certificate of Compliance – Current tenant is vacating the property, which has pending violations. Building will be demolished as part of proposed development.

Final Major Site Plan

- #1 Preliminary Checklist and As-Built – Condition of Approval
- #2 Final Plat – Condition of Approval



NOTES AND REFERENCES:

1. THIS PLAT IS BASED ON THE RECORDS OF THE MORRIS COUNTY CLERK'S OFFICE, MORRIS COUNTY, NEW JERSEY, FOR THE YEAR 1998.
2. THE PLAT IS BASED ON THE RECORDS OF THE MORRIS COUNTY CLERK'S OFFICE, MORRIS COUNTY, NEW JERSEY, FOR THE YEAR 1998.
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9. THE PLAT IS BASED ON THE RECORDS OF THE MORRIS COUNTY CLERK'S OFFICE, MORRIS COUNTY, NEW JERSEY, FOR THE YEAR 1998.
10. THE PLAT IS BASED ON THE RECORDS OF THE MORRIS COUNTY CLERK'S OFFICE, MORRIS COUNTY, NEW JERSEY, FOR THE YEAR 1998.

CERTIFICATION:

I, KENNETH D. DYKSTRA, being duly sworn, depose and say that I am a duly licensed Professional Engineer in the State of New Jersey, and that I am the author of the above plat, and that the same is a true and correct copy of the original as the same appears in my files and records.

DYKSTRA WALKER DESIGN GROUP

PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
31 HONOLULU GARDEN DRIVE, SUITE 200, ALEXANDRIA, VA 22304
PHONE: 703/575-1000 FAX: 703/575-1001
WWW.DYKSTRAWALKER.COM

KENNETH D. DYKSTRA

PROFESSIONAL ENGINEER AND LAND SURVEYOR, N.J. LIC. #E-24061297000

BOUNDARY AND TOPOGRAPHIC SURVEY PLAN

BLOCK 1204, LOT 1
#90 BASSETT HIGHWAY
TOWN OF DOVER
MORRIS COUNTY, NEW JERSEY

DATE	11/11/08
BY	11/11/08
FOR	11/11/08
SCALE	1" = 100'
PROJECT	11/11/08

TOWN OF DOVER

Planning & Zoning Department

COUNTY OF MORRIS

Mail: 37 NORTH SUSSEX STREET

Office: 100 Princeton Ave.

DOVER, NEW JERSEY 07801

Telephone: (973) 366-2200, Ext. 2141

Fax: (973) 366-0039



Carolyn Blackman – Mayor

Tamara E. Bross – Planning Board, Board of Adjustment & Historic Preservation Secretary

MEMO

TO: Steven I Smith

Jaman Engineering Associates

Via email Jamanengineering@gmail.com

February 14, 2022

Re: 200' list request

Block 1204 Lot 1

Bassett Highway, Dover NJ 07801

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 07960

Town of Dover Water Commission
100 Princeton Ave, 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, NJ 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 1204 Lot 1
Bassett Hwy., Dover NJ

Per Tax Records in Tax Assessor's Office as of February 14, 2022


Administrative Officer

2/14/22
Date

<u>Block</u>	<u>Lot</u>	<u>Unit ID</u>	<u>Owner</u>	<u>Owner Address</u>	<u>Owner City</u>	<u>State</u>	<u>Owner Zip</u>
515	1		TOWN OF DOVER	37 N SUSSEX ST	DOVER NJ		07801
511	1		TOWN OF DOVER	37 N SUSSEX ST	DOVER NJ		07801
512	3		TENGCO, JOHN DANIEL ESTRERA	2 RANDOLPH AVE	DOVER NJ		07801
512	5		MCARDLE, KEVIN / SCRIVANI, TIMOTHY	92 RIPPLEWOOD DR	LAKE HOPATCONG NJ		07849
512	8		SOTO JULIO	100 W BLACKWELL ST	DOVER NJ		07801
512	9		LASSO ALBERT & ROSE	538 RIDGEDALE AVE	HANOVER NJ		07936
512	12		OCHOA, BORIS	36 CROWN VIEW CT	SPARTA NJ		07871
512	13		WW REALTY HOLDINGS LLC	90 1/2 W BLACKWELL ST	DOVER NJ		07801
1201	6.01		WEST MORRIS OZF PROPERTY DEVELOPMENT	37 NOLAS POINT PARK ROAD	LAKE HOPATCONG, NJ		07849
1205	1		LOORY MELVYN & BARBARA	P O BOX 630	DOVER NJ		07801
1205	2		LOORY MELVYN A & BARBARA	P O BOX 630	DOVER NJ		07801
1205	3		MARIN IVAN & ROSA	7 LAFAYETTE ST	WHARTON NJ		07885
1205	4		MC CALL CATHERINE A & CURTIS S	69 W. BLACKWELL ST A/B	DOVER NJ		07801
1205	5		TAM, CHUNG & YUEN, NGAR C	37 ERIE AVE	ROCKAWAY NJ		07866
1205	6		GONZALEZ, REGLA C	105 MAPLE AVE	ROCKAWAY, NJ		07866
1205	7		VARELA FRANK	19 ROOSEVELT AVE	OAK RIDGE NJ		07438
1205	8		48-49 COLLIDGE LLC	43 W BLACKWELL ST	DOVER NJ		07801

2/14/2022

Block Lot Unit ID Owner

				<u>Owner Address</u>	<u>Owner City State</u>	<u>Owner Zip</u>
1205	9		CATANDEA, ANDRES	5 DEWEY ST	DOVER NJ	07801
1205	10		JM BUTLER HOLDINGS LLC	503 BENDEREMERE AVE	INTERLAKEN NJ	07712
1205	11		LOORY,MELVYN A & BARBARA	PO BOX 630	DOVER NJ	07801
1205	12		JM BUTLER HOLDINGS LLC	503 BENDEREMERE AVE	INTERLAKEN NJ	07712
1205	13		JM BUTLER HOLDINGS LLC	503 BENDEREMERE AVE	INTERLAKEN NJ	07712
510	2		N J TRANSIT CORP	1 PENN PLAZA EAST	NEWARK, NJ	07105-2246
512	4.02		CATIZONE CESARE R	24 CALAIS RD	RANDOLPH NJ	07869

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)



Receipt

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

Date 2/14/2022 First Name Jaiman Last Name Engineering Associates
Address 320 Rt 10 West Tax ID No. _____
Randolph NJ 07869

Block 1204 Lot 1 Location 90 BASSETT HIGHWAY Owner JM BUTLER HOLDINGS LLC

Money Received For
Property Owners List

Payment Type
☐ Cash ☒ Check ☐ Money Order

Received By
Tamara Bross

Amount \$10.00 Department Engineering

Check Number 7308 Receipt Number 34570

Trust Acct. No.
N/A

Comments

UCC Permit No. _____

or
S/W Case No. _____

or
Elev. No. _____

or
Board Appl. No. _____

Board Applicant _____

Application Board _____

THIS CHECK IS DELIVERED FOR PAYMENT ON THE FOLLOWING ACCOUNTS		
DATE		AMOUNT

JAMAN ENGINEERING ASSOCIATES
ENGINEERS, SURVEYORS & PLANNERS
320 ROUTE 10 WEST PH. 973-366-6277
RANDOLPH, NJ 07869

7308

EZShield® Check Fraud
Protection for Business

55-136-312

DATE 2/4/22

PAY TO THE ORDER OF Town of Dover \$ 10.00
Ten and 00/100 DOLLARS

TD BANK
AMERICA'S MOST CONVENIENT BANK

[Signature]

MP

⑈007308⑈ ⑆031201360⑆ 7850180162⑈

Morris County Recording Cover Sheet

Honorable Ann F. Grossi, Esq.
Morris County Clerk

MORRIS COUNTY, NJ
Ann F. Grossi
DEED-OR BOOK 24358 PG 1907
RECORDED 03/03/2022 09:15:35
FILE NUMBER 2022017027
RCPT # 1705060; RECD BY: JSANCHEZ eRecord
RECORDING FEES 90.00
TOTAL TAX 1,247.00
INDEX FEE

Official Use Only - Realty Transfer Fee

\$1,247.00

Official Use Only - Barcode

Date of Document:

2021-11-05

Type of Document:

DEED AND REALTY TAX FEES

First Party Name:

JM Butler Holdings LLC

Second Party Name:

Village Development LLC

Additional Parties:

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block:

1204,

Lot:

1

Municipality:

DOVER TOWN

Consideration:

240000.00

Mailing Address of Grantee:

34 East Blackwell Street
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.

Prepared by:

DEED


KEITH E. PATERSON, ESQ.

This Deed is made on November 5, 2021, and delivered on December 9, 2021.

Between: JM Butler Holdings, LLC, having its principal office at 503 Bendermere Avenue, Interlaken, New Jersey 07712, referred to as the Grantor,

And: Village Development, LLC, whose post office address is 34 East Blackwell Street, Dover, New Jersey 07801, referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and 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 \$240,000.00 (TWO HUNDRED FORTY THOUSAND DOLLARS and 00/100). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Town of Dover,

Block No. 1204

Lot No. 1

Account No.

☐ No property tax identification number is available on the date of this deed. (Check if applicable.)

Property. The property being commonly known as 90 Bassett Highway, Dover, New Jersey 07801, consists of the land and all the buildings and structures on the land in the Town of Dover, County of Morris and State of New Jersey. The legal description is attached hereto on a Rider entitled "Schedule A-4" prepared by Foundation Title, LLC - Morristown, agent for First American Title Insurance Company under Commitment No. 542-186405.

BEING the same premises conveyed to the grantor herein by Deed from John R. Butler and Melissa A. Surrey, as tenants in common, dated March 31, 2017, and recorded April 27, 2017, in Deed Book 23115 at Page 999 in the Morris County Clerk's Office.

John R. Butler and Melissa A. Surrey by Deed from John R. Butler, Substituted Trustee for Trust Under Will of Hulda D. Butler, deceased, dated October 14, 2011, recorded October 19, 2011, in the Morris County Clerk's Office in Deed Book 21886, Page 1622.

Trust Under the Will of Hulda D. Butler, deceased, by deed from Russell H. Butler, Executor of the Estate of Hulda D. Butler, deceased, dated October 30, 1991, recorded December 6, 1991, in the Morris County Clerk's Office in Deed Book 3525, Page 202.

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 rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. This Deed is signed and attested to by the Grantor's proper officers as of the date at the top of the first page. Its seal, if any, is affixed.

Attested by:



KEITH E PATERSON, Esq.

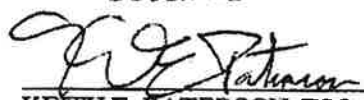
By:  (Seal)
JOHN RUSH BUTLER, Managing Member

STATE OF NEW JERSEY, COUNTY OF MORRIS SS.

I CERTIFY that on ~~November~~ ^{December} 9, 2021, John Rush Butler personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is a member of JM Butler Holdings, LLC the Limited Liability Company named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper officer of the LLC, who is the managing member of the LLC;
- (c) this Deed was signed and delivered by the LLC as its voluntary act duly authorized by a proper resolution of its members;
- (d) this person signed this proof to attest to the truth of these facts; and
- (e) the full and actual consideration paid or to be paid for the transfer of title is \$240,000.00 (Such consideration is defined in N.J.S.A. 46:15-5.)

Signed and sworn to before
me on ~~November~~ ^{December} 9, 2021



KEITH E. PATERSON, ESQ., An Attorney
Law of the State of New Jersey