



**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: Antonio Poccia

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

**SUBJECT PROPERTY**

Location: 86 Millbrook Avenue

Block: 1708 Lot(s): 1

Dimensions: Frontage 216.5 Depth 186 Total Area 38,770 Square Feet

Last Previous Occupancy: Vacant Land

Prop. Lot Coverage: 11.8 % Prop. Building Coverage: 3.5 % Prop. Height of Building: 25.8 ft

Yard	Required	Existing	Proposed
Front	20 Feet	N/A	85.3 Feet
Rear	30 Feet	N/A	76.1 Feet
Side	10 Feet	N/A	20 Feet

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): Millbrook Avenue

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):  
Section 236-21.2: Applicant requires moderate and critical slope variances to develop the Dover lot.

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

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

**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):

Please refer to attached Descriptive Letter from applicant's attorney.

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

Applicant proposes to construct a single-family dwelling together with a paved access driveway and retaining walls.

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

There was a previous application for minor subdivision and steep slope variances submitted to the Dover Planning Board on October 1, 2024. That application was subsequently withdrawn.

**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>
Conceptual Grading and SESC Plan	12	Frederick C. Meola, P.E.
Earthwork Calculation	12	Frederick C. Meola, P.E.
Existing and Proposed Conditions Plan	12	Frederick C. Meola, P.E.
Pavement and Planting Details	12	Frederick C. Meola, P.E.

*Propose To Testify? (Yes/No)*

Applicant's Attorney (Required for Corporations) Douglas J. Kinz, Esq.

Address 356 Lafayette Avenue  
Hawthorne, NJ 07506

Telephone [Redacted] Fax [Redacted]  
Email [Redacted]

Applicant's Engineer Frederick C. Meola, P.E. X

Address 28 Whippany Road  
Whippany, NJ

Telephone 973-538-8863 Fax [Redacted]  
Email fred@fcmeola.com

Applicant's Planning Consultant John McDonough, P.P. X

Address 101 Gibraltar Drive, Suite 1A  
Morristown, NJ

Telephone [Redacted] Fax [Redacted]  
Email [Redacted]

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 8<sup>th</sup> day of July, 2025

BARBARA A. CONTE  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES FEB. 10, 2030

APPLICANT:  
Antonio Poccia  
(Printed Name)  
X  
(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 8<sup>th</sup> day of July, 2025

BARBARA A. CONTE  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES FEB. 10, 2030

OWNER:  
Antonio Poccia  
(Printed Name)  
X Antonio Poccia  
(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 8<sup>th</sup> day of July, 2025

BARBARA A. CONTE  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES FEB. 10, 2030  
NOTARY PUBLIC

OWNER:  
Antonio Poccia  
(Printed Name)  
X Antonio Poccia  
(Signature of Applicant)

Sworn to and subscribed before me this 8<sup>th</sup> day of July, 2025

BARBARA A. CONTE  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES FEB. 10, 2030  
NOTARY PUBLIC

APPLICANT:  
Antonio Poccia  
(Printed Name)  
X Antonio Poccia  
(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.

7/8/25  
Date

X Antonio Poccia  
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: \_\_\_\_\_

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>	<u>Waiver Granted</u>
<b>Administrative</b>					
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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	
	<u>Provided</u>	<u>Request Waiver</u>	<u>Not Applic.</u>	<u>Provided</u>	<u>Waiver Granted</u>
<b>Minor Subdivision Application</b>					
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 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 type="checkbox"/>				
3. A signature box for the Chairman, Secretary and Engineer of the approving agency.	<input type="checkbox"/>				
4. Existing structures and streams/waterbodies on adjacent properties.	<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 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 type="checkbox"/>				
7. Existing contours (2' intervals) and spot elevations at building corners, tops and bottoms of walls and other appropriate locations.	<input type="checkbox"/>				
8. Dimensions of all lots, including bearings and distances of all existing and proposed lot lines.	<input type="checkbox"/>				
9. A designation of the permitted building envelope, including front, side and rear yard setbacks and required buffers.	<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"/>				
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 type="checkbox"/>				
12. All existing and proposed curbs and sidewalks.	<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 type="checkbox"/>				
(b) all sanitary sewer lines including pipe size, material, manholes with rim and invert elevations,	<input type="checkbox"/>				
(c) all storm sewer lines including pipe sizes, material, manholes, inlets and other drainage structures with rim and invert elevations.	<input type="checkbox"/>				
(d) all gas, telephone, data and other underground utilities.	<input type="checkbox"/>				
(e) all overhead electric, telephone cable and data lines and services, including utility poles.	<input type="checkbox"/>				
14. A comparison of the zone regulations to the proposed development.	<input type="checkbox"/>				
15. A listing of variances required, together with filing of appropriate application.	<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 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"/>				

**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>
<b>Preliminary Major Subdivision Application</b>					
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 type="checkbox"/>				
2. A key map at a scale of one inch equals 200 feet minimum, showing surrounding streets and tax lots.	<input type="checkbox"/>				
3. A signature box for the Chairman, Secretary and Engineer of the approving agency.	<input type="checkbox"/>				
4. Existing structures and streams/waterbodies on adjacent properties.	<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 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 type="checkbox"/>				
7. Existing contours (2' intervals) and spot elevations at building corners, tops and bottoms of walls and other appropriate locations.	<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 type="checkbox"/>				
9. The dimensions of all lots, including bearings and distances of all existing and proposed lot lines.	<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"/>				
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 type="checkbox"/>				
12. Plan, profile and typical section of all proposed roads, including cross sections at fifty-foot minimum intervals.	<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 type="checkbox"/>				
(b) all sanitary sewer lines including pipe size, material, manholes with rim and invert elevations,	<input type="checkbox"/>				
(c) all storm sewer lines including pipe sizes, material, manholes, inlets and other drainage structures with rim and invert elevations.	<input type="checkbox"/>				
(d) all gas, telephone, data and other underground utilities.	<input type="checkbox"/>				
(e) all overhead electric, telephone cable and data lines and services, including utility poles.	<input type="checkbox"/>				
14. Plans of proposed utility layouts, including sanitary sewers, storm drains, water mains, gas lines, electric lines and cable television.	<input type="checkbox"/>				
15. Connections to existing utility systems.	<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"/>				

**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"/>				
18. Soil erosion and sediment control plan.	<input type="checkbox"/>				
19. Soil balance calculations.	<input type="checkbox"/>				
20. Drainage calculations for all required and proposed stormwater collection systems.	<input type="checkbox"/>				
21. A Stormwater Management Plan in accordance with §236 – Article VB Stormwater Management for all applicable developments.	<input type="checkbox"/>				
22. All existing and proposed curbs and sidewalks.	<input type="checkbox"/>				
23. Comparison of the zone regulations to the proposed development.	<input type="checkbox"/>				
24. All variances requested, together with all appropriate applications.	<input type="checkbox"/>				
25. Rights-of-way, easements and all land to be dedicated to the municipality or reserved for specific uses.	<input type="checkbox"/>				
26. A Soil Disturbance Plan containing all information required by §236- Article VII – Soil Disturbance.	<input type="checkbox"/>				
27. A tree removal plan, if necessary.	<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 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"/>				
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 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 type="checkbox"/>				

**FINAL MAJOR SUBDIVISION DEVELOPMENT CHECKLIST**

	BY APPLICANT			BY TOWN	
	<u>Provided</u>	Request <u>Waiver</u>	Not <u>Applic.</u>	<u>Provided</u>	Waiver <u>Granted</u>
<b>Final Major Subdivision Application</b> In addition to the Administrative Form, all major subdivision, final development applications shall provide the following information:					
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"/>				
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"/>				

**SITE PLAN - MINOR DEVELOPMENT CHECKLIST**

	BY APPLICANT			BY TOWN	
	<u>Provided</u>	<u>Request Waiver</u>	<u>Not Applic.</u>	<u>Provided</u>	<u>Waiver Granted</u>
<p><b>Site Plan, Minor Application</b>                      In addition to the Administrative Form, all site plan, minor applications shall provide the following information:</p>					
1. The date, scale, North arrow, block and lot numbers, zoning districts and dates of all revisions.	<input type="checkbox"/>				
2. A key map showing the location of the tract to be considered in relation to the surrounding area within 500 feet, including tax lots, streets and zone boundary lines.	<input type="checkbox"/>				
3. A signature box for the Chairman, Secretary and Engineer of the approving agency.	<input type="checkbox"/>				
4. The names and addresses of the owner, applicant and plan preparer and all property owners within 200 feet.	<input type="checkbox"/>				
5. The size of the tract to the nearest square foot.	<input type="checkbox"/>				
6. A list of zone district requirements showing compliance with variances requested, together with all appropriate applications.	<input type="checkbox"/>				
7. Existing and proposed contours (2' intervals) and elevations.	<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"/>				
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"/>				
10. The location, use and floor area of each proposed structure.	<input type="checkbox"/>				
11. The location, design and capacity of proposed off-street parking and loading facilities, pedestrian circulation plans and solid waste and recyclable materials storage. [Amended 8-13-2002 by Ord. No. 21-2002]	<input type="checkbox"/>				
12. 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"/>				
13. Rights-of-way, easements and all lands to be dedicated to the municipality or reserved for specific uses.	<input type="checkbox"/>				
14. A comparison of the zone regulations to the proposed development.	<input type="checkbox"/>				
15. Bearings and distances of all lot lines.	<input type="checkbox"/>				
16. Designation of front yards, side yards and rear yards.	<input type="checkbox"/>				

**SITE PLAN - MINOR DEVELOPMENT CHECKLIST**

<p>17. 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.</p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
<p>18. 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. [Added 7-13-2004 by Ord. No. 21-2004]</p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
<p>19. A signed and sealed current property survey prepared by a licensed Land Surveyor depicting the property lines and current conditions on the property.</p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
<p>20. 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.</p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
<p>21. The locations of all existing public utilities along all street/public right of way frontages and property contained easements and adjacent easements, including:</p> <ul style="list-style-type: none"> <li>(a) all water mains and services with material and pipe sizes, valves and hydrants,</li> <li>(b) all sanitary sewer lines including pipe size, material, manholes with rim and invert elevations,</li> <li>(c) all storm sewer lines including pipe sizes, material, manholes, inlets and other drainage structures with rim and invert elevations.</li> <li>(d) All gas, telephone, data and other underground utilities.</li> <li>(e) all overhead electric, telephone cable and data lines and services, including utility poles.</li> <li>(f) all overhead electric, telephone cable and data lines and services, including utility poles.</li> </ul>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input 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>
<b>Preliminary Major Site Plan Application</b> 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 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 type="checkbox"/>				
3. A signature box for the Chairman, Secretary and Engineer of the approving agency.	<input type="checkbox"/>				
4. The names and addresses of the owner, applicant and plan preparer and all property owners within 200 feet.	<input type="checkbox"/>				
5. The size of the tract to the nearest square foot.	<input type="checkbox"/>				
6. A list of zone district requirements showing compliance with variances requested together with all appropriate applications.	<input type="checkbox"/>				
7. Existing contours (2' intervals) and spot elevations at building corners, tops and bottoms of walls and other appropriate locations.	<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"/>				
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"/>				
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 type="checkbox"/>				
(b) all sanitary sewer lines including pipe size, material, manholes with rim and invert elevations,	<input type="checkbox"/>				
(c) all storm sewer lines including pipe sizes, material, manholes, inlets and other drainage structures with rim and invert elevations.	<input type="checkbox"/>				
(d) all gas, telephone, data and other underground utilities.	<input type="checkbox"/>				
(e) all overhead electric, telephone cable and data lines and services, including utility poles.	<input type="checkbox"/>				
11. The location, use and floor area of each proposed structure.	<input type="checkbox"/>				
12. The location of all proposed roads.	<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 type="checkbox"/>				

**PRELIMINARY MAJOR SITE PLAN DEVELOPMENT CHECKLIST**

14. Plan and profile of proposed storm drainage facilities.	<input type="checkbox"/>				
15. Plan and profile of sanitary sewer facilities.	<input type="checkbox"/>				
16. Plans for potable water supply.	<input type="checkbox"/>				
17. The location and identification of proposed open space, park or recreation area.	<input type="checkbox"/>				
18. Soil erosion and sediment control plan.	<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"/>				
20. Lighting plan, including direction of illumination, types of standards and power and time of proposed outdoor lighting.	<input type="checkbox"/>				
21. Rights-of-way, easements and all lands to be dedicated to the municipality or reserved for specific uses.	<input type="checkbox"/>				
22. A comparison of the zone regulations to the proposed development.	<input type="checkbox"/>				
23. Bearings and distances of all lot lines.	<input type="checkbox"/>				
24. Designation of front yards, side yards and rear yards.	<input type="checkbox"/>				
25. A soil removal plan for all soil to be taken from the site.	<input type="checkbox"/>				
26. A soil fill plan for all soil to be brought to the site.	<input type="checkbox"/>				
27. A tree removal plan, if necessary.	<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"/>				
29. A Stormwater Management Plan in accordance with §236 – Article VB Stormwater Management for all applicable developments.	<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 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"/>				

**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.		
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.		

**FINAL MAJOR SITE PLAN CHECKLIST**

	BY APPLICANT			BY TOWN	
	<u>Provided</u>	Request <u>Waiver</u>	Not <u>Applic.</u>	<u>Provided</u>	Waiver <u>Granted</u>
<p><b>Final Major Site Plan Application</b>                      In addition to the Administrative Form, all major subdivision, final development applications shall provide the following information:</p>					
<p>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.</p>	<input type="checkbox"/>				

**VARIANCE & WAIVER OF SITE PLAN CHECKLIST**

	BY APPLICANT			BY TOWN	
	<u>Provided</u>	Request <u>Waiver</u>	Not <u>Applic.</u>	<u>Provided</u>	Waiver <u>Granted</u>
<p><b>Variance and Waiver of Site Plan Application</b>                      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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**AMENDED SITE PLAN OR SUBDIVISION 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><b>Amended Site Plan or Subdivision</b>                      In addition to the Administrative Form, all amended site plan or subdivision applications shall provide the following information:</p>					
<p>1. A complete set of the previously approved site plan or subdivision plan and approving Resolution(s), clearly marked with all revisions/amendments being sought.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type text here



**October 3, 2025**

TODOV25206

Paula Mendelsohn  
Board Secretary  
37 North Sussex Street  
Dover, NJ 07801

**RE: ADMINISTRATIVE COMPLETENESS REVIEW LETTER**  
**Antonio Poccia**  
**86 Millbrook Avenue**  
**Block 1708 Lot 1**  
**App No: P25-06**  
**App Type: Minor Site Plan/Variance Relief – “hardship” (NJSA 40:55D-70c(1))**  
**Zone: R-2 (Single Family-5,000 SF)**

Dear Ms. Mendelsohn,

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

1. Land Use Application for the above referenced project
2. Development Checklist – Administrative
3. Variance & Waiver of Site Plan Checklist
4. Document entitled “Site Plan” prepared by FC Meola LLC Engineering and Land Surveying, dated January 3, 2018, last revised May 12, 2025
5. Descriptive Statement prepared by Douglas J. Kinz, dated July 7, 2025
6. Transmittal Letter prepared by Douglas J. Kinz, dated July 7, 2025
7. Receipt of payment for Application Fee and Escrow
8. Deed of the Property
9. Document entitled “Topographic Survey” prepared by FC Meola LLC Engineering and Land Surveying, dated August 9, 2024
10. Proof of Payment of Taxes

#### **SUMMARY OF APPLICATION**

The subject property identified as Block 1708 Lot 1 within the Town of Dover and Block 133, Lot 1 within the Township of Randolph currently consists of wooded, vacant land within the R-2 Single-Family District. The Applicant proposes to redevelop the site into one (1) single family dwelling consisting of a 1,375 SF footprint with an associated 12' wide paved access driveway and retaining walls. Site improvements consist of grading, drainage and landscaping.

Pennoni has reviewed the submitted documentation in accordance with the Town of Dover Ordinance §236-53, we offer the following comments:

1. Per the Development Checklist – Administrative, a complete submission package with appropriate fee, for the Morris County Planning Board for all applicable applications is noted as not applicable.
  - a. Millbrook Avenue is identified as Morris County Route 656; therefore, an application to the Morris County Planning Board is required for the proposed 12' wide paved access driveway.

It is our opinion that the submission **does meet** the criteria required to be deemed complete at this time.

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

Sincerely,

**PENNONI ASSOCIATES INC.**



Stephen Hoyt, PE  
Board Engineer



**October 13, 2025**  
TODOV25206

Paula Mendelsohn  
Board Secretary  
37 North Sussex Street  
Dover, NJ 07801

**RE: ENGINEERING REVIEW LETTER #1**  
**Antonio Poccia**  
**86 Millbrook Avenue**  
**Block 1708 Lot 1**  
**App No: P25-06**  
**App Type: Minor Site Plan/Variance Relief – “hardship” (NJSA 40:55D-70c(1))**  
**Zone: R-2 (Single Family-5,000 SF)**

Dear Ms. Mendelsohn,

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

1. Land Use Application for the above referenced project
2. Development Checklist – Administrative
3. Variance & Waiver of Site Plan Checklist
4. Plans entitled “Site Plan” prepared by FC Meola LLC Engineering and Land Surveying, dated January 3, 2018, last revised May 12, 2025, consisting of three (3) sheets
5. Descriptive Statement prepared by Douglas J. Kinz, dated July 7, 2025
6. Transmittal Letter prepared by Douglas J. Kinz, dated July 7, 2025
7. Receipt of payment for Application Fee and Escrow
8. Deed of the Property
9. Document entitled “Topographic Survey” prepared by FC Meola LLC Engineering and Land Surveying, dated August 9, 2024
10. Proof of Payment of Taxes

## **SUMMARY OF APPLICATION**

The subject property identified as Block 1708 Lot 1 within the Town of Dover and Block 133, Lot 1 within the Township of Randolph currently consists of wooded, vacant land within the R-2 Single-Family District. The Applicant proposes to redevelop the site into one (1) single family dwelling consisting of a 1,375 SF footprint with an associated 12' wide paved access driveway and retaining walls. Site improvements consist of grading, drainage and landscaping.

### **A. SUMMARY OF VARIANCES & WAIVERS**

1. The Applicant has requested a variance for the disturbance of 6,975 SF within moderate slope areas. Moderate slope areas are defined as previously undeveloped areas having a grade of 15% or more, but less than 25%. Per §236-21.2.B.(2)(b), no more than 50% of the rate of coverage for each developable lot, pursuant to the applicable zone district standard, may be utilized for building and/or lot coverage. Since the R-2 Single Family District requires a maximum lot coverage of 65% and a maximum building coverage of 25%, no more than 32.5% (2,755 SF) of the total moderate slope areas (8,477 SF) may be improved with impervious coverage and no more than 12.5% (1,060 SF) of the total moderate slope areas (8,477 SF) may be improved with building coverage. Per the Site Plan, Sheet 1 of 3, it appears 2,260± SF of impervious coverage is proposed (<2,755 SF) and 1,360± SF of building coverage is proposed (>1,060 SF).

2. The Applicant has requested a variance for the disturbance of 1,378 SF within critical slope areas. Critical slope areas are defined as previously undeveloped areas having a grade of 25% or greater. Per §236-21.2.B.(2)(a), there shall be no site disturbance, no structures, and no impervious coverage permitted within critical slope areas.
3. The Applicant is also requesting a variance for a lot coverage of 4,595 SF. Per the Town of Dover Zoning Table last revised April 17, 2008, the maximum lot coverage permitted is 65% or 4,300 SF, whichever is smaller.
4. The Applicant has requested a waiver for the following items and testimony shall be provided addressing each:
  - a. Environmental Impact Statement in accordance with the requirements of §236-63 Environmental impact statement
  - b. 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.

## **B. SITE PLAN**

1. The Applicant shall revise the Steep Slope Calculation Table on Sheet 1 of 3 to include the maximum permitted and proposed disturbance calculations for the moderate slope areas previously mentioned within the summary of variances and waivers. As currently presented, the table does not accurately reflect the allowable disturbances and therefore there is a larger discrepancy between allowable and proposed which should be documented.
2. The Applicant shall revise the Town signature box on Sheet 1 of 3 to indicate "Town" Engineer as opposed to "Township". Anywhere on the plans that uses the term "Township" shall be replaced with "Town".
3. The Applicant shall provide architectural plans addressing building materials and colors for all faces of the proposed building.
4. The Applicant shall provide testimony regarding any proposed lighting associated with the site improvements. The plan shall be revised to include a table indicating compliance with the Town's ordinance.
5. It appears Sheet 2 of 3 shows the proposed utility connections for water, gas, and sanitary, but not for electric. Please revise the plan to show the utility connection for electric.
6. The Applicant shall provide will-serve letters from the various utility companies for water, sewer, gas, and electric confirming that utility service can be provided to the proposed dwelling.
7. The Applicant shall provide testimony regarding how stormwater will be managed.
  - a. It appears the proposed limit of disturbance is less than one acre, so this application does not qualify for a major development per NJAC 7:8; however, an analysis needs to be completed showing that post construction peak flows are reduced from pre-construction peak flows for stormwater runoff.
  - b. Stormwater shall not sheet flow from the property to adjacent properties. It appears that the design intent is for overflow of stormwater to continue to flow east toward the existing properties in the event that the proposed system capacity is exceeded. Testimony shall be provided.
  - c. It appears that the Applicant is proposing drywells. A note shall be added to the plans indicating that infiltration testing in accordance with current NJDEP requirements shall be performed by the Applicant, and observed by the Town of Dover, prior to installation of the drywells.

- i. Testimony shall be provided regarding the installation of these drywells. The provided detail indicated an approximately 11' deep structure that is proposed to be installed in close proximity to the existing sanitary line.
      - d. The Applicant shall provide routing calculations supporting the proposed pipe sizes and slopes. These calculations should include both pervious and impervious runoff to ensure capacity.
  8. The Applicant shall review the proposed sanitary connection invert elevations and slope of the 4" PVC pipe from the proposed house and revise as necessary. It appears that the pipe is proposed at a 34.85% slope based on the provided inverts for the existing main and the proposed clean out.
  9. The Applicant shall provide testimony regarding any proposed tree removal. It is noted that the Applicant is subjected to the current tree removal ordinance that was adopted earlier this year. A revised schedule of removal/replacement for the Dover portion of the property shall be provided.
    - a. The location of any proposed trees shall be provided on a revised plan.
  10. As the total limit of disturbance exceeds 5,000 square feet, the Applicant shall apply for a soil erosion and sediment control permit with the Morris County Soil Conservation District. The Applicant shall provide a copy of the certification as a condition of approval.
  11. Per the Site Plan, Sheet 1 of 3, a 12' wide paved access driveway is proposed on Millbrook Avenue, which is identified as Morris County Route 656. An application to the Morris County Planning Board is required. The Applicant shall submit the results of that application upon receipt.
  12. Per the Site Plan, Sheet 1 of 3, a trench drain detail is shown. Please revise the Site Plan to show the location of the proposed trench drain.
  13. The plans shall be revised to provide the following construction details:
    - a. "Utility Trench Detail"
    - b. "Storm Cleanout"
    - c. "Sanitary Cleanout"
    - d. "Overflow Reverse Elbow"
    - e. "Utility Crossing Detail" (Location for all storm and sewer intersects)
    - f. "Type 'E' Inlet Detail"

**C. MISCELLANEOUS**

1. The Applicant shall obtain all other applicable approvals required by outside agencies, including but not limited to the Morris County Soil Conservation District, Morris County Planning Board, the Town of Dover Building Department, the Department of Public Works, etc. Copies of said approvals shall be provided upon receipt.

We reserve the right to present additional comments, variances, and/or design waivers pending testimony of the Applicant before the Board. The Applicant shall submit a point-by-point response letter to accompany any revised submission detailing how each of the above is being addressed. Should you have any questions, please do not hesitate to contact us.

Sincerely,  
**PENNONI ASSOCIATES INC.**



Stephen Hoyt, PE  
Board Engineer



**To:** Dover Planning Board  
**From:** Dover Shade Tree Commission  
**Date:** November 3, 2025  
**RE:** Review of Site Plan  
P25-06: 86 Millbrook Avenue [Block 1708, Lot 1]

Dear Members of the Planning Board:

The Dover Shade Tree Commission has reviewed the submitted site plans for the captioned location and would like to offer the following comments for your consideration.

It appears that the proposed work will involve the removal of one or more existing trees. Please note that, pursuant to Ordinance No. 01-2025, any tree removal requires either replacement of the removed trees or payment of the applicable tree-replacement fee. In accordance with the ordinance, a Tree Removal and Replanting Plan must be included as part of the overall site plans. If the applicant elects not to replant, the required fee must be paid per tree removed, as set forth in the ordinance. As a reminder, any time trees are to be removed, a tree-removal permit is required pursuant to Ordinance No. 01-2025. Failure to adhere to the terms of the ordinance may result in penalties being assessed to the property owner.

Should new trees be planted, they must be properly maintained to ensure long-term health and survival. In addition, once those trees are planted, if any die or fail to thrive, the expectation is that they will be replaced at the property owner's sole expense. The property owner is welcome to reach out to the Dover Shade Tree Commission for guidance on appropriate replacement species, as not all trees are suitable for every location. The Commission's goal is to help ensure that the correct tree species are selected to preserve and strengthen the town's overall tree canopy.

If any existing trees are damaged during construction or site work, those trees must also be replaced. Furthermore, the applicant shall indemnify and hold harmless the Town of Dover and the Dover Shade Tree Commission from any costs, expenses, or liabilities arising from the damage or loss of any trees during the course of construction.

Finally, we respectfully request that these requirements be incorporated into the Planning Board's resolution of approval to ensure compliance with Dover's tree protection and replacement standards.

We appreciate the opportunity to provide input and thank the Planning Board for its continued commitment to preserving Dover's tree canopy.

# 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 1709 Lot 1

*Paula Linddahl*  
 Administrative Officer  
07/14/2025  
 Date

Per Tax Records in Tax Assessor's Office as of July 14, 2025

<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>
1707	28		BARRERA OSVALDO A	39 MILLBROOK AVE	DOVER NJ	07801
1707	28.01		TOWN OF DOVER	37 N SUSSEX ST	DOVER NJ	07801
1707	29		GARCIA, HAROLD A	67 MILLBROOK AVE	DOVER, NJ	07801
1707	30		MONTERO, JORGE EDUARDO SARMIENTO	69 MILLBROOK AVE	DOVER NJ	07801
1707	31		TOWN OF DOVER	37 N SUSSEX ST	DOVER NJ	07801
1707	32		HENNING, DWIGHT	254 BROOKLAKE ROAD	FLORHAM PARK, NJ	07932
1707	33		DWIGHT HENNING	254 BROOKLAKE RD,	FLORHAM PARK, NJ	07932
1708	4		GANGEMI, JORDYN	31 HARMONY RD	RANDOLPH, NJ	07869
1708	5		TOWN OF DOVER	37 N SUSSEX ST	DOVER NJ	07801
1708	6		VALVANO, DAVID/ADRIANA	22 MARY AVE	DENVILLE, NJ	07834
1708	7		WILLIAMSON ROBERT & CONSTANCE	9 COTTAGE ST	DOVER NJ	07801
1708	7.01		STATKIEWICZ LUCILLE - EST OF	UNKNOWN	UNKNOWN	UNKNOWN
1709	1		KLOSS, ALLISON V / DEGEORGES, COLEMAN	13 COTTAGE ST	DOVER NJ	07801
1709	2		GIRALDO, LUIS F	15 COTTAGE ST	DOVER NJ	07801
1709	3		MANRIQUEZ, ELADIO & PAREDES, ELSA	2 WAYSIDE AVE	DOVER NJ	07801
1709	4		NUTTALL EDWARD P & SOTEROULA	44 SANDRA LANE	RANDOLPH NJ	07869
1707	29.01		BARRETT DALE & MORALES LOUISA	67 MILLBROOK AVE	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>
1707	34	BLOCK 131, LOT 15 (RANDOLPH TWP)		95 MILLBROOK AVE	RANDOLPH TWP, NJ	00000
1709	2.01	BLOCK 132, LOT 1.01 (RANDOLPH TWP)		42 SANDRA LN	RANDOLPH TWP, NJ	00000
1709	5	BLOCK 132, LOT 1.01(RANDOLPH TWP)		42 SANDRA LN	RANDOLPH TWP, NJ	00000

**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)

7011 2970 0000 6802 1886

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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.08



GANGEMI, JORDYN  
31 HARMONY ROAD  
RANDOLPH, NJ 07869

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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.08



WILLIAMSON ROBERT & CONSTANCE  
9 COTTAGE STREET  
DOVER, NJ 07801

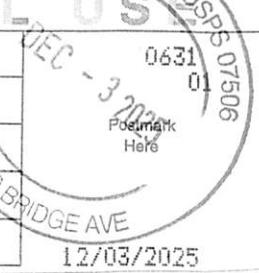
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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.08



MUNICIPAL CLERK TOWNSHIP OF RANDOLPH  
502 MILLBROOK AVE.  
RANDOLPH NJ 07869

7018 3090 0002 3393 0824

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

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Florham Park, NJ 07932

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage \$0.78

Total Postage and Fees \$6.08

HENNING, DWIGHT  
254 BROOKLAKE ROAD  
FLORHAM PARK, NJ 07932

7011 2970 0000 6802 1893

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Denville, NJ 07834

Postage	\$5.30
Certified Fee	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.08



VALVANO, DAVID/ADRIANA  
22 MARY AVENUE  
DENVER, NJ 07834

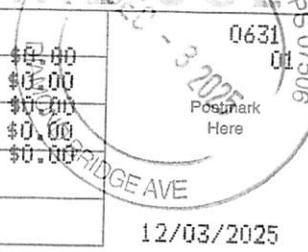
7011 2970 0000 6802 1916

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Doover, NJ 07801

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Certified Fee	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.08



KLÖSS, ALLISON V.  
13 COTTAGE ST.  
DOVER NJ 07801

7011 2970 0000 6802 1985

# U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)

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Newark, NJ 07102

Postage	\$5.30	
Certified Fee	\$0.00	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$0.78	

**\$6.08**

NEW JERSEY VERIZON  
540 BROAD ST.  
NEWARK NJ ~~07101~~ 07102

PS Form 3800, August 2006 See Reverse for Instructions

7011 2970 0000 6802 1992

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Certified Fee	\$0.00	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$0.78	

**\$6.08**

CABLEVISION  
683 ROUTE 10 E.  
RANDOLPH NJ 07869

PS Form 3800, August 2006 See Reverse for Instructions

7011 2970 0000 6802 1961

# U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)

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Morristown, NJ 07960

Postage	\$5.30	
Certified Fee	\$0.00	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$0.78	

**\$6.08**

JC P&L - JERSEY CENTRAL POWER & LIGHT  
300 MADISON AVENUE,  
MORRISTOWN NJ 07960

PS Form 3800, August 2006 See Reverse for Instructions

7011 2970 0000 6802 1978

# U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

Farmingsdale, NJ 07719

Postage	\$5.30	
Certified Fee	\$0.00	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$0.78	

**\$6.08**

NEW JERSEY NATURAL GAS COMPANY  
1415 WYCKOFF RD.  
WALL NJ ~~07719~~ 07727

PS Form 3800, August 2006 See Reverse for Instructions

7011 2970 0000 6802 1947

# U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

Randolph, NJ 07869

Postage	\$5.30	
Certified Fee	\$0.00	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$0.78	

**\$6.08**

NUTTALL EDWARD P & SOTEROULA  
44 SANDRA LN.  
RANDOLPH NJ 07869

PS Form 3800, August 2006 See Reverse for Instructions

7011 2970 0000 6802 1954

# U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)

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Dover, NJ 07801

Postage	\$5.30	
Certified Fee	\$0.00	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$0.78	

**\$6.08**

TOWN OF DOVER WATER DEPT.  
37 N. SUSSEX ST.  
DOVER, NJ ~~07801~~ 07801  
ATTENTION: R. KINNEY

PS Form 3800, August 2006 See Reverse for Instructions

701A 3090 0002 3393 0A17

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**U.S. Postal Service™ CERTIFIED MAIL® RECEIPT**  
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DOVER, NJ 07801

MONTERO, JORGE EDUARDO SARMIENTO  
69 MILLBROOK AVE.  
DOVER, NJ 07801

Postmark Here  
DEC 3 2025  
905707506

Postage	\$0.78
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
Return Receipt (hardcopy)	\$0.00
Return Receipt (electronic)	\$0.00
Certified Mail Restricted Delivery	\$0.00
Certified Mail Restricted Delivery	\$0.00
Adult Signature Required	\$0.00
Adult Signature Restricted Delivery	\$0.00
Total Postage and Fees	\$0.78

Certified Mail Fee \$5.30

Total Postage and Fees \$6.08

12/03/2025

701A 3090 0002 3393 0B00

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**U.S. Postal Service™ CERTIFIED MAIL® RECEIPT**  
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DOVER, NJ 07801

BARRETT DALE & MORALES LOUISA  
67 MILLBROOK AVENUE  
DOVER, NJ 07801

Postmark Here  
DEC 3 2025  
905707506

Postage	\$0.78
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
Return Receipt (hardcopy)	\$0.00
Return Receipt (electronic)	\$0.00
Certified Mail Restricted Delivery	\$0.00
Certified Mail Restricted Delivery	\$0.00
Adult Signature Required	\$0.00
Adult Signature Restricted Delivery	\$0.00
Total Postage and Fees	\$0.78

Certified Mail Fee \$5.30

Total Postage and Fees \$6.08

12/03/2025

701A 3090 0002 3393 0794

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Kenil, NJ 07847

GARCIA - CASTILLO HAROLD  
11 BALLANTINE ST.  
KENNILLE, NJ 07847

Postmark Here  
DEC 3 2025  
905707506

Postage	\$0.78
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
Return Receipt (hardcopy)	\$0.00
Return Receipt (electronic)	\$0.00
Certified Mail Restricted Delivery	\$0.00
Certified Mail Restricted Delivery	\$0.00
Adult Signature Required	\$0.00
Adult Signature Restricted Delivery	\$0.00
Total Postage & Fees	\$0.78

Certified Mail Fee \$5.30

Total Postage and Fees \$6.08

12/03/2025

701A 3090 0002 3393 0720

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

DOVER, NJ 07801

BARRERA, OSVALDO A  
39 MILLBROOK AVENUE  
DOVER, NJ 07801

Postmark Here  
DEC 3 2025  
905707506

Postage	\$0.78
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
Return Receipt (hardcopy)	\$0.00
Return Receipt (electronic)	\$0.00
Certified Mail Restricted Delivery	\$0.00
Certified Mail Restricted Delivery	\$0.00
Adult Signature Required	\$0.00
Adult Signature Restricted Delivery	\$0.00
Total Postage and Fees	\$0.78

Certified Mail Fee \$5.30

Total Postage and Fees \$6.08

12/03/2025

701A 3090 0002 3393 0787

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**U.S. Postal Service™ CERTIFIED MAIL® RECEIPT**  
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DOVER, NJ 07801

TOWN OF DOVER  
37 N. SUSSEX ST  
DOVER NJ 07801

Postmark Here  
DEC 3 2025  
905707506

Postage	\$0.78
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
Return Receipt (hardcopy)	\$0.00
Return Receipt (electronic)	\$0.00
Certified Mail Restricted Delivery	\$0.00
Certified Mail Restricted Delivery	\$0.00
Adult Signature Required	\$0.00
Adult Signature Restricted Delivery	\$0.00
Total Postage and Fees	\$0.78

Certified Mail Fee \$5.30

Total Postage and Fees \$6.08

12/03/2025

701A 2970 0000 6802 2012

PS Form 3800, August 2006 See Reverse for Instructions

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For delivery information visit our website at [www.usps.com](http://www.usps.com)

MORRISTOWN NJ 07960

MORRIS COUNTY PLANNING BOARD  
CN 900  
MORRISTOWN NJ 07960-07963

Postmark Here  
DEC 3 2025  
905707506

Postage	\$0.78
Certified Fee	\$0.00
Return Receipt Fee	\$0.00
(Endorsement Required)	\$0.00
Restricted Delivery Fee	\$0.00
(Endorsement Required)	\$0.00
Total Postage & Fees	\$0.78

Certified Mail Fee \$5.30

Total Postage & Fees \$6.08

12/03/2025

7011 2970 0000 6802 1930

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
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Dover, NJ 07801

Postage	\$5.30
Certified Fee	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.08



12/03/2025

**MANRIQUEZ ELIADO AND PARADES, ELSA**  
**2 WAYSIDE AVE.**  
**DOVER NJ 07801**

PS Form 3800, August 2006 See Reverse for Instructions

7011 2970 0000 6802 1923

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)

Dover, NJ 07801

Postage	\$5.30
Certified Fee	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.08



12/03/2025

**GERALDO LUIS F**  
**15 COTTAGE STREET**  
**DOVER NJ 07801**

PS Form 3800, August 2006 See Reverse for Instructions


**LocaliQ**  
 New York/New Jersey  
**GANNETT**

**Agency:**

Douglas Kinzi Esq  
 Douglas Kinzi Esq  
 356 Lafayette Avenue  
 Hawthorne NJ 07506  
 Acct: 1185558

**Client:**

Douglas Kinzi Esq  
 Douglas Kinzi Esq  
 356 Lafayette Avenue  
 Hawthorne NJ 07506  
 Acct: 1185558

**This is not an invoice**

Order #	Advertisement / Description	Columns x Lines x Insertions	Rate per Lines	Cost
11998395	NOTICE IS HEREBY GIVEN that Antonio Poccia Jr. has filed an application with the	2 x 47.00 x 1	\$0.44	\$71.36
Net Total Due:				<b>\$71.36</b>

Costs above include daily ad cost and any associated affidavit charges, where applicable

# of Copies :  
1

PO #: \_\_\_\_\_  
 Check #: \_\_\_\_\_  
 Date: \_\_\_\_\_

**CERTIFICATION BY RECEIVING AGENCY**  
 I, HAVING KNOWLEDGE OF THE FACTS, CERTIFY AND DECLARE THAT THE GOODS HAVE BEEN RECEIVED OR THE SERVICES RENDERED AND ARE IN COMPLIANCE WITH THE SPECIFICATIONS OR OTHER REQUIREMENTS, AND SAID CERTIFICATION IS BASED ON SIGNED DELIVERY SLIPS OR OTHER REASONABLE PROCEDURES OR VERIFIABLE INFORMATION.

SIGNATURE: \_\_\_\_\_

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

**CERTIFICATION BY APPROVAL OFFICIAL**  
 I CERTIFY AND DECLARE THAT THIS ORDER CONFIRMATION IS CORRECT, AND THAT SUFFICIENT FUNDS ARE AVAILABLE TO SATISFY THIS CLAIM. THE PAYMENT SHALL BE CHARGEABLE TO:

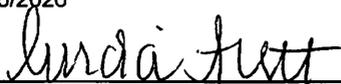
APPROPRIATION ACCOUNT(S) AND AMOUNTS CHARGED: P.O.# \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

**CLAIMANT'S CERTIFICATION AND DECLARATION:**  
 I DO SOLEMNLY DECLARE AND CERTIFY UNDER THE PENALTIES OF THE LAW THAT THIS ORDER CONFIRMATION IS CORRECT IN ALL ITS PARTICULARS; THAT THE GOODS HAVE BEEN FURNISHED OR SERVICES HAVE BEEN RENDERED AS STATED HEREIN; THAT NO BONUS HAS BEEN GIVEN OR RECEIVED BY ANY PERSON OR PERSONS WITHIN THE KNOWLEDGE OF THIS CLAIMANT IN CONNECTION WITH THE ABOVE CLAIM; THAT THE AMOUNT HEREIN STATED IS JUSTLY DUE AND OWING; AND THAT THE AMOUNT CHARGED IS A REASONABLE ONE.

Date: 01/16/2026

Signature: 

Federal ID #: 061032273  
 Official Position: Clerk

Kindly return a copy of this order confirmation with your payment so that we can assure you proper credit.

**The Record and Herald News**

Gannett New York-New Jersey LocaliQ  
 PO Box 631202 Cincinnati, OH 45263-1202

**AFFIDAVIT OF PUBLICATION**

Order Number : 11998395

**STATE OF WISCONSIN**  
**Brown County**

Of **The Record** and **Herald News**, are the newspapers of general circulation and published in Hackensack and Woodland Park, in the Counties of Bergen and Passaic, and of general circulation in Bergen, Passaic, Essex, Hudson, Morris and Essex Counties, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in said newspaper in the issue:

01/16/2026

*Linda Jett*

Legal Clerk

*mmmm*

Notary Public State of Wisconsin County of Brown

8.25.26

My commission expires

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

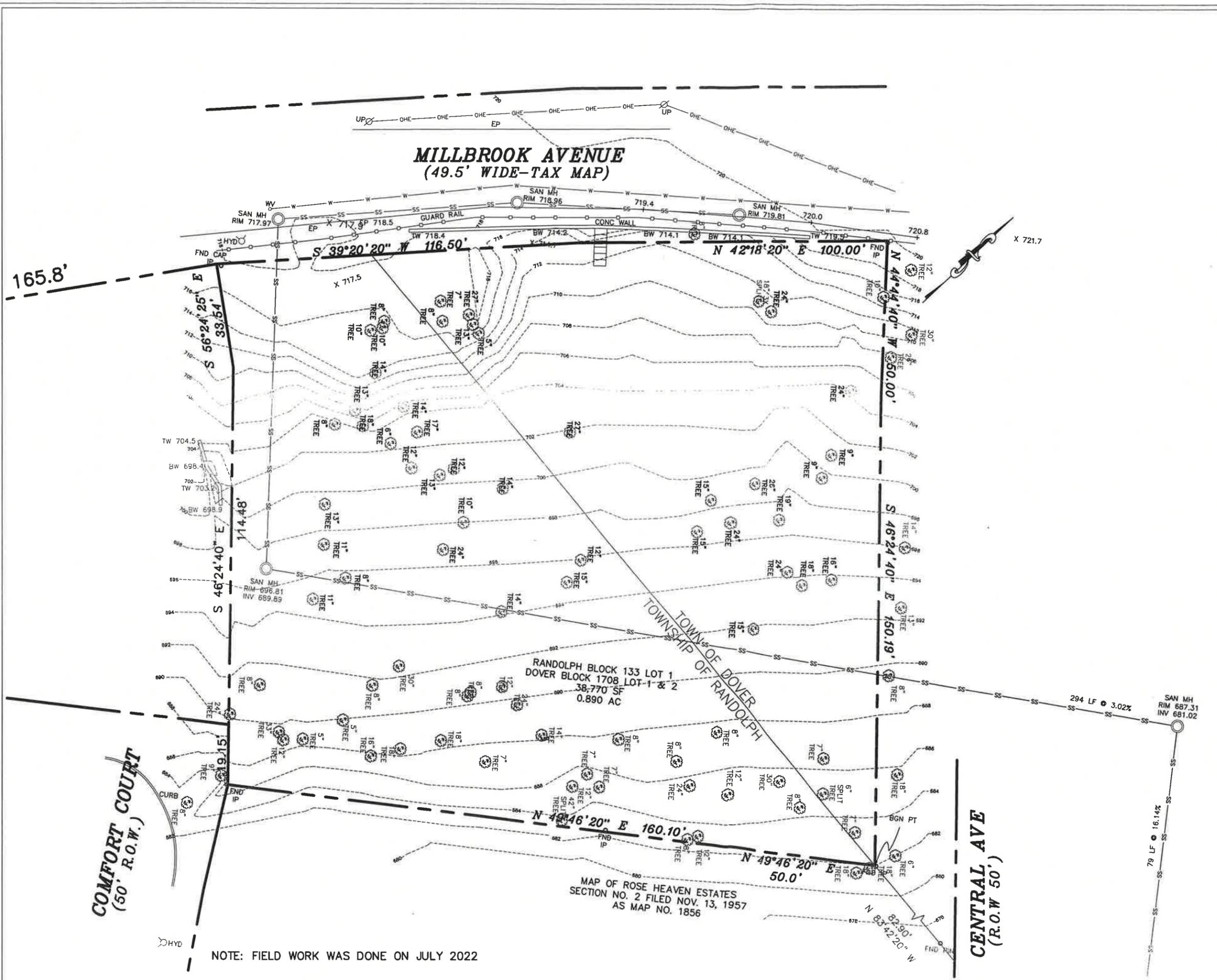
NOTICE IS HEREBY GIVEN that Antonio Poccia Jr. has filed an application with the Town of Dover Zoning Board of Adjustment for the premises known as 86 Millbrook Avenue and also known as Block 1708, Lot 1, on the Tax Map of the Town of Dover for a steep slope variance in order to construct a single-family dwelling located on a site located on the easterly side of Millbrook Avenue near its intersection with Boyd Lane, which straddles the Township of Randolph and the Town of Dover. The site approximates 216.5 feet in width along Millbrook Avenue by approximately 186 in depth. The portion of the site which lies in Randolph Township is known as Block 133, Lot 1. The portion which lies in Town of Dover is known as Block 1708, Lot 1. The proposed dwelling would be located entirely on the Dover side of the property, and would conform with all height, setback and lot coverage requirements of the Dover Zoning Ordinance. Access to the dwelling will be provided by a driveway leading from Millbrook Avenue. A small portion of the driveway would be located on the Randolph side of the property.

Construction of the driveway will require steep slope variances from both Dover and Randolph Townships due to the fact that the site slopes significantly downward from its westerly side along Millbrook Avenue. As set forth in the site plan filed with the Town of Dover, the slope variances needed for the Dover lot are as follows:

<b>SLOPE</b>	<b>TOTAL AREA</b>	<b>MAXIMUM DISBURBANCE</b>	<b>AREA DISTURBED</b>
>25%	2631	0	1738
15 - 24.99%	8477	4239	6975

A hearing on this application has been scheduled by the Board for February 19, 2025, at 7:00 p.m., in the Dover Township Municipal Building, 37 North Sussex Street, Dover, NJ, at which time you or any interested party, as defined in N.J.S.A. 40:55D-4, may appear and be heard either in person or by agent or attorney. Copies of the documents submitted with the application are on file at the above-stated Municipal Building for public inspection between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday.

Antonio Poccia Jr.  
 Applicant's Name  
 Record/Herald News 1/16/2026  
 (94) \$41.36 **11998395**



NOTE: FIELD WORK WAS DONE ON JULY 2022

REFERENCE:  
DB: 3873 PG: 277  
F.M. 1856

THIS DECLARATION IS MADE TO THE NAMED PARTIES ONLY. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR TO ANY PERSON OR PARTY NOT LISTED IN THIS DECLARATION. THIS SURVEY IS INVALID WITHOUT THE EMBOSSED SEAL AND ORIGINAL SIGNATURE OF THE SURVEYOR IN GREEN INK. CORNER MARKERS NOT SET AS PER CONTRACT WITH THE ULTIMATE USER.

IN MY PROFESSIONAL OPINION AND BELIEF AND BASED ON THE REFERENCED DOCUMENTATION I DECLARE THIS SURVEY TO BE CORRECT AND ACCURATE TO THE FOLLOWING PARTIES ONLY:  
ANTONIO POCCIA, JR.

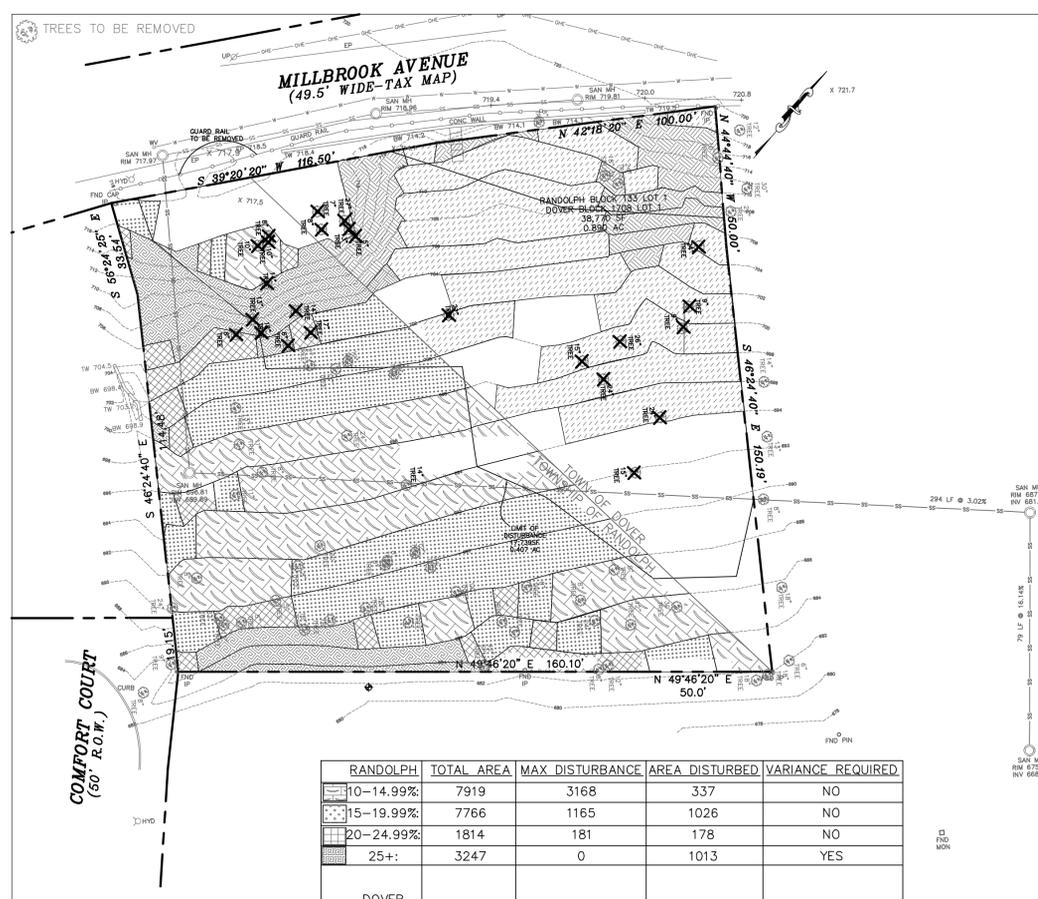
**TOPOGRAPHIC SURVEY**  
BLOCK 1708 LOT 1 & 2  
TOWN OF DOVER  
MORRIS COUNTY, NEW JERSEY

BLOCK 133 LOT 1  
TOWNSHIP OF RANDOLPH  
MORRIS COUNTY, NEW JERSEY

*Frederick C. Meola*  
**FREDERICK C. MEOLA**

NJ PROFESSIONAL ENGINEER & LAND SURVEYOR #22708  
FC MEOLA LLC  
CERTIFICATE OF AUTHORIZATION : No. 24GA28140200  
28 WHIPPANY ROAD PHONE: (973) 538-8863  
WHIPPANY, NEW JERSEY, 07981 FAX: (973) 538-5715

FILE NO. 140211	C.D. 140211	FIELD BOOK XX/XX
DATE 08-09-2024	SCALE 1"=30'	DRAWN BY YG



**EXISTING CONDITIONS**  
SCALE: 1" = 30'

ZONING SCHEDULE  
ZONE: R-3 (RANDOLPH)  
(RESIDENTIAL ZONE - SINGLE FAMILY)

REQUIREMENT	REQUIRED /PERMITTED	EXISTING	PROPOSED LOT 1
<b>LOT REQUIREMENTS</b>			
AREA (SF)	15,000	38,770	38,770
FRONTAGE (FT)	100	216.50	216.50
DEPTH (FT)	150	186	186
<b>PRINCIPLE STRUCTURES</b>			
FRONT YARD (FT)	35	N/A	85.3
REAR YARD (FT)	50	N/A	76.1
SIDE YARD (FT)	15	N/A	20.0
2 SIDE YARDS (FT)	N/A	N/A	N/A
<b>ACCESSORY STRUCTURES</b>			
REAR YARD (FT)	20	N/A	N/A
SIDE YARD (FT)	15	N/A	N/A
<b>MAXIMUM</b>			
DENSITY	N/A	N/A	N/A
BUILDING COVERAGE (%)	20	N/A	3.5
FLOOR AREA RATIO	N/A	N/A	N/A
IMPERVIOUS COVERAGE (%)	N/A	N/A	11.8
HEIGHT (STORIES/FT)	2 1/2 / 35	N/A	1 1/2 / 25.8
<b>MINIMUM DISTANCE BETWEEN BUILDINGS</b>	N/A	N/A	N/A

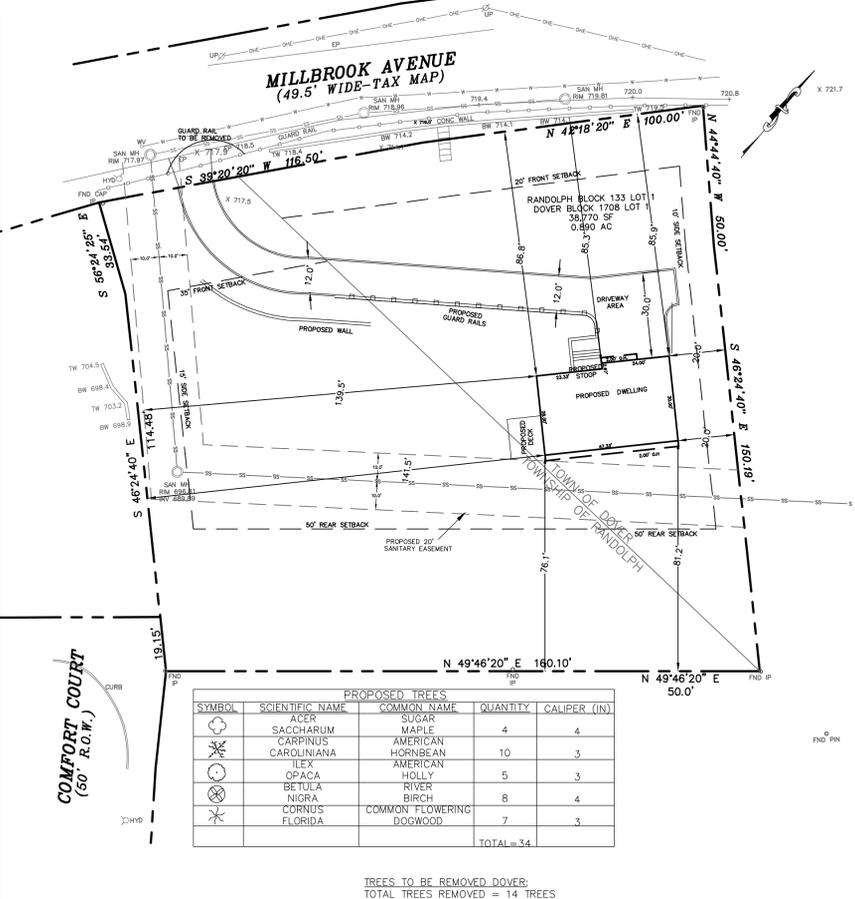
**\*VARIANCE NEEDED**

**PROPOSED COVERAGES**

DWELLING = 1,373 SF  
STOOP = 39 SF  
DECK = 168 SF  
WALKWAY AND STEPS = 69 SF  
DRIVEWAY = 2,916 SF

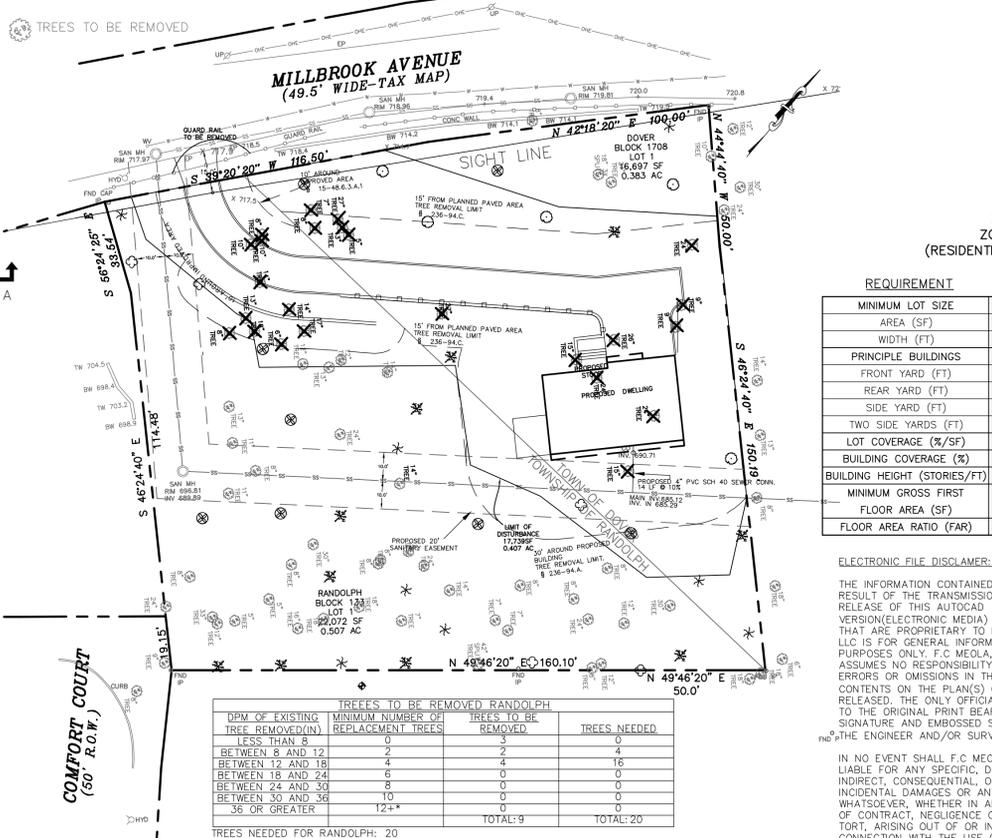
BUILDING COVERAGE = 1,373 SF  
PERCENT BUILDING COVERAGE =  $\frac{1,373}{38,770} = 3.5\%$   
IMPERVIOUS LOT COVERAGE = 4,565 SF  
PERCENT IMPERVIOUS LOT COVERAGE =  $\frac{4,565}{38,770} = 11.8\%$

- GENERAL NOTES**
- THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND SHALL NOT BE USED WITHOUT HIS CONSENT.
  - CONTRACTOR SHALL CHECK AND VERIFY ALL PLAN DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.
  - ALL UTILITY LOCATIONS TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR IS TO VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO START OF CONSTRUCTION.
  - ALL EQUIPMENT, MATERIALS, ETC. SHALL BE CONFINED TO THE PROPERTY IN QUESTION. NO ENCROACHMENT ONTO TOWN R.O.W. OR ADJACENT PROPERTIES IS PERMITTED, UNLESS OTHERWISE SPECIFIED ON THE PLAN.
  - THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION SITE SAFETY. ALL SAFETY PRECAUTIONS MUST BE UNDERTAKEN AND MAINTAINED AS REQUIRED BY LOCAL, STATE, AND FEDERAL CODES.
  - MORRIS COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED 72 HOURS PRIOR TO ANY LAND DISTURBANCE.
  - ALL AREA LEADERS/ROOF DRAINS TO BE CONNECTED TO DRYWELL WITH MIN. 4" SCHEDULE 40 PVC WITH MINIMUM ONE FOOT COVER.
  - PRIOR TO CONSTRUCTION/INSTALLATION OF DRYWELL, SOIL PERMEABILITY TEST TO BE PERFORMED AND DESIGN ENGINEER MUST BE NOTIFIED 72 HOURS IN ADVANCE.
  - ALL UTILITIES TO BE UNDERGROUND.
  - TREE REMOVAL PERMIT APPLICATION IN ACCORDANCE WITH TOWNSHIP ORDINANCE MUST BE FILED AND APPROVED PRIOR TO REMOVAL OF TREES PRIOR TO OBTAINING A BUILDING PERMIT.
  - ALL LOT GRADING TO BE APPROVED BY THE TOWNSHIP ENGINEER.
  - INDIVIDUAL GRADING PLANS FOR EACH PROPOSED LOT MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE TOWNSHIP ENGINEER.
  - APPLICANT TO SUBMIT QUANTITY OF SOIL FILLING OR REMOVAL AT THE TIME OF APPLICATION FOR A GRADING PERMIT.
  - ELEVATIONS SHOWN ARE BASED ASSUMPTION.
  - APPLICANT IS RESPONSIBLE FOR OBTAINING A ROAD OPENING PERMIT FOR ANY WORK WITHIN THE RIGHT OF WAY PRIOR TO OBTAINING A BUILDING PERMIT.
  - THERE ARE NO DEED RESTRICTIONS OR COVENANTS FOR THE LANDS BEING SUBDIVIDED.
  - MINOR SUBDIVISION MUST BE PERFECTED BY DEED.
  - F.C. MEOLA, LLC REPRESENTS THE PLANS TO BE COMPLETE AS OF THE LATEST REVISION DATE. SHOULD THE OWNER, BUILDER AND/OR CONTRACTOR CHOOSE SOMEONE OTHER THAN F.C. MEOLA, LLC TO STAKE OUT THE PROPOSED IMPROVEMENTS INDICATED ON THESE PLANS, THE OWNER, BUILDER, CONTRACTOR AND/OR SURVEYOR SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY TO REVIEW THE SITE CONDITIONS AND MAKE ANY NECESSARY FIELD ADJUSTMENTS TO COMPLY WITH THE SCOPE OF THESE PLANS.
  - APPLICANT TO REPAIR ALL TRENCH RESTORATIONS WITHIN THE ROADWAY OF MILLBROOK AVENUE AND COMFORT COURT WITH INFRARED PAVEMENT REPAIR TO THE SATISFACTION OF THE BOROUGH ENGINEER.

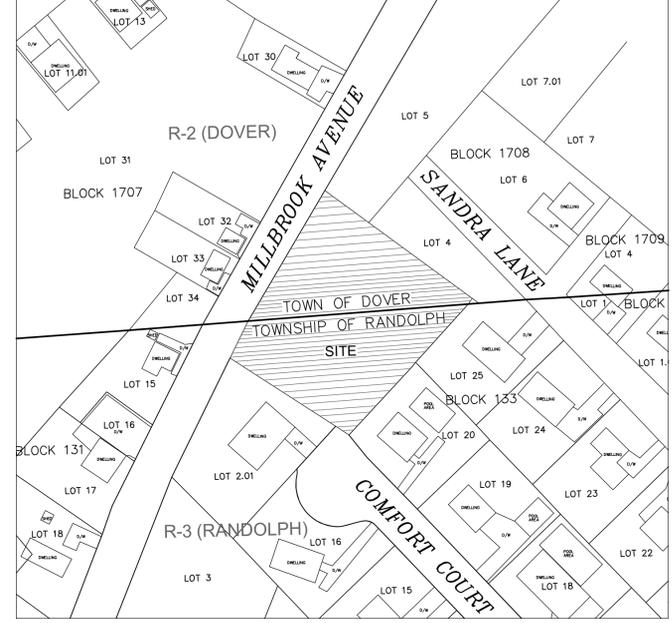


**PROPOSED CONDITIONS**  
SCALE: 1" = 30'

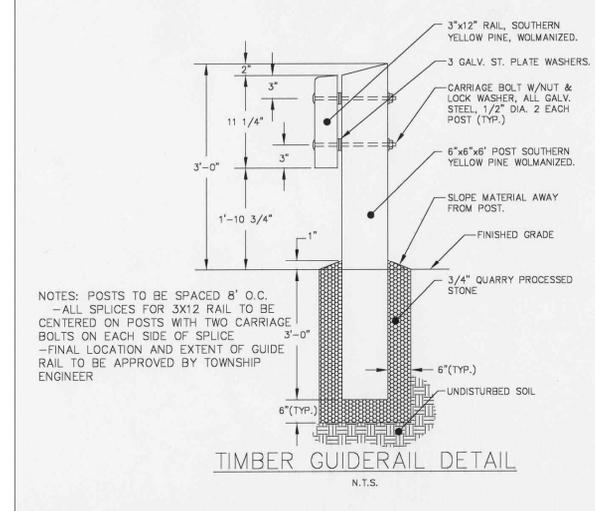
TREES TO BE REMOVED DOVER:  
TOTAL TREES REMOVED = 14 TREES  
TOTAL TREES TO BE REPLACED = 14 TREES



**LANDSCAPING**  
SCALE: 1" = 30'



**ZONING AND AREA MAP**  
SCALE: 1" = 100'



**TAX MAP DATA**

TOWN OF DOVER	TOWNSHIP OF RANDOLPH
BLOCK 1708	BLOCK 133
LOT 1	LOT 1

**OWNER AND APPLICANT**

ANTONIO POCCIA, JR.  
40 BROOKSTONE DR.  
MORRIS PLAINS, NJ 07950  
(973) 222 - 4262

APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_

**BOARD APPROVALS**

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

TOWNSHIP ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

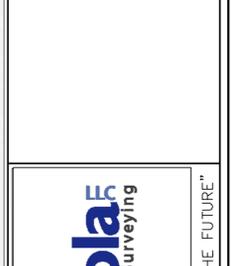
**SITE PLAN**

BLOCK 1708 LOT 1  
TOWN OF DOVER  
MORRIS COUNTY, NEW JERSEY

BLOCK 133 LOT 1  
TOWNSHIP OF RANDOLPH  
MORRIS COUNTY, NEW JERSEY

REV	DATE	DESCRIPTION
1	01/03/18	ORIGINAL
2	10/03/19	REVISED
3	04/12/21	REVISED
4	06/22/21	REVISED
5	01/26/22	REVISED
6	06/14/22	REVISED
7	07/11/22	REVISED
8	08/08/22	REVISED
9	11/20/23	REVISED
10	01/30/23	REVISED
11	02/12/25	REVISED
12	04/24/25	REVISED
13	05/12/25	REVISED
14	12/18/25	REVISED

**FREDERICK C. MEOLA**  
LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR  
CERTIFICATE OF AUTHORIZATION : NO. 246A28140200  
28 WHIPPANY ROAD, WHIPPANY, NEW JERSEY  
PHONE (973)538-8863 FAX (973)538-5715  
N.J. LIC. # 22708  
C.D. 140211

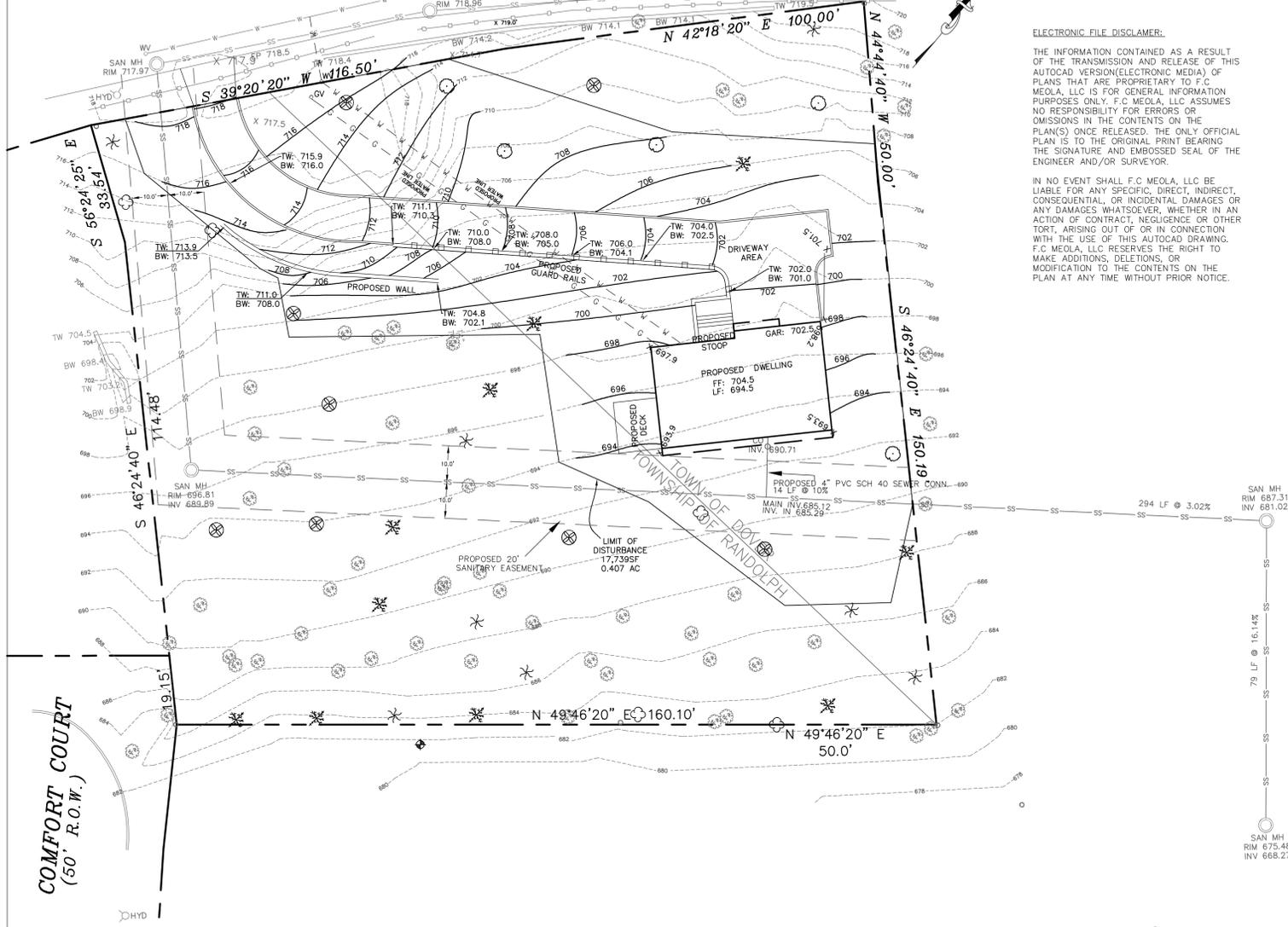


**OWNER AND APPLICANT**

ANTONIO POCCIA, JR.  
40 BROOKSTONE DR.  
MORRIS PLAINS, NJ 07950

FILE NUMBER	ID	FIELD BOOK
140211	140211	XX/XX
DATE	SCALE	DRAWN BY
LATEST REV.	AS SHOWN	RAC
PAGE		
1 of 3		

**MILLBROOK AVENUE  
(49.5' WIDE-TAX MAP)**



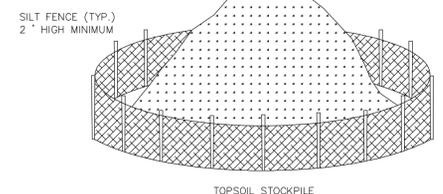
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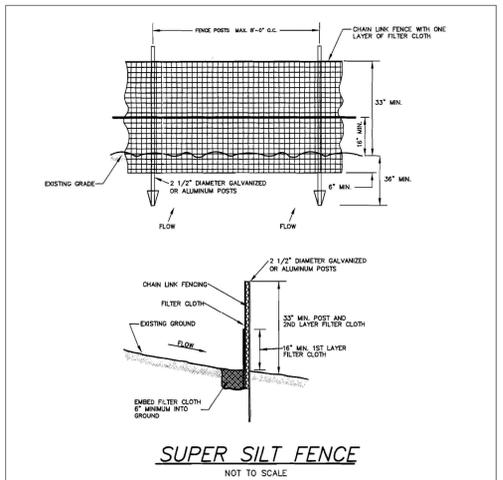
**PROPOSED GRADING & DRAINAGE**



- SEQUENCE OF CONSTRUCTION**
- | ITEM   | WEEKS |
|--|-------|
| 1. INSTALL SOIL EROSION AND SEDIMENT CONTROL DEVICES           | 1     |
| 2. DEMOLITION OF EXISTING DAMAGED DWELLING                     | 1     |
| 3. ROUGH GRADE SITE  | 3     |
| 4. CONSTRUCT UTILITIES AND FOUNDATION                          | 12    |
| 5. CONSTRUCT DWELLING  | 25    |
| 6. FINAL GRADE SITE, INSTALL LANDSCAPING                       | 2     |
| 7. PERMANENT SEED ALL AREAS                                    | 1     |
| 8. REMOVE SOIL EROSION CONTROL DEVICES WHEN SITE IS STABILIZED | 1     |



- TOPSOIL STOCKPILE**
1. AN ON-SITE DRAINAGE SWALE SHALL BE LOCATED BETWEEN THE TOPSOIL STOCKPILE AND OFF-SITE PROPERTY.
  2. REFERENCE IS MADE TO THE SILT FENCE DETAIL FOR MATERIALS AND INSTALLATION METHODS.
  3. IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, IT SHALL BE STABILIZED WITH A BURLAP MATTING OR SEEDED WITHIN DAYS OF COMPLETION TO MINIMIZE EROSION.
  4. INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF 1/2". REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
  5. SEDIMENT TRAPPED BY THE FENCES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SIGNIFICANT ACCUMULATION OCCURS.



**STANDARD DUST CONTROL NOTES**

**DEFINITION** - The control of dust on construction sites and roads.

**PURPOSE** - To prevent blowing and movement of dust from exposed soil surfaces, reduce on- and off-site damage and health hazards, and improve traffic safety.

**WHERE APPLICABLE** - This practice is applicable to areas subject to dust blowing and movement where on- and off-site damage is likely without treatment. Consult with local municipal ordinances on any restrictions.

**WATER QUALITY ENHANCEMENT**

Sediments deposited as "dust" are often fine colloidal material which is extremely difficult to remove from water once it becomes suspended. Use of this standard will help to control the generation of dust from construction sites and subsequent blowing and deposition into local surface water resources.

**PLANNING CRITERIA** - The following methods should be considered for controlling dust:

Mulches: See Standards for Stabilization with Mulches Only (pg. 5-1)

Vegetative Cover: See Standards for Temporary Vegetative Cover (pg. 7-1) and Permanent Vegetative Cover (pg. 4-1) and Permanent Stabilization with Sod (pg. 6-1)

Spray-on Adhesives: On mineral soils (not effective on muck soils). Keep traffic off these areas.

Material	Water Dilution	Type of Nozzle	Gal./Acres
Anionic asphalt emulsion	7:1	Coarse Spray	1,200
Latex Emulsion	12.5:1	Fine Spray	235
Resin in Water	4:1	Fine Spray	300
Polyacrylamide (PAM) - spray on			
Polyacrylamide (PAM) dry spread			
Accululated Soy Bean Spill Stick	None	Coarse spray	1,200

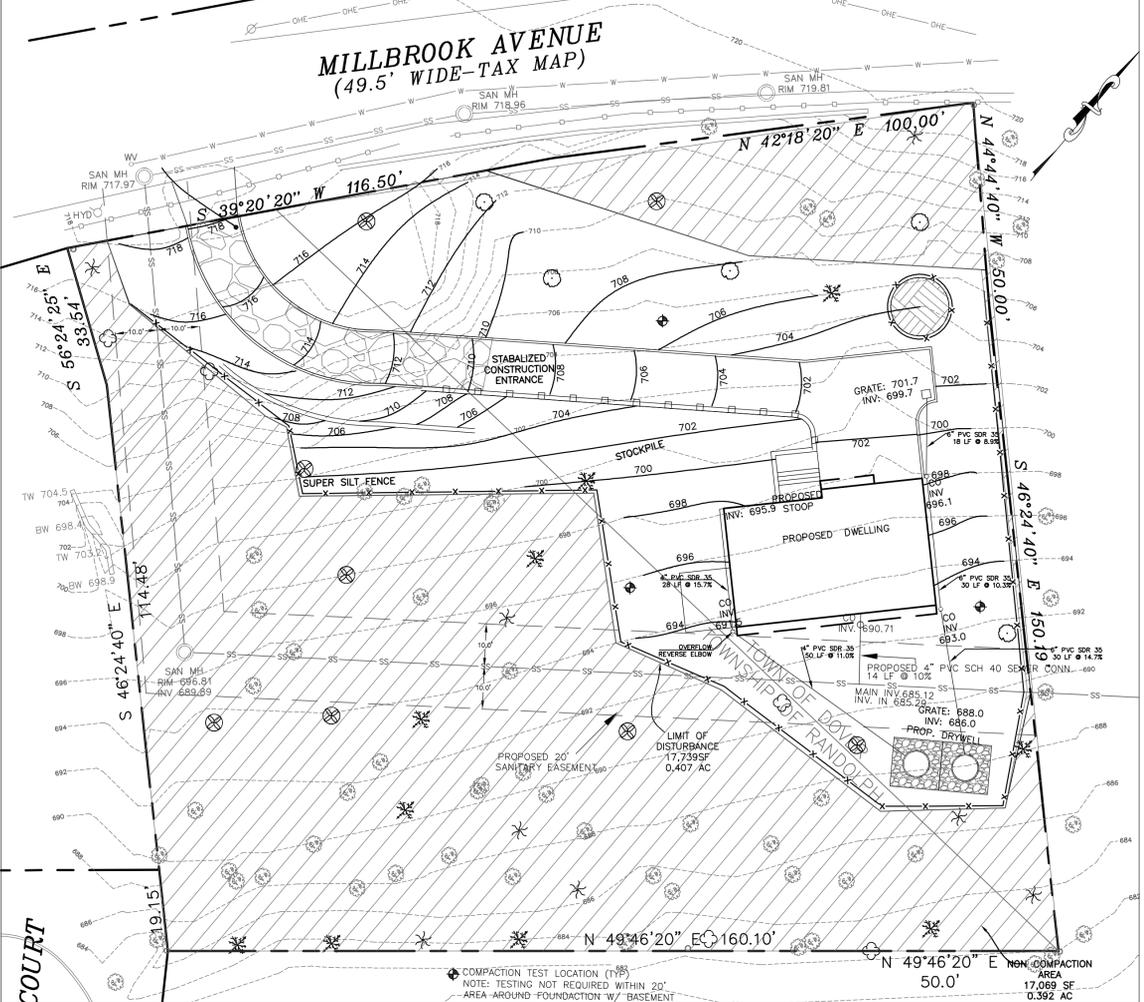
**Tillage:** To roughen surface and bring clods to the surface. This is a temporary emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12 inches apart, and spring-toothed harrows are examples of equipment which may produce the desired effect.

**Sprinkling:** Site is sprinkled until the surface is wet.

**Barriers:** Solid board fences, snow fences, burlap fences, crate walls, bales of hay, and similar material can be used to control air currents and soil blowing.

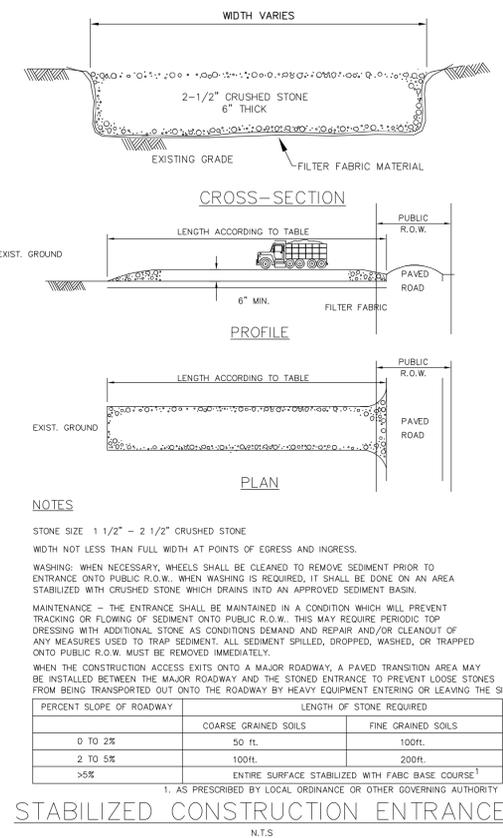
**Calcium Chloride:** Shall be in the form of loose, dry granules of flakes fine enough to feed through commonly used spreaders at a rate that will keep surface moist, but not cause pollution or plant damage. If used on steeper slopes, then use other practices to prevent washing into streams or accumulation around plants.

**Stops:** Cover surface with crushed stone or coarse gravel.



**SOIL EROSION AND SEDIMENT CONTROL**

- SCALE: 1" = 20'
- MORRIS COUNTY SOIL CONSERVATION DISTRICT  
SOIL EROSION AND SEDIMENT CONTROL NOTES
1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, AND WILL BE IN PLACE PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
  2. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH STRAW OR HAY AND TACKED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS. SEE NOTE 22 BELOW.
  3. PERMANENT VEGETATION IS TO BE ESTABLISHED ON EXPOSED AREAS WITHIN TEN (10) DAYS AFTER THE FINAL GRADING. MULCH IS TO BE USED FOR PROTECTION UNTIL VEGETATION IS ESTABLISHED. SEE NOTE 21 BELOW.
  4. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS (STEEP SLOPES, SANDY SOILS, WET CONDITIONS) SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN ACCORDANCE WITH NOTE 21 BELOW.
  5. TEMPORARY DIVERSION BERMS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS. SEE THE DIVERSION DETAIL.
  6. PERMANENT SEEDING AND STABILIZATION IS TO BE IN ACCORDANCE WITH THE "STANDARDS FOR PERMANENT COVER FOR SOIL STABILIZATION COVER." SPECIFIED RATES AND LOCATIONS SHALL BE ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.
  7. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SO THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
  8. ALL SEDIMENTATION STRUCTURES (SILT FENCE, INLET FILTERS, AND SEDIMENT BASINS) WILL BE INSPECTED AND MAINTAINED DAILY.
  9. STOCKPILES SHALL NOT BE LOCATED WITHIN 50 FEET OF A FLOOD PLAIN, SLOPE, DRAINAGE FACILITY, OR ROADWAY. ALL STOCKPILE BASES SHALL HAVE A SILT FENCE PROPERLY ENTRENCHED AT THE TOE OF THE SLOPE.
  10. A STABILIZATION CONSTRUCTION ACCESS WILL BE INSTALLED, WHENEVER AN EARTHEN ROAD INTERSECTS WITH A PAVED ROAD. SEE THE STABILIZED CONSTRUCTION ACCESS DETAIL AND CHART FOR DIMENSIONS.
  11. ALL NEW ROADWAYS WILL BE TREATED WITH SUITABLE SUBBASE UPON ESTABLISHMENT OF FINAL GRADE ELEVATIONS.
  12. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
  13. BEFORE DISCHARGE POINTS BECOME OPERATIONAL, ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AS REQUIRED.
  14. ALL DRAINAGE OPERATIONS MUST BE DISCHARGED DIRECTLY INTO A SEDIMENT FILTER AREA. THE FILTER SHOULD BE COMPOSED OF A FABRIC OR APPROVED MATERIAL.
  15. ALL SEDIMENT BASINS WILL BE CLEANED WHEN THE CAPACITY HAS BEEN REDUCED BY 50%. A CLEAN OUT ELEVATION WILL BE IDENTIFIED ON THE PLAN AND A MARKER INSTALLED ON THE SITE.
  16. DURING AND AFTER CONSTRUCTION, THE APPLICANT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE DRAINAGE STRUCTURES, VEGETATION COVER, AND ANY OTHER MEASURES DEEMED APPROPRIATE BY THE DISTRICT. SAID RESPONSIBILITIES WILL END WHEN COMPLETED WORK IS APPROVED BY THE MORRIS COUNTY SOIL CONSERVATION DISTRICT.
  17. ALL TREES OUTSIDE THE DISTURBANCE LIMIT INDICATED ON THE SUBJECT PLAN OR THOSE TREES WITHIN THE DISTURBANCE AREA WHICH ARE DESIGNATED TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH TREE PROTECTION DEVICES.
  18. THE MORRIS COUNTY SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON SITE OR OFF SITE EROSION PROBLEMS DURING CONSTRUCTION.
  19. THE MORRIS COUNTY SOIL CONSERVATION DISTRICT MUST BE NOTIFIED, IN WRITING, AT LEAST 72 HOURS PRIOR TO ANY LAND DISTURBANCE, AND A PRE-CONSTRUCTION MEETING HELD.
  20. TOPSOIL STOCKPILE PROTECTION
    - a. APPLY GROUND LIMESTONE AT A RATE OF 90 lbs. PER 1000 sf.
    - b. APPLY FERTILIZER (10-20-10) AT A RATE OF 11 lbs. PER 1000 sf.
    - c. APPLY PERENNIAL RYE GRASS SEED AT 1 lb. PER 1000 sf. AND ANNUAL RYE GRASS AT 1 lb. PER 1000 sf.
    - d. MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 lbs. PER 1000 sf.
    - e. PROPERLY ENTRENCH A SILT FENCE AT THE BOTTOM OF THE STOCKPILE.
  21. TEMPORARY STABILIZATION SPECIFICATIONS
    - a. APPLY GROUND LIMESTONE AT A RATE OF 90 lbs. PER 1000 sf.
    - b. APPLY FERTILIZER (10-20-10) AT A RATE OF 11 lbs. PER 1000 sf.
    - c. APPLY PERENNIAL RYE GRASS SEED AT 1 lb. PER 1000 sf. AND ANNUAL RYE GRASS AT 1 lb. PER 1000 sf.
    - d. MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 lbs. PER 1000 sf.
    - e. APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
  22. PERMANENT STABILIZATION SPECIFICATIONS
    - a. APPLY TOPSOIL TO A DEPTH OF 5 INCHES (UNSETTLED)
    - b. APPLY GROUND LIMESTONE AT A RATE OF 90 lbs. PER 1000 sf. AND WORK 4 INCHES INTO THE SOUL.
    - c. APPLY FERTILIZER (10-20-10) AT A RATE OF 11 lbs. PER 1000 sf.
    - d. APPLY PERENNIAL RYE GRASS SEED AT 1 lb. PER 1000 sf. AND ANNUAL RYE GRASS AT 1 lb. PER 1000 sf.
    - e. MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 lbs. PER 1000 sf.
    - f. APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
- NOTE: 72 HOURS PRIOR TO ANY SOIL DISTURBANCE, NOTICE OF SUCH IN WRITING SHALL BE GIVEN TO THE MORRIS COUNTY SOIL CONSERVATION DISTRICT.



STABILIZED CONSTRUCTION ENTRANCE  
N.T.S.

REV.	DATE	DESCRIPTION
1	01/03/18	ORIGINAL
2	10/03/19	REVISED
3	04/12/21	REVISED
4	06/22/21	REVISED
5	01/26/22	REVISED
6	06/14/22	REVISED
7	07/11/22	REVISED
8	08/08/23	REVISED
9	11/20/23	REVISED
10	01/30/24	REVISED
11	02/12/25	REVISED
12	04/24/25	REVISED
13	05/12/25	REVISED
14	12/18/25	REVISED

**FREDERICK C. MEOLA**  
LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR  
CERTIFICATE OF AUTHORIZATION: No. 246A28140200  
28 WHIPPANY ROAD, WHIPPANY, NEW JERSEY  
PHONE (973)538-8863 FAX (973)538-5715  
FILE# 140211 N.J. LIC. # 22708  
C.D. 140211



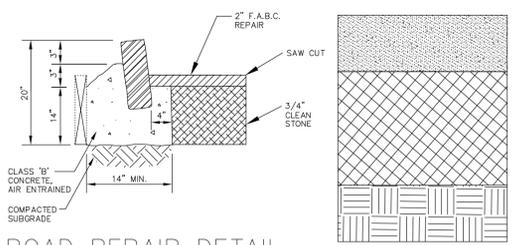
**OWNER AND APPLICANT**  
ANTONIO POCICA, JR.  
40 BROOKSTONE DR.  
MORRIS PLAINS, NJ 07950

#86 MILLBROOK AVE  
**CONCEPTAL GRADING AND SESC PLAN**  
BLOCK 1708 LOT 1 & 2  
TOWNSHIP OF DOVER  
MORRIS COUNTY, NEW JERSEY  
BLOCK 133 LOT 1  
TOWNSHIP OF RANDOLPH  
MORRIS COUNTY, NEW JERSEY

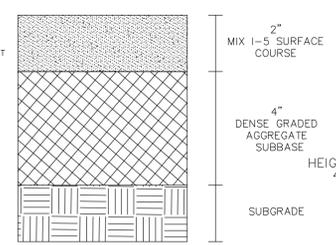
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140211	140211	XX/XX

DATE	SCALE	DRAWN BY

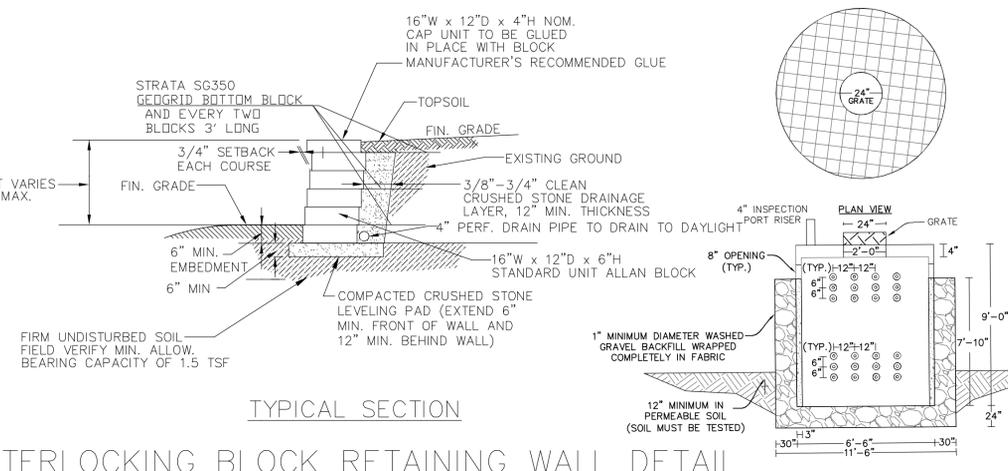
LATEST REV.	AS SHOWN	RAC



ROAD REPAIR DETAIL  
N.T.S.



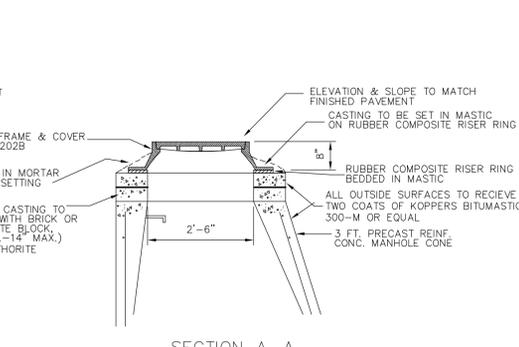
PAVEMENT SECTION FOR DRIVEWAY  
N.T.S.



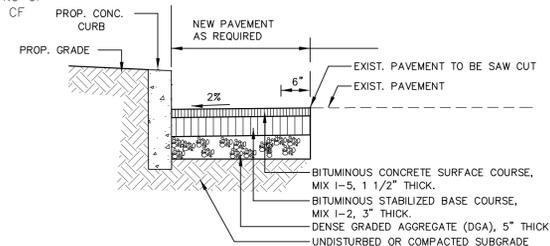
TYPICAL SECTION  
INTERLOCKING BLOCK RETAINING WALL DETAIL

**DRYWELL NOTES:**  
 1. SEEPAGE PIT/DRYWELL TO BE PROTECTED FROM SILT/SEDIMENT BY GRADING RUNOFF AWAY FROM DRYWELL DURING CONSTRUCTION. PROVIDE FILTER FABRIC ON DRYWELLS DURING CONSTRUCTION TO PREVENT MALFUNCTIONING DUE TO ACCUMULATION OF SEDIMENT AT THE BOTTOM AND SIDES OF THE DRYWELL.  
 2. PEERLESS CONCRETE PRODUCTS CO. IS THE MANUFACTURER FOR THE PRECAST TANK.  
 3. SOIL TEST TO BE PERFORMED PRIOR TO INSTALLATION OR CONSTRUCTION OF SEEPAGE PITS. DESIGN ENGINEER MUST BE NOTIFIED 72 HOURS IN ADVANCE FOR SOIL TEST.  
**DRY-WELL CALCULATIONS RANDOLPH LOT**  
 AREA DIVERTED TO DRYWELL (IMPERVIOUS) = 4,397 SF  
 STORAGE REQUIRED = 4,397 SF x 0.25 FT = 1,099.25 CF  
 6.5' DIAMETER RING = 33.18 SF  
 DRYWELL STORAGE VOLUME = 28.27 SF \* 7.83 FT = 221.35 CF  
 STONE VOLUME AROUND DRYWELL = 99.07 SF \* 7.83 FT = 775.71 CF  
 STONE VOLUME UNDER DRYWELL = 132.25 SF \* 2.0 FT = 264.5 CF  
 STONE STORAGE = (775.71 + 264.5) \* 0.40 VOIDS = 416.08 CF  
 TOTAL STORAGE = 221.35 + 416.08 = 637.43 CF  
 637.43 CF \* 2 = 1,274.86 CF STORAGE PROVIDED IS OK  
 NOTE: SOIL PERMEABILITY TEST TO BE PERFORMED PRIOR TO INSTALLATION OF SEEPAGE PITS. NOTIFY DESIGN ENGINEER 72 HRS IN ADVANCE. DESIGN SUBJECT TO MODIFICATION BASED ON SOIL PERMEABILITY.

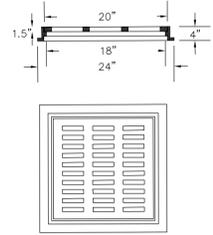
**SECTION VIEW 9\"/>**



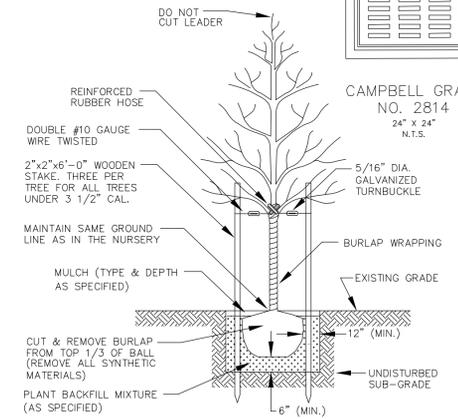
SECTION A-A  
MANHOLES, RESET (SANITARY)  
N.T.S.



TYPICAL PAVEMENT REPAIR  
N.T.S.

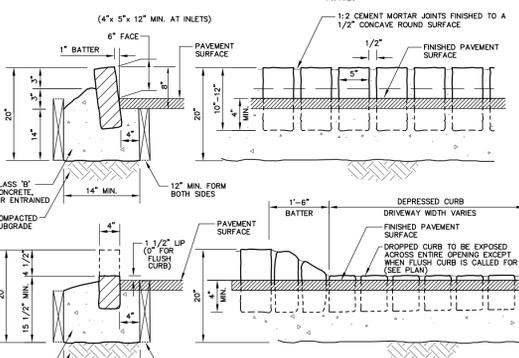


CAMPBELL GRATE NO. 2814  
24\"/>

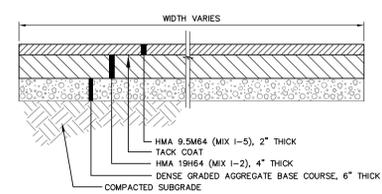


NOTE: SHADE TREES TO BE 3\"/>

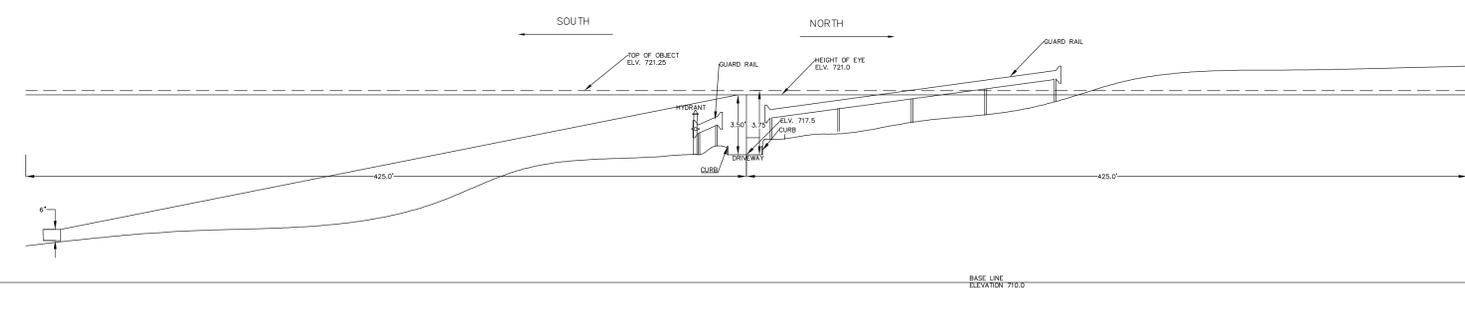
TREE PLANTING DETAIL  
N.T.S.



GRANITE BLOCK CURB DETAIL  
N.T.S.



TYPICAL SECTION  
HOT MIX ASPHALT  
N.T.S.

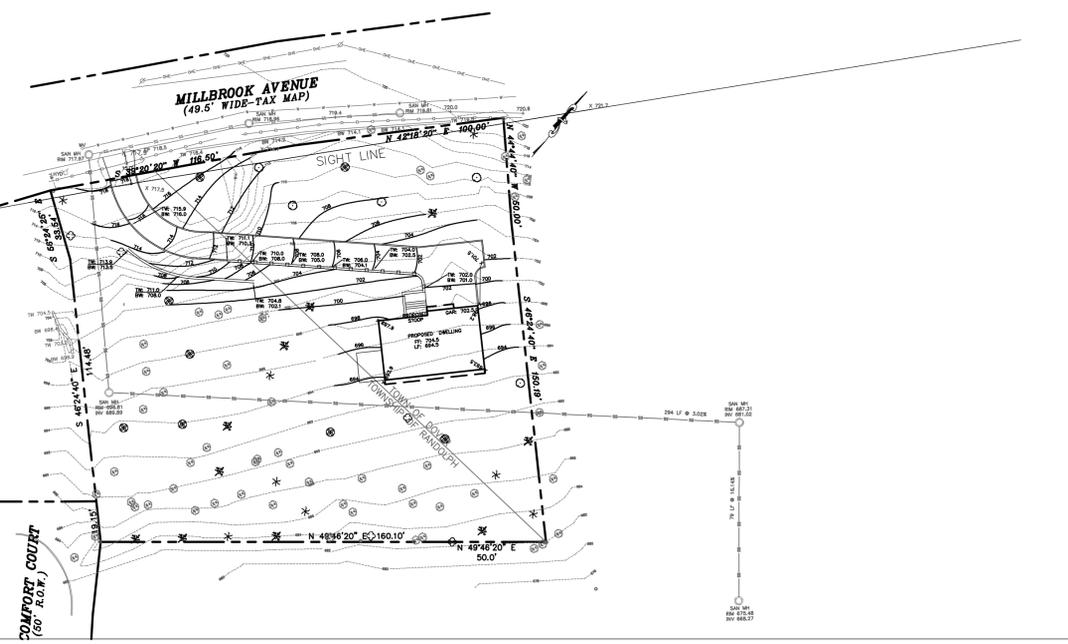


HORIZONTAL SCALE: 1\"/>

SIGHT MAP  
SCALE: 1\"/>



GRAPHIC SCALE: 1\"/>



**NOTES:**  
 1. ALL COUPLERS, PLUGS, SOIL PIPES & CAPS TO BE STANDARD FOR TYPE OF PIPE USED.  
 2. CLEANOUTS IN INSPECTION TEES ARE TO BE LOCATED 1'-0\"/>

BUILDING SEWER CONNECTION  
N.T.S.

REV	DATE	DESCRIPTION
1	01/03/18	ORIGINAL
2	10/03/19	REVISED
3	04/12/21	REVISED
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 N.J. LIC. # 22708  
 FILE# 140211 C.D. 140211



"SURVEYING THE PRESENT TO ENGINEER THE FUTURE"

**OWNER AND APPLICANT**  
 ANTONIO POCIA, JR.  
 40 BROOKSTONE DR.  
 MORRIS PLAINS, NJ 07950

#86 MILLBROOK AVE  
**DETAILS**  
 BLOCK 178B LOT 1  
 TOWN OF DOVER  
 MORRIS COUNTY, NEW JERSEY  
 BLOCK 133 LOT 1  
 TOWNSHIP OF RANDOLPH  
 MORRIS COUNTY, NEW JERSEY

FILE NUMBER	CD	FIELD BOOK
140211	140211	XX/XX
DATE	SCALE	DRAWN BY
LATEST REV.	AS SHOWN	RAC