

March 30, 2026

Via UPS Delivery

Town of Dover Planning Board
37 North Sussex Street
Dover, NJ 07801
Attn: Paula Cruz Mendelsohn

Re: MLM 1ST Street QOZB LLC
37 First Street, Dover, NJ/ Block: 1703, Lot: 7
Our file No: 41281.0001

Dear Ms. Cruz Meldelsohn:

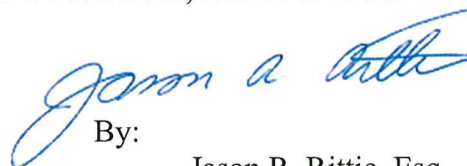
As you are aware, our office is representing MLM 1st Street QOZB LLC, the owner of the above-reference property. Enclosed herewith, please find 18 copies of the application for a completeness review, including the following documents:

1. 18 Copies of the Application for a Minor Subdivision with the supporting documentation
2. W-9
3. Morris County Land Development Review Application submission requirements
4. 4 originals engineering Plans prepared by Jaman Engineering associates
5. Application fee of \$1,150.00 and Escrow Fee of \$2,200.00

Kindly, arrange for the review of the enclosed application and related documents for complete determination. Should you need additional information, please do not hesitate to contact my office.

Very truly yours,

**EINHORN, BARBARITO, FROST,
BOTWINICK, NUNN & MUSMANNO, P.C.**


By: Jason R. Rittie, Esq.

JRR/cm
Encl.

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See <i>Specific Instructions</i> on page 3.	1	Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) MLM 1st Street QOZB LLC	
	2	Business name/disregarded entity name, if different from above.	
	3a	Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____
	3b	If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/>	(Applies to accounts maintained outside the United States.)
	5	Address (number, street, and apt. or suite no.). See instructions. 37 First Street	Requester's name and address (optional)
	6	City, state, and ZIP code Dover, NJ 07801	
	7	List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number									
<table border="1" style="width: 100%; height: 20px;"> <tr> <td style="width: 25%;"></td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> </tr> </table>					<table border="1" style="width: 100%; height: 20px;"> <tr> <td style="width: 25%;"></td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> </tr> </table>				
or									
Employer identification number									
<table border="1" style="width: 100%; height: 20px;"> <tr> <td style="width: 25%; text-align: center;">39</td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> </tr> </table>	39				<table border="1" style="width: 100%; height: 20px;"> <tr> <td style="width: 25%; text-align: center;">3520</td> <td style="width: 25%; text-align: center;">831</td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> </tr> </table>	3520	831		
39									
3520	831								

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person	Date 3/26/26
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



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.: _____ Date Filed: _____

Application Fees: _____ Initial Escrow Deposit: _____

Taxes Paid To: _____ Meeting Date: _____

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

APPLICANT

Name: MLM 1st Street QOZB LLC

Address: 28 First Street Email: mconoran13@gmail.com

Dover, NJ 07801 Telephone Number: 973-985-8472

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>Michael Conoran</u>	<u>28 1st Street, Dover, NJ 07801</u>	<u>100%</u>
2. _____	_____	_____
3. _____	_____	_____

SUBJECT PROPERTY

Location/Address: 37 First Street, Dover, NJ 07801

Block: 1703 Lot(s): 7

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): 2

Number of proposed dwelling units (if applicable): 2

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): _____

Proposed Use(s): _____

VARIANCE(S) / OTHER:

- Informal Review of Concept Development Plan**
- Appeal Decision of an Administrative Officer** (NJSA 40:55D-70a)
- Map or Ordinance Interpretation or Special Question** (NJSA 40:55D-70b)
- Variance Relief - "hardship"** (NJSA 40:55D-70c(1))
- Variance Relief - "substantial benefit"** (NJSA 40:55D-70c(2))
- Variance Relief - "Use"** (NJSA 40:55D-70d(1))
- Variance Relief - "Expansion of Non-Conforming Use"** (NJSA 40:55D-70d(2))
- Variance Relief - "Conditional Use Standard Deviation"** (NJSA 40:55D-70d(3))
- Conditional Use Permit** (NJSA 40:55D-67)
- 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)
- 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: _____

Address: _____

Telephone Number: _____

SUBJECT PROPERTY

Location: 37 First Street, Dover, NJ 07801

Block: 1703 Lot(s): 7

Dimensions: Frontage See plans. Depth See plans. Total Area See plans.

Last Previous Occupancy: Residential Dwelling

Prop. Lot Coverage: 26.94/33.75% Prop. Building Coverage: 16.42/24.84% Prop. Height of Building: 27.24

<u>Yard</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Front	<u>20</u>	<u>9.41</u>	<u>9.41/20.50</u>
Rear	<u>30</u>	<u>52.66</u>	<u>52.66</u>
Side	<u>7</u>	<u>5.08</u>	<u>5.08/10.15</u>

Prevailing setback of adjacent buildings within subject block: _____

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.)
- IND (Industrial)
- IND/OP (Industrial/Office Park)
- RAD (Redevelopment Area Distr.)

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): First Street

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):

See Rider attached hereto

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

See Rider attached hereto

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

See Rider attached hereto

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):

Applicant proposes subdividing Block 1703 Lot 7 into two smaller lots, Lots 7.01 and 7.02 for the proposed use of two single-family dwellings on each respective lot.

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

The existing 2 story 4 bedroom frame dwelling will remain on Lot 7.01, and a new 2 story 3 bedroom dwelling will be built on Lot 7.02.

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

Not applicable.

SUBMITTALS

List of plats and other material being submitted in support of your application (attach pages as needed):

Title	No. of Copies	Prepared By
Minor Subdivision Plans	18	Jaman Engineering

Propose To Testify? (Yes/No)
Yes

Applicant's Attorney (Required for Corporations) Jason R. Rittie, Esq. - Einhorn Barbarito

Address 4 Campus Drive, Suite 300, Parsippany, NJ 07054

Telephone 973-586-4909

Fax 973-627-0869

Email jrittie@einhornlawyers.com

Applicant's Engineer Steven Smith - Jaman Engineering Associates

Yes

Address 320 Route 10 West, Randolph, NJ 07869

Telephone 973-366-6277

Fax

Email jamanengineering@gmail.com

Applicant's Planning Consultant Steven Smith, PP - Jaman Engineering Associates

Yes

Address

Telephone 973-366-6277

Fax

Email jamanengineering@gmail.com

Other Professional

Field of Expertise

Address

Telephone

Fax

Email

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 26 day of March, 2026


NOTARY PUBLIC

APPLICANT:

MLM 1st Street QOZB LLC
(Printed Name)


(Signature of Applicant) Michael Conoran, Managing Member

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 26 day of March, 2026


NOTARY PUBLIC

OWNER:

MLM 1st Street QOZB LLC
(Printed Name)


(Signature of Applicant) Michael Conoran, Managing Member

Approval to Enter Premises

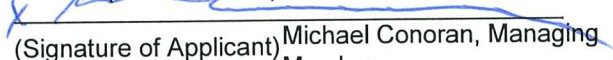
This Applicant and Owner hereby grant(s) permission to members of the various town government boards and agencies involved with this application to enter upon the subject premises for inspection and study pertaining to this application until the application is either granted or denied.

Sworn to and subscribed before me this 26 day of March, 2026


NOTARY PUBLIC

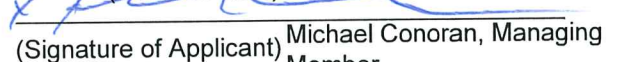
OWNER:

MLM 1st Street QOZB LLC
(Printed Name)


(Signature of Applicant) Michael Conoran, Managing Member

APPLICANT:

MLM 1st Street QOZB LLC
(Printed Name)


(Signature of Applicant) Michael Conoran, Managing Member

Escrow

I understand that the sum of \$2,200.00 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.

3/26/26
Date

MLM 1st Street QOZB LLC

Signature of Applicant Michael Conoran, Managing Member

RIDER TO APPLICATION
PLANNING BOARD
TOWN OF DOVER
MORRIS COUNTY, NEW JERSEY

PLEASE TAKE NOTICE that the Applicant, **MLM 1st Street QOZB LLC**, is applying to the Planning Board of the Town of Dover for Minor Subdivision, together with related bulk “C” variances, waivers, exceptions and deviations, concerning property situated at **37 First Street**, in the Town of Dover, County of Morris, State of New Jersey, being further known and designated at **Lot 7 in Block 1703**, on the official tax map of the Town of Dover. The subject property is situated in the **R-2 Single-Family District**. Applicant is seeking approval to subdivide the current lot into two separate lots, with the current structure remaining on proposed Lot 7.01, and a new single-family home to be built on proposed Lot 7.02.

Applicant hereby requests and requires the following variances, waivers, exceptions, and/or deviations:

For Proposed Lot 7.01

1. From the provisions of **Section 236-13 D.(3)** of the Town of Dover Land Use Ordinances, which requires a minimum front yard setback of twenty (20’) feet, whereas Applicant proposes 9.41 feet, which is a pre-existing nonconforming condition that is not being exacerbated by this application.

2. From the provisions of **Section 236-13 D.(2)** of the Town of Dover Land Use Ordinances, which requires that existing principal buildings constructed prior to the effective date of the Ordinance shall maintain two side yards totaling 15 feet in width, and the minimum width of one of the side yards shall be maintained at not less than seven feet. Applicant proposes a side yard setback of 5.08 feet, and the total of the two side yards is 24.53 feet, which exceeds the fifteen (15) foot requirement.

For Proposed Lot 7.02

1. From the provisions of **Section 236-13 D.(2)** of the Town of Dover Land Use Ordinances, which requires a minimum area of 5,000 square feet, whereas Applicant proposes an area of 4,762 square feet.

2. From the provisions of **Section 236-13 D.(2)** of the Town of Dover Land Use Ordinances, which requires a minimum width of fifty (50) feet at the street line, whereas Applicant proposes a 44.30 foot width at the street line.

**STATEMENT AS TO WAIVERS AND VARIANCES SOUGHT TOGETHER
WITH STATEMENT AND REASONS WHY SAME SHOULD BE GRANTED**

As noted by the Applicant on the Checklists, Applicant hereby requests waivers, exceptions, and/or deviations from the various required Checklist requirements as may be necessary due to the limited nature of Applicant's Application. Applicant submits that the as noted Checklist requirements are either not relevant or not applicable to the within Application and, therefore, the waivers sought should be granted.

At this time, Applicant is not aware of any additional approvals, variances and/or additional waivers, exceptions or deviations; provided, however, Applicant requests that the Application be deemed amended to include and the Board grant any additional approvals, variances, waiver, exceptions and/or deviations determined to be necessary in the review and processing of this Application, whether requested by the Board or otherwise. To the extent required by the Municipality, Applicant is also requesting a waiver, or recommendation to the Governing Body for a waiver, by the Planning Board from any requirement for a Developer's Agreement due to the limited nature of this Application.

The variances, waivers, exceptions, and/or deviations requested can be granted by the Board without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance. Applicant's proposed variances will not have any substantial impact on the surrounding properties and/or neighbors. At the time of the public hearing, the variance relief sought by the Applicant can and will be justified pursuant to N.J.S.A. 40:55D-70(c)(1) and/or (2). The Applicant's proposed variances and related site improvements will provide a substantial benefit to the public, and the benefit derived from the proposed variances will substantially outweigh any detriment (if any) sustained as a result of the granting of the relief sought. The granting of the relief sought will not have any substantial detriment to the surrounding area, nor will there be any substantial detriment to the public welfare.

At this time, other than the Morris County Planning Board, Applicant is not aware of any other approvals that are required from other governmental or quasi-governmental entities.

CHECKLISTS

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: _____

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>	Request <u>Waiver</u>	Not <u>Applic.</u>	<u>Provided</u>	Waiver <u>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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>

MINOR SUBDIVISION DEVELOPMENT CHECKLIST

	BY APPLICANT			BY TOWN	
	Provided	Request Waiver	Not Applic.	Provided	Waiver Granted
Minor Subdivision Application					
In addition to the Administrative Form, all minor subdivision 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 200 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. 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 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. 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"/>
9. A designation of the permitted building envelope, including front, side and rear yard setbacks and required buffers.	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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. All existing and proposed curbs and sidewalks.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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. A comparison of the zone regulations to the proposed development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. A listing of variances required, together with filing of appropriate application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. 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"/>
17. 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VARIANCE & WAIVER OF SITE PLAN CHECKLIST

	BY APPLICANT			BY TOWN	
	<u>Provided</u>	<u>Request Waiver</u>	<u>Not Applic.</u>	<u>Provided</u>	<u>Waiver Granted</u>
<p>Variance and Waiver of Site Plan Application In addition to the Administrative Form, all variance applications that are not a part of any other development application or waiver of site plan review shall provide the following information</p>					
1. A signed and sealed current property survey prepared by a licensed Land Surveyor depicting the property lines and current conditions on the property and 17 copies (6 copies for expedited waiver of site plan).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. A sketch of the proposed development superimposed on a copy of the property survey, with dimensions and distances to adjacent structures and property lines. The sketch shall include all existing and proposed uses on the property, geometrically delineated.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. 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, where applicable.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RECORD OWNER DEED FOR SUBJECT PROPERTY

Morris County Recording Cover Sheet



Honorable Ann F. Grossi, Esq.
Morris County Clerk

MORRIS COUNTY, NJ
Ann F. Grossi
DEED-OR BOOK 24999 PG 690
RECORDED 10/21/2025 14:13:42
FILE NUMBER 2025043582
RCPT # 1908083; RECD BY: CPLAZA eRecord
RECORDING FEES 80.00
TOTAL TAX 3,695.00
INDEX FEE

Official Use Only - Realty Transfer Fee

\$ 3,695.00

Official Use Only - Barcode

Date of Document:
09/04/2025

Type of Document:
DEED AND REALTY TAX FEES

First Party Name:
HING KWOK YEUNG-YANG

Second Party Name:
MLM 1ST STREET QOZB LLC

ADDITIONAL PARTIES

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block: 1703

Lot: 7

Municipality: TOWN OF DOVER

Consideration: \$450000.00

Mailing Address of Grantee:
37 FIRST 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.

Deed

This Deed is made on September 4, 2025
BETWEEN
Hing Kwok Yeung-Yang, married

whose post office address is
55 Livingston Avenue
Dover, NJ 07801
referred to as the Grantor,

AND
MLM 1st Street QOZB LLC

whose post office address is about to be
37 First Street
Dover, NJ 07801

referred to as the Grantee.

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

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of \$450,000.00, Four Hundred Fifty Thousand Dollars and No Cents.

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:26A-3) Municipality of Dover, Block No. 1703, Lot No. 7, Qualifier No. and Account No.

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

3. Property. The Property consists of the land and all the building and structures on the land in the Town of Dover County of Morris and State of New Jersey.

The legal description is:

Please see attached Legal Description annexed hereto and made part hereof. (Check box if applicable)


BEING the same premises conveyed to Hing Kwok Yeung-Yang, married by Deed from Joseph R. Smith and Dolores M. Smith, husband and wife dated December 17, 2002 and recorded on January 13, 2003 in the Morris County Clerk's Office in Deed Book 5771, page 236.

Subject to state, municipal and zoning regulations, easements, covenants and restrictions of record, if any, and such state of facts as an accurate survey may reveal.

This property has never been occupied as the principal matrimonial residence of the grantor.

Prepared by:

(For Recordors Use Only)


S. JOSEPH OEY, ESQ.



SCHEDULE A-5
LEGAL DESCRIPTION

Issuing Agent: Sunrise Title Services, Inc.
Issuing Office File No. ST4269

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 in the southwesterly line of First Street, therein distant 300.00 feet as measured southeasterly along the same from its intersection with the southeasterly line of Penn Street and from said point of BEGINNING, thence running,

1. Along the southwesterly line of First Street S.31 °20'00"E., a distance of 100.00 feet to a point, thence,
2. S.58°40'00"W., a distance of 107.50 feet to a point, thence,
3. N.31 °20'00"W., a distance of 100.00 feet to a point, thence,
4. N.58°40'00"E., a distance of 107.50 feet to the point and place of BEGINNING.

Being known as Lots 13 and 15 in Block 2 as shown on a certain map entitled, "Map of the Chrystal Farms Lots," which Map was filed in the Morris County Clerk's office in Deed Book V-7 Page 56.

FOR INFORMATION PURPOSES ONLY: BEING known as 37 First St, Tax Lot 7, Tax Block 1703 on the Official Tax Map of Town of Dover, NJ.

This is not an official document

This agent is only a part of a 2021 ALTA Commitment for Title Insurance issued by American Title Guaranty Company. This Commitment is not valid without the Notice, the Cover Sheet, in terms of the Commitment Conditions: Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions, and a printed signature by the Company or its issuing agent that may be in electronic form.

ALTA Commitment for Title Insurance 2021 v. 01.00 (07-01-2021)

NEW JERSEY LAND TITLE
INSURANCE RATING BUREAU

NJRB 3-10
Last Revised: 11/01/2023

This is not an official document

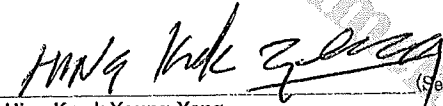
The street address of the Property is:
37 First Street, Dover, NJ 07801

4. 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).

5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed or Attested by:


S. JOSEPH OEY, ESQ., Witness


Hing Kwok Yeung-Yang

(Seal)

(Seal)

STATE OF NEW JERSEY, COUNTY OF MORRIS

SS:

I CERTIFY that on **September 4**, 2025

Hing Kwok Yeung-Yang

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

(a) was the maker of this Deed; and,

(b) executed this Deed as his or her own act; and

(c) made this Deed for **\$450,000.00** as the 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.)

RECORD AND RETURN TO
SUNRISE TITLE SERVICES, INC
1599 Route 517
Hackettstown, NJ 07840


Print name and title below signature

S. JOSEPH OEY, ATTORNEY AT LAW OF
THE STATE OF NEW JERSEY

GIT/REP-3
(8-24)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
HING KWOK YEUNG-YANG, married
Current Street Address
55 Livingston Ave
City, Town, Post Office
Dover State NJ ZIP Code 07801

Property Information

Block(s) 1703 Lot(s) 7 Qualifier
Street Address
37 First Street
City, Town, Post Office
Dover State NJ ZIP Code 07801

Seller's Percentage of Ownership 100 Total Consideration \$450,000.00 Owner's Share of Consideration \$450,000.00 Closing Date 10-07-05

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.
- 7a. 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 CODE 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. See instructions.
- 7b. Seller only received 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.

9/14/2005 Date HING KWOK YEUNG-YANG Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

Date Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

List of Property Owners within 200 feet

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:

First Street

Block 1703 Lot 7

Per Tax Records in Tax Assessor's Office as of March 2, 2026

Paula Jendelbach
 Administrative Officer

3/2/26
 Date

<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	6		MULVANY, WILLIE O	26 SECOND ST	DOVER NJ	07801
1702	7		ORDONEZ, RICHARD/MANZANAREZ, JOHANA	24 SECOND ST	DOVER NJ	07801
1702	8		BURGOS JAVIER	22 SECOND ST	DOVER NJ	07801
1702	9		RODRIGUEZ ERNESTO	18 SECOND ST	DOVER NJ	07801
1702	9.01		ANDERSON, JEROME M/ERICA I	20 SECOND ST	DOVER NJ	07801
1702	12.03		SANCHEZ FELIX & ESTHER	109 W CRYSTAL ST	DOVER NJ	07801
1702	12.04		GUERRERO JHONSER	12 SECOND ST	DOVER NJ	07801
1702	12.05		VERA ANA	14 SECOND ST	DOVER NJ	07801
1702	13		KOO, JOHN & REBECCA	16 SECOND ST	DOVER NJ	07801
1703	1		MOLINA, GEOVANNI TRIANA / ET ALTS	42 PENN AVE	DOVER NJ	07801
1703	2		ROMAN, EDVIN & ROSSANA D	187 BERKSHIRE VALLEY RD	KENVIL NJ	07847
1703	3		ESPINOZA JAIME E	34-36 PENN AVE	DOVER NJ	07801
1703	4		MATOS OLGA & CHACON VICTOR	43 FIRST ST	DOVER NJ	07801
1703	5		SANCHEZ MONSERRATE & GUILLERMO A	41 FIRST ST	DOVER NJ	07801
1703	6		ALVARADO ELVA & CLAUDIO	39 FIRST ST	DOVER NJ	07801
1703	6.01		ROJAS, JAIRO A	37 1/2 FIRST ST	DOVER NJ	07801
1703	8		31 1ST LLC	8 MANOR DRIVE	HILLSBOROUGH, NJ	08844

<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>
1703	9		SHALOM ELIAHU & GILA	471 LINCOLN BLVD	LONG BEACH NY	11561
1703	10		SANCHEZ, ANGEL E & MILMARI	19 FIRST ST	DOVER NJ	07801
1703	11		PEREZ DEIVI	71 W CHRYSTAL ST	DOVER NJ	07801
1703	12		WALDRON ANN KAY	87 W CHRYSTAL ST	DOVER NJ	07801
1703	13		LEBRON LUCY	7 SECOND ST	DOVER NJ	07801
1703	13.01		OCAMPO JAIRO W	11 2ND ST	DOVER NJ	07801
1703	14		REY, MARIA VICTORIA CORREA / ET ALTS	15 SECOND ST	DOVER, NJ	07801
1703	14.01		ROA, MANUEL A/RIVAS, LUISA F GUZMAN	17 SECOND ST	DOVER NJ	07801
1703	15		VALLEJO, WILFRIDO/RODRIGUEZ, AIDA	21 SECOND ST	DOVER NJ	07801
1703	16		GARCIA,JOSE/ANSELMA/AGUILAR,STEPHAN	23 SECOND ST	DOVER, NJ	07801
1703	17		MARKOSKI/ PERKALIS, MICHAEL/CHRISTINE	27 SECOND ST	DOVER NJ	07801
1704	3		MENA JUAN A & MADRIGAL LUCIA D	201 S MORRIS ST	DOVER NJ	07801
1704	4		AGUDELO, JULIAN	207-209 S MORRIS ST	DOVER NJ	07801
1704	5		VEGA, CHRISTIAN/GRETCHEN	15 JAMES CT	ROCKAWAY, NJ	07866
1704	8		PONCE JESUS & GUILLERMINA CEJA	51 W CHRYSTAL ST	DOVER NJ	07801
1704	9		SOLORZANO MIGUEL	61 W CHRISTAL ST	DOVER NJ	07801
1704	11		TORRES ELSA A & CARLOS H	63 W CHRYSTAL ST	DOVER NJ	07801
1704	13		VOLKER ELIZABETH A	8 FIRST ST	DOVER NJ	07801
1704	14		GARDEN STATE PROPERTY MGT VIII, LLC	PO BOX 334	BASKING RIDGE NJ	07920
1704	15		SERNA, VIVIANA	20 FIRST ST	DOVER NJ	07801
1704	16		CONORAN, MICHEAL E / LISA M	28 FIRST ST	DOVER NJ	07801
1704	17		CERU PETER	32 FIRST ST	DOVER NJ	07801
1704	18		SANTANA AUREA	40 FIRST ST	DOVER NJ	07801
1704	21		EYTAN REAL ESTATE LLC	PO BOX 1601	LIVINGSTON, NJ	07039-7201
1704	22		CARMONA WILLY M & LUIS SR/DELIA	26 PENN AVE	DOVER NJ	07801
1704	23		SIANIPAR HALASHON	22 PENN AVE	DOVER NJ	07801
1705	28		PAVLOVICH, MARIA D/ MORAN, CRISTIAN	86 W CHRYSTAL ST	DOVER NJ	07801
1705	28.01		PORTAL INVESTMENT LLC	57 WEST MUNSON AVE	DOVER, NJ	07801
1705	28.02		BERGER, RODNEY	80 W CHRYSTAL ST	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	29		CORDERO ANGEL & NEREIDA	76 W CHRYSTAL ST	DOVER NJ	07801
1705	30.01		CUELLAR ELSA	72 W CHRYSTAL ST	DOVER NJ	07801
1705	31.01		ZIBIT JEAN MARIE	68 W CHRYSTAL ST	DOVER NJ	07801
1705	32		FONDA LINDA C	64 W CHRYSTAL ST	DOVER NJ	07801
1705	33		HULSMAN FRANK G & ANITA L	58 W CHRYSTAL 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)

Proof of Taxes Paid

TOWN OF DOVER

Office of the Tax Collector
COUNTY OF MORRIS
37 NORTH SUSSEX STREET
DOVER, NEW JERSEY 07801
Telephone: (973) 366-2200 Fax: (973) 328-6524



To Whom it May Concern;

The taxes on Block 1703 Lot 7, assessed to

MILM 1ST STREET QOZB LLC

Property Address: 37 First Street are

paid thru: MARCH 31, 2026

Next payment due: MAY 1, 2026

Thank you,

Andrea J. Coroneos
CTC

March 13, 2026
12:52 PM

TOWN OF DOVER
Tax Account Detail Inquiry

Page No: 1

BLQ: 1703. 7. Tax Year: 2025 to 2026
Owner Name: MLM 1ST STREET QOZB LLC Property Location: 37 FIRST ST

Tax Year: 2025	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	1,863.16	1,863.15	1,974.73	2,245.69	7,946.73
Payments:	1,863.16	1,863.15	1,974.73	2,245.69	7,946.73
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2025 Prin Balance
								7,946.73		7,946.73
02/03/25	1	Payment	001	3891162799	CK	28527	34 TWIP0203	1,863.16	0.00	6,083.57
		Description								
										Original Billed
05/19/25	2	Payment	001	3898782677	CK	29028	4 TWIP5-20	1,863.15	9.27	4,220.42
		Description								
										WIPP Payment
07/21/25	3	Payment	001	3902733803	CK	29268	7 TWIP7-22	1,974.73	0.00	2,245.69
		Description								
										WIPP Payments
10/17/25	4	Payment	001	927666	CK	29643	10 TAX10-17	2,245.69	0.00	0.00
		Description								
										SUNRISE TITLE SERVICE-REFI

Tax Year: 2026	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	1,986.69	1,986.68	0.00	0.00	3,973.37
Payments:	1,986.69	0.00	0.00	0.00	1,986.69
Balance:	0.00	1,986.68	0.00	0.00	1,986.68

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2026 Prin Balance
								3,973.37		3,973.37
02/13/26	1	Payment	001	3915580709	CR	30162	5 TWIP0213	1,986.69	6.92	1,986.68
		Description								
										Original Billed
										WIPP Payments

Total Principal Balance for Tax Years in Range: 1,986.68



Morris County Land Development Review Application

Morris County Office of Planning &
Preservation

Submitted On:

Mar 30, 2026, 11:57AM EDT

SUBMISSION REQUIREMENTS

Subdivision

- All subdivisions must be submitted to the County Planning Board for review.
- Major Subdivisions – will be reviewed for County approval
- Minor Subdivisions – will be reviewed to determine:
 - If the project fronts along a County road; and/or
 - If the project will affect any County drainage facilities.

For those minor subdivisions which meet either one or both of the above criteria, the project will be reviewed for approval. If a minor subdivision does not meet either criteria, an exemption letter will be sent.

Site Plans

Site Plans will be reviewed to determine:

- If the project fronts along a County road; and/or
- If the project contains an amount of impervious surface equal to or greater than one acre (43,560 sq. ft.)

For those site plans which meet either one or both of the above criteria, the project will be reviewed for approval.

If the site plan does not meet either criteria, an exemption letter is sent.

PROCEDURES:

New applications must be submitted to the County Planning Board by the municipal approving authority or by the applicant and accompanied by the transmittal letter stating that the application has also been made to the municipal approving authority.

Development applications revised in response to County Planning Board requirements may be submitted directly to the County Planning Board by the applicant.

Digital copy of final plat and fully signed paper copy of final plat are required prior to filing of final plat at the Morris County Clerk's Office.

REVISIONS:

Subdivision plats and site plans which are revised to comply with the County Planning Board requirements, or would alter a previous County Planning Board approval, must be resubmitted to the County Planning Board for review and approval.

The County Planning Board has a statutory review period of thirty (30) days from the date of a complete submission. **complete submission includes payment, a digital copy AND two (2) hard copies of the entire application.**

Upon completion of the County Planning Board review, a report will be mailed to the municipal approving authority with copies mailed to the applicant and his/her engineer. For those site plans and minor subdivisions found to be exempt, notice of exemption will be mailed to the municipal approving authority.

PAYMENT:

After you submit your application online, we will review it, and then send you an electronic invoice.

You can pay via ACH, Credit Card (AMEX is not accepted), or Check.

If paying via ACH or Credit Card, our processing fees are:

- **Credit Card:** 2.75%
- **ACH:**
 - \$1.75 up to \$50,000
 - \$3.00 up to \$75,000
 - \$6.00 up to \$100,000
 - \$10.00 up to \$150,000
 - \$15.00 up to \$250,000

No fee is required for resubmissions.

MAILED SUBMISSION PACKAGE:

Hard copies of this application and supplementary materials are required.

Follow these instructions for mailing:

1. Two (2) completed copies of the County application form. **When you submit this form electronically, you will receive a PDF copy in your email. Print two copies and send along with the rest of your application.**
2. Two (2) copies of the subdivision or site plan drawings.
3. Two (2) copies of the drainage study (if required by the County Land Development Standards or municipal ordinance).
4. Two (2) copies of the traffic impact study (if required by the County Land Development Standards or municipal ordinance).
5. Two (2) copies of any other supporting materials (if required by the Morris County Land Development Standards or Municipal Ordinance).

Application package should be submitted via mail to:

Morris County Planning Board
P.O. Box 900
Morristown, NJ 07963-0900

Morris County Planning Board
30 Schuyler Place, 4th Floor
Morristown, New Jersey 07960

Questions, please call: (973) 829-8120 or email: mcdevreview@co.morris.nj.us

For more information, visit morriscountynj.gov/LandDevReview.

Submission Requirements

Is this a new or revised submission?	New
Which municipal board are you submitting this application to?	Planning Board

I. Project Information

Project Name	37 First Street Minor Subdivision
Municipality	Town of Dover
Block(s) and Lot(s)	Block 1703, Lot 7
Does this project include a second municipality?	No
Road Frontage Name	First Street
Applicant's Name	MLM 1st Street QOZB LLC
Applicant Phone Number	973-985-8472
Applicant Street Address	28 First Street
Applicant Municipality	Dover
Applicant State	NJ
Applicant Zip Code	07801
Applicant Email Address	mconoran13@gmail.com
Engineer's Name	Steven I. Smith
Engineer's Firm	Jaman Engineering Associates
Engineer Street Address for Correspondence	320 Route 10 West
Engineer Municipality for Correspondence	Randolph
Engineer State for Correspondence	NJ

Engineer Zip Code for Correspondence	07869
Engineer Phone Number	973-366-6277
Engineer Email Address	jamanengineering@gmail.com
Attorney's Name	Jason Rittie, Esq.
Attorney's Firm	Einhorn Barbarito Frost Botwinick Nunn & Musmanno PC
Attorney Street Address for Correspondence	4 Campus Drive, Suite 300
Attorney Municipality for Correspondence	Parsippany
Attorney State for Correspondence	NJ
Attorney Zip Code for Correspondence	07054
Attorney Phone Number	973-586-4958
Attorney Email Address	jrirtie@einhornlawyers.com

II. Site Data

What is being proposed?	Minor Subdivision
Zone District(s) in which property is located:	R-2 Single Family District
Present Use(s) - if mixed-use, complete both Residential and Non-Residential	Residential
Residential: Type of Property (for multiple types choose multi-family)	Single Family
Residential Types (pick all that apply)	Rental Market-Rate / For Sale
Proposed Use(s) - if mixed-use, complete both Residential and Non-Residential	Residential
Proposed Residential: Type of Property	Single Family
Proposed Residential Types (pick all that apply)	Rental Market-Rate / For Sale
Proposed Water Source	Public
Sewage Disposal	Public

Is this application for a subdivision or site plan? (Select all that apply)

Subdivision

Subdivision

How many acres is the GROSS area of the subdivision tract?

.2468

How many acres is the NET lot area?

.2468

Number of Lots

2

Upload Attachments

Subdivision/Site Plan Drawings

Conoran Jaman Minor Subdivision Plan Sheet 2 (02659630x9DED8).PDF
Conoran - Jaman Minor Subdivision Plan Sheet 3 (02659621x9DED8).PDF
Conoran Jaman Minor Subdivision Plan Sheet 4 (02659634x9DED8).PDF
Conoran - Jaman Minor Site Subdivision Plan Sheet 1 (02659628x9DED8).PDF
Conoran Jaman Minor Subdivision Plan Sheet 5 (02659636x9DED8).PDF

Any other supporting materials (if required by the Morris County Land Development Standards or Municipal Ordinance)

M. Conoran - executed Town of Dover Land Use Application (02659589x9DED8).PDF

V. Review Fees and Submit Application

Subdivision: Sketch

Subdivision: Minor

Subdivision: Minor: \$100.00

Subdivision: Preliminary

Subdivision: Final

Site Plan

TOTAL

\$100.00

What payment method will you use to pay your application fee?

Check

Application completed by:

Attorney

Signature

First Name: Jason

Last Name: Rittie

Email Address: jruttie@einhornlawyers.com

Jason R. Rittie, Esq.

Signed at: March 30, 2026 11:57AM America/New_York

Receipt

LDR2026-0000034