



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

**LAND USE APPLICATION**

**FOR TOWN USE ONLY**

For Action By :  **Planning Board**  **Zoning Board of Adjustment**

Application No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_

Application Fees: \_\_\_\_\_ Initial Escrow Deposit: \_\_\_\_\_

Taxes Paid To : \_\_\_\_\_ Meeting Date: \_\_\_\_\_

Referrals:  **Police**  **Fire**  **Tax Assessor**  **Shade Tree**  **MCPB**  **Other** : \_\_\_\_\_

**APPLICANT**

Name: WW Realty Holdings LLC

Address: 90 1/2 W. Blackwell St Email: \_\_\_\_\_

Dover, NJ 07801 Telephone Number: \_\_\_\_\_

Applicant is a :  **Corporation**  **Partnership**  **Individual**

Pursuant to NJSA 40:55D-48.1, the names and addresses of all persons owning at least 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with NJSA 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns at least 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. **Attach pages as necessary to fully comply**

Name	Address	Interest
1. Michael Furrey	90 1/2 W Blackwell Street, Dover, NJ 07801	100
2. _____	_____	_____
3. _____	_____	_____

**SUBJECT PROPERTY**

Location/Address: 90 1/2 West Blackwell Street, Dover, NJ 07801

Block: 512 Lot(s): 13

**APPLICATION TYPE**

**SUBDIVISION:**

- Minor Subdivision  Preliminary Major Subdivision  Final Major Subdivision  
 Amended or Revised Minor Subdivision  Amended or Revised Preliminary Major Subdivision  
 Amended or Revised Final Major Subdivision

Number of lots to be created (including remainder): \_\_\_\_\_

Number of proposed dwelling units (if applicable): \_\_\_\_\_

**SITE PLAN:**

- Expedited Waiver of Site Plan Approval (EWSP)  Waiver of Site Plan Approval  Minor Site Plan  
 Preliminary Major Site Plan  Final Major Site Plan  Amended or Revised Site Plan

Area to be disturbed: \_\_\_\_\_ Number of proposed dwelling units (if applicable): 2

Existing Use(s): Commercial (vacant)

Proposed Use(s): Multi-family Residential

**VARIANCE(S) / OTHER:**

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

**PROPERTY OWNER** Property Owner is:

Same as Applicant  Other Than Applicant

If property owner is other than the applicant, provide the following information on the property owner(s):

Name of Property Owner: \_\_\_\_\_

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

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

**SUBJECT PROPERTY**

Location: 90 1/2 West Blackwell Street, Dover, NJ 07801

Block: 512 Lot(s): 13

Dimensions: Frontage \_\_\_\_\_ Depth \_\_\_\_\_ Total Area 3,159 sf

Last Previous Occupancy: Commercial tenant

Prop. Lot Coverage: 71.3% Prop. Building Coverage: 60.2% Prop. Height of Building: 2

	<u>Yard</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Front		<u>18.2</u>	<u>14.5</u>	<u>14.5</u>
Rear		<u>30</u>	<u>5.3</u>	<u>5.3</u>
Side		<u>25</u>	<u>7.6</u>	<u>12.0</u>

Prevailing setback of adjacent buildings within subject block: \_\_\_\_\_

**ZONING DISTRICT(S)**

RESIDENTIAL

- R-1 (Single-Family-7,500 SF)
- R-3 (Double Family-7,500SF)
- R-1S (Single-Family- Steep Slope)
- R-3A (Double Family/Rooming House)
- R-2 (Single-Family-5,000 SF)
- R-4 (Multifamily Garden Apt)

NON-RESIDENTIAL

- C-2 (General Commercial)
- IND (Industrial)
- C-3 (Commercial - Lt. Ind.-Com.)
- IND/OP (Industrial/Office Park)
- RAD (Redevelopment Area Distr.)

DOWNTOWN DISTRICTS

- C-1 (Retail Commercial)
- D3 (E. Blackwell Bus.)
- D1 (Station Area)
- D4 (S. Downtown)
- D2 (Blackwell St. Historic)
- BHRPA (Bassett Hwy. Redev. Plan Area)

Access Location(s): Front and side doors

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 236-14 & Town of Dover Zoning Table

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):

The Applicant is proposing to convert the existing commercial building into two (2) three-bedroom apartments.

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

Convert and renovate the existing commercial building into a multi-dwelling use and install new appliances and fixtures

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

See attached prior resolutions.

**SUBMITTALS**

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

Title	No. of Copies	Prepared By
<u>Architectural Plans</u>	<u>17</u>	<u>Charles Schaffer Assoc. LLC</u>
<u>Preliminary &amp; Final Site Plans</u>	<u>17</u>	<u>Roth Engineering</u>
<u>Survey</u>	<u>17</u>	<u>Lakeland Surveying</u>
_____	_____	_____
_____	_____	_____

Propose  
To Testify?  
(Yes/No)

Applicant's Attorney(Required for Corporations) Richard W. Wenner, Esq.

Address 1001 Route 517, Hackettstown, NJ 07840

Telephone \_\_\_\_\_

Fax \_\_\_\_\_

Email \_\_\_\_\_

Applicant's Engineer Michael Roth, PE, PP

Yes

Address 52 Quail Run, Long Valley, NJ 07853

Telephone \_\_\_\_\_

Fax \_\_\_\_\_

Email \_\_\_\_\_

Applicant's Planning Consultant Charles Schaffer

Yes

Address 288 Newton Sparta Rd, Newton, NJ 07860

Telephone \_\_\_\_\_

Fax \_\_\_\_\_

Email \_\_\_\_\_

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 3 day of December, 2025

Stephane Seligo  
NOTARY PUBLIC

APPLICANT:

MICHAEL FURREY

(Printed Name)

[Signature]  
(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 3 day of December, 2025

Stephane Seligo  
NOTARY PUBLIC

OWNER:

MICHAEL FURREY

(Printed Name)

[Signature]  
(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 3 day of December, 2025

Stephane Seligo  
NOTARY PUBLIC

OWNER:

MICHAEL FURREY

(Printed Name)

[Signature]  
(Signature of Applicant)

APPLICANT:

MICHAEL FURREY

(Printed Name)

[Signature]  
(Signature of Applicant)

**Escrow**

I understand that the sum of \$ 2,000.00 has been deposited in an escrow account in accordance with the Code of the Town of Dover. I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the additional amount and shall add that sum to the escrow account within fifteen (15) days.

Date

[Signature]  
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: WW Realty Holdings LLC

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	
	Provided	Request Waiver	Not Applic.	Provided	Waiver Granted
<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Proof of payment of taxes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Certification from the applicant's engineer on any development application stating that no wetlands exist on the property in question, in accordance with the requirements of N.J.A.C. 7:7A, as amended and supplemented, or, in the alternative, any of the following: (a) An exemption certificate issued by the New Jersey Department of Environmental Protection indicating that no wetlands exist on the property in question. (b) A wetlands permit issued pursuant to the New Jersey Administrative Code. (c) A certification by the applicant's engineer that application has been made to the New Jersey Department of Environmental Protection for an exemption or wetlands permit. (d) The applicant shall, in addition, submit a map delineating the wetlands if, in fact, wetlands exist on the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. A complete submission package with appropriate fee, for the Morris County Planning Board for all applicable applications.	<input 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"/>

PRELIMINARY MAJOR SITE PLAN DEVELOPMENT CHECKLIST

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

PRELIMINARY MAJOR SITE PLAN DEVELOPMENT CHECKLIST

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

PRELIMINARY MAJOR SITE PLAN DEVELOPMENT CHECKLIST

32. A signed and sealed current property survey prepared by a licensed Land Surveyor depicting the property lines and current conditions on the property.	Provided	
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.	Provided	

**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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*to be provided*

**CERTIFICATE OF PAID TAXES**

TO: Tax Collector of the Town of Dover

PLEASE CERTIFY THAT THE TAXES OF THE PROPERTY LISTED BELOW HAVE BEEN PAID.

Location: Block 512 Lot 13

Name of Owners: WW Realty Holdings LLC

I CERTIFY THAT THE REAL ESTATE TAXES ON THE ABOVE-MENTIONED PROPERTY HAVE BEEN PAID THROUGH December 31, 2025

NEXT TAX PAYMENT DUE: February 1, 2026

Tax Collector of  
Town of Dover  
Morris County

Dated: November 13, 2025

By: Andria J. Coforeo

*I verify that this information accurately reflects municipal tax records.*

Tax Collector  
Town of Dover  
Morris County



**RESOLUTION OF FINDINGS AND CONCLUSIONS**

**BOARD OF ADJUSTMENT  
TOWN OF DOVER**

**R E S O L U T I O N**

**WHEREAS, AGRA ENVIRONMENTAL & LABORATORY SERVICES, INC.,** has applied to the Board of Adjustment of the Town of Dover, for variance relief to permit a business sign on an existing office/commercial structure in a residential zone on property located at 90 ½ West Blackwell Street and known as Block 512, Lot 13, on the tax map of the Town of Dover, which premises are in an R-3 Residential Zone; and

**WHEREAS,** the Board, after carefully considering the evidence presented by the Applicant and of the adjoining property owners and general public, has made the following factual findings:

1. The Applicant has provided the required written notice to property owners and, where required by law, those utilities that have requested written notice of applications. The Applicant has also provided proof of timely publication of the notice in a newspaper designated by the Town of Dover for publication of legal notices. Proof of payment of taxes was also presented. The Board, therefore, has jurisdiction to determine this matter.

2. The property in question is rectangular in shape with frontage of 52.65 feet along West Blackwell Street to the north and with a depth of 60 feet. The topography of the lot is such that it slopes upward from front to back.

3. The property is located in the Town's R-3 Residential Zone. Section

236-14 of the Ordinance permits all uses permitted in the R-1 and R-2 Zones (generally single family dwellings) as well as two-family dwellings, duplexes and funeral homes on lots of 7,500 square feet. With an area of 3,159 square feet, the property is substantially undersized. Other lots in the neighborhood vary in size, some larger and some smaller than that of the Applicant, and they are a mixture of residential and commercial uses.

4. Situated on the property at present is a two-story flat roofed brick and masonry structure which is in use as a laboratory/office building. Applicant is a NJDEP certified drinking water and wastewater testing service, performing services for municipalities, commercial facilities and residential property owners. The property was the subject of a prior application to permit the expansion of a pre-existing non-conforming use, together with site plan approval. That application was approved by resolution of this Board dated May 23, 2009.

5. Subsequent to that approval, Applicant installed a 4.3' x 6' wall sign on the front of the building bearing the name/logo of Applicant's business and the address of the property. It is a box sign and blue in color. The sign does not comply with the ordinance sign provisions relative to the R-3 Zone in that it is larger than permitted in residential zones. Applicant was not aware of the size limitations of the ordinance and now seeks variance relief to permit the sign to remain.

6. In connection with this application, the Board has reviewed the following:

- a. Variance application.
- b. Completed development checklist.
- c. Compliance Certificate dated June 4, 2014 issued by the Code

Enforcement Department of the Town of Dover.

d. Unsigned, undated depiction of the front elevation of the existing structure and sign.

e. Schematic rendering of the sign in question.

7. Applicant's principal, Max Huber, testified with regard to the application. He explained that the existing/proposed sign is in the same location as the previous sign on the building but is slightly larger. He testified that his business is one which draws people from a large area and that many of the people coming to the business are doing so for the first time; hence the necessity for the sign. He noted the unusual address of the property. He also advised that although the property is in a residential area, there are no residences that face the structure.

8. The Board is mindful that signage performs a useful purpose in advising motorists and members of the general public of the existence of the business at the location in question. The signs need to be sufficiently large to notify motorists of same in sufficient time to leave the roadway safely without harm to themselves, other motorists or pedestrians. The Board finds that the proposed/existing sign serves this purpose and, as such, advances a goal of zoning as articulated in N.J.S.A. 40:55D-2h ("to encourage the location and design of transportation routes which will promote the free flow of traffic...") Accordingly, the Board also finds that Applicant has met its burden of proof with regard to the positive criteria under the c(2) section of N.J.S.A. 40:55D-70 to warrant approval of the relief here sought.

**WHEREAS**, the Board has determined that the relief requested by the applicant can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and zoning ordinance of the Town of Dover for the following reasons:

1. The sign is already in existence and has not been the subject of complaints from neighboring property owners. The Board notes that no one appeared at the public hearing to object to the application.

2. A sign of similar size would be permitted in the C-1 Commercial Zone.

3. As indicated above, there are no residences that face the front of the building who might otherwise be adversely affected by the proposed sign.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Adjustment of the Town of Dover on this 13<sup>th</sup> day of August 2014, that the application of **AGRA ENVIRONMENTAL & LABORATORY SERVICES, INC.**, be granted subject however to the following conditions.

1. If Applicant elects to have the sign illuminated, it shall do so by indirect lighting. The hours of illumination shall be from dawn to dusk.

2. Applicant shall comply with all applicable building codes in connection with the sign and it shall obtain all necessary permits with regard to same.

3. The within approval is conditioned upon the Applicant making payment in full of all sums due or to grow due on account of review and processing fees within twenty (20) days of the date of being billed for same by the administrative officer. In the event that Applicant fails or refuses to pay such fees, the Board of Adjustment reserves the right to declare the within resolution of memorialization and any relief granted pursuant hereto to be null, void and of no further effect.

4. The sign shall be maintained in accordance with the plans submitted and the terms and provisions of the within resolution.

5. The Applicant shall be bound to comply with the representations made before this Board by the Applicant at the public hearing and the same are incorporated

herein and are representations upon which this Board has relied in granting the approval set forth herein and shall be enforceable as if those representations were made conditions of this approval.

  
Charles Franco, Chairman

On motion of:

Seconded by:

The vote on the Resolution was as follows:

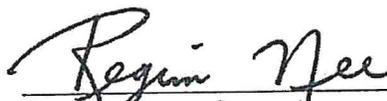
AYES:

NAYS:

ABSTAINING:

ABSENT:

I certify that the above Resolution is a true copy of a Resolution adopted by the Board of Adjustment on August 13, 2014.

  
Regina Nee, Secretary  
Board of Adjustment

Dated: 8-13-14

Prepared by: Kurt G. Senesky, Esq.

**RESOLUTION OF FINDINGS AND CONCLUSIONS**

**BOARD OF ADJUSTMENT  
TOWN OF DOVER**

**R E S O L U T I O N**

**WHEREAS, AGRA ENVIRONMENTAL & LABORATORY SERVICES, INC.,** has applied to the Board of Adjustment of the Town of Dover, for site plan approval and variance relief to permit the expansion of a pre-existing non-conforming use on property located at 90 ½ West Blackwell Street and known as Block 512, Lot 13, on the tax map of the Town of Dover, which premises are in an R-3 Residential Zone; and

**WHEREAS,** the Board, after carefully considering the evidence presented by the Applicant and of the adjoining property owners and general public, has made the following factual findings:

1. The Applicant has provided the required written notice to property owners and, where required by law, those utilities that have requested written notice of applications. The Applicant has also provided proof of timely publication of the notice in a newspaper designated by the Town of Dover for publication of legal notices. Proof of payment of taxes was also presented. The Board, therefore, has jurisdiction to determine this matter.

2. The property in question is rectangular in shape with frontage of 52.65 feet along West Blackwell Street to the north and with a depth of 60 feet. The topography of the lot is such that it slopes upward from front to back.

3. The property is located in the Town's R-3 Residential Zone. Section

236-14 of the ordinance permits all uses permitted in the R-1 and R-2 Zones (generally, single family dwellings) as well as two-family dwellings, duplexes and funeral homes on lots of 7,500 square feet. With an area of 3,159 square feet, the property is substantially undersized. Other lots in the neighborhood vary in size, some larger and some smaller than that of the Applicant, and they are a mixture of residential and commercial uses.

4. Situated on the property at present is a rectangular shaped one story brick building having a footprint of approximately 1,600 square feet. A concrete walk runs from the West Blackwell Street frontage along the westerly side of the property and a concrete border surrounds the building. A covered walkway extends to the front door of the structure.

5. The existing structure contains offices and a laboratory. Its office / commercial occupancy is a pre-existing non-conforming use, the building having previously been owned by a physician and used by him as the office for his practice. Applicant now seeks to expand the building by constructing a second story addition within the footprint of the existing structure. To do so requires the following relief:

a. Use variance pursuant to N.J.S.A. 40:55D-70d(2) to expand a non-conforming use.

b. Variance from the parking requirements of Section 236-43 to allow for no off-street parking.

c. Variances from Section 236-14D as to:

(1) Lot area: 3,156 square feet as proposed whereas 5,000 square feet is required.

(2) Front yard setback: 14.3 feet as proposed whereas the ordinance requires 20 feet.

(3) Rear yard setback: 30 feet is required, whereas 6.6

feet is proposed.

- (4) Side yard setbacks: 17 feet total is required for both side yards with one side yard being 10 feet, whereas two setbacks of 6.1 feet and 6.7 feet are proposed.
- (5) Building coverage: 49.7% of the lot area is proposed, whereas the ordinance limits such coverage to 25%.
- (6) Lot coverage: 67.8% of the lot area is proposed, whereas the ordinance limits such coverage to 65%.

6. In connection with this project, the Board has reviewed the following:

- a. Application for variance relief and site plan approval.
- b. Site plan entitled "Addition to building for Agra Enviro. & Lab.

Services; 90 ½ West Blackwell Street, Dover, New Jersey" dated January 9, 2009 prepared by Charles Schaffer Associates, LLC, consisting of three (3) sheets as follows:

- (1) Sheet S-1: Zoning Chart, Aerial Photograph, Survey of Property and Drywall Detail
- (2) Sheet A-1: Elevations
- (3) Sheet A-2: Existing First Floor Plan and Proposed Second Floor Plan

c. Landscape plan dated January 20, 2009 prepared by Carolle Huber, NJCLA, consisting of one (1) sheet.

d. Letter report dated March 30, 2009 from Captain Scott D. Warner of the Dover Fire Department.

7. The building, as added to, will primarily contain laboratory space on the first floor and a second floor is proposed to have offices, a supply room, a break room, and HVAC closet. Access to the first floor would be by way of the existing entrance at the front of the building. Doors are proposed at both the front and rear of the building. The second story would have a brick veneer capped by a cornice with dentils, brackets and

crown molding. The landscape plan would retain the walkways and plant a number of trees, shrubs and flowers along the front of the building, curbing toward the easterly front corner of the lot.

8. Applicant was represented by George Johnson, Esq. Testifying on behalf of the Applicant were Michael Furrey, President and co-owner; and Charles Shaffer, architect and planner. A neighboring property owner and members of his family testified against the application.

9. Applicant is a NJ DEP certified drinking water and waste water testing service, performing services for municipalities, commercial facilities and residential property owners. Mr. Furrey testified that Applicant needs to expand its operating space to provide more room for laboratory facilities and office space. He indicated that he conducted a concerted search to find another building that suited Applicant's needs, but was unable to do so. In addition, changing the location of the facilities would require recertification by the NJ DEP, a very lengthy process. Mr. Furrey further testified that Applicant would be able to conduct its operations in the existing building while the addition was being constructed.

10. At present, Applicant has nine (9) employees, including the co-owners. Of these, several are out of the office and in the field on a daily basis. There is no parking on the premises and the five employees that require parking are able to park on West Blackwell Street. Applicant has two commercial vehicles that are presently parked overnight on nearby commercial property with the consent of that property's owner, William Barnish. If Mr. Barnish were to withdraw his permission, Applicant would obtain permits from the Town of Dover to park in a public parking lot which is approximately one and one-

half blocks away from the subject property.

11. At present, there are HVAC mechanicals on the roof of the building. As proposed, the air handler would be placed inside the building and the condenser would be placed on the ground. Mr. Shaffer testified that this new proposed arrangement would result in less noise to neighboring property owners.

12. The proposed construction would involve the removal of the existing large roof overhang, thereby reducing the amount of roof stormwater runoff. The Board finds that the addition will substantially improve the appearance of the building, particularly with regard to the architectural elements to be added, the larger new windows, awnings that are proposed and the attractive landscaping plan.

13. No height variance is sought with regard to the proposed addition. Mr. Shaffer testified that a peaked roof could have been constructed without the need for a variance, but the peak would be higher than the proposed flat roof, thereby obstructing the view to the northern property owner to the rear and resulting in less light, air and open space to him. Mr. Shaffer also noted that there are several other flat roofed buildings in the neighborhood.

14. Virtually every condition requiring a bulk / area variance, as well as the off-street parking requirement, is present with regard to the existing structure.

15. The building has been in use commercially for many years, apparently without any negative incidents and the use has fit in well with surrounding properties. The Board finds that the use and its proposed expansion would provide a sufficient space in an appropriate location for a commercial/office use and that the proposed upgrade would promote a desirable visual environment, thereby advancing purposes of zoning as

articulated in NJSA 40:55D- 2 of the Municipal Land use Law. Given these facts and the existing development of the property the Board finds that the property is particularly suited for the proposed expansion.

16. All of the bulk area and coverage variances are justifiable under both the c(1) and c(2) provisions of N.J.S.A. 40:55D-70 of the Municipal Land Use Law. A hardship is presented by the size of the existing lot, the location of the existing structure on the property and the inability of Applicant to purchase any additional land from neighboring property owners to bring its lot more into conformance with the ordinance. The c(2) benefits are demonstrated by the substantial improvements in the appearance of the building and landscaping occasioned by the proposed addition, which the Board finds outweigh any negatives.

17. With regard to the parking variance, the Board finds, first of all, that the property abuts Blackwell Street, and that most of the properties along Blackwell Street are in the C-1 Zone which has no off-street parking requirements, and that many of these uses provide little or no such off-street parking. Thus, the building as added to will not be inconsistent with many other commercial/office facilities in the general area.

18. To require off-street parking in connection with this project would be to impose a hardship, as there is no parking in existence on the property in connection with the present use, and the proposed addition will not entail more employees or a greater demand on the available parking spaces in the Town.

**WHEREAS**, the Board has determined that the relief requested by the applicant can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and zoning ordinance of the

Town of Dover for the following reasons:

1. The setback deficiencies to the building, as added to, would be no greater than those that are already present with regard to the existing structure.

2. Similarly, the excess coverages will remain no greater than those which already exist.

3. The additional offices will not be overly burdensome on the surrounding area in terms of traffic or parking.

4. The addition will have attractive architectural features and the landscaping will benefit the neighborhood as well.

5. The Board is mindful that the negative criteria is to be viewed with greater liberality in favor of the Applicant in applications involving an expansion of an already existing non-conforming use because "they are less likely to involve substantial impairment of the zone plan than...creation of a whole new use." Grundlehner v. Douglas, 29 N.J. 256, 269 (1959). This holding is particularly apt with regard to this application where the addition will be constructed within the footprint of the existing structure and where the addition will not result in more people being on the property during the work day. Moreover, neither the existing or expanded use has any appreciable customer traffic coming to the premises on a regular basis.

**AND, WHEREAS**, the Board finds that the application is in substantial conformance with the ordinances of the Town of Dover relative to site plans.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Adjustment of the Town of Dover on this 13<sup>th</sup> day of May, 2009, that the application of **AGRA ENVIRONMENTAL & LABORATORY SERVICES, INC.**, for variance relief and site plan

approval is granted subject however to the following conditions.

1. Applicant shall comply with all applicable building codes in the construction of the addition and it shall obtain all necessary permits including construction permits and certificate of occupancy.
2. The within approval is conditioned upon the Applicant making payment in full of all sums due or to grow due on account of review and processing fees within twenty (20) days of the date of being billed for same by the administrative officer. No Certificate of Occupancy shall be issued until such fees have been paid in full. In the event that Applicant fails or refuses to pay such fees, the Board of Adjustment reserves the right to declare the within resolution of memorialization and any relief granted pursuant hereto to be null, void and of no further effect.
3. The entire building shall be occupied by Applicant, its successors or assigns, i.e., there shall be only one occupant of the building at all times.
4. Pursuant to the letter report of the fire department, Applicant shall install a Knox box on the front of the building to permit fire department access to the building after business hours; and some access shall be provided on all sides of the buildings.
5. The site plan shall be revised to delete the depiction of roof top HVAC units on Sheet A-1.
6. The site plan shall be revised to depict the new rear door to have the appearance of one used in a residential structure and to contain a note that the rear door shall be used for exit purposes only.
7. The site plan shall be revised to contain a note that all solid waste

shall be stored in the building and taken outside only on the days of trash pick up.

8. The site plan shall be revised to lower the parapet at the top of the building by eighteen inches.

9. The site plan shall be revised to extend the parapet along the rear of the building.

10. In the event that Applicant is no longer permitted to park its commercial vehicles on the Barnish property, Applicant shall acquire overnight parking permits at a Town parking lot.

11. The construction of the addition and further development of the property in question shall be in accordance with the plans submitted and the terms and provisions of the within resolution.

12. The Applicant shall be bound to comply with the representations made before this Board by the Applicant at the public hearing and the same are incorporated herein and are representations upon which this Board has relied in granting the approval set forth herein and shall be enforceable as if those representations were made conditions of this approval.

  
Vice - Chairman  
Michael J Scarneo } gm.

**On motion of:**

**Seconded by:**

**The vote on the Resolution was as follows:**

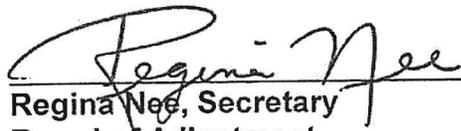
**AYES:**

**NAYS:**

**ABSTAINING:**

**ABSENT:**

I certify that the above Resolution is a true copy of a Resolution adopted by the Board of Adjustment on May 13, 2009. - 9.

  
Regina Nee, Secretary  
Board of Adjustment

**Dated:**

**Prepared by: Kurt G. Senesky, Esq.**

**DEED**



MORRIS COUNTY, NJ  
JOAN BRAMHALL, COUNTY CLERK  
DEED-OR BOOK 20569 PG 1017  
RECORDED 07/21/2006 10:57:30  
FILE NUMBER 2006069700  
RCPT #: 426427 RECD BY: Jessica  
RECORDING FEES 80.00  
MARGINAL NOTATION 0.00  
TOTAL TAX 1,403.00

Prepared by:

THOMAS M. BRADY, JR., ESQ.  
ATTORNEY AT LAW, STATE OF NEW JERSEY

This Deed is made on July 6, 2006

**BETWEEN** HAGOS GEBRETATIOS, unmarried  
whose address is P.O. Box 38, Analomink, PA 18320  
referred to as the Grantor,

**AND** WW Realty Holdings, LLC  
whose post office address is about to be 90 1/2 West Blackwell Street, Dover, NJ 07801  
referred to as the Grantee.  
The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of Two Hundred Sixty Thousand AND no/100 (\$ 260,000.00) dollars. The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Dover  
Block No. 512 Lot No. 13 Account No. [Enter Account No.]

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

**Property.** The property consists of the land and all the buldings and structures on the land in the Town of Dover County of Morris and the State of NJ. The legal description is:

SEE ATTACHED PROPERTY DESCRIPTION RIDER.

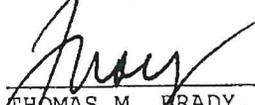
BEING THE SAME PREMISES CONVEYED TO THE GRANTOR HEREIN BY DEED FROM FIROZ M. S. PATKA AND SHAHIDA PATKA, HIS WIFE, DATED NOVEMBER 29, 1999, RECORDED DECEMBER 7, 1999 IN DEED BOOK 5098 PAGE 64.

THE PREMISES BEING CONVEYED WAS NEVER OCCUPIED BY EITHER THE GRANTOR OR HIS SPOUSE.

**Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the property This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

  
\_\_\_\_\_  
THOMAS M. BRADY, JR., ESQ.  
ATTORNEY AT LAW, STATE OF NEW JERSEY

  
\_\_\_\_\_  
HAGOS GEBRETATIOS (Seal)

STATE OF NEW JERSEY, COUNTY OF MORRIS SS.:

I CERTIFY that on July 6, 2006

HAGOS GEBRETATIOS, unmarried personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for:

\$260,000.00

as the full and actual consideration paid or to be paid for the transfer of title.  
(Such consideration is defined in N.J.S.A. 46:15-5.)

  
\_\_\_\_\_  
THOMAS M. BRADY, JR.  
Attorney at Law, State of New Jersey

**CHICAGO TITLE INSURANCE COMPANY**

**SCHEDULE A  
NUMBER 4  
(CONTINUED)  
DESCRIPTION**

Commitment No. 06MH48365

**ALL that certain tract, lot and parcel of land lying and being in the Town of Dover, County of Morris and State of New Jersey, and being more particularly described as follows:**

**BEGINNING at a point on the southerly side of West Blackwell Street where the same is intersected by a line between the lands now or formerly Isaiah Condit and lands, now or formerly, Joseph Roderer, and running; thence**

**1. Along the said southerly side of West Blackwell Street, South 70 degrees 00 minutes East 52.65 feet; thence**

**2. South 20 degrees 00 minutes West 60.00 feet; thence**

**3. North 70 degrees 00 minutes West 52.65 feet to the aforementioned line between Condit and Roderer; thence**

**4. Along the said line, North 20 degrees 00 minutes East 60.00 feet to the southerly side of West Blackwell Street, the point and place of BEGINNING.**

**The above description is in accordance with a survey prepared by Robert J. Wesp, L.S., dated November 19, 1999.**

**FOR INFORMATION: Being known and designated as Lot No. 13 Block No. 512 in the tax records of the Town of Dover.**

---

**DEED**

Dated: July 6, 2006

HAGOS GEBRETATIOS, unmarried

Record and return to:

Grantor,

James D. Opfer, Jr., Esq.  
15 Church Street  
P.O. Box 1007  
Vernon, NJ 07462

WW Realty Holdings, LLC

Grantee.

---

GEBR-D5.WRI

*This is not an official document*

State of New Jersey  
**NONRESIDENT SELLER'S TAX DECLARATION**  
(C.55, P.L. 2004)



(Please Print or Type)

**SELLER(S) INFORMATION**

Name(s)

HAGOS GEBRETATIOS, unmarried

Street Address:

P.O. Box 38

City, Town, Post Office

State

PA 18320

Analomink

**PROPERTY INFORMATION (Brief Property Description)**

Qualifier

Lot(s)

13

Block(s)

512

Street Address:

90 1/2 West Blackwell Street

City, Town, Post Office

State

NJ

Zip Code

07801

Dover

Seller's Percentage of Ownership  
100%

Consideration

\$260,000.00

Closing Date

7/12/06

**SELLER(S) DECLARATION**

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

7/06/06

Date

*[Handwritten Signature]*

Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact



December 26, 2025

TODOV25212

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

**RE: ADMINISTRATIVE COMPLETENESS REVIEW LETTER  
WW REALTY HOLDINGS, LLC  
90 1/2 West Blackwell Street  
Block 512, Lot 13  
App No: P25-12  
App Type: Preliminary and Final Major Site Plan/Variance Relief – “hardship” (NJSA 40:55D-70c(1))  
Zone: R-3 (Double Family – 7,500 SF)**

Dear Ms. Mendelsohn,

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

1. Land Use Application
2. Development Checklist – Administrative
3. Preliminary Major Site Plan Development Checklist
4. Final Major Site Plan Checklist
5. Certificate of Paid Taxes
6. Resolution prepared by Town of Dover Board of Adjustment dated August 13, 2014
7. Resolution prepared by Town of Dover Board of Adjustment dated May 13, 2009
8. Survey entitled, “Topographic Survey of Property” prepared by Lakeland Surveying, dated October 16, 2025
9. Plans entitled, “Preliminary & Final Major Site Plans for 90 1/2 West Blackwell Street” prepared by Roth Engineering dated November 24, 2025, consisting of two (2) sheets
10. Plans entitled, “Alteration to Building for 2 Family Dwelling for: Michael Furrey” prepared by Charles Schaffer Associates LLC, dated September 10, 2025, consisting of two (2) sheets
11. Deed of the Property
12. Receipt of payment for Application Fee and Escrow

#### **SUMMARY OF APPLICATION**

The subject property identified as Block 512, Lot 13 currently contains a vacant 2-story commercial building, formerly known as Agra Environmental & Laboratory Services which is a pre-existing nonconforming use. The Applicant proposes to convert the existing building to a 2-Family Dwelling (Two 3-Bedroom Units), which is a permitted use in the R-3 Zone. Associated external improvements include a retaining wall, extended walkway, and the replacement of existing windows.

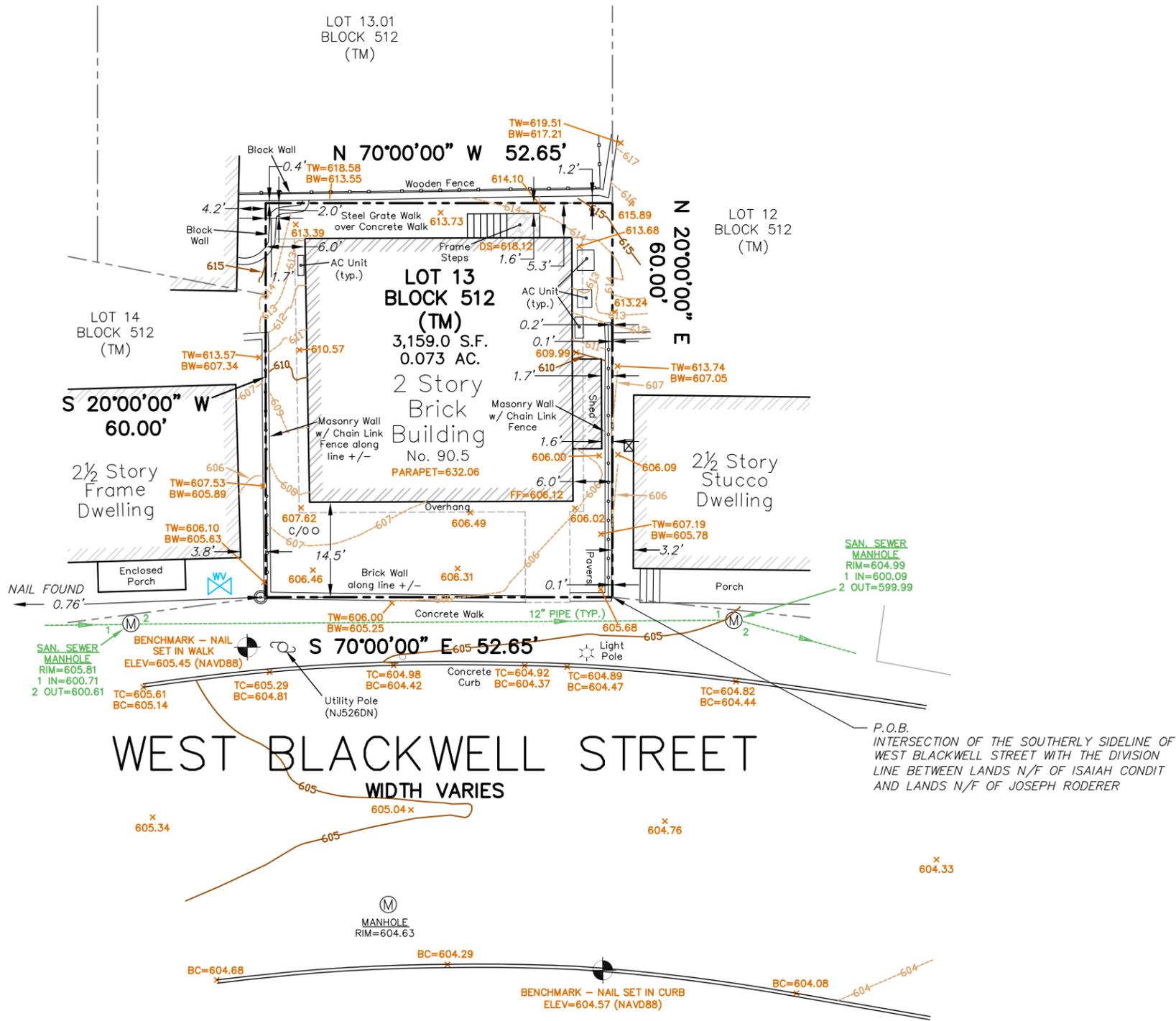
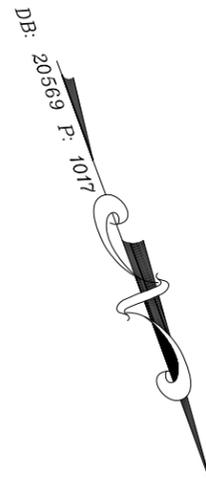
Pennoni has reviewed the submitted documentation in accordance with the Town of Dover Ordinance §236-53. It is our opinion that the submission **does meet** the criteria required to be deemed complete at this time.

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

Sincerely,  
**PENNONI ASSOCIATES INC.**

A handwritten signature in black ink, appearing to read "Stephen Hoyt", is written over a faint, light-colored signature line.

Stephen Hoyt, PE  
Board Engineer



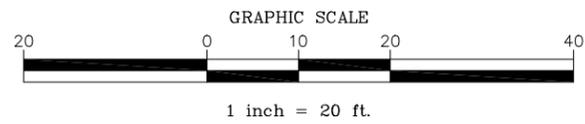
**WEST BLACKWELL STREET**  
WIDTH VARIES

P.O.B.  
INTERSECTION OF THE SOUTHERLY SIDELINE OF  
WEST BLACKWELL STREET WITH THE DIVISION  
LINE BETWEEN LANDS N/F OF ISAIAH CONDIT  
AND LANDS N/F OF JOSEPH RODERER

This survey certified to:  
WW Realty Holdings LLC

- This survey references:**
- 1) Deed Book 20569 Page 1017 (PQ)
  - 2) Deed Book 22535 Page 1327 (Lot 12)
  - 3) Survey of Tax Lot 13 Block 512 by Robert J. Wesp, dated November 19, 1999
  - 4) Survey of Tax Lot 12 Block 512 by Lakeland Surveying, Inc., dated March 26, 2014

- Notes:**
- 1) Field Survey Performed on 10/09/2025
  - 2) Vertical Datum: NAVD88.
  - 3) Subject to documents of record
  - 4) Survey performed without the benefit of a complete title search and subject to municipal restrictions, easements of record and other facts that a title search may disclose.



I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under my direct supervision, in accordance with N.J.A.C. 13:40-5.1 and to the best of my professional knowledge, information, and belief, correctly represents the conditions found on the date of the field survey, except such easements, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not transferable. Survey is valid only if print has original raised seal of the undersigned professional.

NO.	INITIALS	DATE	REVISIONS

**TOPOGRAPHIC SURVEY OF PROPERTY**  
Tax Lot 13 - Block 512  
90 1/2 West Blackwell Street, Township of Dover  
Morris County, New Jersey

PROJECT NUMBER  
252695

REFERENCE NUMBER  
-

**Lakeland Surveying**

Certificate of Authorization #24GA28090000

4 West Main Street | Rockaway | NJ | Ph: (973) 625-5670  
Fx: (973) 625-4121 | www.LakelandSurveying.com

MARC J. CIFONE  
N.J. P.L.S.

JEFFREY S. GRUNN  
N.J. P.L.S.

WILLIAM C. BUCHOK  
N.J. P.L.S.

FIELD: DN	DWN BY: CMB	CHECKED: JSG	PAPER SIZE: 11"x17"	SCALE: 1"=20'	DATE: 10/16/2025	<input type="checkbox"/> MARC J. CIFONE, N.J. P.L.S. <input checked="" type="checkbox"/> JEFFREY S. GRUNN, N.J. P.L.S. <input type="checkbox"/> WILLIAM C. BUCHOK, N.J. P.L.S.	N.J. LIC. NO. 24GS04132900 N.J. LIC. NO. 24GS04339900 N.J. LIC. NO. 24GS04341900
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A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L.2003, c.14 (C45-8-36.3) and N.J.A.C. 13:40-5.1 (d).

# PRELIMINARY & FINAL MAJOR SITE PLANS FOR 90 1/2 WEST BLACKWELL STREET BLOCK 512, LOT 13 ZONE: R-3 (DOUBLE FAMILY ZONE DISTRICT) TOWN OF DOVER, MORRIS COUNTY, NEW JERSEY

## OWNER / APPLICANT:

WW REALTY HOLDINGS, LLC  
90 1/2 W BLACKWELL ST  
DOVER, NJ 07801  
(973) 600-7851

## APPROVALS:

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT COMPLIES WITH ALL APPROVALS GRANTED BY THE APPROVING AUTHORITY.

BOARD ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE PLANNING BOARD OF THE TOWN OF DOVER.

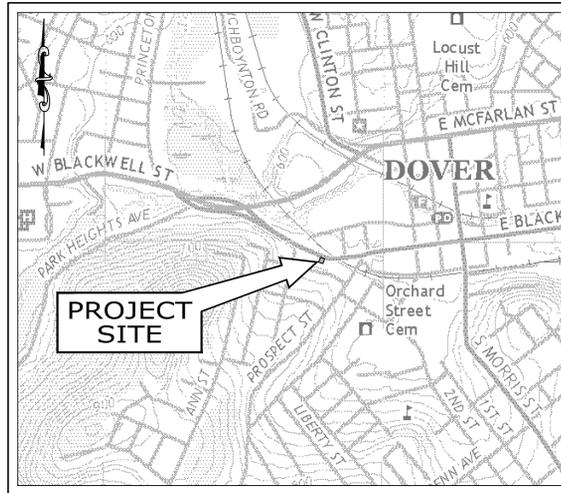
BOARD CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

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

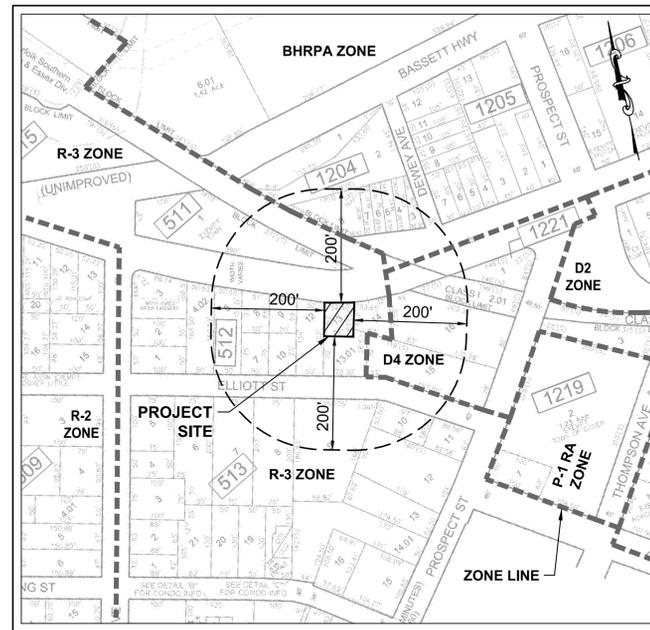
INDEX OF SHEETS	
SHEET	DESCRIPTION
1	COVER SHEET
2	SITE PLAN

## REFERENCES/NOTES:

- THE INTENTION OF THIS PLAN IS TO SHOW THE PROPOSED CHANGE IN USE FOR THE PROPERTY AND RELATED SITE IMPROVEMENTS.
- EXISTING CONDITIONS SHOWN HEREON ARE BASED ON A SURVEY ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY, TAX LOT 13 - BLOCK 512, 90 1/2 WEST BLACKWELL STREET, TOWN OF DOVER, MORRIS COUNTY, NEW JERSEY" PREPARED BY LAKELAND SURVEYING DATED OCTOBER 16, 2025.
- REFER TO ARCHITECTURAL PLANS PREPARED BY CHARLES SCHAEFFER ASSOCIATES, LLC ARCHITECT - PLANNER FOR PROPOSED BUILDING IMPROVEMENTS.
- THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION GEO-WEB MAPPING DOES NOT REVEAL ANY WETLANDS AND/OR WETLAND TRANSITION AREAS ON THE SUBJECT PROPERTY. THIS STATEMENT IS BASED ON THE NJDEP RESOURCE MAPPING AND DOES NOT QUALIFY AS A FORMAL INTERPRETATION OR WETLAND ABSENCE DETERMINATION.
- THE PROJECT SITE IS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FLOOD INSURANCE RATE MAP NUMBER 34027C0139F WITH A REVISED PRELIMINARY DATE OF FEBRUARY 26, 2016. THE FLOODPLAIN IS NOT ON THE SUBJECT PROPERTY.
- THIS PROJECT IS NOT A MAJOR STORMWATER DEVELOPMENT SINCE THE PROPOSED DISTURBANCE OF LAND SINCE FEBRUARY 2, 2004 IS LESS THAN ONE ACRE, THE PROPOSED REGULATED IMPERVIOUS SURFACE SINCE FEBRUARY 2, 2004 IS LESS THAN ONE-QUARTER ACRE, AND THE PROPOSED REGULATED MOTOR VEHICLE SURFACE SINCE MARCH 2, 2021 IS LESS THAN ONE-QUARTER ACRE.
- UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND OBSERVATIONS ONLY IN ACCORDANCE WITH FIELD MARK-OUTS AND/OR PHYSICAL LOCATIONS OBSERVED DURING CONSTRUCTION. CONNECTIONS BETWEEN STRUCTURES, IF SHOWN, ARE BASED ON SAID MARK-OUTS AND OCCUPATIONS AND MAY NOT REPRESENT ACTUAL BELOW GROUND CONDITIONS.
- THIS PLAN DOES NOT INCLUDE STAKEOUT OF PROPERTY AND PROPOSED STRUCTURES.
- PRIOR TO ANY CONSTRUCTION OR SITE PREPARATION ACTIVITY, THE CONTRACTOR SHALL COMPLETE THE FOLLOWING:
  - VERIFY THE PLANS CONTAIN THE RAISED SEAL OF THE ENGINEER AND DISPLAY THE LATEST REVISION AS "ISSUED FOR CONSTRUCTION." THE USE OF ANY OTHER PLANS IS AT THE CONTRACTOR'S RISK.
  - VERIFY THE INFORMATION SHOWN ON THESE PLANS IS CONSISTENT WITH THE INFORMATION SHOWN ON ALL OTHER PLANS (ARCHITECTURAL, LANDSCAPING, ETC.) BEING USED FOR CONSTRUCTION OF THE PROJECT. ALSO, VERIFY THE PLANS ARE CONSISTENT WITH ALL CONDITIONS AND REQUIREMENTS SET FORTH IN THE PERMITS. REPORT ANY DISCREPANCIES/INCONSISTENCIES TO THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY CONSTRUCTION.
  - DETERMINE ALL APPLICABLE SPECIFICATIONS, AS WELL AS ALL REQUIREMENTS FOR SHOP DRAWINGS, INSPECTIONS AND TESTING APPLICABLE TO PROJECT BY CONTACTING THE LOCAL BUILDING OFFICIAL, MUNICIPAL ENGINEER AND EACH AFFECTED UTILITY COMPANY (OR AGENCY). IN THE EVENT OF A CONFLICT BETWEEN ANY SPECIFICATIONS AND THE INFORMATION SHOWN ON THESE PLANS, THE DESIGN ENGINEER AND THE OWNER SHALL BE NOTIFIED IN ORDER TO RESOLVE THE CONFLICT PRIOR TO ANY CONSTRUCTION.
- THE PROPOSED GRADING IS DESIGNED TO TIE INTO EXISTING TOPOGRAPHIC CONDITIONS WITHOUT AN ADVERSE GRADING OR DRAINAGE IMPACT AND THAT ALL DISTURBANCE AND GRADING CAN BE LIMITED TO WITHIN THE PROPERTY IN QUESTION. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THEIR OWN VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION. SHOULD THERE BE ANY SUSPECTED DISCREPANCIES WITH THE TOPOGRAPHY DEPICTED ON THE PLANS AND ACTUAL PHYSICAL CONDITIONS, ANY CONFIRMED DISCREPANCY IDENTIFIED BY THE CONTRACTOR'S VERIFICATION SHALL BE REPORTED TO THE ENGINEER FOR RESOLUTION PRIOR TO ANY SITE DISTURBANCE. ONCE ANY SITE DISTURBANCE OCCURS, THE CONTRACTOR SHALL HAVE NO CLAIM FOR EXTRA WORK BASED UPON SUSPECTED OR CONFIRMED TOPOGRAPHIC DISCREPANCIES.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION SITE SAFETY AND FOR DETERMINING THE MEANS AND METHODS FOR ALL CONSTRUCTION ACTIVITIES. ALL SAFETY PRECAUTIONS MUST BE UNDERTAKEN AND MAINTAINED AS REQUIRED BY LOCAL, STATE AND FEDERAL CODES.
- THE CONTRACTOR IS AWARE THAT IF STORMWATER RUNOFF DRAINAGE PROBLEMS OCCUR ON THEIR PROPERTY AND/OR NEIGHBORING PROPERTIES AS A RESULT OF THE PROPOSED IMPROVEMENTS OR DURING CONSTRUCTION, IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO REMEDY THAT DRAINAGE ISSUE.
- CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS REGARDING SUBSURFACE CONDITIONS, INCLUDING BUT NOT LIMITED TO SOIL CHARACTERISTICS, AS WELL AS DEPTH TO ROCK AND GROUNDWATER. THE DESIGN ENGINEER WAS NOT CONTRACTED TO MAKE ANY SUCH DETERMINATIONS.
- SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH THE LOCAL SOIL CONSERVATION DISTRICT'S REQUIREMENTS.
- DEVIATIONS FROM THE APPROVED PLAN MUST BE APPROVED BY THE TOWNSHIP ENGINEER IN WRITING PRIOR TO THE CHANGE. ANY DEVIATIONS FROM THE APPROVED PLAN WITHOUT PRIOR APPROVAL WILL RENDER ANY PERMITS OR APPROVALS NULL AND VOID AND MAY BE SUBJECT TO ENFORCEMENT DIRECTIVES.
- ANY DAMAGE TO PUBLIC OR PRIVATE ROADWAYS SHALL BE REPAIRED BY THE CONTRACTOR AT THE DIRECTION OF THE TOWNSHIP ENGINEER PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



(REFERENCE: DOVER, NJ USGS MAP)  
LOCATION MAP  
SCALE: 1" = 1,000'



(REFERENCE: TOWN TAX MAP SHEETS 5 & 12)  
ZONING MAP  
SCALE: 1" = 150'

ZONING TABLE			
BLOCK 512, LOT 13 (90 1/2 WEST BLACKWELL STREET)			
TOWN OF DOVER, MORRIS COUNTY, NEW JERSEY			
LOT AREA = 3,159.0 SF (0.073 ACRES)			
ZONE: R-3 (DOUBLE FAMILY ZONE DISTRICT)			
EXISTING USE: VACANT 2-STORY COMMERCIAL BUILDING, FORMERLY AGRA ENVIRONMENTAL & LABORATORY SERVICES WHICH IS A PRE-EXISTING NONCONFORMING USE			
PROPOSED USE: EXISTING BUILDING TO BE CONVERTED TO A 2-FAMILY DWELLING (TWO 3-BEDROOM UNITS) WHICH IS A PERMITTED USE IN THE R-3 ZONE			
BULK REQUIREMENTS	PERMITTED (FOR 2-FAMILY DWELLINGS)	EXISTING	PROPOSED
Minimum Lot Area	7,500 SF	3,159 SF	NO CHANGE (VARIANCE)
Minimum Lot Width at the Street Line	75 Feet	52.65 Feet	NO CHANGE (VARIANCE)
Minimum Principal Building Front Yard Setback	18.2 Feet In blocks where more than 50% of the properties abutting a common street line are developed, the front yard of the principal building may be the average of all the existing setbacks but in no case less than 10 feet. Average setback is 18.2 Feet (see below)	14.5 Feet to Building Line Covered overhang encroaches by 0.8 Feet	NO CHANGE (VARIANCE)
Minimum Principal Building Side Yard Setback (One)	10 Feet	6.0 Feet to East Property Line 1.7 Feet to West Property Line	NO CHANGE to East Property Line (VARIANCE) 6.0 Feet to West Property Line (VARIANCE)
Minimum Principal Building Side Yard Setback (Total)	10 Feet	7.6 Feet	12.0 Feet (VARIANCE)
Minimum Principal Building Rear Yard Setback	30 Feet	5.3 Feet	NO CHANGE (VARIANCE)
Maximum Building Coverage	25%	61.4%	60.2% (VARIANCE)
Maximum Lot (Impervious) Coverage	65% (2,053 SF) Based on the smaller of 65% or 4,300 SF	71.4%	71.3% (VARIANCE)
Maximum Principal Building Height	2 1/2 Stories and 35 Feet	2 Stories and 21.9 Feet	NO CHANGE
Minimum Floor Area	Minimum gross floor area of 800 SF per dwelling unit	N/A	1,616 SF per dwelling unit
Minimum Off-Street Parking	4 total spaces are required Based on 2 spaces required for a 3-bedroom unit	0 Existing Spaces (Pre-existing nonconforming condition)	0 Proposed Spaces (VARIANCE)

Coverage Table					
TOTAL LOT AREA (SF) = 3,159.0					
Existing Coverage			Proposed Coverage		
Description	Area (SF)	Percentage	Description	Area (SF)	Percentage
Building including overhangs	1,939		Building including overhangs	1,901	
<b>Total Building Coverage</b>	<b>1,939</b>	<b>61.4%</b>	<b>Total Building Coverage</b>	<b>1,901</b>	<b>60.2%</b>
			<b>Decrease in Building Coverage</b>	<b>38</b>	
Walkways, Stairs, and Landings	305		Walkways, Stairs, and Landings	340	
Mech. pads not covered by overhangs	10		Mech. pads not covered by overhangs	10	
<b>Total Impervious Coverage</b>	<b>2,254</b>	<b>71.4%</b>	<b>Total Impervious Coverage</b>	<b>2,251</b>	<b>71.3%</b>
			<b>Decrease in Impervious Coverage</b>	<b>3</b>	

Average Front Yard Setback			
Note: Based on existing buildings on the same side of the street facing West Blackwell Street. Measurements are based on survey and aerial mapping.			
Address	Block	Lot	Setback (Ft.)
62-68 West Blackwell Street	1221	1	0.0
88-90 West Blackwell Street	512	14	6.5
90 1/2 West Blackwell Street	512	13	14.5
92-94 West Blackwell Street	512	12	4.7
96 West Blackwell Street	512	9	Vacant
100 West Blackwell Street	512	8	27.0
102 West Blackwell Street	512	5	39.0
104 West Blackwell Street	512	4	36.0
			<b>Average Setback 18.2</b>

## 200' PROPERTY OWNERS LIST

Town of Dover  
Engineering Department  
37 North Sussex Street  
Dover, NJ 07801  
(973) 366-200 ext. 130134

The following is a list of Properties within 200 feet of: Block 512 Lot 13  
Paula Mendelsohn, Administrative Officer  
September 17, 2025

Block	Lot	Unit	Owner	Owner Address	Owner City/State	Owner Zip
510	2		NJ TRAMWAY CORP	1780N PLAZA EAST	NEWARK, NJ	07102-2941
510	2		NJ TRAMWAY CORP	1780N PLAZA EAST	NEWARK, NJ	07102
511	1		TOWN OF DOVER	27 N SUSSEX ST	DOVER, NJ	07801
512	422		CATZONNE CESAR E	34 CALAIS RD	KAROLSKO, NJ	07839
512	1		MICHAELA SCOTTY BERNAL THOMPTON	40 BIRCHWOOD DR	LAKELAND, NJ	07839
512	7		ROMERO, SEBASTIAN AND OF PRISTAL, ALEXA	100 W BLACKWELL ST	DOVER, NJ	07801
512	8		ROMERO, SEBASTIAN AND OF PRISTAL, ALEXA	100 W BLACKWELL ST	DOVER, NJ	07801
512	8		LARON ALBERTSON & BOB	201 ROCKDALE DR	SMITH HAVEN, NJ	07856
512	39		GUPTA RAJESH & SAKITA	124 SEASONS GLENN DR	MORRIS PLAINS, NJ	07958
512	12		OCIOAL, BOBIE	34 CROWN VIEW CT	BRATON, NJ	07871
512	14		ONE BETHELY WASHINGTON NEIGHBORHOOD	24 BELLEVILLE ST	DOVER, NJ	07801
512	14		CESERES ROBERTO	86 W BLACKWELL ST	DOVER, NJ	07801
512	15		GARDEN SAVINGS FEDERAL CREDIT UNION	109 LITTLETON RD	PARSHIPPAN, NJ	07854
512	16		GARDEN SAVINGS FEDERAL CREDIT UNION	109 LITTLETON RD	PARSHIPPAN, NJ	07854
513	6		4648 BELLOTTI ET LLC	10000 INDEPENDENCE ST APT 914	BOSTON, VA	20196
513	7		BAMBERNOGLIA LORRA & NATALIE	11227 TOP CIR	MORRISTOWN, NJ	07960
513	8		VANER, LILIAN	31 BELLEVILLE ST ABB	DOVER, NJ	07801

## UTILITY COMPANY LIST

TOWN OF DOVER  
Planning & Zoning Department  
COUNTY OF MORRIS  
37 NORTH SUSSEX STREET  
DOVER, NEW JERSEY 07801  
Telephone: (973) 366-2000, Ext. 2141  
Email: boardsecretary@dover.nj.us



James P. Dodd - Mayor

Paula Mendelsohn - Planning Board, Board of Adjustment & Historic Preservation Secretary

Wendy DeJesus  
via email: wdejesus@isaclaw.com

Re: 200' list request

Block 512 Lot 13

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

JCP&L - Jersey Central Power and Light  
300 Madison Avenue, Morristown, NJ 07960

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

New Jersey Verizon  
540 Broad Street, Newark, NJ 07101

Cablevision  
683 Route 10 East, Randolph, NJ 07869

Town of Dover Water Dept.  
37 No. Sussex Street  
Dover, NJ 07801  
Attn: R. Kinsey

Block	Lot	Unit	Owner	Owner Address	Owner City/State	Owner Zip
513	8		KWON, YOUNG SOK	2 FRIZZELL TER	BRATON, NJ	07871
513	18		RUIZ, LUIS E	12 BELLEVILLE ST	DOVER, NJ	07801
513	11		KWON, YOUNG SOK	2 FRIZZELL TER	BRATON, NJ	07871
513	12		CHEBNOT BROOK ASSOCIATES LLC	101 HIGH ST	SANDOLPHI, NJ	07869-2334
524	1		VILLAGE DEVELOPMENT LLC	34 W BLACKWELL ST	DOVER, NJ	07712
524	2		GOMEZ MARY EL	41 THOMAS RD	ANDOVER, NJ	07821
524	3		GUTTERBERG-GARCIA, JAVIER	79 W BLACKWELL ST ABB	DOVER, NJ	07801
524	4		NEW JERSEY HOME CLOSING NETWORK INC	41 W BLACKWELL ST	DOVER, NJ	07801
524	5		WHEAT MOHAMMAD ANAS & MICHAEL	81 W BLACKWELL ST	DOVER, NJ	07801
524	6		DOC PROPERTIES MANAGEMENT LLC	P.O. BOX 412	MT FREEDOM, NJ	07919
524	7		DOC PROPERTIES LLC	P.O. BOX 412	MT FREEDOM, NJ	07919
524	8		DOC PROPERTIES MGMT LLC	P.O. BOX 412	MT FREEDOM, NJ	07919
520	7		IK ASMET BUILDERS LLC	280 E BLACKWELL ST	DOVER, NJ	07801
521	1		ROMERO PROCOLO LLC	17 KIRKBRIDE DR	RANDOLPHI, NJ	07849

In addition, the following property owners checked-off below must be notified:  
 Commissioner of New Jersey Department of Transportation, 1035 Parkway Ave., Trenton, NJ 08600  
 Morris County Planning Board, CN 800, Montclair, NJ 07042  
 New Jersey Transit, One Penn Plaza East, Newark, NJ 07102-2946  
 Municipal Clerk Town of Dover, 37 North Sussex Street, Dover, NJ 07801  
 Municipal Clerk Township of Rockaway, 65 Millboro Road, Rockaway, NJ 07866  
 Municipal Clerk Township of Randolph, 622 Millbrook Ave., Randolph, NJ 07840  
 Municipal Clerk Borough of Vinton, 10 Robert Street, Vinton, NJ 07880  
 Municipal Clerk Borough of Vaux Gardens, 217 South Baker Street, Dover, NJ 07801  
 Municipal Clerk Township of Mira Hill, 10 Baker Street, Mira Hill, NJ 07868  
 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 Vinton Twp. (contact that Municipality)  
 Properties within 200 feet that exist in Vaux Gardens (contact that Municipality)  
 Properties within 200 feet that exist in Mira Hill (contact that Municipality)

MICHAEL J. ROTH  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NO. 246050262600  
ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT WRITTEN PERMISSION OF ROTH ENGINEERING, LLC.

ROTH ENGINEERING  
NEW JERSEY LICENSE NO. 246050309800  
100 W. QUAIL RUN, LONG VALLEY, NJ 07863  
PHONE: 973-715-7427  
EMAIL: MJR@ROTHENGINEERS.COM

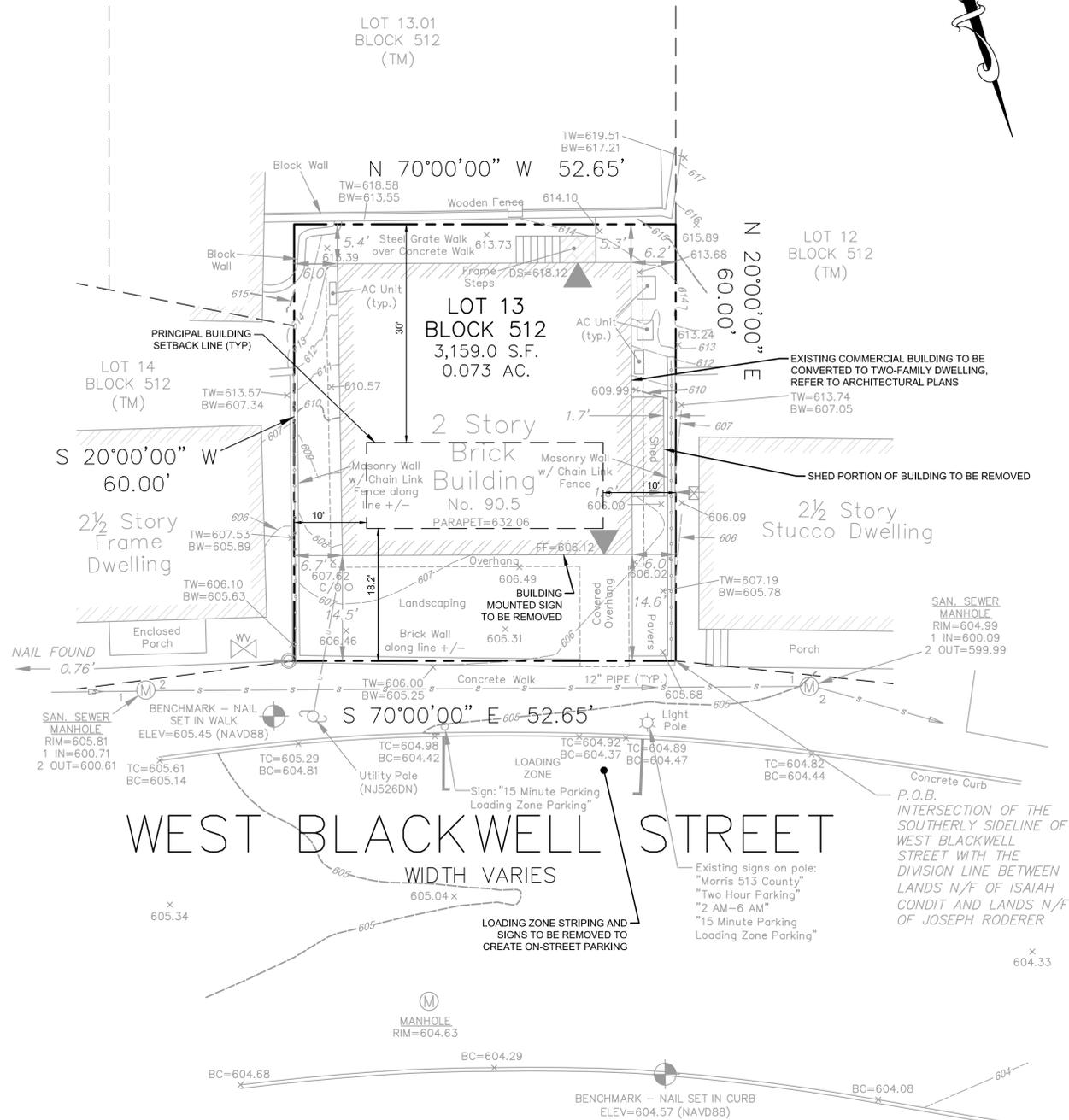
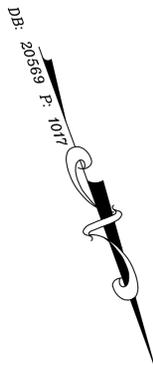
PRELIMINARY & FINAL MAJOR SITE PLANS FOR  
90 1/2 WEST BLACKWELL STREET  
COVER SHEET  
BLOCK 512, LOT 13  
TOWN OF DOVER, MORRIS COUNTY, NEW JERSEY

DATE: 11/24/25

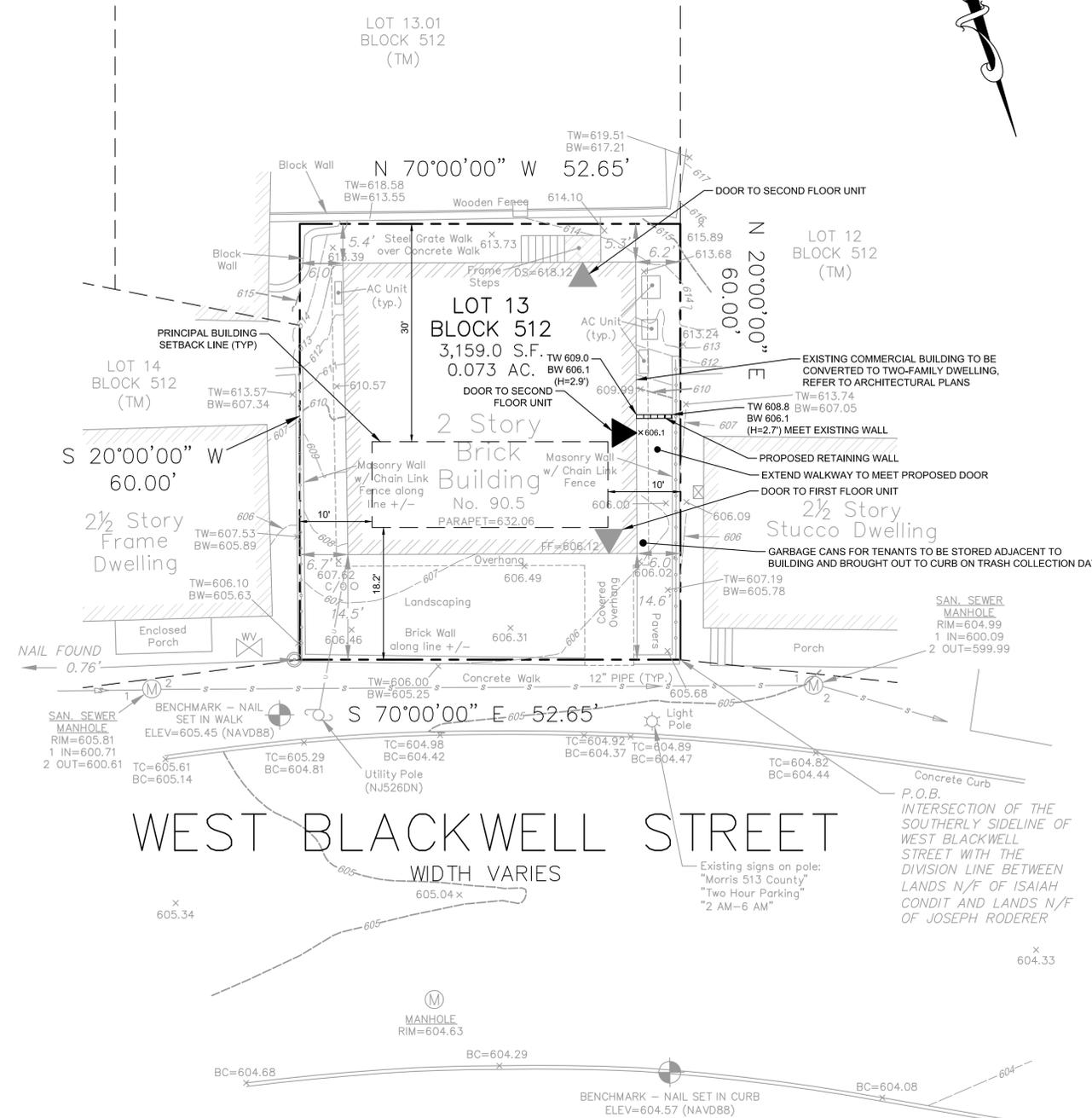
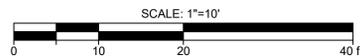
PROJECT NO.: 251005

SHEET NO.:

1 OF 2



# SITE PREPARATION PLAN



# PROPOSED CONDITIONS



UTILITY NOTE: EXISTING UTILITY SERVICES TO BE USED FOR BUILDING UNLESS UTILITY SERVICE UPGRADES ARE REQUIRED BASED ON ARCHITECTURAL REVIEW AND COORDINATION WITH UTILITY COMPANIES. ROAD OPENING PERMIT(S) FOR UTILITY WORK TO BE OBTAINED IF REQUIRED.

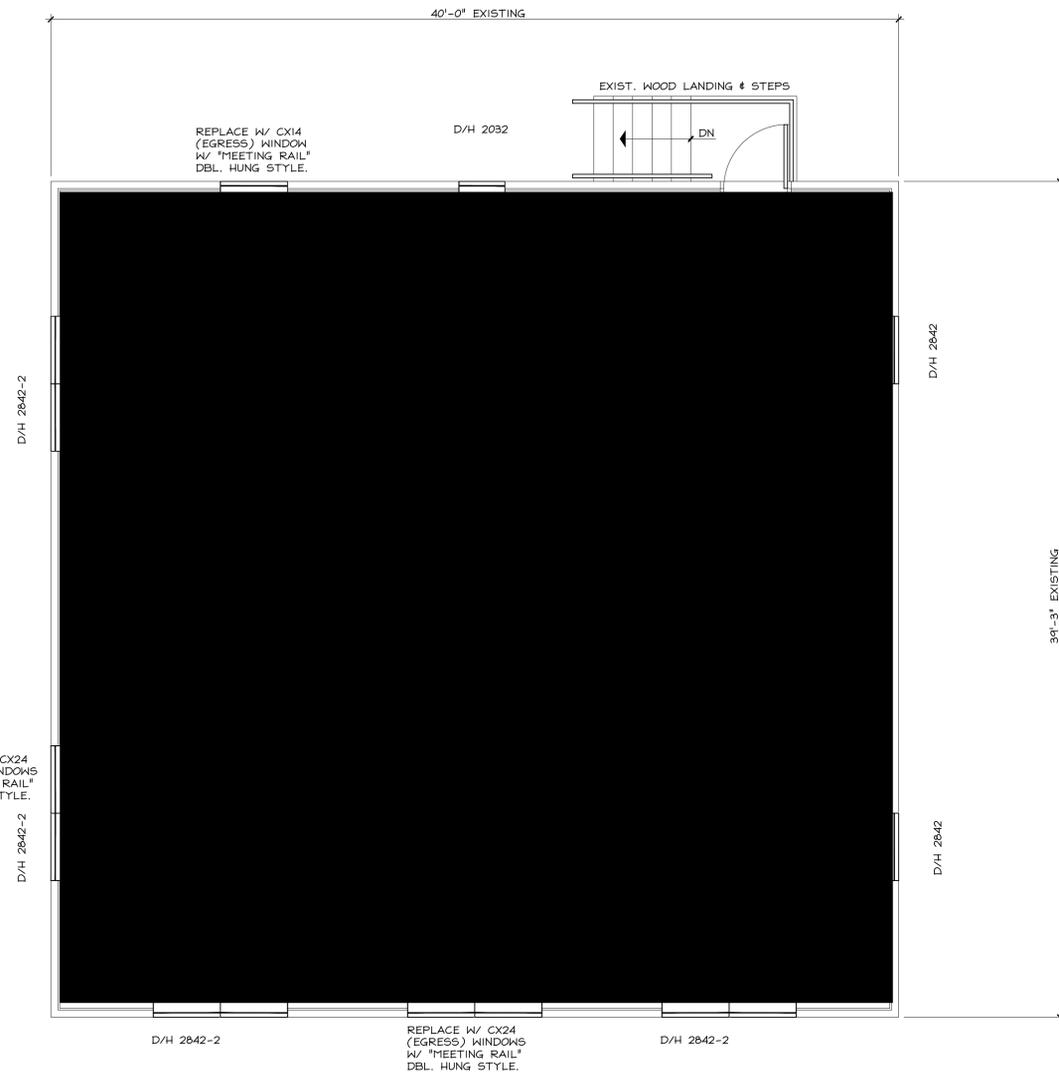
REV #	DATE	REVISION

**MICHAEL J. ROTH**  
 PROFESSIONAL ENGINEER  
 NEW JERSEY LICENSE NO. 24GE0262600  
 ALL WORKS HEREON SHALL BE PERFORMED BY THE ENGINEER OR UNDER HIS CLOSE PERSONAL SUPERVISION AND SHALL BE IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERING ACT AND REGULATIONS OF THE BOARD OF ENGINEERING EXAMINERS, STATE OF NEW JERSEY.

**ROTH ENGINEERING**  
 52 QUAIL RUN, LONG VALLEY, NJ 07863  
 PHONE: 973-715-7427  
 EMAIL: MJR@ROTHENGINEERS.COM

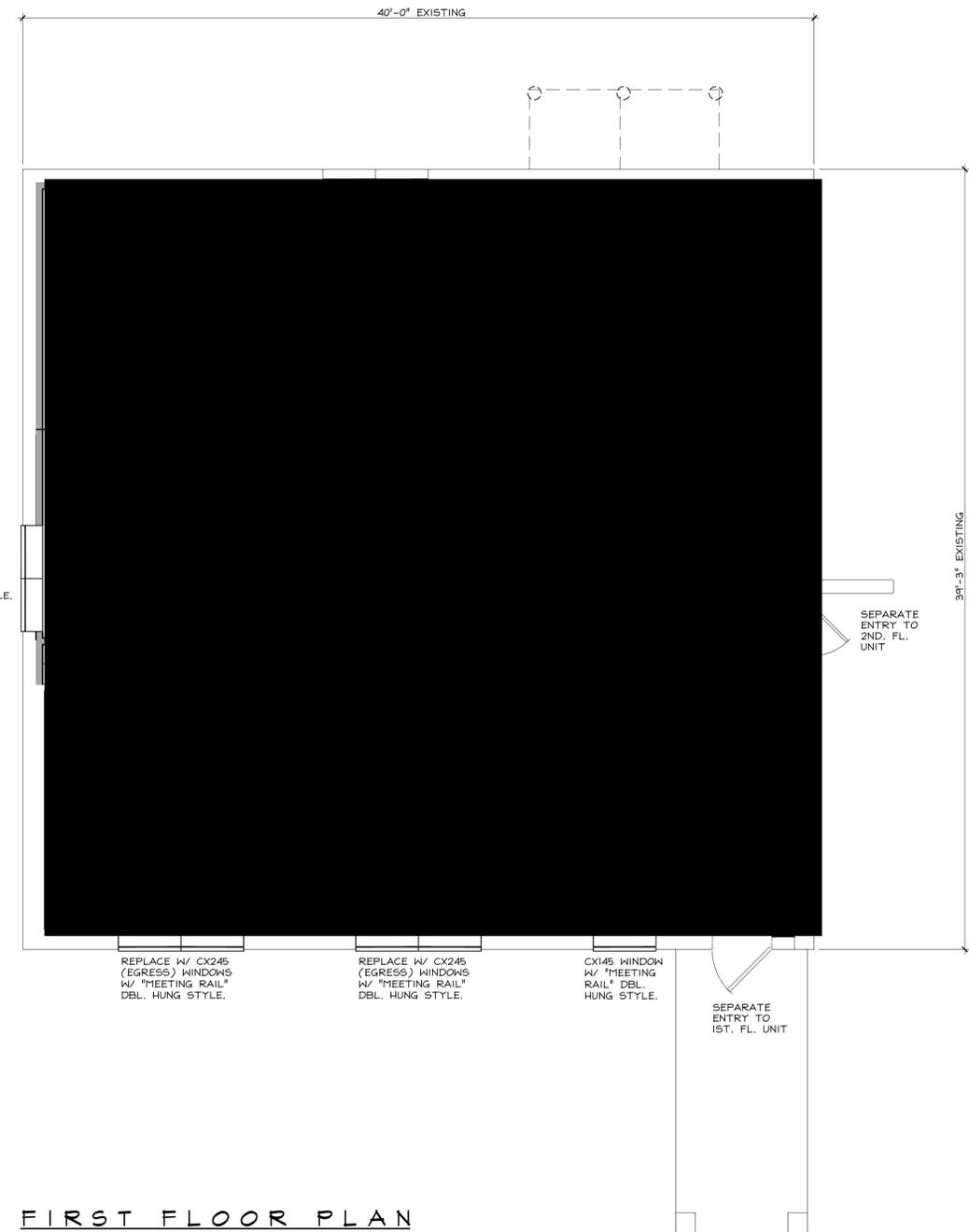
PRELIMINARY & FINAL MAJOR SITE PLANS FOR  
 90 1/2 WEST BLACKWELL STREET  
**SITE PLAN**  
 BLOCK 512, LOT 13  
 TOWN OF DOVER, MORRIS COUNTY, NEW JERSEY

DATE: 11/24/25  
 PROJECT NO.: 251005  
 SHEET NO.:  
**2 OF 2**



### SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"  
1,570 S.F. EXISTING - NO CHANGE



### FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"  
1,570 S.F. EXISTING - NO CHANGE  
APT. AREA = 1,497 S.F. (REMAINING 73 S.F. IS STAIR TO 2ND FLOOR APT.)

#### NOTES:

THIS BUILDING PROPOSED TO BE 2 FAMILY DWELLING (1 APT. PER FLOOR).  
NO CHANGE TO EXTERIOR EXCEPT REPLACING SOME BEDROOM WINDOWS W/ EGRESS TYPES IN EXISTING WINDOW OPENINGS AS NOTED.  
BUILDING SHALL COMPLY WITH 2021 IRC-NJ & NJ REHABILITATION SUBCODE.  
PLANS BASED ON PLANS DONE BY THIS OFFICE, DATED: 1-9-2009.

#### PARTITION LEGEND

- EXISTING WALL TO REMAIN
- NEW WOOD STUD PARTITION



PLAN APPROVED BY THE TOWN BOARD

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

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

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

A-1

*Charles Schaffer*

architect

C 7620  
6615 B  
022326-1

nj  
pa  
ny

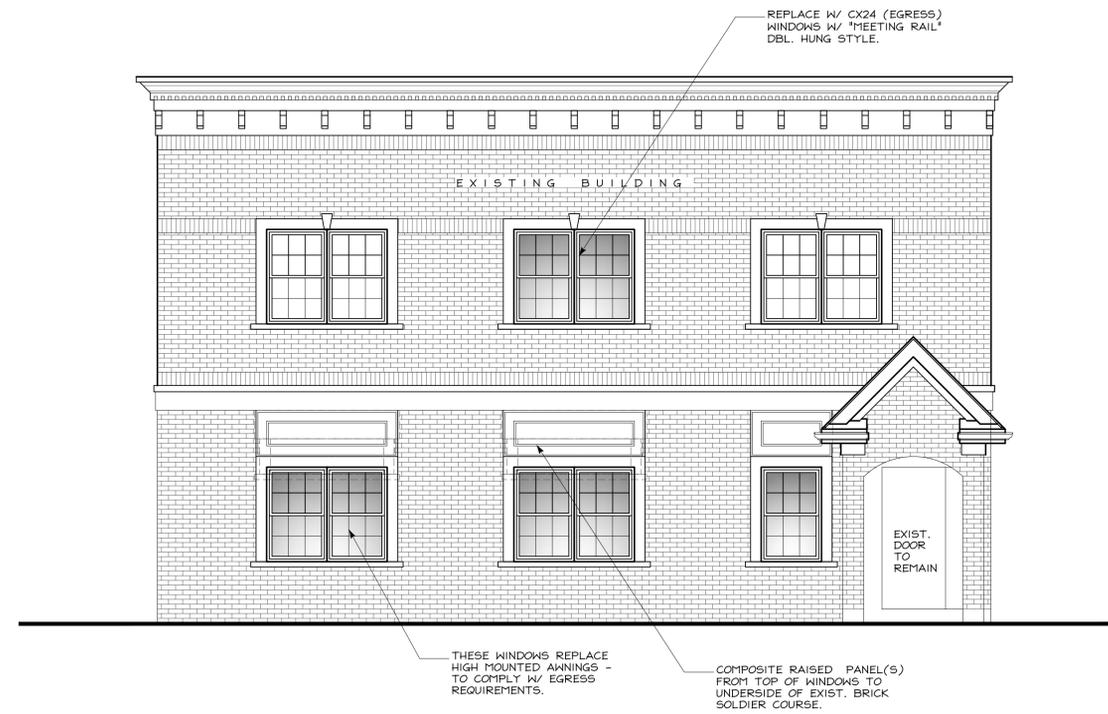
CHARLES SCHAFER ASSOCIATES LLC  
architect planner

288 NEWTON-SPARTA ROAD • NEWTON • NEW JERSEY 07860 973-385-7355

ALTERATION TO BUILDING FOR 2 FAMILY DWELLING FOR:  
MICHAEL FURREY  
90% WEST BLACKWELL ST., DOVER, NJ

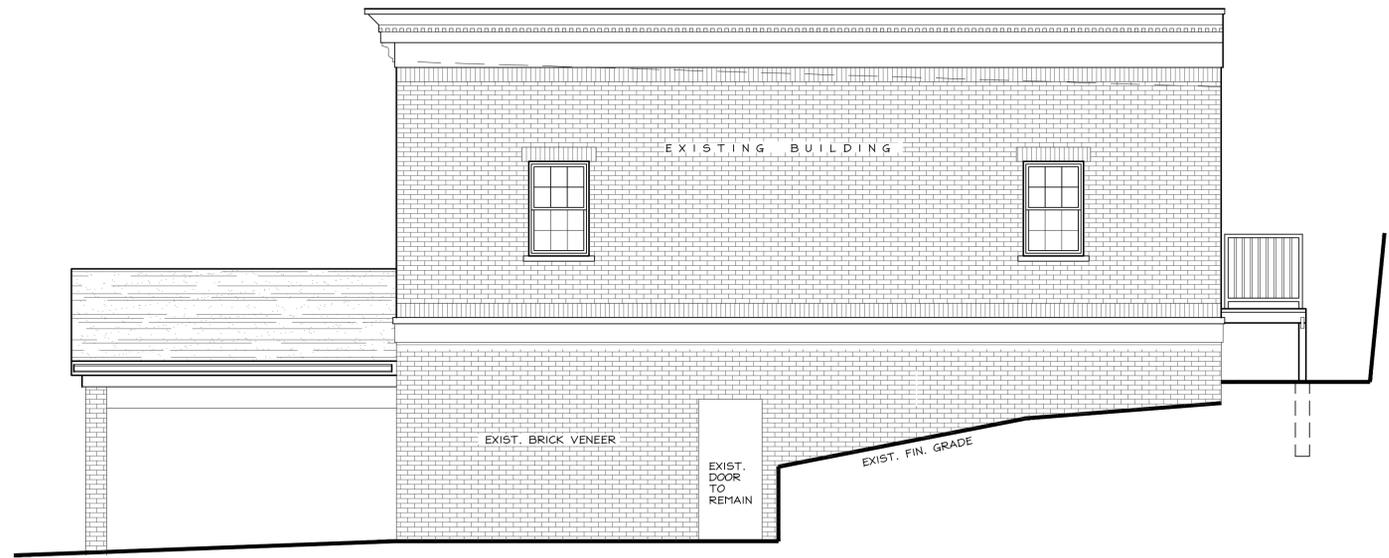
DATE: 9-10-25  
DRAWN BY:  
CHECKED BY:





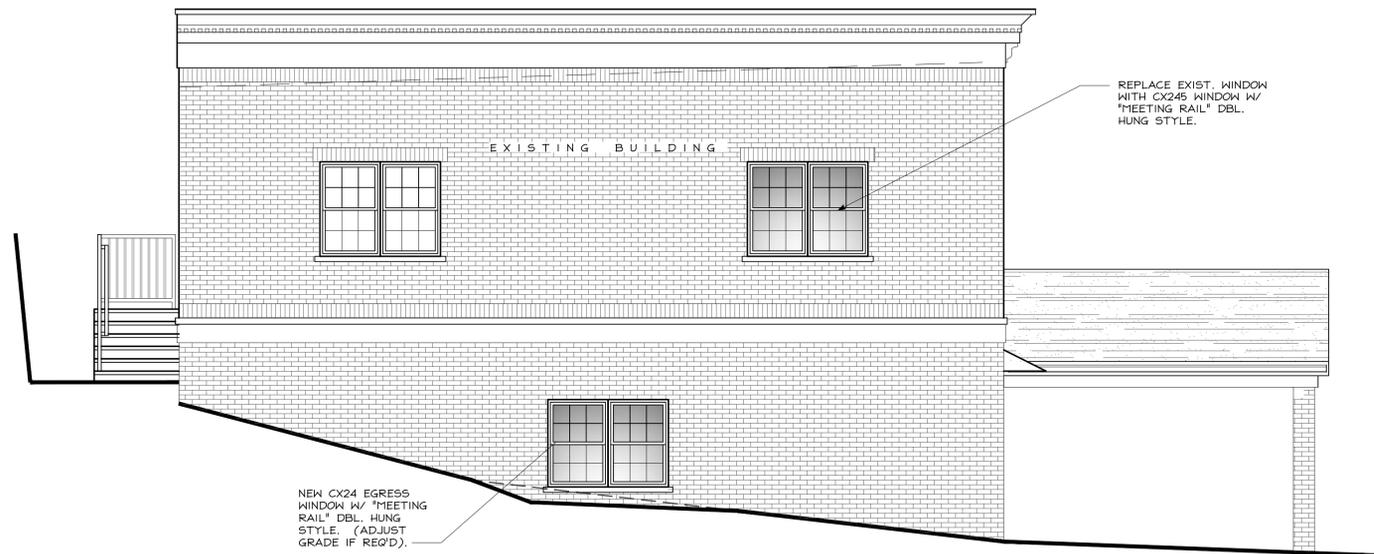
**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"  
FACING WEST BLACKWELL ST.



**RIGHT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"  
NO WORK THIS SIDE



**LEFT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"



**REAR ELEVATION**

SCALE: 1/4" = 1'-0"

A-2

drawing

*Charles Schaffer*  
 C 7620  
 8615 B  
 0223338-1

ny ny

CHARLES SCHAFER ASSOCIATES LLC  
 architect · planner

208 NEWTON - SPARTA ROAD • NEWTON • NEW JERSEY 07760 973-883-7355

MICHAEL FURREY  
 ALTERATION TO BUILDING FOR 2 FAMILY DWELLING FOR:  
 90% WEST BLACKWELL ST., DOVER, NJ

date 9-10-25

drawn by

checked by



MICHAEL B. LAVERY  
MICHAEL S. SELVAGGI  
LAWRENCE P. COHEN  
KATHERINE E. INGRASSIA  
JAMES F. MOSCAGIURI  
RICHARD W. WENNER  
WILLIAM H. PANDOS  
PAUL D. MITCHELL  
WADE T. BALDWIN  
IGOR V. BYKOV  
JOSEPH D. GREER  
NICHOLAS C. DeFURIA  
CHRISTINA N. BENITO

\*MEMBER OF NJ AND PA BAR  
\*MEMBER OF NJ AND NY BAR

LAW OFFICES  
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23 CATTANO AVENUE  
AT CHANCERY SQUARE  
MORRISTOWN, NJ 07960  
Telephone (973) 285-1281  
Facsimile (973) 285-0271

OF COUNSEL:

JAMES A. COURTER  
JOEL A. KOBERT

SENDER'S DIRECT EMAIL  
[WDEJESUS@LSACLAW.COM](mailto:WDEJESUS@LSACLAW.COM)

January 27, 2026

Paula Mendelsohn  
Town of Dover  
37 North Sussex Street  
Dover, New Jersey 07801  
[boardsecretary@dover.nj.us](mailto:boardsecretary@dover.nj.us)

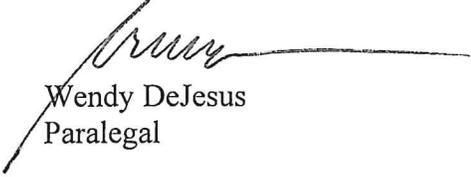
**Re: WW Realty Holdings LLC  
Block 512 Lot 13**

Dear Paula:

Enclosed please find the Affidavit of Service of Notice along with the certified mailing receipts and list of property owners located within two hundred (200) feet of the subject property. Also, enclosed is proof of publication from the Daily Record. I will forward the Affidavit of Publication once I receive same.

Thank you.

Regards,

  
Wendy DeJesus  
Paralegal

Encl.

**AFFIDAVIT OF SERVICE OF NOTICE**

State of New Jersey:

County of Warren:

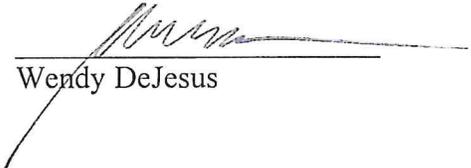
WENDY DEJESUS, of full age, being duly deposed according to law, upon her affirmation does hereby certify that on January 22, 2026, at least ten (10) days prior to the hearing date, I served notice upon utility companies and property owners within 200 feet of Block 512 Lot 13, Town of Dover, Morris County, New Jersey ("Property"), and the Morris County Planning Department and the Commissioner of the New Jersey Department of Transportation. Said notice was mailed by certified mail. Copies of the registered receipts are attached hereto as Exhibit A.

Attached hereto as Exhibit B is a list of property owners within 200 feet of the Property received from the Town of Dover ("Lists").

According to the List, the following individuals/entities own multiple properties or are listed more than once:

Romero, Sebastian/De Freitas, Alexa  
Garden Savings Federal Credit Union

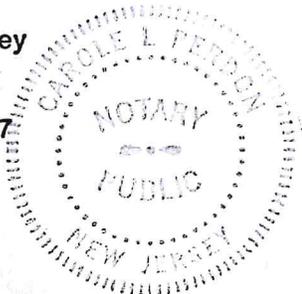
The above-referenced individuals/entities were provided with one (1) copy of the notice.

  
\_\_\_\_\_  
Wendy DeJesus

Sworn and subscribed to  
Before me this 27 day of  
January, 2026

  
\_\_\_\_\_

**Carole L. Perdon**  
Notary Public, State of New Jersey  
Comm. No. 2365623  
Qualified in Warren County  
Commission Expires 10/18/2027



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Return Receipt (hardcopy) \$ \_\_\_\_\_

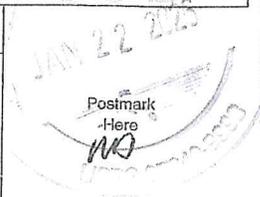
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Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
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Total P \$ \_\_\_\_\_

Sent To \$ \_\_\_\_\_

Street New Jersey Verizon \_\_\_\_\_

540 Broad Street \_\_\_\_\_

Newark, NJ 07101 \_\_\_\_\_

City, St \_\_\_\_\_

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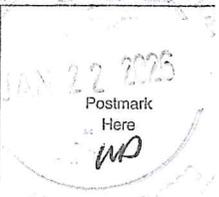
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Sent To \$ \_\_\_\_\_

Street Town of Dover Water Dept. \_\_\_\_\_

37 No. Sussex Street \_\_\_\_\_

Dover, NJ 07801 \_\_\_\_\_

City, St Attn: R. Kinsey \_\_\_\_\_

9589 0710 5270 0163 9002 13

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22 2023

Postmark Here  
NO

Postage

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Total Postage

\$ \_\_\_\_\_

Sent To

Ransegnola John & Natalie

23 Hilltop Cir

Mendham, NJ 07945

Street and City, State

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22 2023

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Total Postage

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Sent To

Gutierrez-Garcia, Javier

79 W Blackwell St A&B

Dover, NJ 07801

Street and City, State

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22 2023

Postmark Here  
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Postage

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Total Postage

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Sent To

Kwon, Young Sook

2 Frizzel Ter

Sparta, NJ 07871

Street and City, State

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22 2023

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Postage

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Total Postage

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Sent To

Town of Dover

37 N Sussex St

Dover, NJ 07801

Street and City, State

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22 2023

Postmark Here  
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Postage

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Total Postage

\$ \_\_\_\_\_

Sent To

46-48 Elliott St LLC

12000 Inspiration St Apt 914

Reston, VA 20190

Street and City, State

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22 2023

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Total Postage

\$ \_\_\_\_\_

Sent To

Coe, Jeffrey Wayne / Flora H Valdivia

23 Elliott St

Dover, NJ 07801

Street and City, State

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Adult Signature Restricted Delivery \$ \_\_\_\_\_

22 2023

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Total Postage

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Sent To

Lasso, Albert & Rose

538 Ridgedale Ave

East Hanover, NJ 07936

Street and City, State

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22 2023

Postmark Here  
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Total Postage

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Sent To

Chestnut Brook Associates LLC

101 High St

Randolph, NJ 07869-2214

Street and City, State

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9589 0710 5270 0163 9003 29

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Total P

Romero, Sebastian / De Freitas, Alexa

\$

Sent To

100 W Blackwell St

Street

Dover, NJ 07801

City, State

City, State

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Total Pos

Ochoa, Boris

\$

Sent To

36 Crown View Ct

Street and

Sparta, NJ 07871

City, State

City, State

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Total Postal

Gibbs Harry Jr

\$

Sent To

63 Tamarack Rd

Street and

Andover, NJ 07821

City, State

City, State

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Total Post

Kwon, Yung Sook

\$

Sent To

2 Frizzel Ter

Street and

Sparta, NJ 07871

City, State

City, State

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Total Postage

Mcardle, Kevin / Scrivani, Timothy

\$

Sent To

92 Ripplewood Dr

Street and Apt.

Lake Hopatcong, NJ 07849

City, State, ZIP

City, State, ZIP

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Cablevision

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Sent To

683 Route 10 East

Street

Randolph, NJ 07869

City, State

City, State

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Postage

\$

Total Pr

JCP&L - Jersey Central Power and Light

\$

Sent To

300 Madison Avenue

Street a

Morristown, NJ 07960

City, State

City, State

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Postmark Here

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Total Pr

Cespedes Roberto

\$

Sent To

88-90 W Blackwell St

Street a

Dover, NJ 07801

City, State

City, State

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 Adult Signature Required \$ \_\_\_\_\_  
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JAN 22 2023  
Postmark Here  
NO

Postage

Total Pos \$ **DCC Properties Management LLC**

Sent To **PO Box 412**  
 Street and **Mt. Freedom, NJ 07970**  
 City, State \_\_\_\_\_

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 Adult Signature Required \$ \_\_\_\_\_  
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Postage

Total Pos \$ **Roberto Piccolo LLC**

Sent To **17 Kirkbride Dr**  
 Street and **Randolph, NJ 07869**  
 City, State \_\_\_\_\_

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Total Post \$ **DCC Properties Maagement LLC**

Sent To **PO Box 412**  
 Street and **Mt. Freedom, NJ 07970**  
 City, State \_\_\_\_\_

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JAN 22 2023  
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Total Post \$ **Sheikh Mohammad Anis & Musarrat**

Sent To **83 W Blackwell St**  
 Street and **Dover, NJ 07801**  
 City, State \_\_\_\_\_

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Total Pos \$ **Catzione Cesare R**

Sent To **24 Calais Rd**  
 Street and **Randolph, NJ 07869**  
 City, State \_\_\_\_\_

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Total Posta \$ **NJ Transit Corp**

Sent To **1 Penn Plaza East**  
 Street and **Newark, NJ 07105-2246**  
 City, State \_\_\_\_\_

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Total Postal \$ **JR Asset Urban Renewal LLC**

Sent To **263 E Blackwell St**  
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 City, State \_\_\_\_\_

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Total Post \$ **DCC Properties Mgmt LLC**

Sent To **PO Box 412**  
 Street and **Mt. Freedom, NJ 07970**  
 City, State \_\_\_\_\_

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1301 1291 1281 1271 1261 1251 1241 1231 1221 1211 1201 1191 1181 1171 1161 1151 1141 1131 1121 1111 1101 1091 1081 1071 1061 1051 1041 1031 1021 1011 1001 991 981 971 961 951 941 931 921 911 901 891 881 871 861 851 841 831 821 811 801 791 781 771 761 751 741 731 721 711 701 691 681 671 661 651 641 631 621 611 601 591 581 571 561 551 541 531 521 511 501 491 481 471 461 451 441 431 421 411 401 391 381 371 361 351 341 331 321 311 301 291 281 271 261 251 241 231 221 211 201 191 181 171 161 151 141 131 121 111 101 91 81 71 61 51 41 31 21 11 1

9589 0710 5270 0069 0949 24

# TOWN OF DOVER

## Planning & Zoning Department

COUNTY OF MORRIS

Mail: 37 NORTH SUSSEX STREET

Office: 100 Princeton Ave.

DOVER, NEW JERSEY 07801

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

Email: [boardsecretary@dover.nj.us](mailto:boardsecretary@dover.nj.us)



*James P. Dodd – Mayor*

*Paula Mendelsohn – Planning Board, Board of Adjustment & Historic Preservation Secretary*

## MEMO

TO: Law Offices of Lavery, Selvaggi, & Cohen

Wendy DeJesus

*via email:* [wdejesus@lsaclaw.com](mailto:wdejesus@lsaclaw.com)

January 12, 2026

Re: 200' list request

**Block 512 Lot 13**

**90 ½ W Blackwell Street**

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

**JCP&L - Jersey Central Power and Light**  
300 Madison Avenue, Morristown, NJ 07960

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

**New Jersey Verizon**  
540 Broad Street, Newark, NJ 07101

**Cablevision**  
683 Route 10 East, Randolph, NJ 07869

**Town of Dover Water Dept.**  
37 No. Sussex Street  
Dover, NJ 07801  
Attn: R. Kinsey

# 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 512 Lot 13

Per Tax Records in Tax Assessor's Office as of January 12, 2026

  
 Administrative Officer

1/12/2026  
 Date

<u>Block</u>	<u>Lot</u>	<u>Unit ID</u>	<u>Owner</u>	<u>Owner Address</u>	<u>Owner City State</u>	<u>Owner Zip</u>
511	1		TOWN OF DOVER	37 N SUSSEX ST	DOVER NJ	07801
512	5		MCARDLE, KEVIN / SCRIVANI, TIMOTHY	92 RIPPLEWOOD DR	LAKE HOPATCONG NJ	07849
512	7		ROMERO, SEBASTIAN/DE FREITAS, ALEXA	100 W BLACKWELL ST	DOVER NJ	07801
512	8		ROMERO, SEBASTIAN/DE FREITAS, ALEXA	100 W BLACKWELL ST	DOVER NJ	07801
512	9		LASSO ALBERT & ROSE	538 RIDGEDALE AVE	EAST HANOVER, NJ	07936
512	10		GUPTA RAJENDRA & SARITA	124 SEASONS GLENN DR	MORRIS PLAINS NJ	07950
512	12		OCHOA, BORIS	36 CROWN VIEW CT	SPARTA NJ	07871
512	13.01		COE, JEFFREY WAYNE/FLORA H VALDIVIA	23 ELLIOTT ST	DOVER NJ	07801
512	14		CESPEDES ROBERTO	88-90 W BLACKWELL ST	DOVER, NJ	07801
512	15		GARDEN SAVINGS FEDERAL CREDIT UNION	129 LITTLETON RD	PARSIPPANY NJ	07054
512	16		GARDEN SAVINGS FEDERAL CREDIT UNION	129 LITTLETON RD	PARSIPPANY NJ	07054
513	6		46-48 ELLIOTT ST LLC	12000 INSPIRATION ST. APT 914	RESTON, VA	20190
513	7		RANSEGNOLA JOHN & NATALIE	23 HILLTOP CIR	MENDHAM NJ	07945
513	8		YANES, LUIS H	30 ELLIOTT ST A&B	DOVER NJ	07801
513	9		KWON, YOUNG SOOK	2 FRIZZEL TER	SPARTA NJ	07871
513	10		RUIZ, LUIS E	12 ELLIOTT ST	DOVER NJ	07801
513	11		KWON, YOUNG SOOK	2 FRIZZELL TERR	SPARTA NJ	07871

<u>Block</u>	<u>Lot</u>	<u>Unit ID</u>	<u>Owner</u>	<u>Owner Address</u>	<u>Owner City</u>	<u>State</u>	<u>Owner Zip</u>
513	12		CHESTNUT BROOK ASSOCIATES LLC	101 HIGH ST	RANDOLPH NJ		07869-2214
1204	1		VILLAGE DEVELOPMENT LLC	34 E BLACKWELL ST	DOVER, NJ		07712
1204	2		GIBBS HARRY JR	63 TAMARACK RD	ANDOVER NJ		07821
1204	3		GUITIERREZ-GARCIA, JAVIER	79 W BLACKWELL ST A&B	DOVER, NJ		07801
1204	4		NEW JERSEY HOME CLOSING NETWORK INC	43 W BLACKWELL ST	DOVER NJ		07801
1204	5		SHEIKH MOHAMMAD ANIS & MUSARRAT	83 W BLACKWELL ST	DOVER NJ		07801
1204	6		DCC PROPERTIES MANAGEMENT LLC	P.O. BOX 412	MT. FREEDOM NJ		07970
1204	7		DCC PROPERTIES LLC	P.O. BOX 412	MT FREEDOM NJ		07970
1204	8		DCC PROPERTIES MGMT LLC	P.O. BOX 412	MT FREEDOM NJ		07970
1205	7		JR ASSET URBAN RENEWAL LLC	263 E BLACKWELL ST	DOVER, NJ		07801
1221	1		ROBERTO PICCOLO LLC	17 KIRKBRIDE DR	RANDOLPH NJ		07869
510	2		N J TRANSIT CORP	1 PENN PLAZA EAST	NEWARK, NJ		07105-2246
512	4.02		CATIZONE CESARE R	24 CALAIS RD	RANDOLPH NJ		07869

**In addition, the following property owners checked-off below must be notified:**

- Commissioner of New Jersey Department of Transportation, 1035 Parkway Ave., Trenton, NJ 08650
- Morris County Planning Board, CN 900, Morristown, NJ 07960
- New Jersey Transit, One Penn Plaza East, Newark, NJ 07105-2246
- Municipal Clerk Town of Dover, 37 North Sussex Street, Dover, NJ 07801
- Municipal Clerk Township of Rockaway, 65 Mount Hope Road, Rockaway, NJ 07866
- Municipal Clerk Township of Randolph, 502 Millbrook Ave., Randolph, NJ 07869
- Municipal Clerk Borough of Wharton, 10 Robert Street, Wharton, NJ 07885
- Municipal Clerk Borough of Victory Gardens, 337 South Salem Street, Dover, NJ 07801
- Municipal Clerk Township of Mine Hill, 10 Baker Street, Mine Hill, NJ 07866
- Properties within 200 feet that exist in Rockaway Twp. (contact that Municipality)
- Properties within 200 feet that exist in Randolph Twp. (contact that Municipality)
- Properties within 200 feet that exist in Wharton Boro (contact that Municipality)
- Properties within 200 feet that exist in Victory Gardens (contact that Municipality)
- Properties within 200 feet that exist in Mine Hill (contact that Municipality)

7/27/25, 9:57 AM  
https://www.njpublicnotices.com/(S(uurwilfzoz3a00j3wqx2402y))/DetailsPrint.aspx?SID=uurwilfzoz3a00j3wqx2402y&ID=1629381

## Daily Record, Parsippany



Publication Name:  
**Daily Record, Parsippany**

Publication URL:

Publication City and State:  
**Parsippany-Troy Hills , NJ**

Publication County:  
**Morris**

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Notice Popular Keyword Category:

Notice Keywords:  
**WW holdings**

Notice Authentication Number:  
**202601270831320348691**  
**1614344154**

Notice URL:

[Back](#)

Notice Publish Date:  
Sunday, January 25, 2026

### Notice Content

NOTICE OF HEARING FOR WW REALTY HOLDINGS, LLC PLEASE TAKE NOTICE that WW Realty Holdings, LLC has made an application to the Town of Dover Planning Board for the property known as Block 512, Lot 13 located at 90 1/2 W. Blackwell Street, Town of Dover, Morris County, New Jersey. The property is situated in the Town's "R-3" Zone District. The Applicant is seeking preliminary and final site plan approval and bulk variance relief to convert the existing two-story commercial building into a two-family residential consisting of two 3-bedroom units, which is a permitted use in the "R-3" zone. Bulk variance relief is requested for the following: Minimum lot area ? 7,500 square feet permitted and 3,159 square feet is existing (pre-existing non-conforming). Minimum lot width at the street line ? 75 feet is required and 52.65 feet is existing (pre-existing non-conforming). Minimum principal building front yard setback ? 18.2 feet is required and 14.5 feet is existing (pre-existing non-conforming). Minimum principal building side yard setback (one) ? 10 feet is required and 6 feet is proposed to the East (pre-existing non-conforming) and 6 feet to the West property lines. Minimum principal building side yard setback (total) ? 25 feet is required and 12 feet is proposed. Minimum principal building rear yard setback ? 30 feet is required and 5.3 feet is existing (pre-existing non-conforming). Maximum building coverage ? 25% is permitted and 60.2% is proposed. Maximum lot (impervious) coverage ? 65% is permitted and 71.3% is proposed. Maximum off-street parking ? 4 spaces required and 0 spaces proposed. The Applicant further requests such variances, waivers, permits, approvals or licenses that are deemed necessary or appropriate upon review by the applicant or the Board. PLEASE TAKE FURTHER NOTICE that this application is listed on the calendar before the Town of Dover Planning Board and an in-person public hearing has been set for February 19, 2026, at the Town Hall, 37 N. Sussex Street, Dover, New Jersey at 7:30 P.M. When the case is called, you may appear either in person or by attorney to present any evidence or make any comments, which you may have regarding the application. The matter will be heard on the above date or any adjourned date designated by the Planning Board at this public meeting without additional notice. The maps, plans, plats, and application for which approval is being sought are on file with the Planning Board Administrator and are available for inspection at the Municipal Building during normal business hours. This notice is provided pursuant to the rules of procedure of the Town of Dover Planning Board. If you need further assistance, the Town's Planning Board Secretary, Paula Mendelsohn, may be contacted at 973-366-2200 x 2141 or via email at boardsecretary@dover.nj.us. LAVERY, SELVAGGI & COHEN, PC Attorneys for the Applicant, WW Realty Holdings, LLC January 25 2026 LNYS0445347 \$47.12

[Back](#)

  
 New York/New Jersey  
**GANNETT**

**Agency:**

Lavery Selvaggi & Cohen PC  
 1001 Route 517  
 Hackettstown NJ 07840  
 Acct: 1475880

**Client:**

Lavery Selvaggi & Cohen PC  
 1001 Route 517  
 Hackettstown NJ 07840  
 Acct: 1475880

**This is not an invoice**

Order #	Advertisement / Description	Columns x Lines x Insertions	Rate per Lines	Cost
12020801	NOTICE OF HEARING FOR WW REALTY HOLDINGS, LLC PLEASE TAKE NOTICE that WW Realty	2 x 152.00 x 1	\$0.31	\$82.12
Net Total Due:				<b>\$82.12</b>

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

# of Copies : PO #: LNYS0445347  
 0 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: 01/25/2026 Federal ID #: 061032273

Signature:  Official Position: Clerk

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

**Daily Record**

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

AFFIDAVIT OF PUBLICATION

Order Number : 12020801

STATE OF WISCONSIN  
Brown County

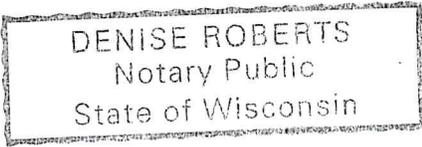
Of the **Daily Record**, a newspaper printed in Freehold, New Jersey and published in Parsippany, in State of New Jersey and Morris County, and of general circulation in Morris County, who being duly sworn, deposes and saith that the advertisement of which the annexed is a true copy, has been published in said newspaper in the issue:

01/25/2026

*K. G...*  
\_\_\_\_\_  
Legal Clerk

*Denise Roberts*  
\_\_\_\_\_  
Notary Public State of Wisconsin County of Brown

*Feb 27*  
\_\_\_\_\_  
My commission expires



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LAVERY, SELVAGGI & COHEN, PC  
Attorneys for the Applicant,  
WW Realty Holdings, LLC  
January 25 2026  
LNYS0445347  
\$47.12