



February 11, 2026

TODOV26201

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

**RE: ADMINISTRATIVE COMPLETENESS REVIEW LETTER  
Z TRANSPORTATION INC.  
570 MOUNT PLEASANT AVENUE  
Block 901, Lot 6  
App No: P26-01  
App Type: Preliminary and Final Major Site Plan  
Zone: Industrial-Office Park (IND/OP)**

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. Cover Letter prepared by Mandelbaum Barrett PC, dated January 30, 2026
2. Land Use Application
3. Development Checklist – Administrative
4. Preliminary Major Site Plan Development Checklist
5. Final Major Site Plan Checklist
6. Resolution of the Planning Board of the Town of Dover for Application SP-10A-82, memorialized on December 29, 1982
7. List of Properties within 200 feet of Block 901, Lot 6 prepared by Town of Dover Planning & Zoning Department, dated January 16, 2026
8. Certification of taxes paid
9. Fee Explanation for Site Plan Application prepared by Mandelbaum Barrett PC
10. Receipt of Payment for Application Fee (\$15,633.65)
11. Receipt of Payment for Escrow Fee (\$24,753.28)
12. W-9 Form
13. Plans entitled, "Building Modification" prepared by Bertin Engineering, dated January 21, 2026, consisting of nine (9) sheets
14. Document entitled, "Stormwater Drainage Analysis" prepared by Bertin Engineering, dated January 27, 2026

#### **SUMMARY OF APPLICATION**

The subject property identified as Block 901, Lot 6 currently contains a 98,000 square-foot building, where 30,000 square-feet is 2-story office space and 68,000 square-feet is 1-story warehouse space. The Applicant is proposing interior modifications to the existing office space on the second floor and exterior modifications to the existing parking lot to accommodate truck and trailer parking. Associated site improvements will include grading, drainage, lighting, and landscaping. The existing building footprint will remain.

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.**



Stephen Hoyt, PE  
Board Engineer



MICHAEL J. LIPARI, ESQ.  
PARTNER  
Chair, Land Use, Zoning and Redevelopment  
Mandelbaum Barrett PC  
3 Becker Farm Road, Suite 105  
Roseland, NJ 07068  
T: 973-243-7927  
F: 973-325-7467  
E: [MLipari@mblawfirm.com](mailto:MLipari@mblawfirm.com)

January 30, 2026

Via Hand Delivery

Town of Dover Planning Board  
Town of Dover  
37 North Sussex Street  
Dover, NJ 07801  
*Attn: Paula Cruz Mendelsohn, P.E. - Board Secretary*

*Re: Preliminary and Final Major Site Plan Application  
570 Mount Pleasant Avenue, New Jersey  
Block 9.01; Lot 6*

Dear Ms. Cruz and Members of the Town of Dover Planning Board:

I am privileged to represent Z Transportation Inc, contract purchaser of the above referenced property ("Applicant"). Enclosed on behalf of the Applicant is a completed application for an preliminary and final major site plan approval, which includes the following:

- Seventeen (17) copies of the form entitled "Town of Dover Land Use Application";
- Seventeen (17) copies of the Development Checklist;
- Seventeen (17) copies of the Preliminary Major Site Plan Checklist;
- Seventeen (17) copies of the Final Major Site Plan Checklist;
- Seventeen (17) copies of the Resolution of the Planning Board of the Town of Dover for Application SP-10A-82, memorialized on December 29, 1982;
- Seventeen (17) copies of the Site Plan and Building Modification Plan prepared by Bertin Engineering;
- Seventeen (17) copies of the certification of taxes paid;
- Seventeen (17) copies of the Applicant's Fee Explanation;
- Seventeen (17) copies of the Applicant's executed W-9 form;
- Seventeen (17) copies of the Certified List of Property Owners within 200 Feet of the subject property; and
- Three (3) copies of Stormwater Drainage Analysis prepared by Bertin Engineering dated January 27, 2026.

In addition to the above referenced materials, also enclosed are two checks payable to the Town of Dover in the amount of \$15,633.65 and \$24,753.28, which shall cover the Town's Application Fee and Escrow Deposit Fee, respectively. Should the Board require any additional



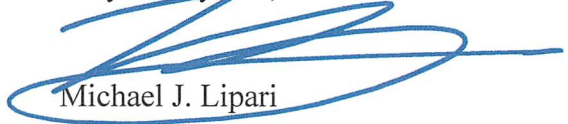
MANDELBAUM  

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BARRETT<sub>PC</sub>

documentation, please advise and we will provide it to you promptly. Please contact me with any questions or concerns regarding this matter. I look forward to working with you and the Board on this application.

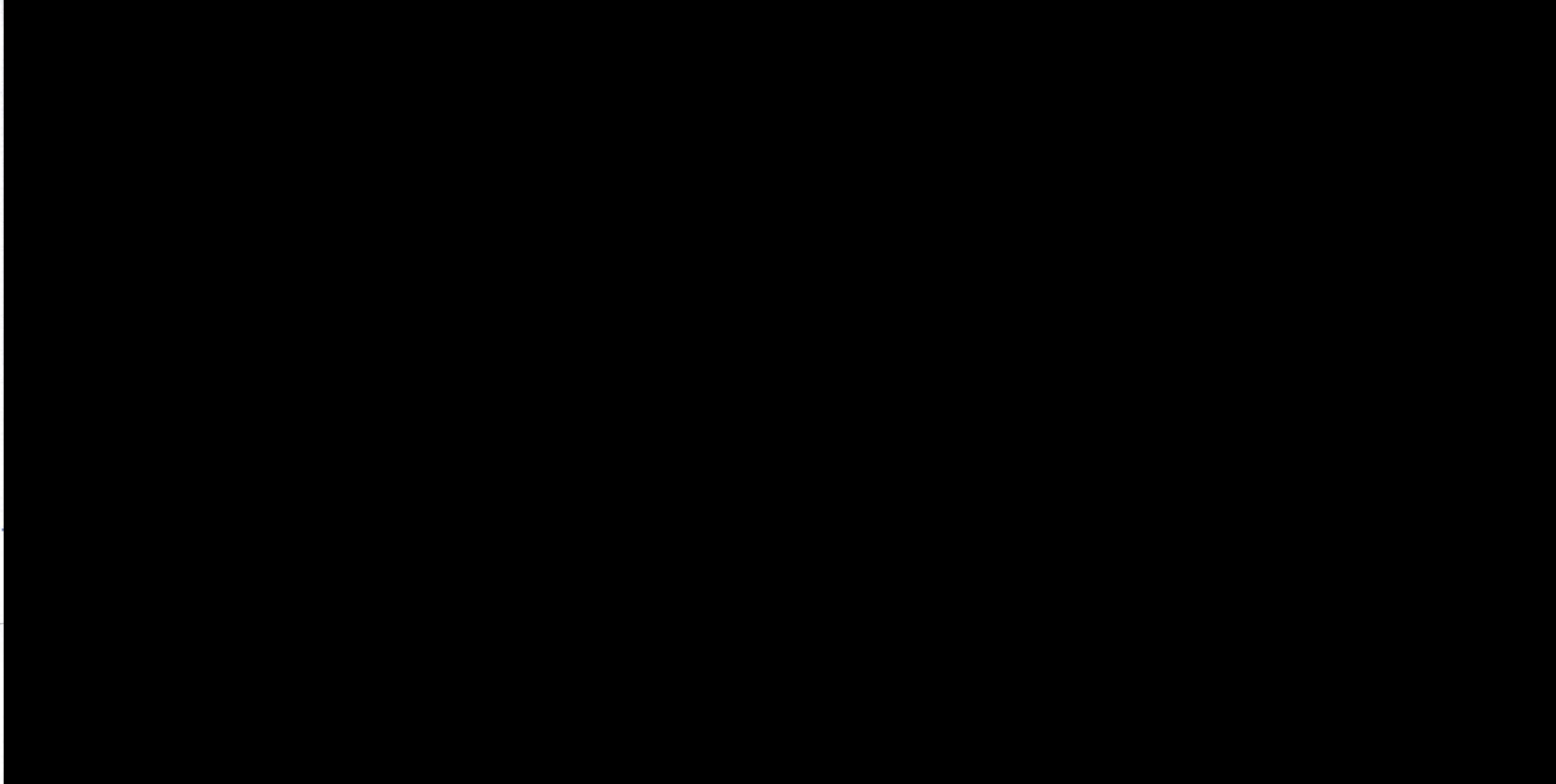
Very truly yours,



Michael J. Lipari

Enclosures







**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: 570 Mount Pleasant LLC

Address: [REDACTED]

Telephone Number: [REDACTED]

**SUBJECT PROPERTY**

Location: 570 Mount Pleasant Avenue

Block 9.01 Lot(s): 6

Dimensions: Frontage \_\_\_\_\_ Depth \_\_\_\_\_ Total Area 24.73 +/- Acres

Last Previous Occupancy: Casio

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

See attached Site Plan Prepared by Bertin Engineering for all dimensions and coverage info.

Yard	Required	Existing	Proposed
Front	_____	_____	_____
Rear	_____	_____	_____
Side	_____	_____	_____

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

**ZONING DISTRICT(S)**

RESIDENTIAL

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

NON-RESIDENTIAL

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

DOWNTOWN DISTRICTS

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

Access Location(s): Same as address

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):

None

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):

Applicant seeks to modify the parking area to remove and rearrange some car parking stalls to accommodate truck and trailer parking stalls for greater efficiency.

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

Modifications to parking area.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Site Plan approval for previous use and existing facility approved by resolution memorialized on December 29, 1982. See attached.  
 \_\_\_\_\_  
 \_\_\_\_\_

**SUBMITTALS**

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

<i>Title</i>	<i>No. of Copies</i>	<i>Prepared By</i>
<u>See attorney submittal letter.</u>	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

*Propose To Testify? (Yes/No)*

Applicant's Attorney (Required for Corporations) Michael J. Lipari, Esq. (Mandelbaum Barrett PC)

Address \_\_\_\_\_  
 Telephone \_\_\_\_\_  
 Email \_\_\_\_\_

Applicant's Engineer Calisto Bertin (Bertin Engineering)

Address \_\_\_\_\_  
 Telephone \_\_\_\_\_  
 Email \_\_\_\_\_

Applicant's Planning Consultant TBD

Address \_\_\_\_\_  
 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

APPLICANT:

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(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.)

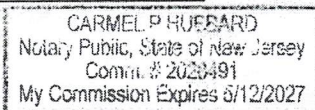
Sworn to and subscribed before me this 16<sup>th</sup> day of January, 2026

OWNER:

Carmel P. Hubbard

Salvatore V. Frassetto

NOTARY PUBLIC



(Printed Name)

(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.

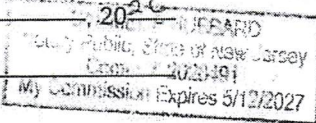
Sworn to and subscribed before me this 16<sup>th</sup> day of January, 2026

OWNER:

Carmel P. Hubbard

Salvatore V. Frassetto

NOTARY PUBLIC



(Printed Name)

(Signature of Applicant)

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

APPLICANT:

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Signature of Applicant)

**Escrow**

I understand that the sum of \$24,753.28 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 of Applicant

**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 21<sup>st</sup> day of JANUARY, 2026

APPLICANT:

TRAJCE RISTOVSKI  
(Printed Name)

[Signature]  
(Signature of Applicant)

NOTARY PUBLIC

**IVANA VELKOV**  
Notary Public, State of New Jersey  
My Commission Expires 08/20/2030

**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.

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Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

OWNER:

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Signature of Applicant)

NOTARY PUBLIC

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Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

OWNER:

\_\_\_\_\_  
(Printed Name)

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(Signature of Applicant)

NOTARY PUBLIC

Sworn to and subscribed before me this 21<sup>st</sup> day of JANUARY, 2026

APPLICANT:

TRAJCE RISTOVSKI  
(Printed Name)

[Signature]  
(Signature of Applicant)

NOTARY PUBLIC

**IVANA VELKOV**  
Notary Public, State of New Jersey  
My Commission Expires 08/20/2030

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1/21/2026  
Date

[Signature]  
Signature of Applicant  
Michael J. Lipari - Counsel for 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: Z Transportation Inc.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Proof of payment of taxes.	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. All current tenants on the property must have a Certificate of Compliance, a copy of which shall be submitted with the Application, and if the most recent Certificates of Compliance is more than 180 days old at the time of the filing of the Application, a copy of a current exterior inspection report shall be secured from the Code Enforcement Department and submitted with the Application.	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) all gas, telephone, data and other underground utilities.	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Plan and profile of sanitary sewer facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Plans for potable water supply.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. The location and identification of proposed open space, park or recreation area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Soil erosion and sediment control plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. A landscaping plan, including the types, quantity, size and location of all proposed vegetation with planting details. The scientific and common names of all vegetation shall be included.	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26. A soil fill plan for all soil to be brought to the site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27. A tree removal plan, if necessary.	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30. Such other information or data as may be required by the Planning Board in order to determine that the details of the site plan are in accord with the standards of the required ordinances.	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PRELIMINARY MAJOR SITE PLAN DEVELOPMENT CHECKLIST

<p>32. A signed and sealed current property survey prepared by a licensed Land Surveyor depicting the property lines and current conditions on the property.</p>	<p><input checked="" type="checkbox"/>    <input type="checkbox"/>    <input type="checkbox"/></p>	
<p>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.</p>	<p><input checked="" type="checkbox"/>    <input type="checkbox"/>    <input type="checkbox"/></p>	

**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"/>

RESOLUTION OF THE PLANNING BOARD OF  
THE TOWN OF DOVER

Morton Salkind - Final Site Plan Approval, Block 901, Lot 6, calendar number SP-10A - 82.

WHEREAS, Morton Salkind has applied to the Planning Board of the Town of Dover, County of Morris and the State of New Jersey for final site plan approval to construct a three story, seventy-five thousand square foot office building on a 25(±) acre tract, located on Mount Pleasant Avenue, Dover, Morris County, New Jersey, which premises is located in an industrial commercial zone; and

WHEREAS, The Board, after carefully considering the evidence presented by the applicant, the general public and various municipal, county and state agencies, and the recommendations of the Town Engineer, has made the following factual findings:

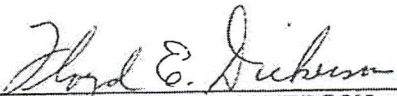
1. The applicant wishes to construct a three-story, seventy five thousand square foot office building on a twenty-five (±) acre tract of land located on Mount Pleasant Avenue.
2. The use is permitted in the zone.
3. Applicant has provided the Board with proof of payment of real estate taxes as required by the ordinance.
4. The Board has determined that the construction included in the phase one approval is as follows:

1. The area as shaded on the plans which include:
  - a. one office building;
  - b. complete circular driveway;
  - c. three hundred and twenty-eight parking spaces.
2. The entire drainage system including detention basins for the entire tract.
3. All side walks which serve the shaded building and parking areas.
4. Sufficient grading, permanent or temporary, to control surface drainage.

WHEREFORE, The Board has held a public hearing as required in such cases pursuant to a notice to the adjoining property owners. The Board has determined that the final site plan approval requested by the applicant can be granted without substantial detriment to the public good and without impairing the intent of the zoning ordinance of the Town of Dover for the facts and reasons stated above, and that all of the requirements for final site plan and the requirements of the zoning ordinance of the Town of Dover, have been met, subject to the conditions stated below:

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Town of Dover, on this 29th day of December, 1982, that the application of Morton Salkind as to final site plan be granted, subject to the following specific conditions:

1. Applicant is to obtain the approval of the water department and the fire department as to the water line; and
2. The payment by the applicant of the fee of \$800.00 for inspection fees as required by the ordinance; and
3. Subject to the report of the water department of October 21, 1982; and
4. Subject to the report of the Fire Department.

  
\_\_\_\_\_  
FLOYD E. DICKERSON,  
Chairman of Planning Board

Dated: December 29, 1982

Voting Members:

Commissioner Buchanan  
Commissioner Fischer  
Commissioner Stansky  
Commissioner Tonini  
Commissioner Walker  
Chairman Dickerson

The foregoing is a true copy of the Resolution adopted by the Planning Board of the Town of Dover at its regular public meeting on December 29, 1982.

*Laverne Barrett*

\_\_\_\_\_  
LAVERNE BARRETT,  
Secretary, Planning Board

Dated: December 29, 1982

Clerk Certificate

I, LAVERNE BARRETT, Clerk of the Planning Board hereby certify that the attached Resolution was duly adopted by the Planning Board of the Town of Dover at its regular meeting held on December 29, 1982.

*Laverne Barrett*

\_\_\_\_\_  
LAVERNE BARRETT,  
Clerk, Planning Board

Dated: December 29, 1982

# 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: Michael J. Lipari, Esq.  
via email [MLipari@mblawfirm.com](mailto:MLipari@mblawfirm.com)  
Re: 200' list request

January 16, 2026

**Block 901 Lot 6  
Dover, NJ**

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

**Town of Dover Water Dept.**  
37 No. Sussex Street  
Dover, NJ 07801

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

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

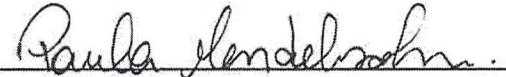
**Cablevision**  
683 Route 10 East, Randolph, NJ 07869

# Town of Dover

Engineering Department  
37 North Sussex Street  
Dover, NJ 07801  
(973) 366-2200 ext. 152/154

The following is a list of Properties within 200 feet of: Block 901 Lot 6

Per Tax Records in Tax Assessor's Office as of January 16, 2026

  
Administrative Officer

03/16/26  
Date

<u>Block</u>	<u>Lot</u>	<u>Unit ID</u>	<u>Owner</u>	<u>Owner Address</u>	<u>Owner City State</u>	<u>Owner Zip</u>
901	2		COM NET LEASE REALTY	450 S. ORANGE AVE. STE 900	ORLANDO, FL	32801
901	3		HOME DEPOT USA INC- PROP TAX 0925	PO BOX 105842	ATLANTA, GEORGIA	30348-5842
901	5		600 MT PLEASANT AVE INC	204 BELLEVUE AVE, STE A	MONTCLAIR, NJ	07043
1501	1		BOARD OF EDUCATION HIGH SCHOOL	101 GRACE ST	DOVER NJ	07801
901	1.05		AHIP NJ DOVER PROPERTIES LLC	925 W GEORGIA ST # 800	VANCOUVER BC V6C	00000
901	1.06		MITTAS AT DOVER LLC	1500 MAIN ST STE 225	SPRINGFIELD, MA	01115

Block Lot Unit ID Owner

Owner Address

Owner City State

Owner Zip

**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)

# TOWN OF DOVER

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



1/22/2026

To Whom it May Concern;

The taxes on Block 901 Lot 6, assessed to

570 MOUNT PLEASANT LLC,

Property Address: 570 Mount Pleasant Avenue are

paid thru: December 2025.

Next payment due: February 1, 2026

Thank you,

Andrea J. Coroneos  
CTC

**Fee Explanation for Site Plan Application**

Z Transportation Site Plan Application

Subject Property:

570 Mount Pleasant Avenue  
 Dover, New Jersey  
 Block 9.01, Lot 6

Application Fee:

Site Plan Preliminary Major	\$400, plus \$20.00 per 1000 square feet of building, plus \$7.00 per 1,000 square feet of lot area (\$400.00 + (\$20.00*98,000/1000)+(\$7.00*1,207,919/1000))	\$ 10,422.43
Site Plan, Final Major	50% of Preliminary Major Site Plan Fee	\$ 5,211.22

---

**Total Application Fee: \$ 15,633.65**

Escrow Fee:

Site Plan Preliminary Major	125% of fee (15,633.65 x 1.25)	\$ 19,542.06
Site Plan, Final Major	100% of fee (5,211.22 x 1)	\$ 5,211.22

---

**Total Escrow Fee: \$ 24,753.28**

# Request for Taxpayer Identification Number and Certification

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

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

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

Print or type.  
 See Specific Instructions on page 3.

	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) <b>Z Transportation Inc</b>	
	2 Business name/disregarded entity name, if different from above.	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only <b>one</b> of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input checked="" type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____ <b>Note:</b> Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  Exempt payee code (if any) _____  Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____  <i>(Applies to accounts maintained outside the United States.)</i>
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . <input type="checkbox"/>	
	5 Address (number, street, and apt. or suite no.). See instructions. <b>107 Beaverbrook Rd Ste 2</b>	Requester's name and address (optional)
	6 City, state, and ZIP code <b>Lincoln Park, NJ 07035</b>	
	7 List account number(s) here (optional)	

## Part I Taxpayer Identification Number (TIN)

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

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

Social security number	
[ ] [ ] [ ] - [ ] [ ] - [ ] [ ] [ ] [ ]	
or	
Employer identification number	
7 6 - 0 8 1 8 4 1 9	

## Part II Certification

Under penalties of perjury, I certify that:

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

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

<b>Sign Here</b>	Signature of U.S. person	Date <b>1/22/2026</b>
------------------	--------------------------	-----------------------

## General Instructions

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

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

### What's New

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

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

### Purpose of Form

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

**BERTIN ENGINEERING**

66 GLEN AVENUE  
GLEN ROCK, NEW JERSEY 07452  
(201) 670-6688  
FAX (201) 670-9788

JOB  
SHEET NO.  
CALCULATED BY  
CHECKED BY  
SCALE

25-254: Building Modification - Dover, NJ

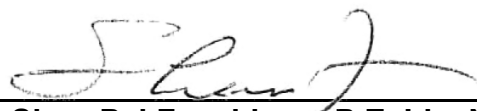
1	OF	3
MBL	DATE	1/27/2026
SPF	DATE	1/27/2026

**STORMWATER DRAINAGE ANALYSIS**

**BUILDING MODIFICATION  
BLOCK 9.01, LOT 6  
570 MOUNT PLEASANT AVENUE  
TOWNSHIP OF DOVER, MORRIS COUNTY, NEW JERSEY**

**BE# 25-254**

**JANUARY 27, 2026**



**Shan-Pei Fanchiang, P.E. Lic. No 37073**



**BERTIN ENGINEERING**

66 GLEN AVENUE  
 GLEN ROCK, NEW JERSEY 07452  
 (201) 670-6688  
 FAX (201) 670-9788

JOB  
 SHEET NO.  
 CALCULATED BY  
 CHECKED BY  
 SCALE

25-254: Building Modification - Dover, NJ

2	OF	3
MBL	DATE	1/27/2026
SPF	DATE	1/27/2026

**1. DESIGN CRITERIA**

All hydrographs and peak flow rates were calculated utilizing the Technical Release 55 (TR-55) method.

for TR-55

Rainfall distribution = D

$$q_p = q_u A_m Q F_p$$

 $A_m$  = drainage area (mi<sup>2</sup>)

 $q_p$  = peak discharge (cfs)

Q = runoff (in)

 $q_u$  = unit peak discharge (cfs)

 $F_p$  = pond and swamp adjustment factor
**2. EXISING RUNOFF****I) Area of Concern:**

Drainage Area	Total (acres)	Pervious (acres)	Impervious (acres)
Existing	0.866	0.107	0.759

Studied drainage area is the portion of the site located within the limit of disturbances.

See Soil Boundary Map for the HSG of the surrounding soils. Studied drainage area is located in HSG C.

CN Values:

Pervious = 74

Impervious = 98

**II) Peak Discharge (as determined by TR-55):**

Existing Drainage Area - Pervious				
Frequency (year)	Rainfall, P (in)	Curve Number	T <sub>c</sub> (min)	Peak Discharge (cfs)
2	3.54	74	1.6	0.17
10	5.24			0.34
100	8.35			0.68

Existing Drainage Area - Impervious				
Frequency (year)	Rainfall, P (in)	Curve Number	T <sub>c</sub> (min)	Peak Discharge (cfs)
2	3.54	98	1.6	2.63
10	5.24			3.91
100	8.35			6.24

Existing Drainage Area						
Storm (year)	Pervious		Impervious		Combined	
	Peak (cfs)	Time (hr)	Peak (cfs)	Time (hr)	Peak (cfs)	Time (hr)
2	0.17	12.10	2.63	12.10	2.80	12.10
10	0.34	12.10	3.91	12.10	4.25	12.10
100	0.68	12.10	6.24	12.10	6.93	12.10

**BERTIN ENGINEERING**

66 GLEN AVENUE  
 GLEN ROCK, NEW JERSEY 07452  
 (201) 670-6688  
 FAX (201) 670-9788

JOB  
 SHEET NO.  
 CALCULATED BY  
 CHECKED BY  
 SCALE

25-254: Building Modification - Dover, NJ

3	OF	3
MBL	DATE	1/27/2026
SPF	DATE	1/27/2026

**3. PROPOSED RUNOFF****I) Area of Concern:**

Drainage Area	Total (acres)	Pervious (acres)	Impervious (acres)
Proposed	0.866	0.145	0.721

**II) Peak Discharge (as determined by TR-55):**

Proposed Drainage Area - Pervious				
Frequency (year)	Rainfall, P (in)	Curve Number	T <sub>c</sub> (min)	Peak Discharge (cfs)
2	3.54	74	1.6	0.23
10	5.24			0.47
100	8.35			0.93

Proposed Drainage Area - Impervious				
Frequency (year)	Rainfall, P (in)	Curve Number	T <sub>c</sub> (min)	Peak Discharge (cfs)
2	3.54	98	1.6	2.50
10	5.24			3.71
100	8.35			5.93

Proposed Drainage Area - Basin						
Storm (year)	Pervious		Impervious		Combined	
	Peak (cfs)	Time (hr)	Peak (cfs)	Time (hr)	Peak (cfs)	Time (hr)
2	0.23	12.10	2.50	12.10	2.73	12.10
10	0.47	12.10	3.71	12.10	4.18	12.10
100	0.93	12.10	5.93	12.10	6.86	12.10

**4. EXISTING VS. PROPOSED RUNOFF**

Frequency (year)	Existing (cfs)	Proposed (cfs)	Change (cfs)	% Exist.
2	2.80	2.73	0.07	97.5%
10	4.25	4.18	0.07	98.3%
100	6.93	6.86	0.07	99.0%

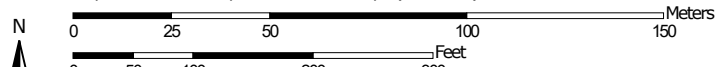
The calculations indicate that the proposed site redevelopment decreases the surface runoff for the three storms.

The limit of disturbance of the project is less than 1 acre and will not increase impervious surfaces by more than 1/4 acre. As a result, the project is not a "Major Development" as defined by NJAC 7:8 and therefore not required to meet the groundwater recharge, water quality and water quantity requirements. The site has been designed to have the proposed runoff peak rates for the 2, 10 & 100-year storm events less than the existing runoff peak rates.

Hydrologic Soil Group—Morris County, New Jersey  
(Soil Boundary Map)




Map Scale: 1:1,920 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

## MAP LEGEND

### Area of Interest (AOI)









 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons





 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Lines


 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Points






 A  
 A/D  
 B  
 B/D

 C  
 C/D  
 D  
 Not rated or not available


### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Morris County, New Jersey  
 Survey Area Data: Version 20, Aug 28, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 10, 2022—Oct 16, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CarAt	Catden muck, 0 to 2 percent slopes, frequently flooded	B/D	3.3	20.4%
HhmCa	Hibernia loam, 3 to 15 percent slopes, stony	C	0.0	0.0%
RobCb	Rockaway sandy loam, 8 to 15 percent slopes, very stony	C	2.9	18.0%
RocB	Rockaway gravelly sandy loam, 3 to 8 percent slopes	C	6.3	39.1%
RocC	Rockaway gravelly sandy loam, 8 to 15 percent slopes	C	3.7	22.5%
<b>Totals for Area of Interest</b>			<b>16.2</b>	<b>100.0%</b>

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

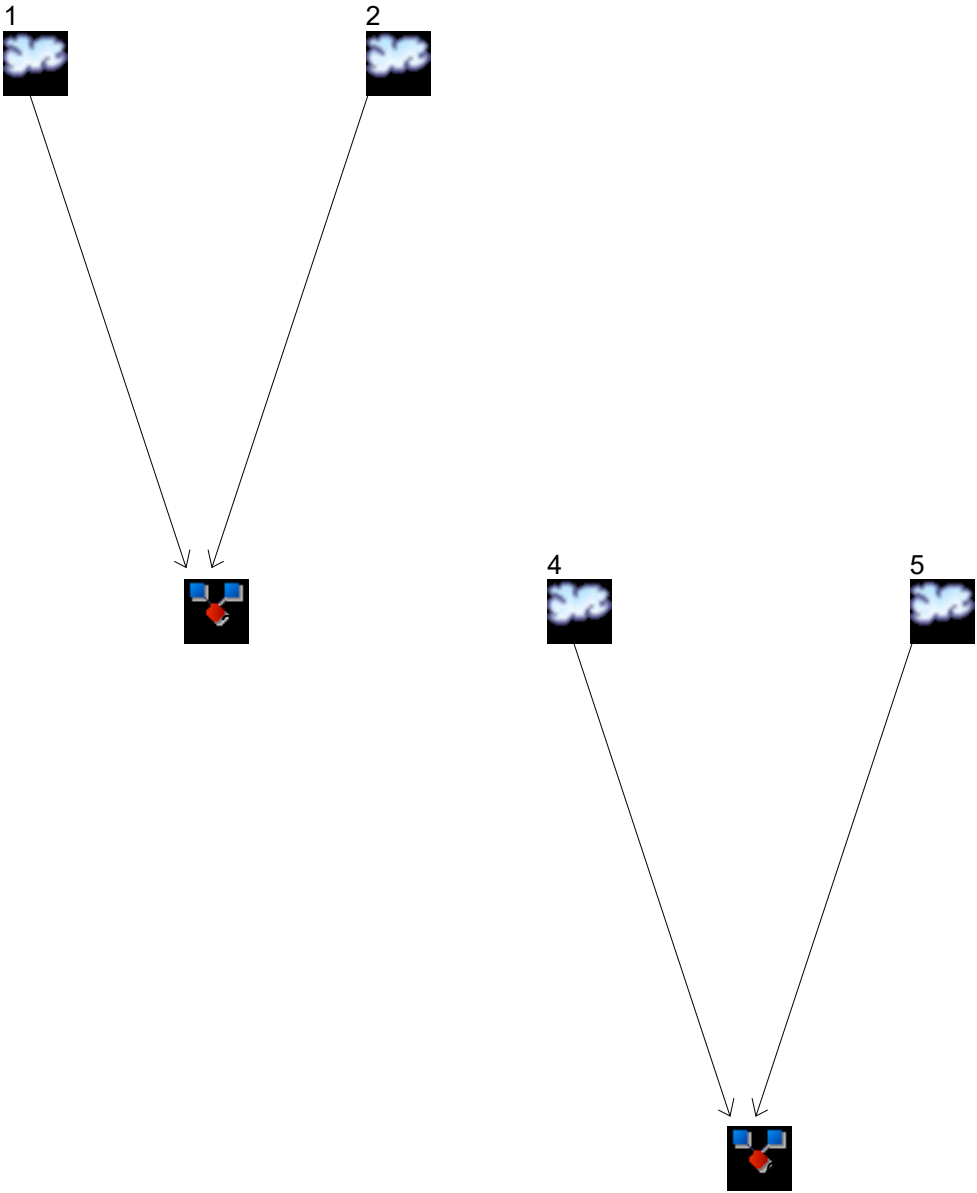
*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

<b>Watershed Model Schematic .....</b>	<b>1</b>
<b>2 - Year</b>	
<b>Summary Report .....</b>	<b>2</b>
<b>Hydrograph Reports .....</b>	<b>3</b>
Hydrograph No. 1, SCS Runoff, Existing (Pervious) .....	3
Hydrograph No. 2, SCS Runoff, Existing (Impervious) .....	4
Hydrograph No. 3, Combine, Existing .....	5
Hydrograph No. 4, SCS Runoff, Proposed (Pervious) .....	6
Hydrograph No. 5, SCS Runoff, Proposed (Impervious) .....	7
Hydrograph No. 6, Combine, Proposed .....	8
<b>10 - Year</b>	
<b>Summary Report .....</b>	<b>9</b>
<b>Hydrograph Reports .....</b>	<b>10</b>
Hydrograph No. 1, SCS Runoff, Existing (Pervious) .....	10
Hydrograph No. 2, SCS Runoff, Existing (Impervious) .....	11
Hydrograph No. 3, Combine, Existing .....	12
Hydrograph No. 4, SCS Runoff, Proposed (Pervious) .....	13
Hydrograph No. 5, SCS Runoff, Proposed (Impervious) .....	14
Hydrograph No. 6, Combine, Proposed .....	15
<b>100 - Year</b>	
<b>Summary Report .....</b>	<b>16</b>
<b>Hydrograph Reports .....</b>	<b>17</b>
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# Watershed Model Schematic



**Legend**

<u>Hyd. Origin</u>	<u>Description</u>
1	SCS Runoff Existing (Pervious)
2	SCS Runoff Existing (Impervious)
3	Combine Existing
4	SCS Runoff Proposed (Pervious)
5	SCS Runoff Proposed (Impervious)
6	Combine Proposed

# Hydrograph Summary Report

Hydraflow Hydrographs by Intelisolve v9.25

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description	
1	SCS Runoff	0.170	1	726	462	-----	-----	-----	Existing (Pervious)	
2	SCS Runoff	2.627	1	726	8,540	-----	-----	-----	Existing (Impervious)	
3	Combine	2.797	1	726	9,002	1, 2	-----	-----	Existing	
4	SCS Runoff	0.231	1	726	625	-----	-----	-----	Proposed (Pervious)	
5	SCS Runoff	2.495	1	726	8,113	-----	-----	-----	Proposed (Impervious)	
6	Combine	2.726	1	726	8,738	4, 5	-----	-----	Proposed	
25-254.gpw					Return Period: 2 Year			Wednesday, Jan 28, 2026		

# Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.25

Wednesday, Jan 28, 2026

## Hyd. No. 1

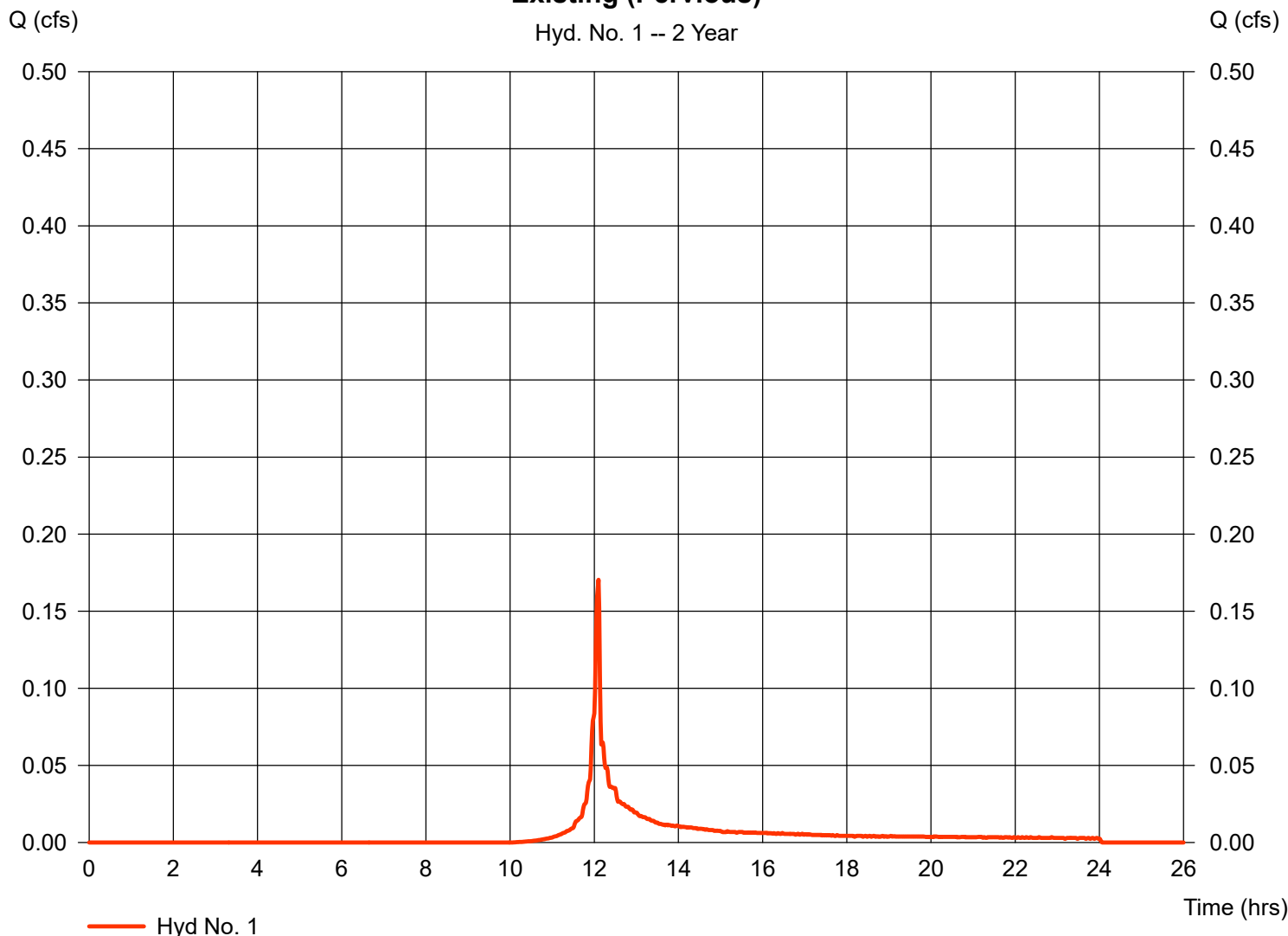
Existing (Pervious)

Hydrograph type = SCS Runoff  
 Storm frequency = 2 yrs  
 Time interval = 1 min  
 Drainage area = 0.107 ac  
 Basin Slope = 0.0 %  
 Tc method = USER  
 Total precip. = 3.54 in  
 Storm duration = NOAA\_D.cds

Peak discharge = 0.170 cfs  
 Time to peak = 12.10 hrs  
 Hyd. volume = 462 cuft  
 Curve number = 74  
 Hydraulic length = 0 ft  
 Time of conc. (Tc) = 1.60 min  
 Distribution = Custom  
 Shape factor = 484

### Existing (Pervious)

Hyd. No. 1 -- 2 Year



# Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.25

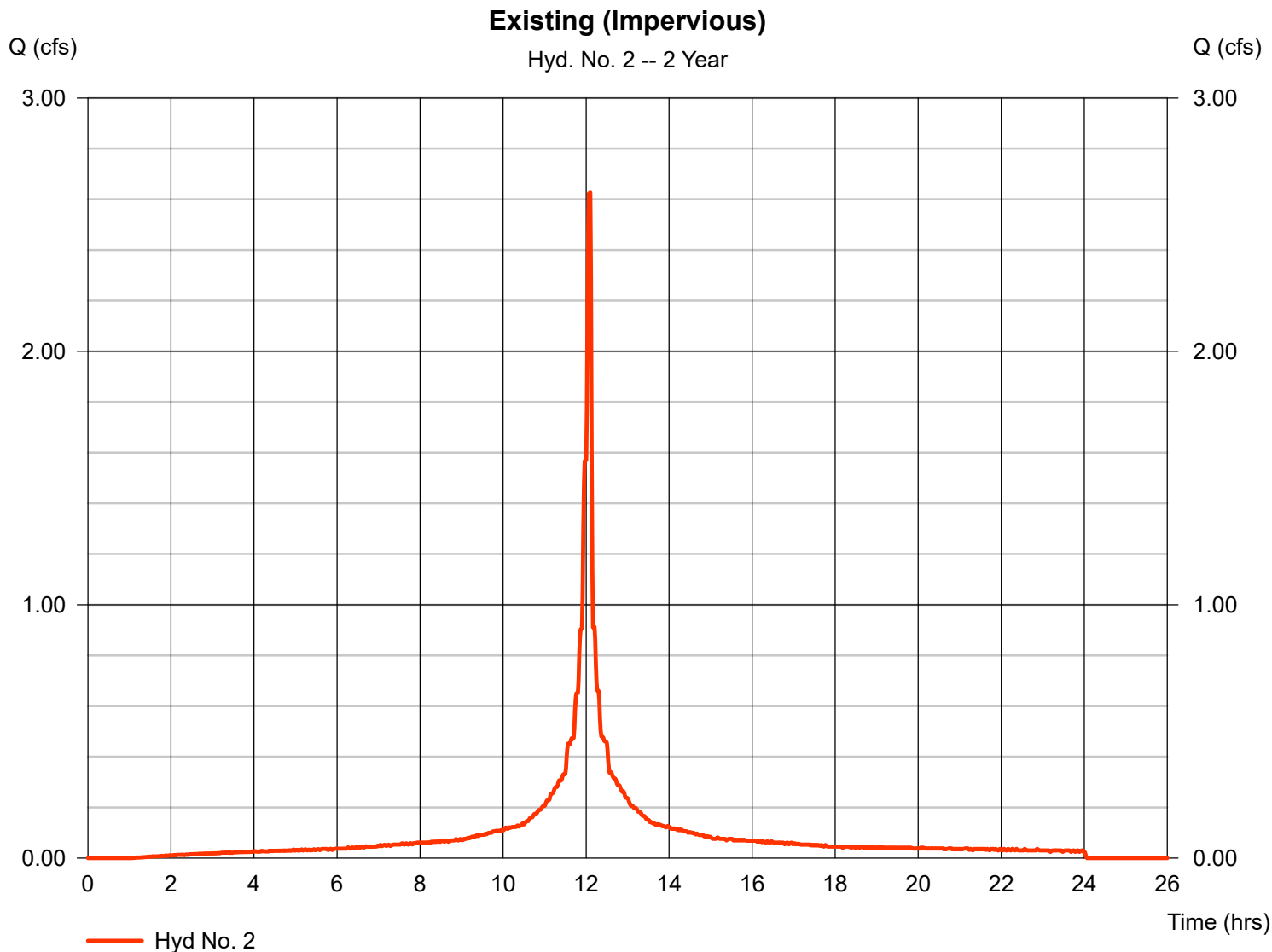
Wednesday, Jan 28, 2026

## Hyd. No. 2

Existing (Impervious)

Hydrograph type = SCS Runoff  
Storm frequency = 2 yrs  
Time interval = 1 min  
Drainage area = 0.759 ac  
Basin Slope = 0.0 %  
Tc method = USER  
Total precip. = 3.54 in  
Storm duration = NOAA\_D.cds

Peak discharge = 2.627 cfs  
Time to peak = 12.10 hrs  
Hyd. volume = 8,540 cuft  
Curve number = 98  
Hydraulic length = 0 ft  
Time of conc. (Tc) = 1.60 min  
Distribution = Custom  
Shape factor = 484



# Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.25

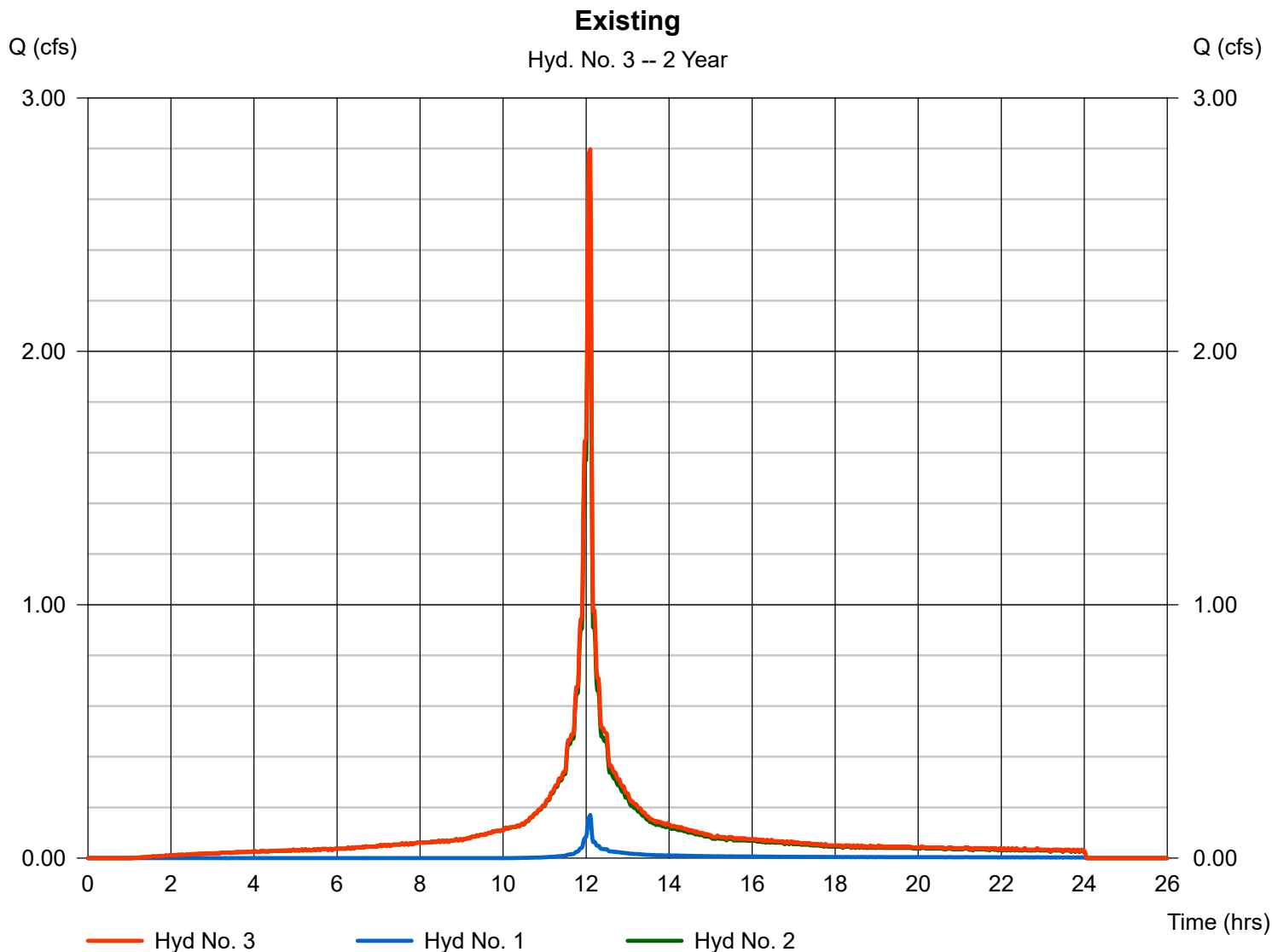
Wednesday, Jan 28, 2026

## Hyd. No. 3

Existing

Hydrograph type = Combine  
Storm frequency = 2 yrs  
Time interval = 1 min  
Inflow hyds. = 1, 2

Peak discharge = 2.797 cfs  
Time to peak = 12.10 hrs  
Hyd. volume = 9,002 cuft  
Contrib. drain. area = 0.866 ac



# Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.25

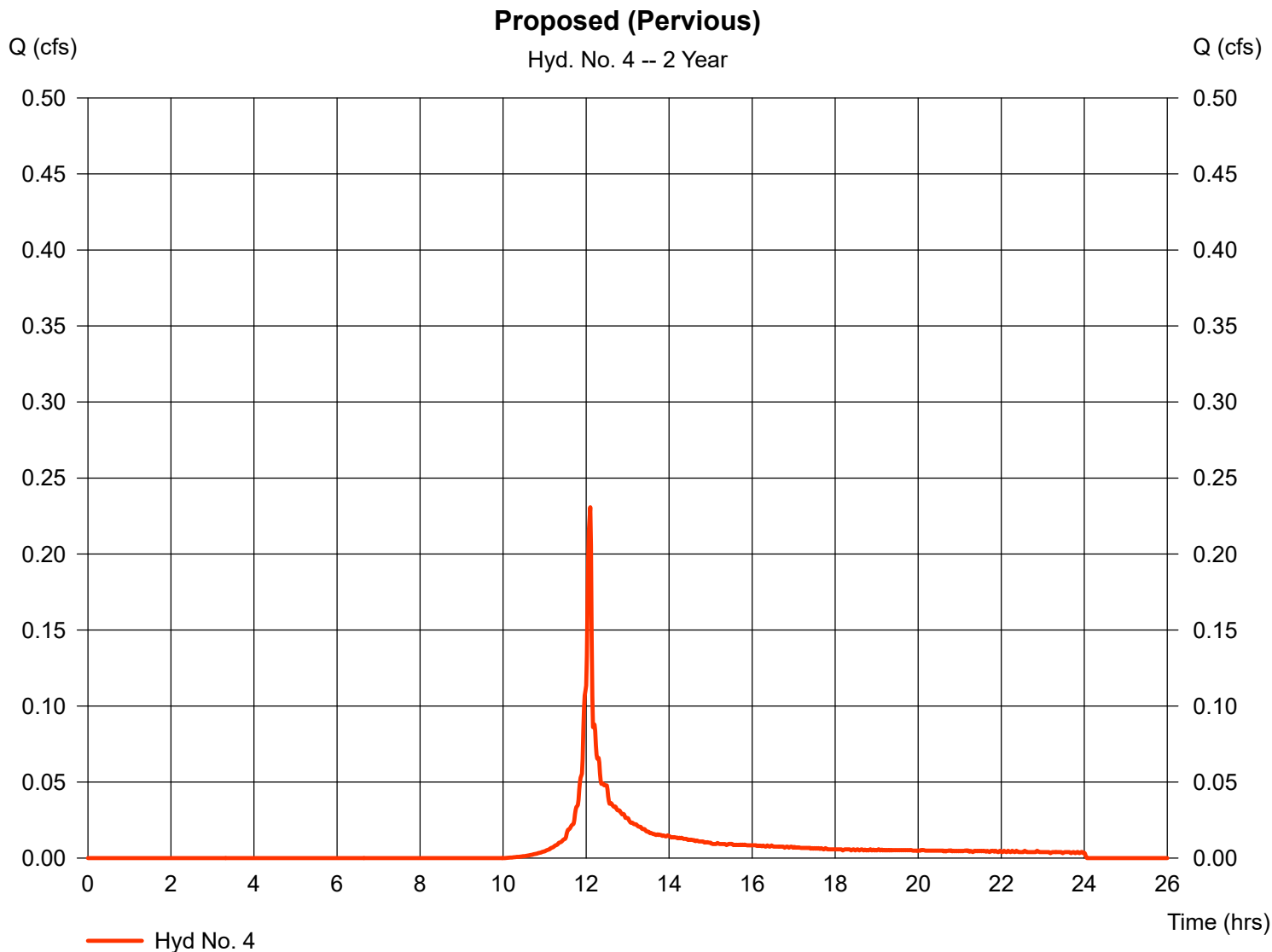
Wednesday, Jan 28, 2026

## Hyd. No. 4

Proposed (Pervious)

Hydrograph type = SCS Runoff  
 Storm frequency = 2 yrs  
 Time interval = 1 min  
 Drainage area = 0.145 ac  
 Basin Slope = 0.0 %  
 Tc method = USER  
 Total precip. = 3.54 in  
 Storm duration = NOAA\_D.cds

Peak discharge = 0.231 cfs  
 Time to peak = 12.10 hrs  
 Hyd. volume = 625 cuft  
 Curve number = 74  
 Hydraulic length = 0 ft  
 Time of conc. (Tc) = 1.60 min  
 Distribution = Custom  
 Shape factor = 484



# Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.25

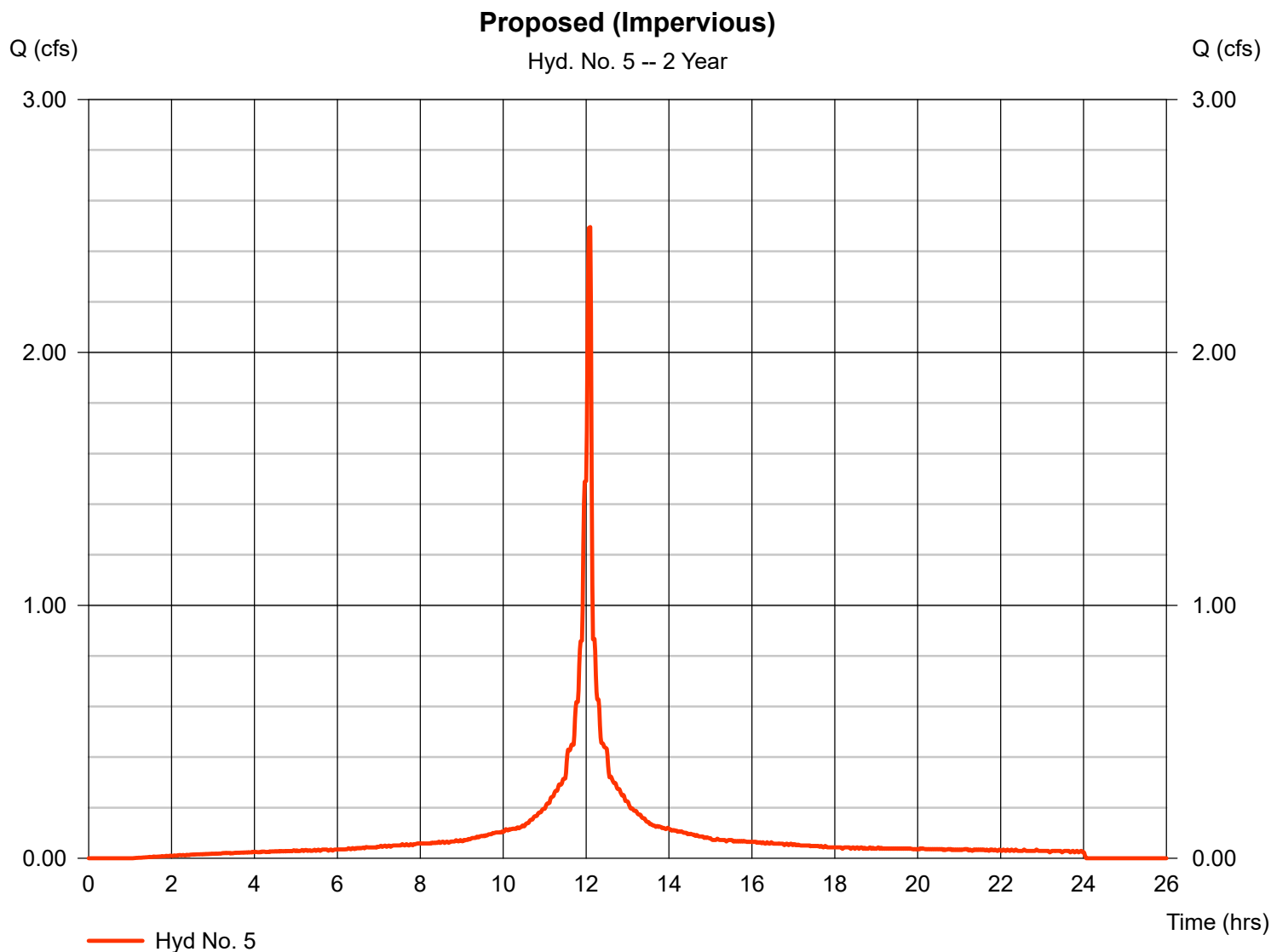
Wednesday, Jan 28, 2026

## Hyd. No. 5

Proposed (Impervious)

Hydrograph type = SCS Runoff  
 Storm frequency = 2 yrs  
 Time interval = 1 min  
 Drainage area = 0.721 ac  
 Basin Slope = 0.0 %  
 Tc method = USER  
 Total precip. = 3.54 in  
 Storm duration = NOAA\_D.cds

Peak discharge = 2.495 cfs  
 Time to peak = 12.10 hrs  
 Hyd. volume = 8,113 cuft  
 Curve number = 98  
 Hydraulic length = 0 ft  
 Time of conc. (Tc) = 1.60 min  
 Distribution = Custom  
 Shape factor = 484



# Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.25

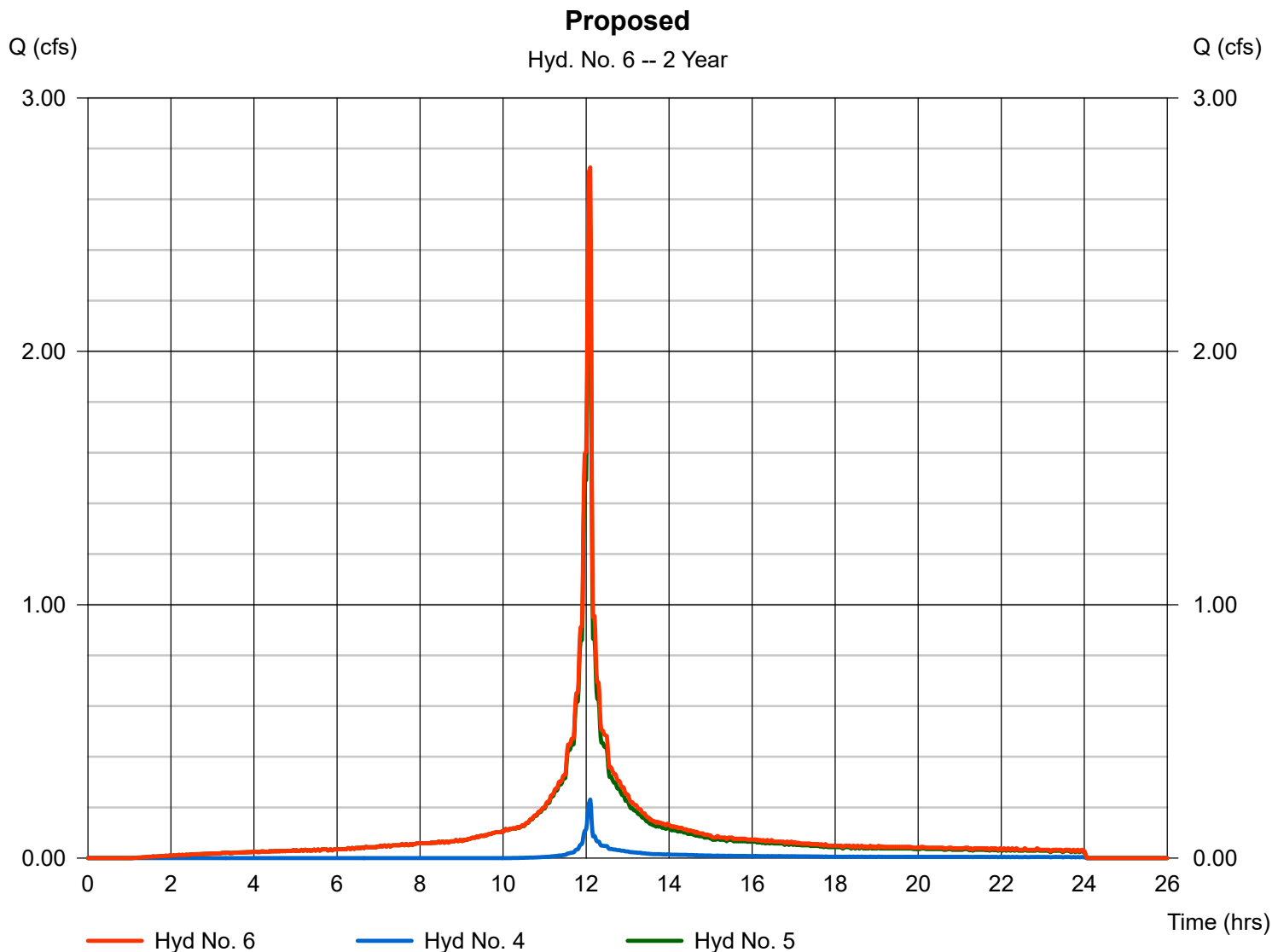
Wednesday, Jan 28, 2026

## Hyd. No. 6

Proposed

Hydrograph type = Combine  
Storm frequency = 2 yrs  
Time interval = 1 min  
Inflow hyds. = 4, 5

Peak discharge = 2.726 cfs  
Time to peak = 12.10 hrs  
Hyd. volume = 8,738 cuft  
Contrib. drain. area = 0.866 ac



# Hydrograph Summary Report

Hydraflow Hydrographs by Intelisolve v9.25

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description	
1	SCS Runoff	0.343	1	726	931	-----	-----	-----	Existing (Pervious)	
2	SCS Runoff	3.908	1	726	12,922	-----	-----	-----	Existing (Impervious)	
3	Combine	4.251	1	726	13,853	1, 2	-----	-----	Existing	
4	SCS Runoff	0.465	1	726	1,262	-----	-----	-----	Proposed (Pervious)	
5	SCS Runoff	3.712	1	726	12,275	-----	-----	-----	Proposed (Impervious)	
6	Combine	4.177	1	726	13,537	4, 5	-----	-----	Proposed	
25-254.gpw					Return Period: 10 Year			Wednesday, Jan 28, 2026		

# Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.25

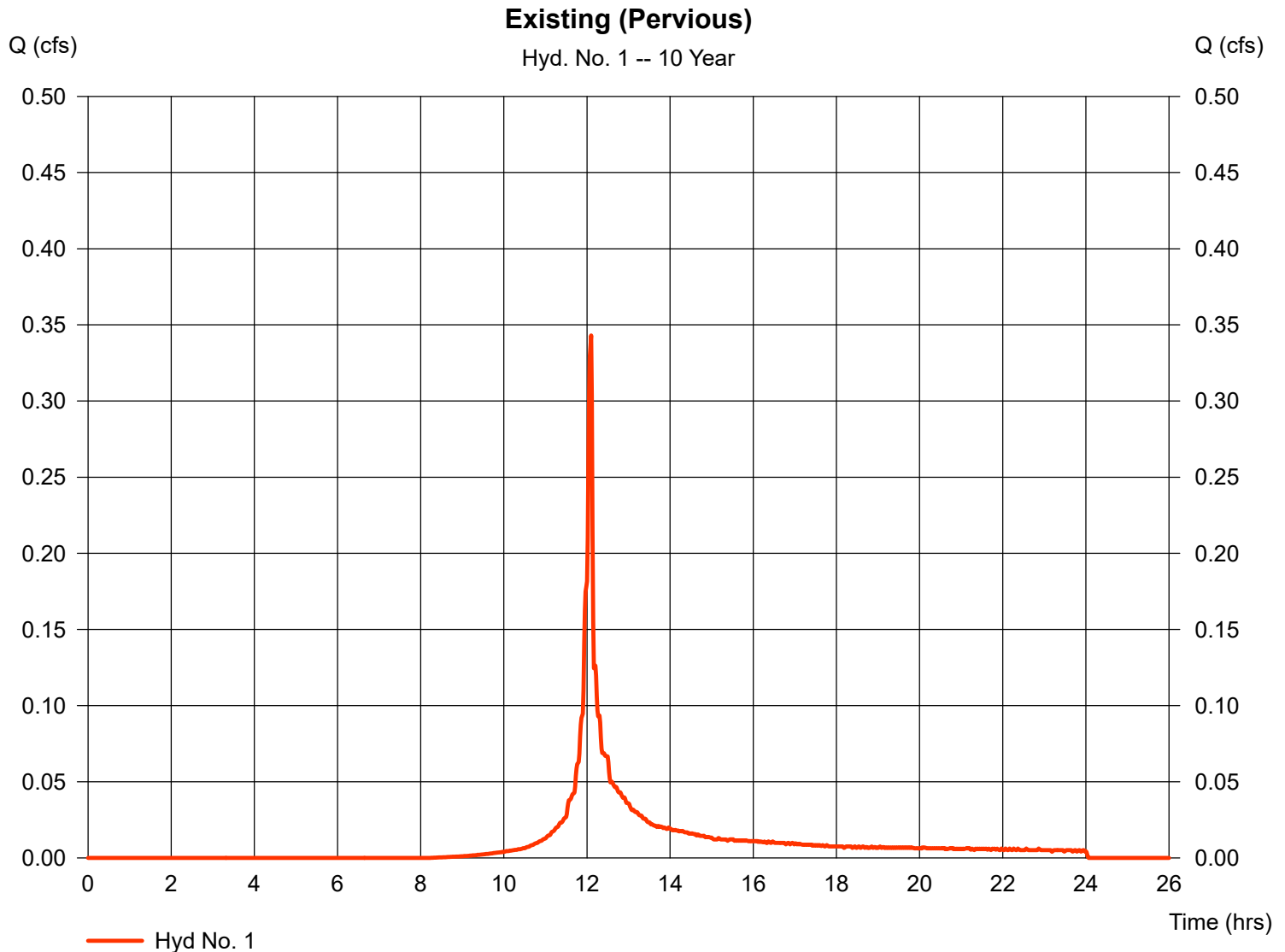
Wednesday, Jan 28, 2026

## Hyd. No. 1

Existing (Pervious)

Hydrograph type = SCS Runoff  
 Storm frequency = 10 yrs  
 Time interval = 1 min  
 Drainage area = 0.107 ac  
 Basin Slope = 0.0 %  
 Tc method = USER  
 Total precip. = 5.24 in  
 Storm duration = NOAA\_D.cds

Peak discharge = 0.343 cfs  
 Time to peak = 12.10 hrs  
 Hyd. volume = 931 cuft  
 Curve number = 74  
 Hydraulic length = 0 ft  
 Time of conc. (Tc) = 1.60 min  
 Distribution = Custom  
 Shape factor = 484



# Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.25

Wednesday, Jan 28, 2026

## Hyd. No. 2

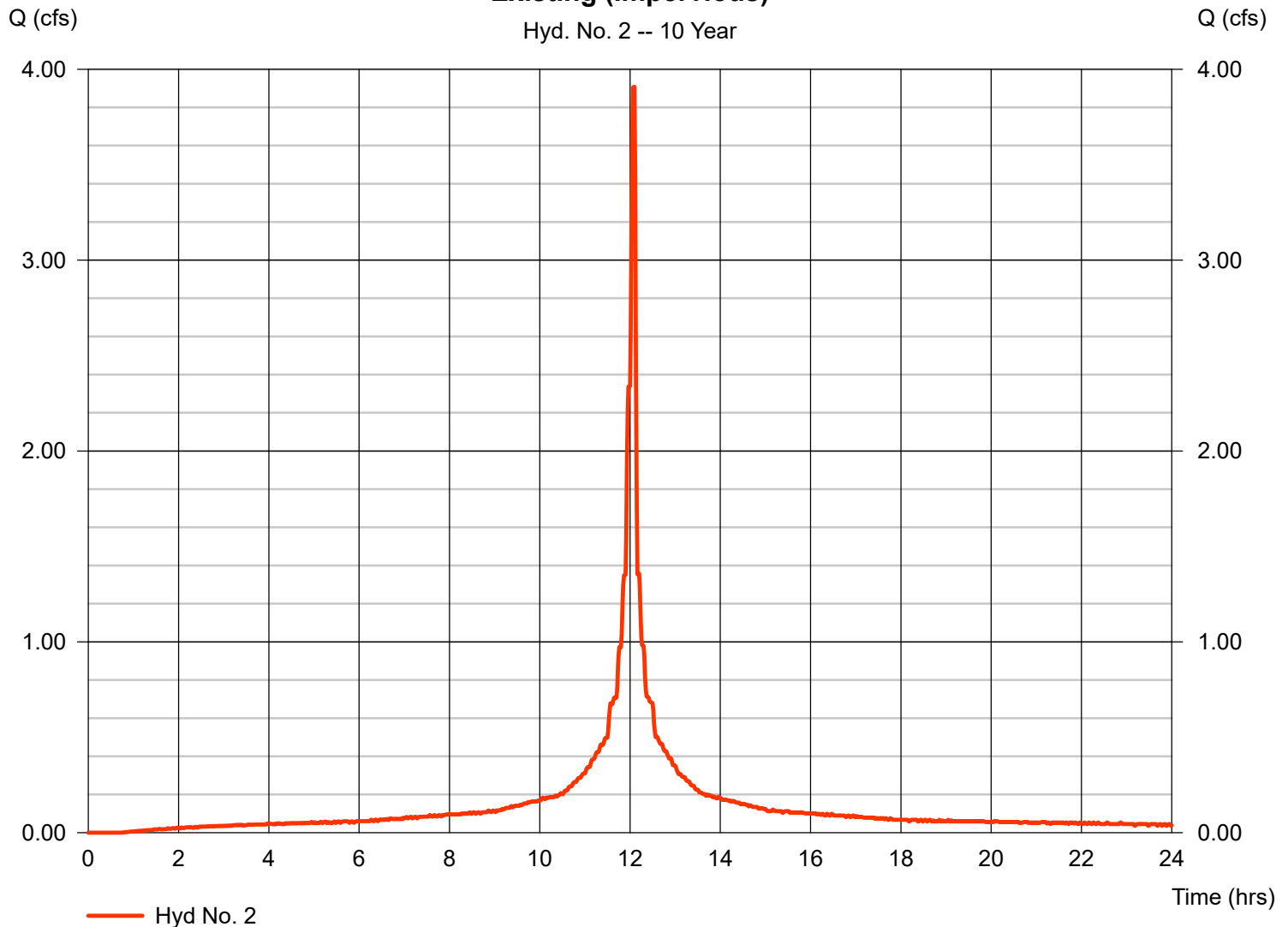
Existing (Impervious)

Hydrograph type = SCS Runoff  
 Storm frequency = 10 yrs  
 Time interval = 1 min  
 Drainage area = 0.759 ac  
 Basin Slope = 0.0 %  
 Tc method = USER  
 Total precip. = 5.24 in  
 Storm duration = NOAA\_D.cds

Peak discharge = 3.908 cfs  
 Time to peak = 12.10 hrs  
 Hyd. volume = 12,922 cuft  
 Curve number = 98  
 Hydraulic length = 0 ft  
 Time of conc. (Tc) = 1.60 min  
 Distribution = Custom  
 Shape factor = 484

### Existing (Impervious)

Hyd. No. 2 -- 10 Year



# Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.25

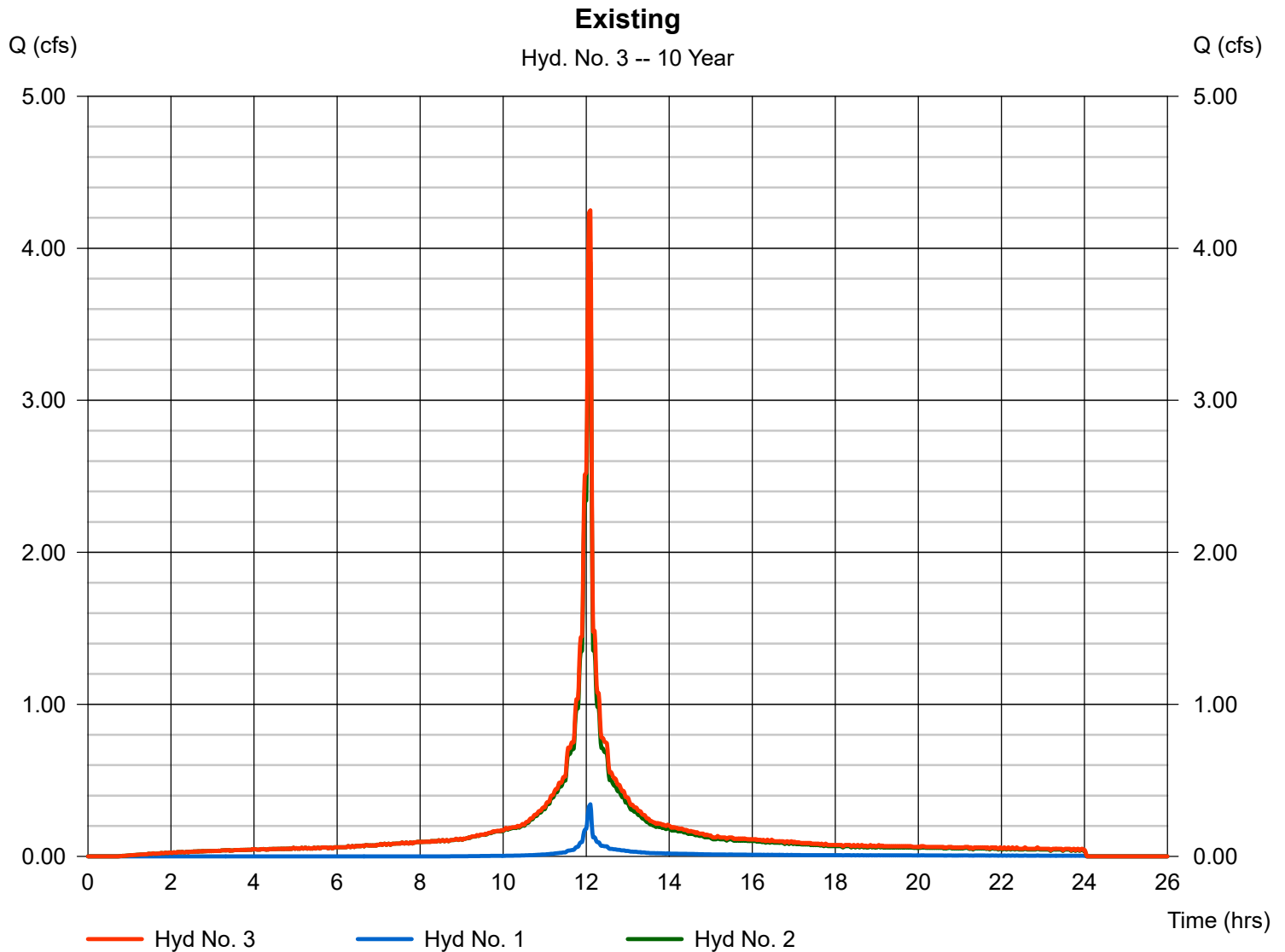
Wednesday, Jan 28, 2026

## Hyd. No. 3

Existing

Hydrograph type = Combine  
Storm frequency = 10 yrs  
Time interval = 1 min  
Inflow hyds. = 1, 2

Peak discharge = 4.251 cfs  
Time to peak = 12.10 hrs  
Hyd. volume = 13,853 cuft  
Contrib. drain. area = 0.866 ac



# Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.25

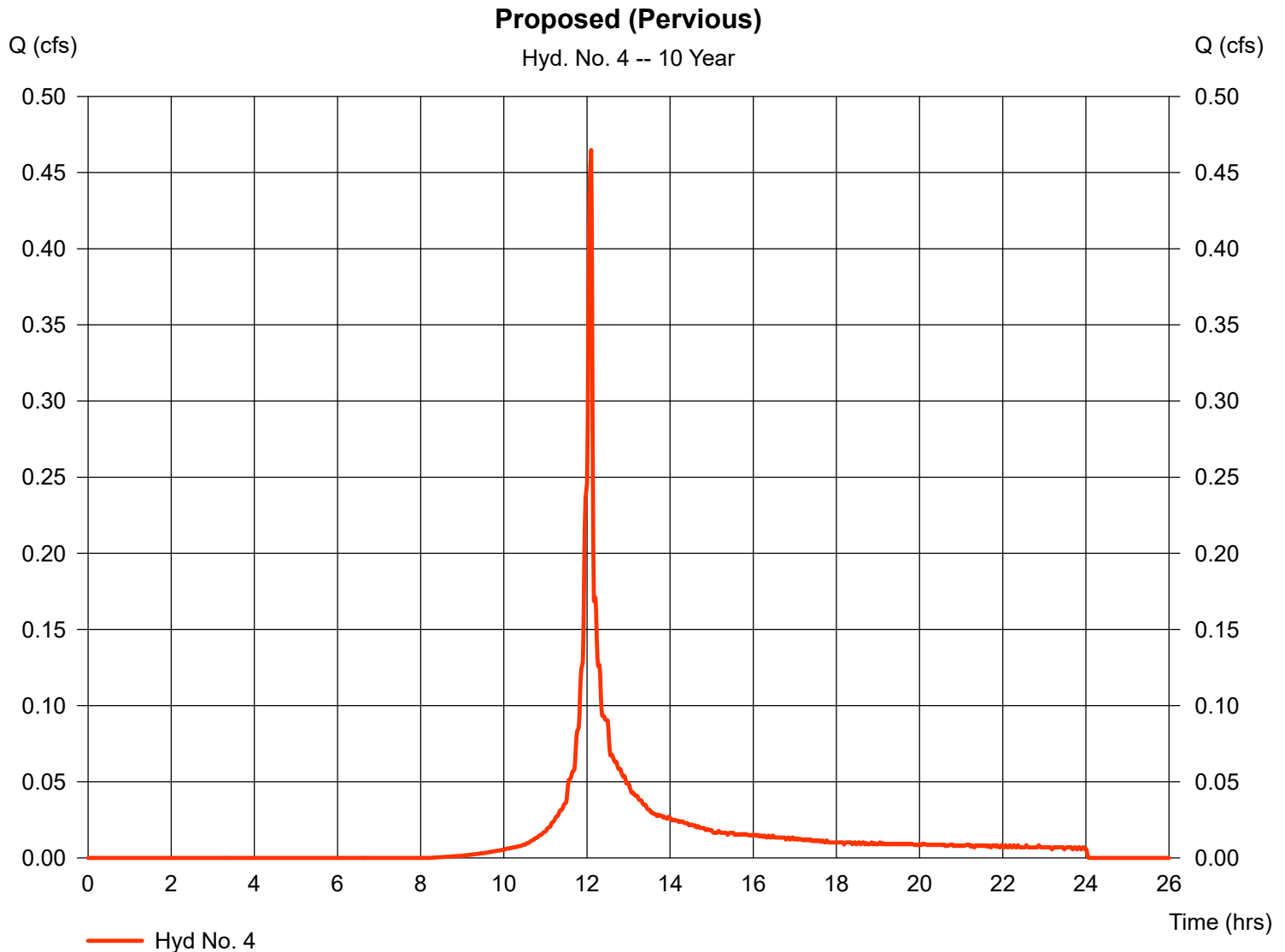
Wednesday, Jan 28, 2026

## Hyd. No. 4

Proposed (Pervious)

Hydrograph type = SCS Runoff  
 Storm frequency = 10 yrs  
 Time interval = 1 min  
 Drainage area = 0.145 ac  
 Basin Slope = 0.0 %  
 Tc method = USER  
 Total precip. = 5.24 in  
 Storm duration = NOAA\_D.cds

Peak discharge = 0.465 cfs  
 Time to peak = 12.10 hrs  
 Hyd. volume = 1,262 cuft  
 Curve number = 74  
 Hydraulic length = 0 ft  
 Time of conc. (Tc) = 1.60 min  
 Distribution = Custom  
 Shape factor = 484



# Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.25

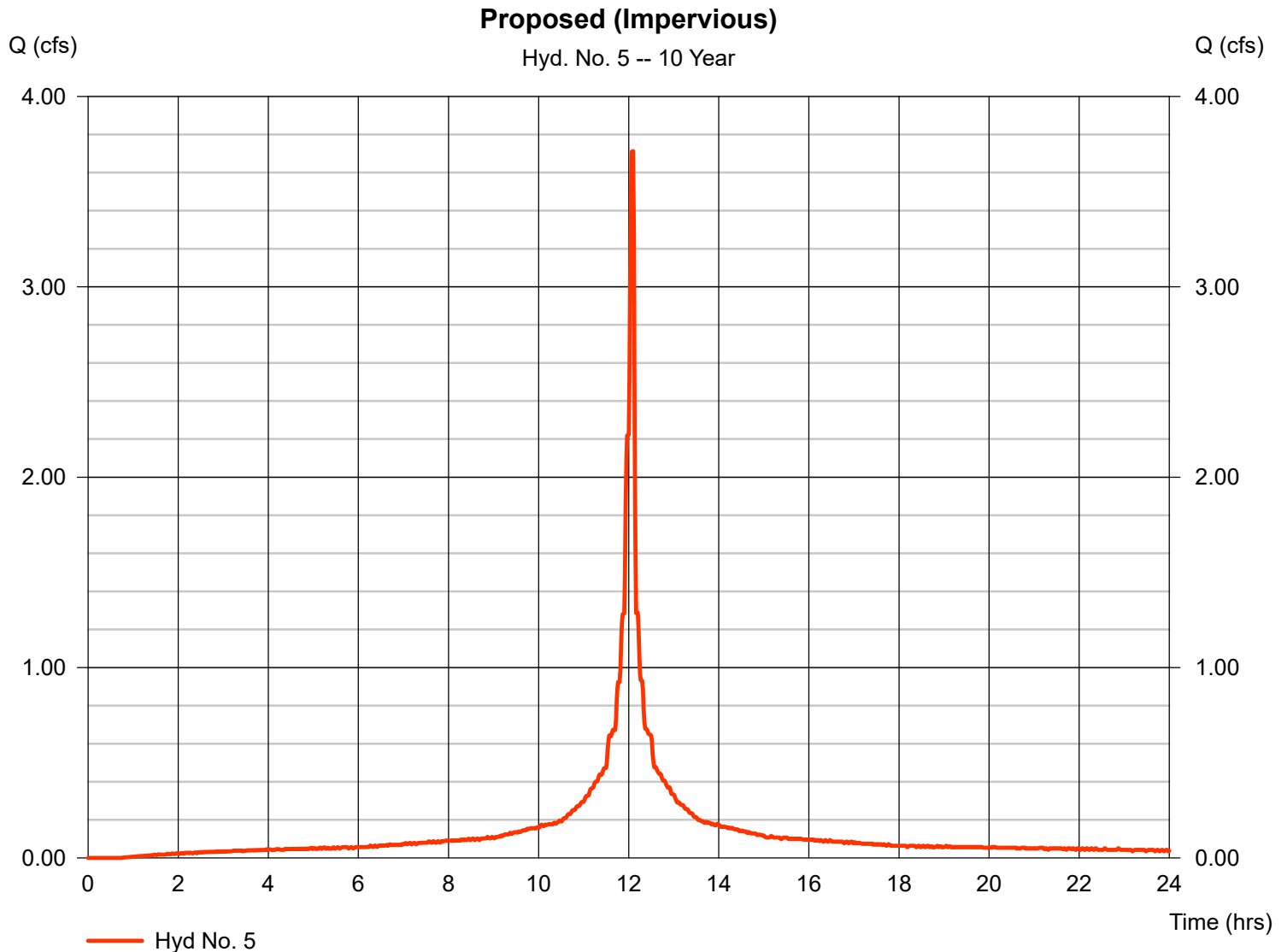
Wednesday, Jan 28, 2026

## Hyd. No. 5

Proposed (Impervious)

Hydrograph type = SCS Runoff  
 Storm frequency = 10 yrs  
 Time interval = 1 min  
 Drainage area = 0.721 ac  
 Basin Slope = 0.0 %  
 Tc method = USER  
 Total precip. = 5.24 in  
 Storm duration = NOAA\_D.cds

Peak discharge = 3.712 cfs  
 Time to peak = 12.10 hrs  
 Hyd. volume = 12,275 cuft  
 Curve number = 98  
 Hydraulic length = 0 ft  
 Time of conc. (Tc) = 1.60 min  
 Distribution = Custom  
 Shape factor = 484



# Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.25

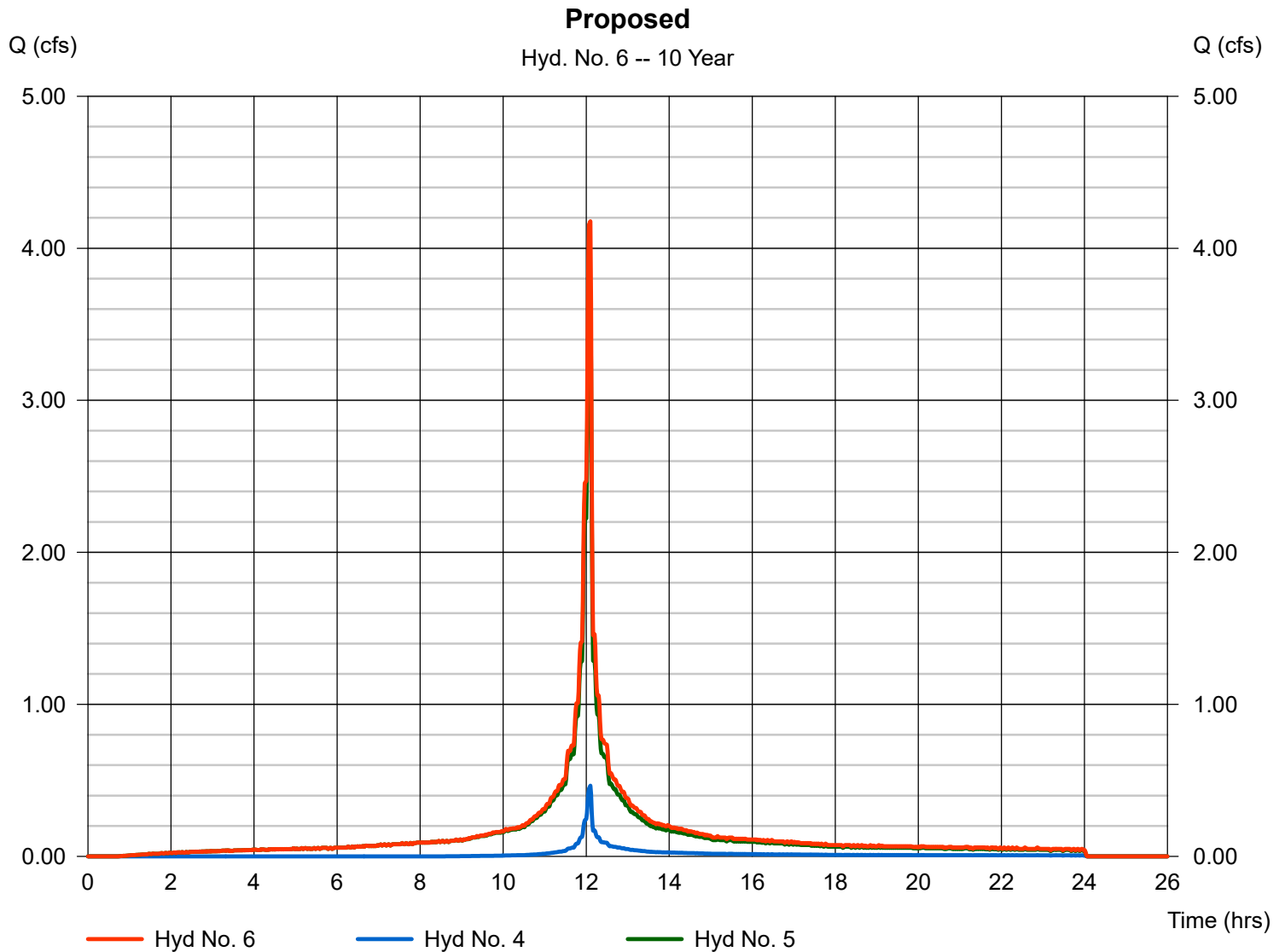
Wednesday, Jan 28, 2026

## Hyd. No. 6

Proposed

Hydrograph type = Combine  
Storm frequency = 10 yrs  
Time interval = 1 min  
Inflow hyds. = 4, 5

Peak discharge = 4.177 cfs  
Time to peak = 12.10 hrs  
Hyd. volume = 13,537 cuft  
Contrib. drain. area = 0.866 ac



# Hydrograph Summary Report

Hydraflow Hydrographs by Intelisolve v9.25

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description	
1	SCS Runoff	0.684	1	726	1,908	-----	-----	-----	Existing (Pervious)	
2	SCS Runoff	6.243	1	726	20,948	-----	-----	-----	Existing (Impervious)	
3	Combine	6.927	1	726	22,856	1, 2	-----	-----	Existing	
4	SCS Runoff	0.926	1	726	2,586	-----	-----	-----	Proposed (Pervious)	
5	SCS Runoff	5.931	1	726	19,899	-----	-----	-----	Proposed (Impervious)	
6	Combine	6.857	1	726	22,485	4, 5	-----	-----	Proposed	
25-254.gpw					Return Period: 100 Year			Wednesday, Jan 28, 2026		

# Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.25

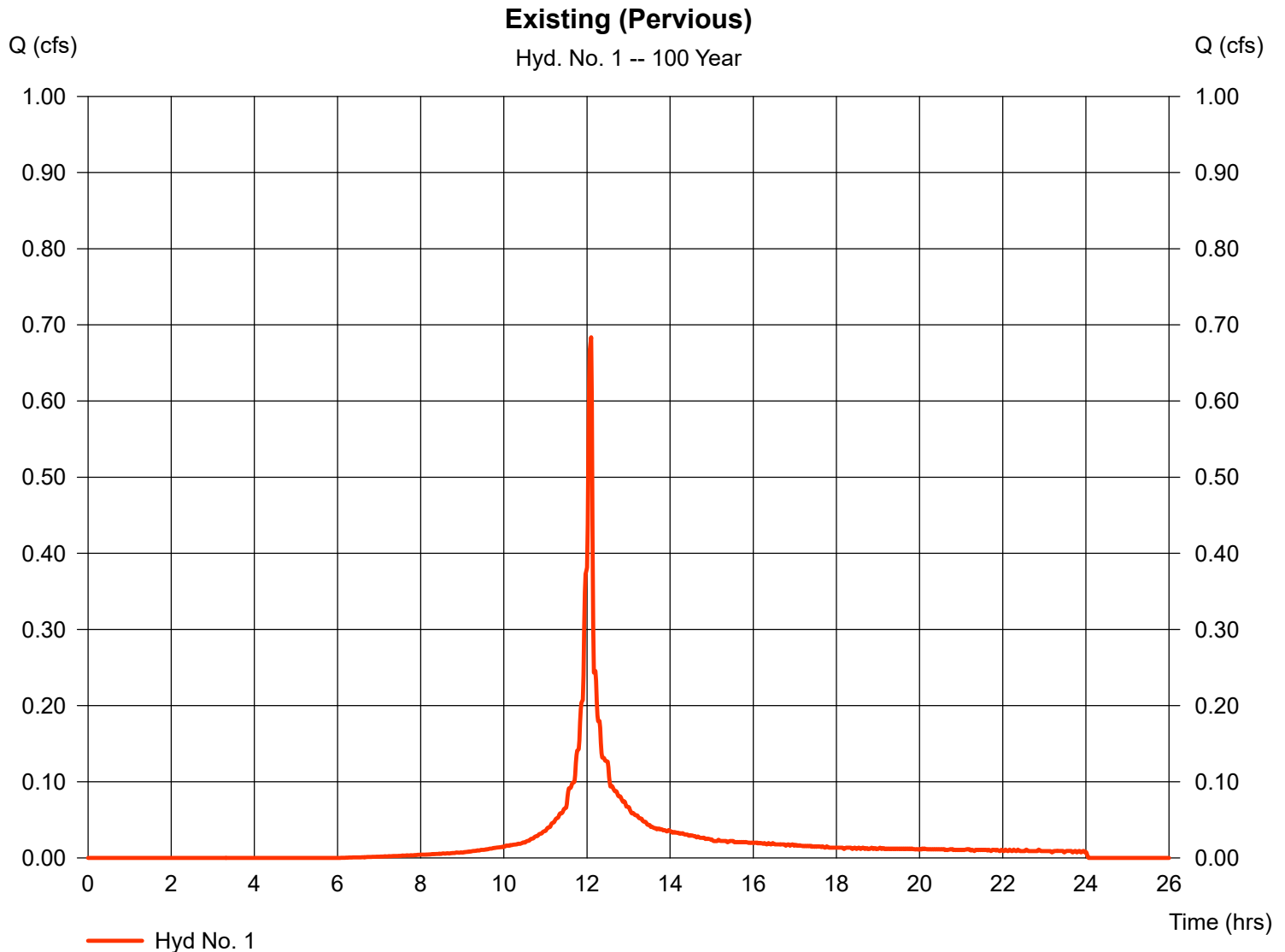
Wednesday, Jan 28, 2026

## Hyd. No. 1

Existing (Pervious)

Hydrograph type = SCS Runoff  
 Storm frequency = 100 yrs  
 Time interval = 1 min  
 Drainage area = 0.107 ac  
 Basin Slope = 0.0 %  
 Tc method = USER  
 Total precip. = 8.35 in  
 Storm duration = NOAA\_D.cds

Peak discharge = 0.684 cfs  
 Time to peak = 12.10 hrs  
 Hyd. volume = 1,908 cuft  
 Curve number = 74  
 Hydraulic length = 0 ft  
 Time of conc. (Tc) = 1.60 min  
 Distribution = Custom  
 Shape factor = 484



# Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.25

Wednesday, Jan 28, 2026

## Hyd. No. 2

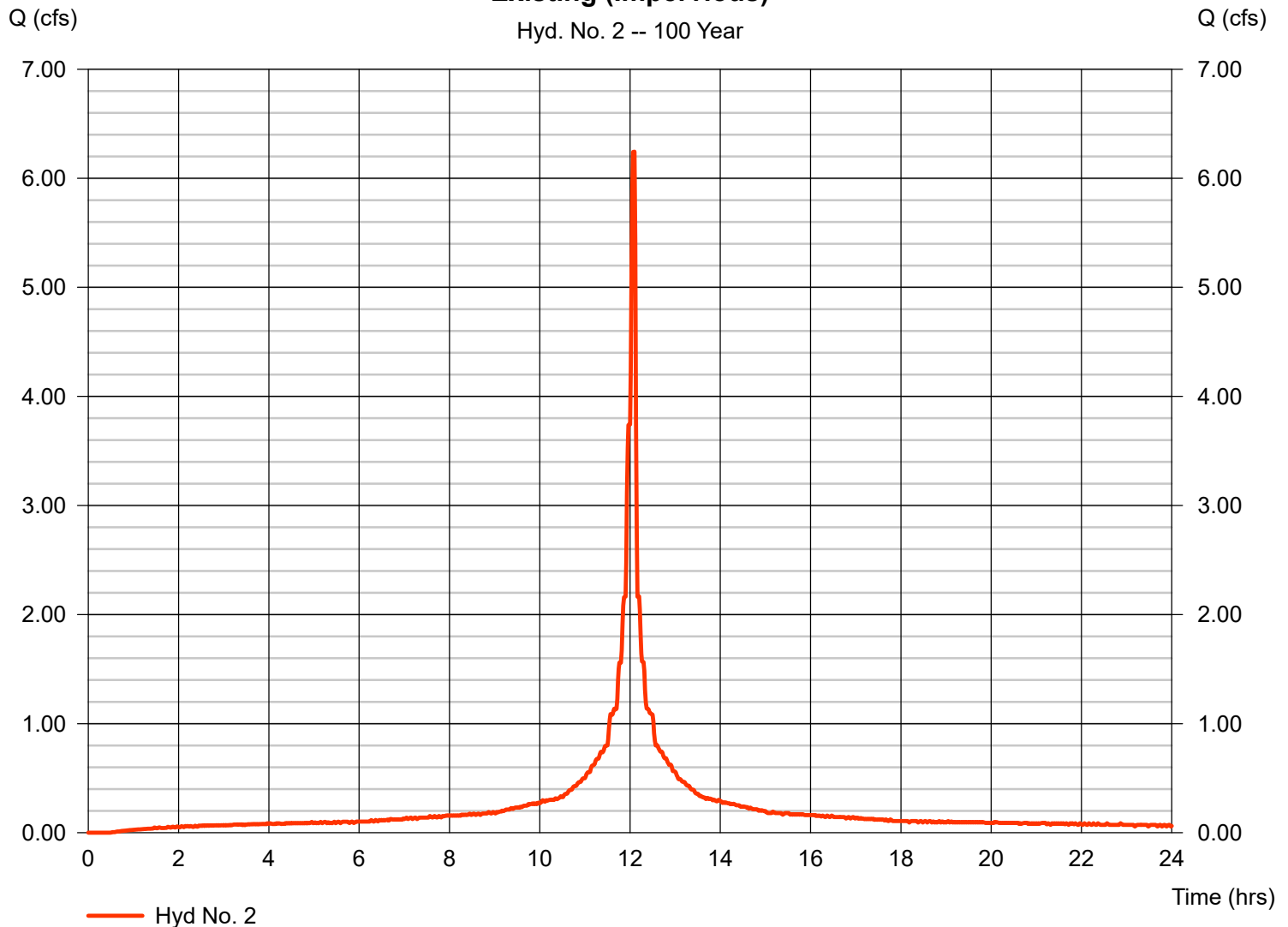
Existing (Impervious)

Hydrograph type = SCS Runoff  
 Storm frequency = 100 yrs  
 Time interval = 1 min  
 Drainage area = 0.759 ac  
 Basin Slope = 0.0 %  
 Tc method = USER  
 Total precip. = 8.35 in  
 Storm duration = NOAA\_D.cds

Peak discharge = 6.243 cfs  
 Time to peak = 12.10 hrs  
 Hyd. volume = 20,948 cuft  
 Curve number = 98  
 Hydraulic length = 0 ft  
 Time of conc. (Tc) = 1.60 min  
 Distribution = Custom  
 Shape factor = 484

### Existing (Impervious)

Hyd. No. 2 -- 100 Year



# Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.25

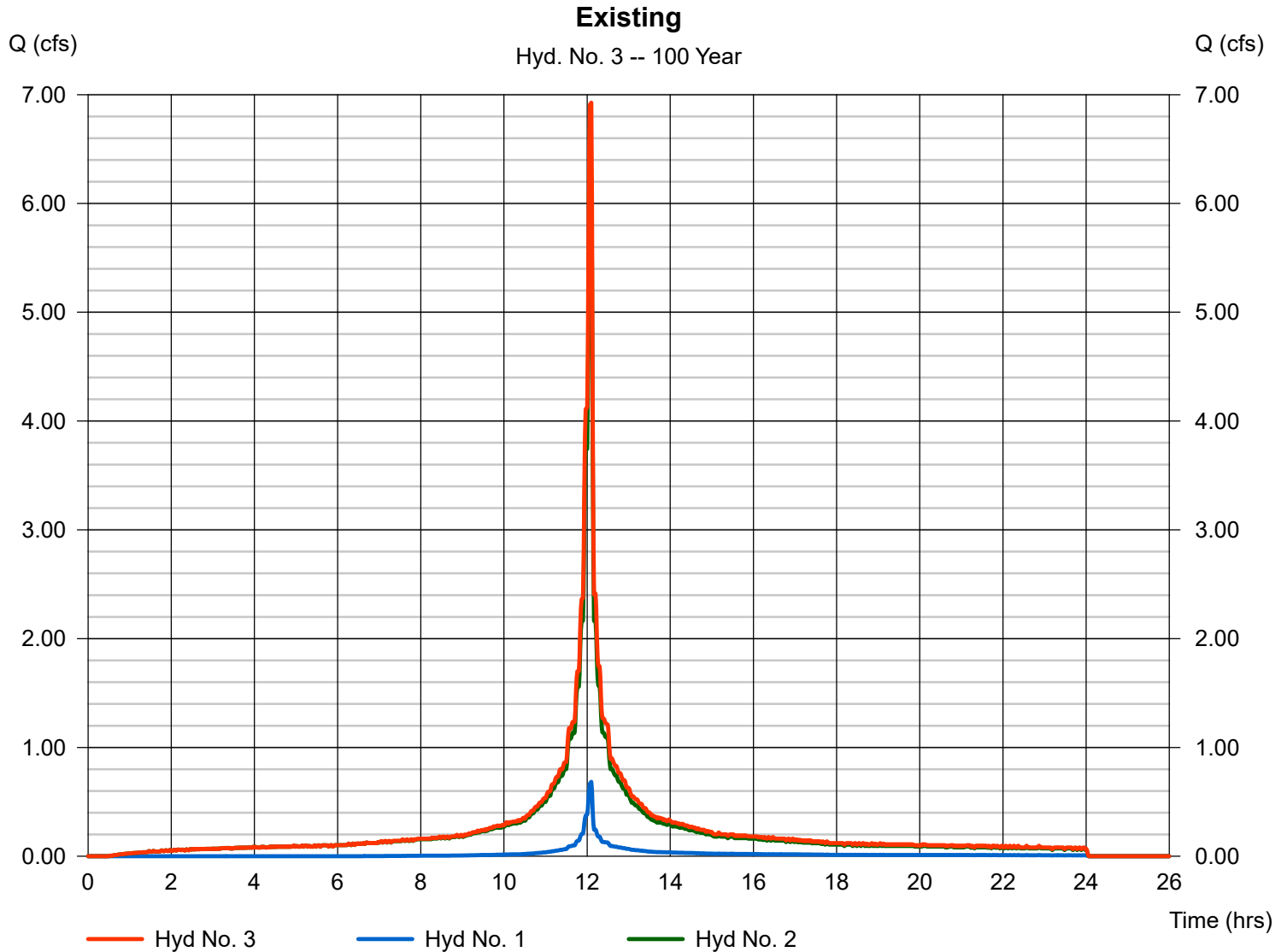
Wednesday, Jan 28, 2026

## Hyd. No. 3

Existing

Hydrograph type = Combine  
Storm frequency = 100 yrs  
Time interval = 1 min  
Inflow hyds. = 1, 2

Peak discharge = 6.927 cfs  
Time to peak = 12.10 hrs  
Hyd. volume = 22,856 cuft  
Contrib. drain. area = 0.866 ac



# Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.25

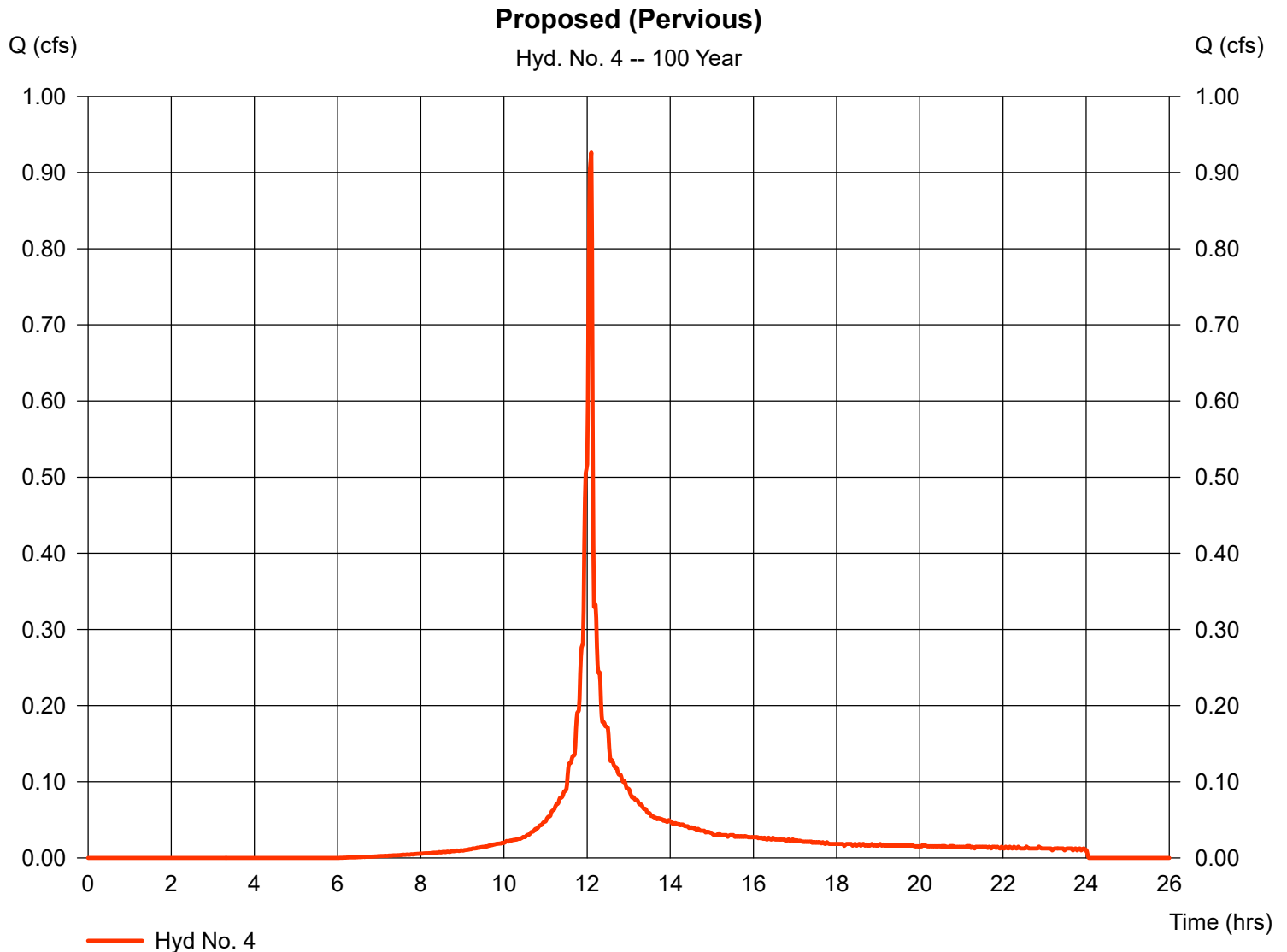
Wednesday, Jan 28, 2026

## Hyd. No. 4

Proposed (Pervious)

Hydrograph type = SCS Runoff  
Storm frequency = 100 yrs  
Time interval = 1 min  
Drainage area = 0.145 ac  
Basin Slope = 0.0 %  
Tc method = USER  
Total precip. = 8.35 in  
Storm duration = NOAA\_D.cds

Peak discharge = 0.926 cfs  
Time to peak = 12.10 hrs  
Hyd. volume = 2,586 cuft  
Curve number = 74  
Hydraulic length = 0 ft  
Time of conc. (Tc) = 1.60 min  
Distribution = Custom  
Shape factor = 484



# Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.25

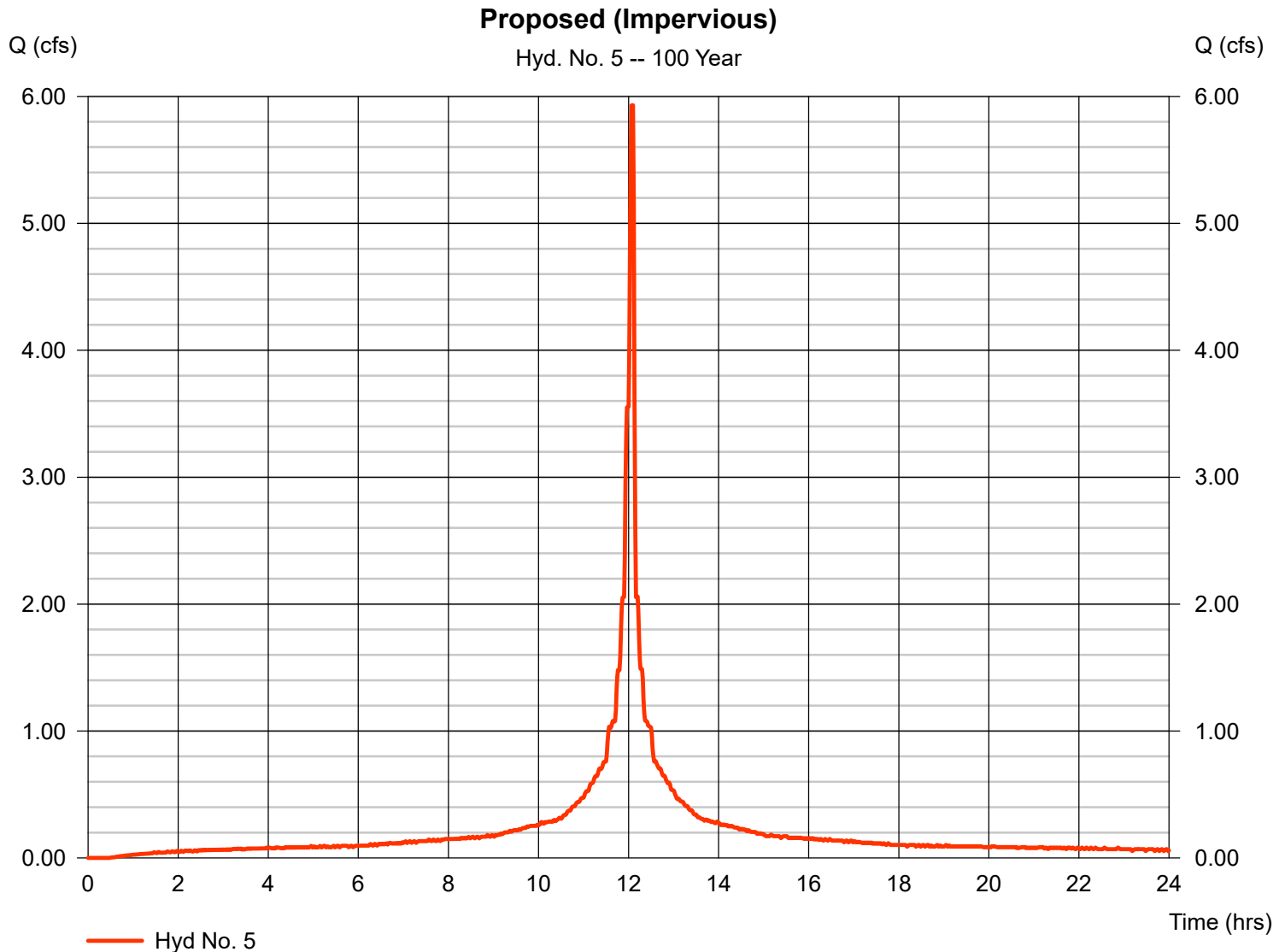
Wednesday, Jan 28, 2026

## Hyd. No. 5

Proposed (Impervious)

Hydrograph type = SCS Runoff  
 Storm frequency = 100 yrs  
 Time interval = 1 min  
 Drainage area = 0.721 ac  
 Basin Slope = 0.0 %  
 Tc method = USER  
 Total precip. = 8.35 in  
 Storm duration = NOAA\_D.cds

Peak discharge = 5.931 cfs  
 Time to peak = 12.10 hrs  
 Hyd. volume = 19,899 cuft  
 Curve number = 98  
 Hydraulic length = 0 ft  
 Time of conc. (Tc) = 1.60 min  
 Distribution = Custom  
 Shape factor = 484



# Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.25

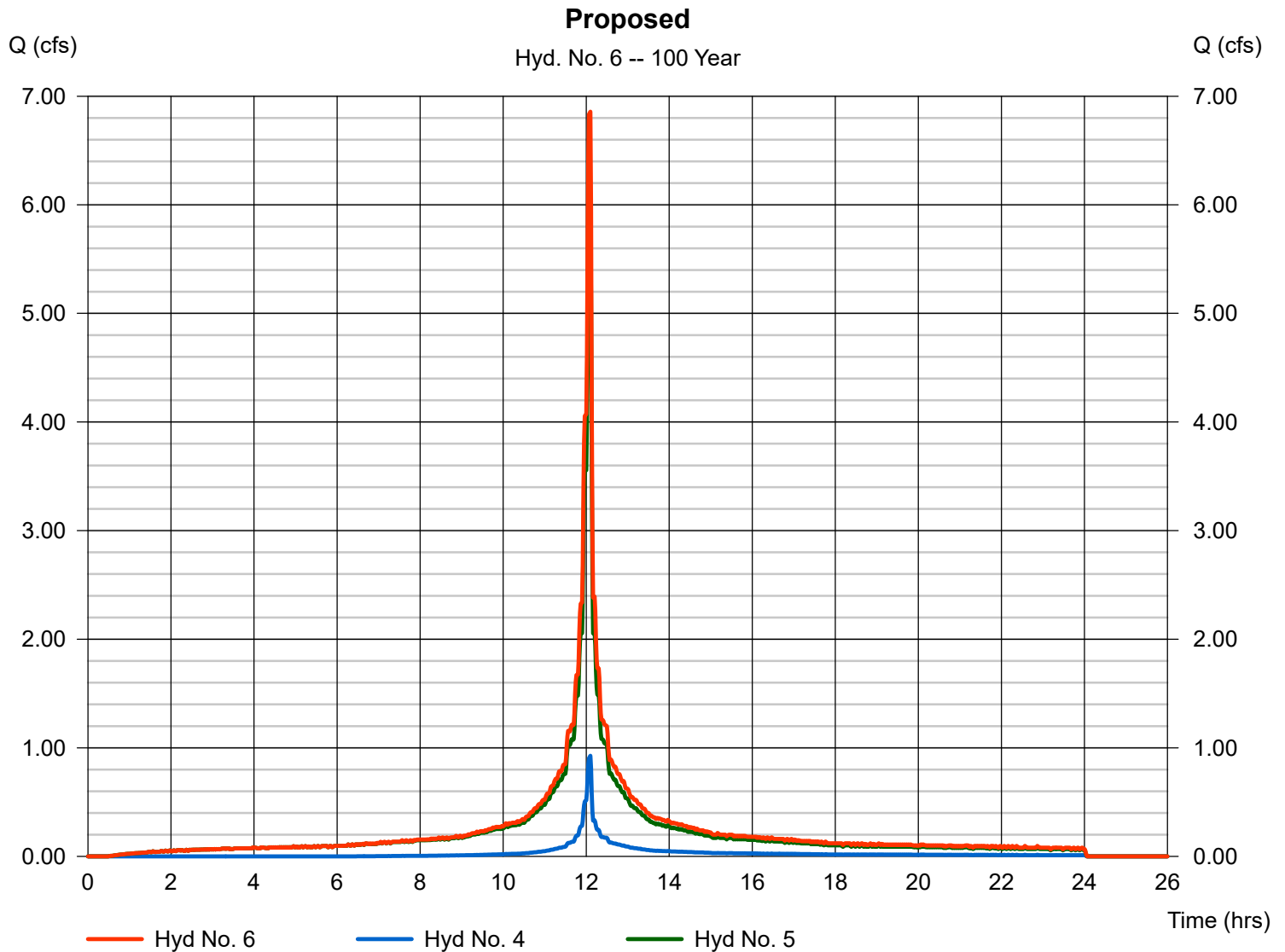
Wednesday, Jan 28, 2026

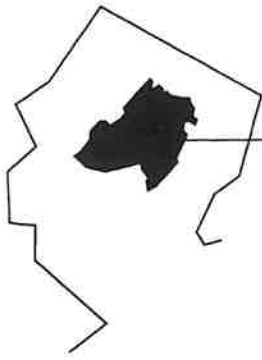
## Hyd. No. 6

Proposed

Hydrograph type = Combine  
Storm frequency = 100 yrs  
Time interval = 1 min  
Inflow hyds. = 4, 5

Peak discharge = 6.857 cfs  
Time to peak = 12.10 hrs  
Hyd. volume = 22,485 cuft  
Contrib. drain. area = 0.866 ac





# Morris County Planning Board

P.O. Box 900, Morristown, NJ 07963-0900 (973) 829-8120 / FAX (973) 326-9025

Dover - Board of Adjustment  
37 N SUSSEX ST  
DOVER, NJ 07801-

Date: 2/19/2026

## EXEMPTION NOTICE

MUNICIPALITY	Dover
BOARD:	Board of Adjustment
PLAT or SITE PLAN NAME:	570 Mt. Pleasant Building Modification
APPLICANT:	Z Transportation and Logistics, LLC
LOCATION:	MT PLEASANT AVE

Block: 9.01      Lot: 6

DATE RECEIVED AT THE MCPB: 2/2/2026  
MCPB FILE NO: 2026-9-2-E-0

The proposal shown on the above identified submission has been reviewed to determine its effect upon County Roads and/or County drainage facilities. Because this proposal will have no adverse effect upon those County interests, this proposal is exempt from Morris County Planning Board approval. This exemption neither affirms nor denies the merit of the proposal shown on this submission.

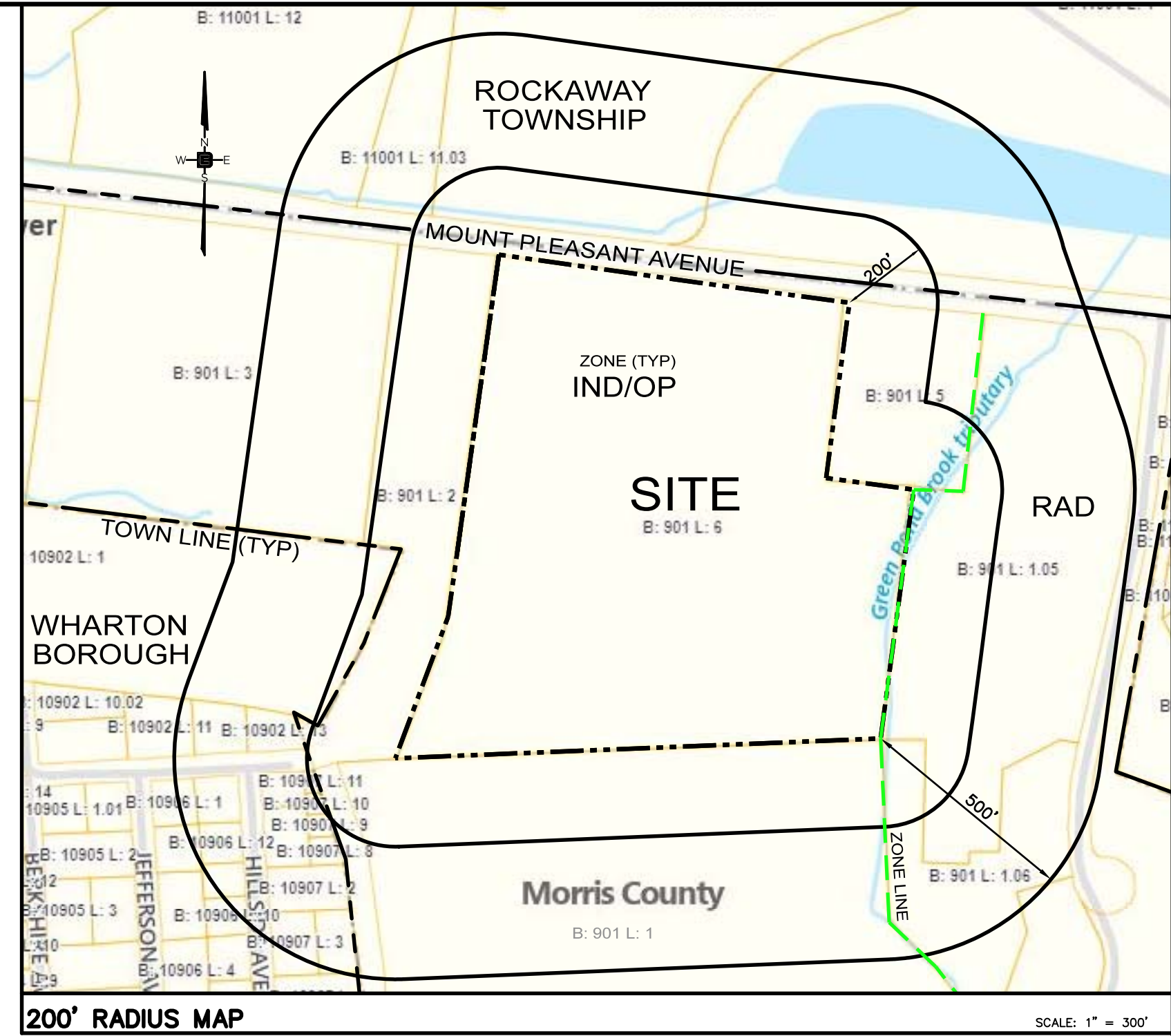
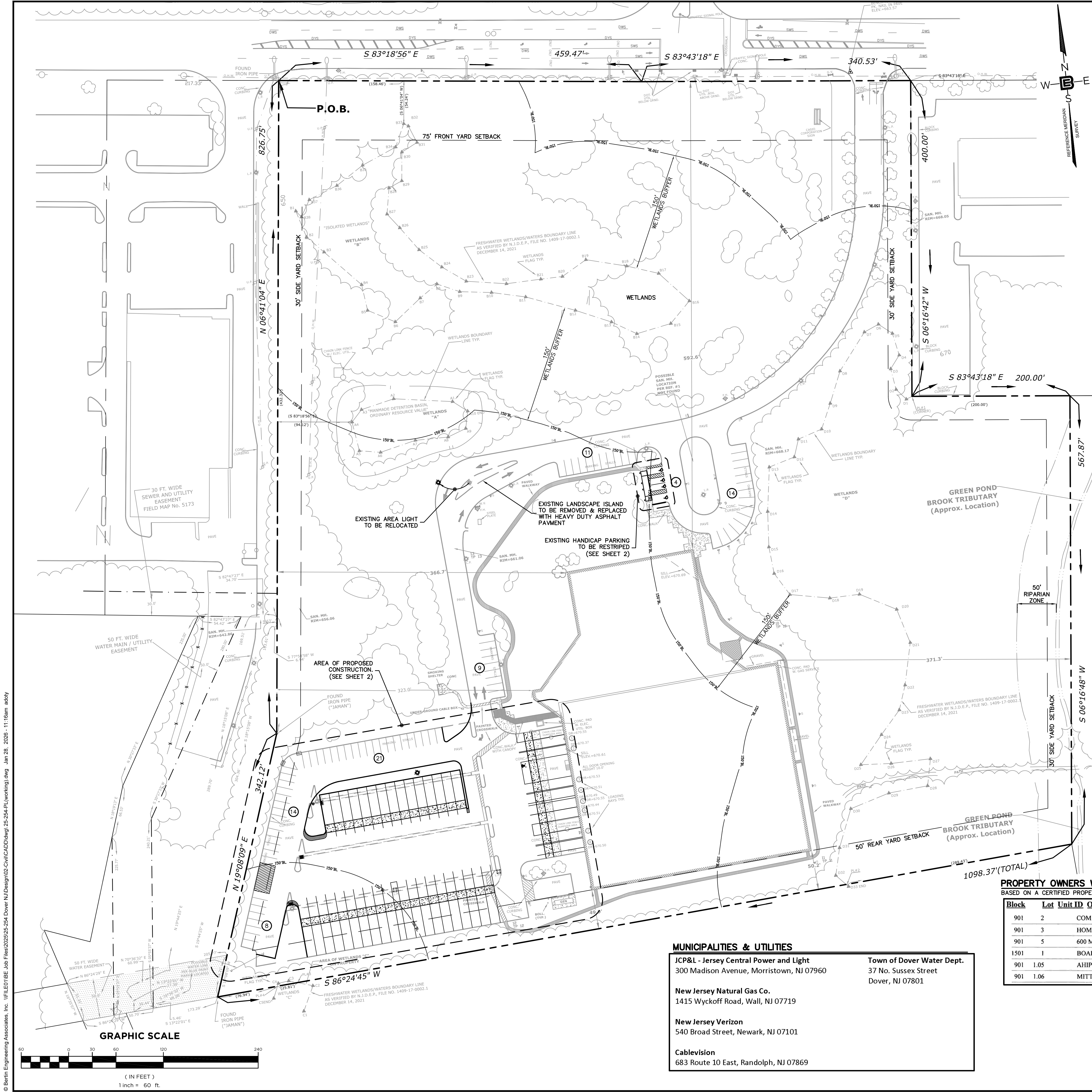
This Report has been reviewed by the County Planning Director and the Land Development Review Committee of the County Planning Board.

MORRIS COUNTY PLANNING BOARD

Joseph Barilla  
Planning Director



OFFICE LOCATED AT:  
30 Schuyler Place (Morris County Administration - Schuyler Annex), 4th floor, Morristown



**ZONING NOTES**

- OWNER/APPLICANT: Z TRANSPORTATION AND LOGISTICS, LLC  
107 BEAVERBROOK ROAD, SUITE 2  
LINCOLN PARK NJ, 07035
- LOCATION: 570 MOUNT PLEASANT AVENUE  
TOWNSHIP OF DOVER  
COUNTY OF MORRIS, NEW JERSEY  
BLOCK 901, LOT 6
- ZONE: IND/OP INDUSTRIAL-OFFICE PARK DISTRICT
- USE: EXISTING - COMMERCIAL (PERMITTED) (TO REMAIN)

	REQUIRED	EXISTING	PROPOSED
5. BULK REQUIREMENTS: (§ 236-21)			
MIN. LOT SIZE (AC)	2	24.73	NC
MIN. LOT SIZE (SF)	87,120	1,077,221	NC
MIN. LOT WIDTH (FT)	200	800.5	NC
MIN. LOT DEPTH (FT)	300	1,074.5	NC
MIN. BUILDING SETBACK FROM R.O.W. (FT)	75	592.6	NC
MIN. SIDE YARD SETBACK (FT)	30	323	NC
MIN. REAR YARD SETBACK (FT)	50	49.9(E)	NC
MAX. BUILDING COVERAGE (%)	50	9	NC
MIN. SETBACK FROM RESIDENTIAL (FT)	65	>65	NC
MIN. BUFFER FROM RESIDENTIAL/SCHOOL (FT)	20	>20	NC
MAX. BUILDING HEIGHT (FT)	45	30	NC
MIN. LOADING ZONES (60,000 TO 100,000 SF)	4	8	NC
6. OFF-STREET PARKING: (§ 236-43)			
OFFICE - 4.5 PER 1,000 SF (20,000 SF) (4.5 x 20)	90.0	243	55 (V)
INDUSTRIAL (MAINTENANCE) - 1 PER 800 SF (3,900 SF) (3,900 / 800)	4.875	8	5
WAREHOUSE - 1 PER 5,000 SF WAREHOUSE = (68,000 SF) STORAGE = (37,000 SF) TOTAL = (105,000 SF / 5,000)	21.0	21	21
	TOTAL = 115.8	TOTAL = 269	TOTAL = 81 (V)
		TRAILER SPACES = 15	
		TRUCK & TRAILER SPACES = 20	

NC = NO CHANGE  
(V) = VARIANCE  
(E) = EXISTING NON-COMFORMITY  
N/A = NOT APPLICABLE

**IMPERVIOUS COVERAGE CHANGE**

IMPERVIOUS COVERAGE TO BE ADDED = 4,034 SF  
IMPERVIOUS COVERAGE TO BE REMOVED = 5,826 SF  
NET IMPERVIOUS COVERAGE REMOVED = 1,592 SF

**PROPERTY OWNERS WITHIN 200'**  
BASED ON A CERTIFIED PROPERTY OWNERS LIST DATED 1/16/26 AS PROVIDED BY TOWN OF DOVER ADMINISTRATIVE OFFICER

Block	Lot	Unit ID	Owner	Owner Address	Owner City State	Owner Zip
901	2		COM NET LEASE REALTY	450 S. ORANGE AVE. STE 900	ORLANDO, FL	32801
901	3		HOME DEPOT USA INC- PROP TAX 0925	PO BOX 105842	ATLANTA, GEORGIA	30348-5842
901	5		600 MT PLEASANT AVE INC	204 BELLEVUE AVE, STE A	MONTCLAIR, NJ	07043
1501	1		BOARD OF EDUCATION HIGH SCHOOL	101 GRACE ST	DOVER NJ	07801
901	1.05		AHIP NJ DOVER PROPERTIES LLC	925 W GEORGIA ST # 800	VANCOUVER BC V6C	00000
901	1.06		MITTAS AT DOVER LLC	1500 MAIN ST STE 225	SPRINGFIELD, MA	01115

**MUNICIPALITIES & UTILITIES**

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

Town of Dover Water Dept.  
37 No. Sussex Street  
Dover, NJ 07801

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

New Jersey Verizon  
540 Broad Street, Newark, NJ 07101

Cablevision  
683 Route 10 East, Randolph, NJ 07869

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CT LIC. NO. 12950 NJ LIC. NO. 28845  
MA LIC. NO. 40595 NY LIC. NO. 60022  
NH LIC. NO. 9368 RI LIC. NO. 6694

SHAN-PEI FANCHIANG, P.E.  
PROFESSIONAL ENGINEER  
NJ LIC. NO. 37073  
NY LIC. NO. 071209

**OVERALL SITE PLAN**

**BUILDING MODIFICATION**

BLOCK 9.01, LOT 6  
570 MOUNT PLEASANT AVENUE  
TOWN OF DOVER  
COUNTY OF MORRIS, NEW JERSEY

CLIENT  
**Z TRANSPORTATION**

107 BEAVERBROOK ROAD  
LINCOLN PARK, NEW JERSEY

CERTIFICATE OF AUTHORIZATION  
24GA28068900 / 21MH0002800

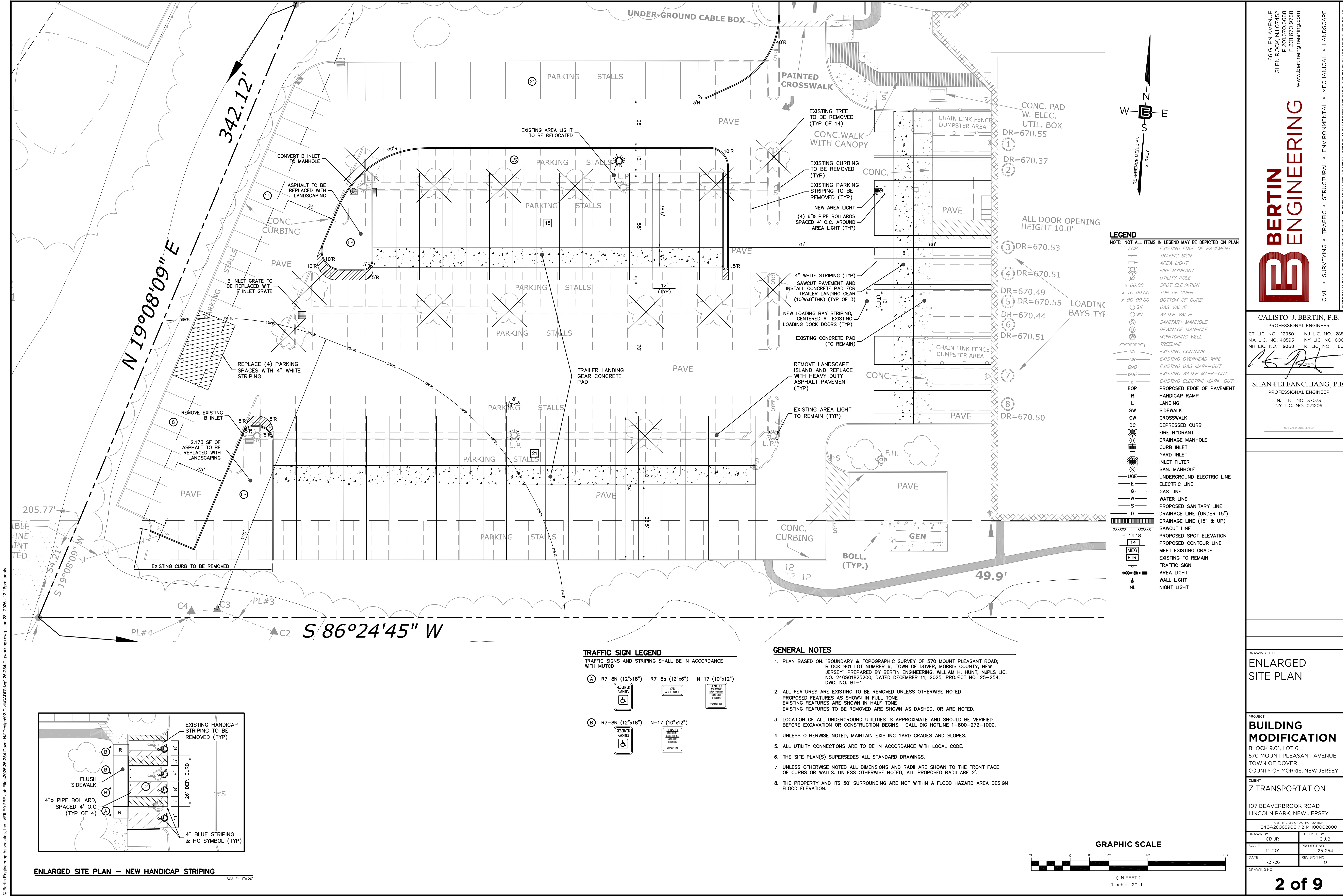
DRAWN BY: CB JR CHECKED BY: C.J.B.

SCALE: 1"=60' PROJECT NO: 25-254

DATE: 1-21-26 REVISION NO: 0

DRAWING NO:

**1 of 9**



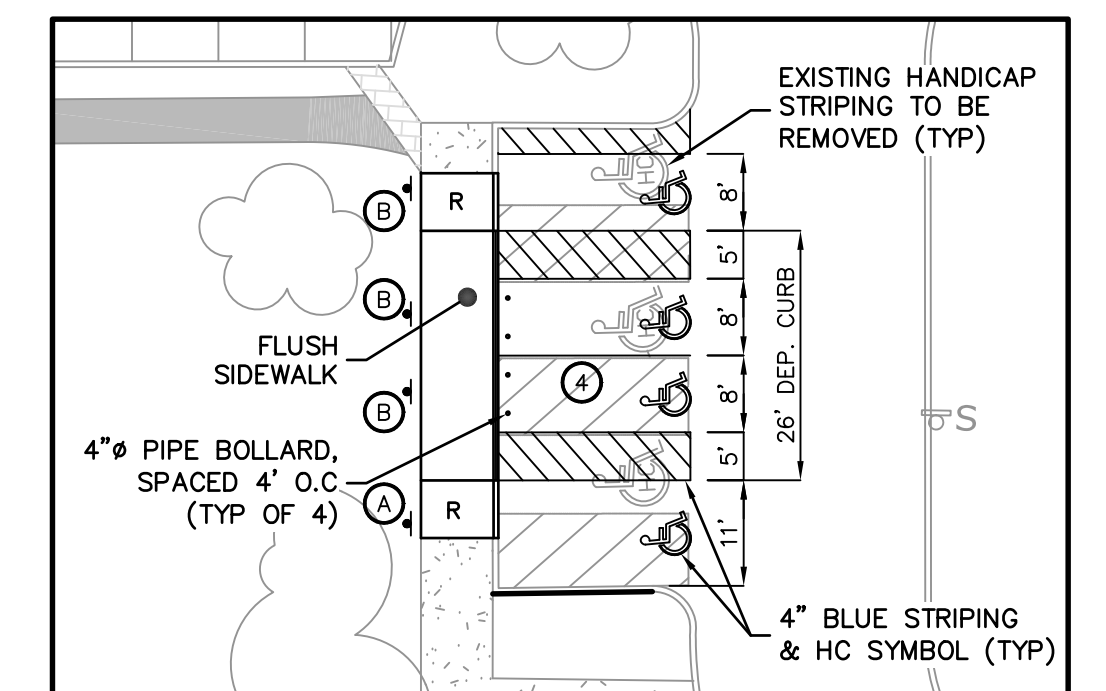
**LEGEND**  
 NOTE: NOT ALL ITEMS IN LEGEND MAY BE DEPICTED ON PLAN

	EXISTING EDGE OF PAVEMENT
	TRAFFIC SIGN
	AREA LIGHT
	FIRE HYDRANT
	UTILITY POLE
	SPOT ELEVATION
	TOP OF CURB
	BOTTOM OF CURB
	GAS VALVE
	WATER VALVE
	SANITARY MANHOLE
	DRAINAGE MANHOLE
	MONITORING WELL
	TREELINE
	EXISTING CONTOUR
	EXISTING OVERHEAD WIRE
	EXISTING GAS MARK-OUT
	EXISTING WATER MARK-OUT
	EXISTING ELECTRIC MARK-OUT
	PROPOSED EDGE OF PAVEMENT
	HANDICAP RAMP
	LANDING
	SIDEWALK
	CROSSWALK
	DEPRESSED CURB
	FIRE HYDRANT
	DRAINAGE MANHOLE
	CURB INLET
	YARD INLET
	INLET FILTER
	SAN. MANHOLE
	UNDERGROUND ELECTRIC LINE
	ELECTRIC LINE
	GAS LINE
	WATER LINE
	PROPOSED SANITARY LINE
	DRAINAGE LINE (UNDER 15")
	DRAINAGE LINE (15" & UP)
	SAWCUT LINE
	PROPOSED SPOT ELEVATION
	PROPOSED CONTOUR LINE
	MEET EXISTING GRADE
	EXISTING TO REMAIN
	TRAFFIC SIGN
	AREA LIGHT
	WALL LIGHT
	NIGHT LIGHT

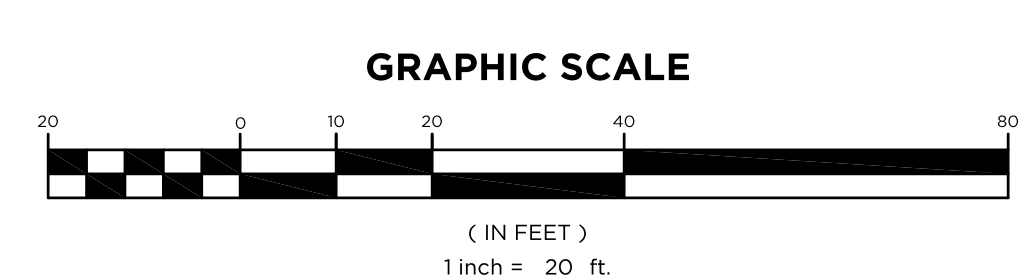
**TRAFFIC SIGN LEGEND**  
 TRAFFIC SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH MUTCD

(A) R7-8N (12"x16")	R7-8a (12"x6")	N-17 (10"x12")
(B) R7-8N (12"x16")	N-17 (10"x12")	

- GENERAL NOTES**
- PLAN BASED ON: "BOUNDARY & TOPOGRAPHIC SURVEY OF 570 MOUNT PLEASANT ROAD; BLOCK 901 LOT NUMBER 6; TOWN OF DOVER, MORRIS COUNTY, NEW JERSEY" PREPARED BY BERTIN ENGINEERING, WILLIAM H. HUNT, N.J.P.L.S. LIC. NO. 24GS01825200, DATED DECEMBER 11, 2025, PROJECT NO. 25-254, DWG. NO. BT-1.
  - ALL FEATURES ARE EXISTING TO BE REMOVED UNLESS OTHERWISE NOTED. PROPOSED FEATURES AS SHOWN IN FULL TONE. EXISTING FEATURES ARE SHOWN IN HALF TONE. EXISTING FEATURES TO BE REMOVED ARE SHOWN AS DASHED, OR ARE NOTED.
  - LOCATION OF ALL UNDERGROUND UTILITIES IS APPROXIMATE AND SHOULD BE VERIFIED BEFORE EXCAVATION OR CONSTRUCTION BEGINS. CALL DIG HOTLINE 1-800-272-1000.
  - UNLESS OTHERWISE NOTED, MAINTAIN EXISTING YARD GRADES AND SLOPES.
  - ALL UTILITY CONNECTIONS ARE TO BE IN ACCORDANCE WITH LOCAL CODE.
  - THE SITE PLAN(S) SUPERSEDES ALL STANDARD DRAWINGS.
  - UNLESS OTHERWISE NOTED ALL DIMENSIONS AND RADII ARE SHOWN TO THE FRONT FACE OF CURBS OR WALLS. UNLESS OTHERWISE NOTED, ALL PROPOSED RADII ARE 2'.
  - THE PROPERTY AND ITS 50' SURROUNDING ARE NOT WITHIN A FLOOD HAZARD AREA DESIGN FLOOD ELEVATION.



**ENLARGED SITE PLAN - NEW HANDICAP STRIPING**  
 SCALE: 1"=20'



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SHAN-PEI FANCHIANG, P.E.  
 PROFESSIONAL ENGINEER  
 NJ LIC. NO. 37073  
 NY LIC. NO. 071209

DRAWING TITLE  
**ENLARGED SITE PLAN**

PROJECT  
**BUILDING MODIFICATION**  
 BLOCK 9.01, LOT 6  
 570 MOUNT PLEASANT AVENUE  
 TOWN OF DOVER  
 COUNTY OF MORRIS, NEW JERSEY

CLIENT  
**Z TRANSPORTATION**

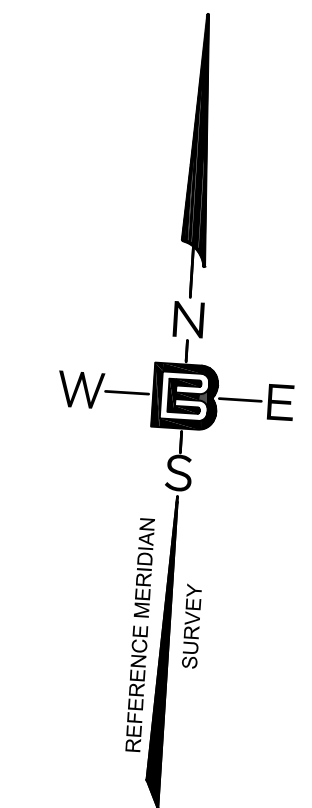
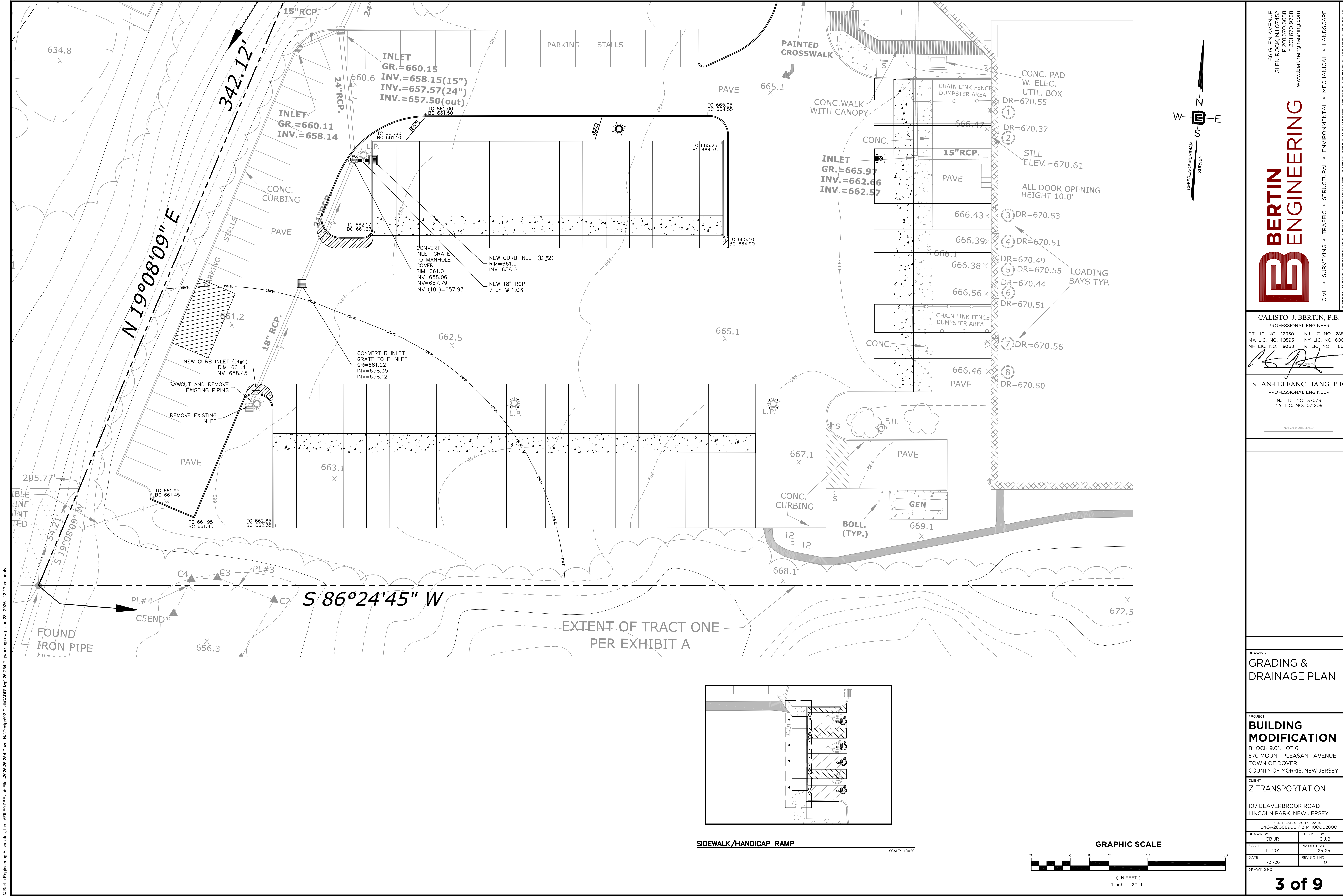
107 BEAVERBROOK ROAD  
 LINCOLN PARK, NEW JERSEY

CERTIFICATE OF AUTHORIZATION  
 24GA28068900 / 21MH00002800

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SCALE 1"=20'	PROJECT NO. 25-254
DATE 1-21-26	REVISION NO. 0
DRAWING NO.	

**2 of 9**

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*[Signature]*

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 NY LIC. NO. 071209

NO.	DATE	REVISION

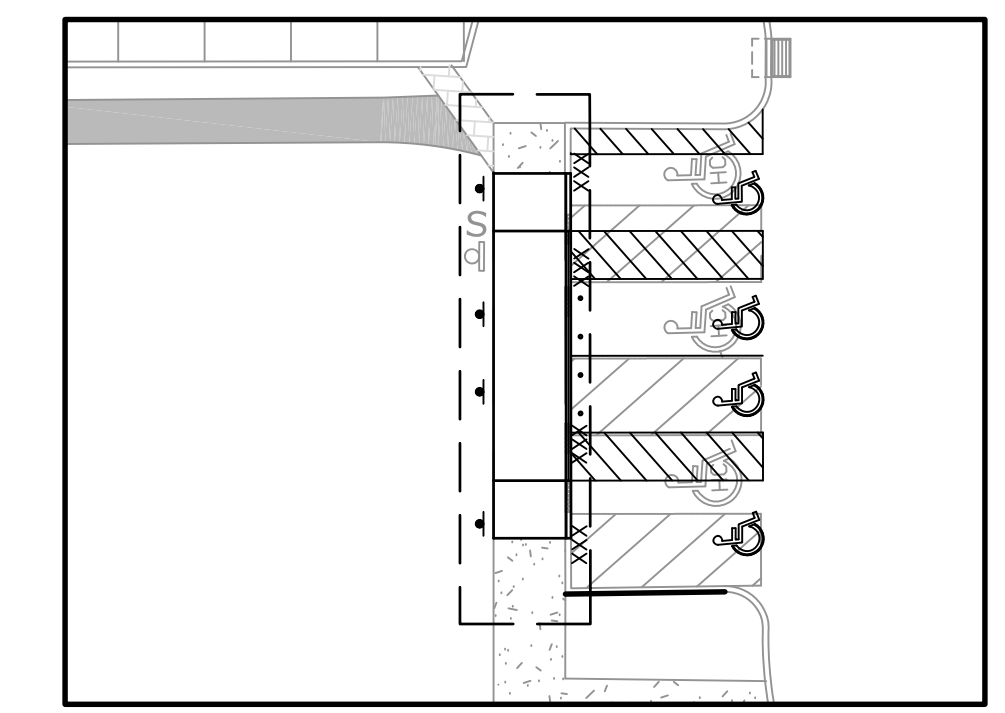
DRAWING TITLE  
**GRADING & DRAINAGE PLAN**

PROJECT  
**BUILDING MODIFICATION**  
 BLOCK 9.01, LOT 6  
 570 MOUNT PLEASANT AVENUE  
 TOWN OF DOVER  
 COUNTY OF MORRIS, NEW JERSEY

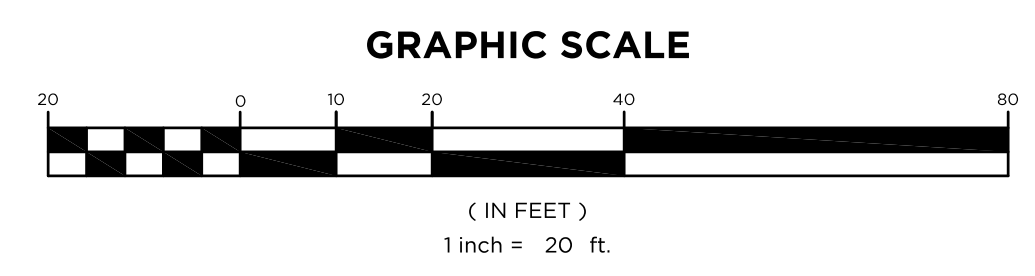
CLIENT  
**Z TRANSPORTATION**  
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 LINCOLN PARK, NEW JERSEY

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SCALE 1"=20'	PROJECT NO. 25-254
DATE 1-21-26	REVISION NO. 0

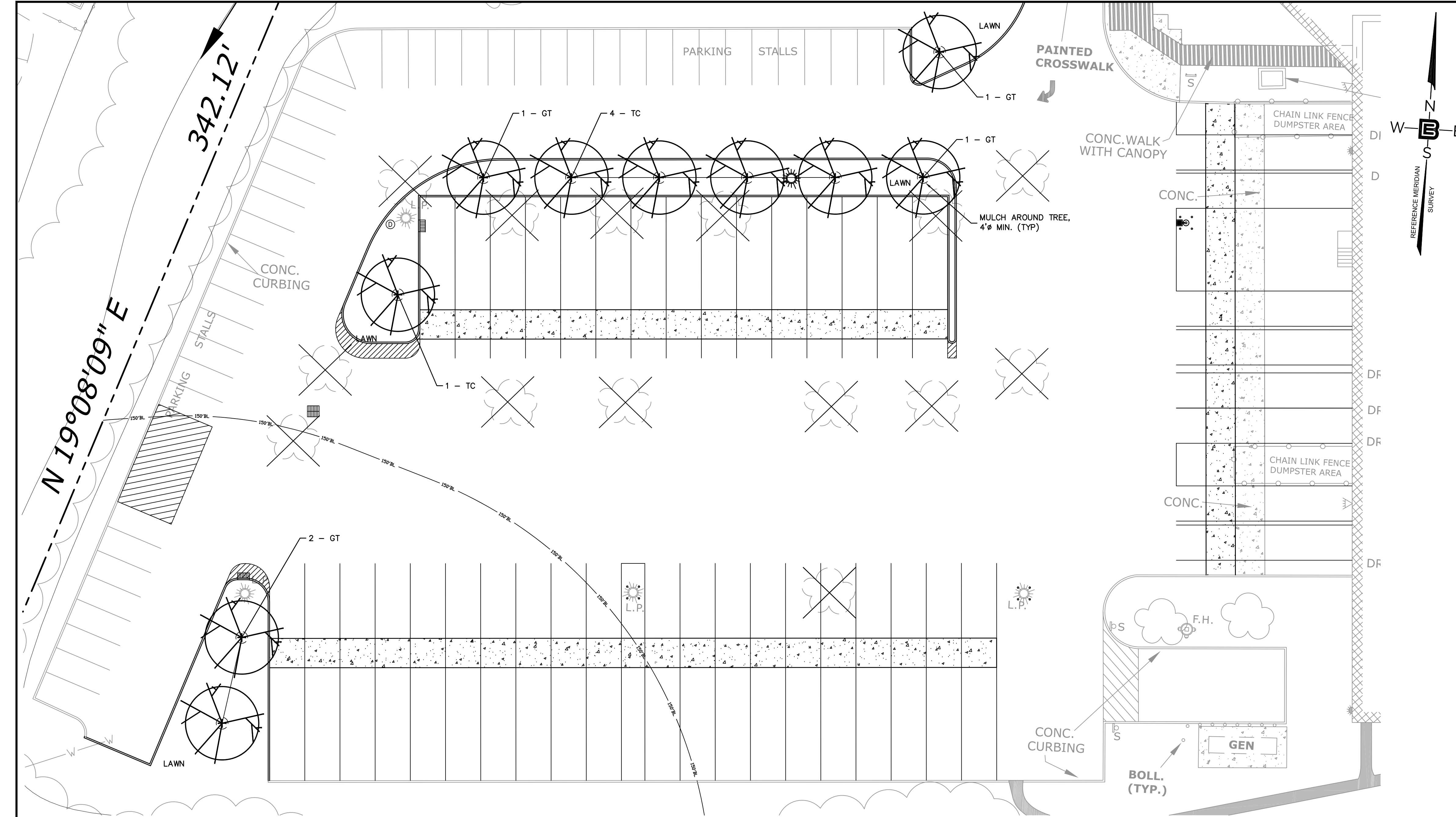


**SIDEWALK/HANDICAP RAMP**  
 SCALE: 1"=20'



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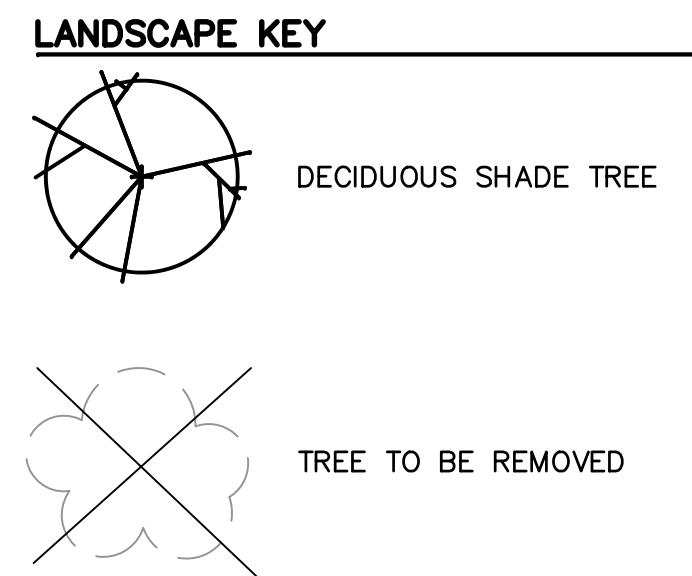


- ### LANDSCAPE NOTES
- ALL LANDSCAPED AREAS TO RECEIVE A TWELVE INCH (12") LAYER OF COMPACTED TOPSOIL.
  - ALL PLANT MATERIAL TO BE BALLED & BURLAPPED AND CONFORM TO U.S.A. STANDARD FOR NURSERY STOCK U.S.A. Z 60.1-1969.
  - SHRUBS SHALL BE PLANTED IN PITS WITHIN THE BED ONE FOOT GREATER THAN THE SPREAD OF THE ROOTS AND 18" DEEP BELOW FINISH GRADE OR AS DEEP AS IS NECESSARY TO PROPERLY SET THE PLAN AT FINISH GRADE. THE DEPTH OF THE PLANTING PIT SHALL BE ADJUSTED AS NECESSARY TO PERMIT A MINIMUM OF (3") THREE INCHES OF TOPSOIL UNDER BALL OF ALL PLANTS.
  - TOP SOIL USED FOR PLANTING SHALL BE A MIXTURE OF THREE PARTS TOP SOIL TO ONE PART PEAT.
  - IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE & SHRUB PITS SHALL BE MULCHED WITH A (4") FOUR INCH LAYER OF ROOT MULCH. THE LIMIT OF THIS MULCH FOR TREES SHALL BE AREA OF THE PIT & FOR SHRUBS IN BEDS, THE ENTIRE AREA OF SHRUB BED.
  - CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL. NYLON ROPE AND OR NYLON BALLING MATERIAL IS NOT ACCEPTABLE.
  - IF THERE IS A DISCREPANCY BETWEEN THE PLANT COUNT SHOWN IN THE PLANT LIST AND THE PLANTING GRAPHIC, THE GRAPHIC SHALL TAKE PRECEDENCE.
  - IF THE CONTRACTOR FINDS QUESTIONABLE SUBGRADE MATERIAL/SOIL CONDITIONS THAT ARE DELETERIOUS TO PLANT SURVIVAL AND GROWTH OR INHIBIT DRAINAGE HE SHALL NOTIFY THE BOROUGH LANDSCAPE ARCHITECT AND OWNER'S LANDSCAPE ARCHITECT IMMEDIATELY AND PRIOR TO INSTALLATION OF PLANT MATERIALS UPON FINDINGS OF SUCH QUESTIONABLE MATERIAL.
  - PLANT GROUNDCOVERS IN 8" DEEP TOPSOIL BED CONSISTING OF 3 PARTS TOPSOIL AND 1 PART HUMUS. PLANT BULBS IN NATURALIZED DRIFTS.
  - TOPSOIL AND SEED ALL AREAS DISTURBED AS A RESULT OF ANY AND ALL CONSTRUCTION DISTURBANCES, OR STORAGE OF EQUIPMENT, WHETHER SUCH AREAS ARE SHOWN ON THE PLANS OR NOT. CONTRACTOR TO FIELD VERIFY AREAS OF SEED AND OF SOO PRIOR TO SUBMITTING BID.
  - CONTRACTOR SHALL REVIEW THE "PROTECTION AGAINST AND REMEDIATION OF EXCESS SOIL COMPACTION".
  - CONTRACTOR SHALL REVIEW AND COORDINATE HIS WORK WITH THAT OF THE WORK SHOWN ON THE LANDSCAPING PLAN DEVELOPED BY THE APPLICANT'S LANDSCAPE ARCHITECT.
  - UTILITIES/STRUCTURES, CONDUITS ARE TO BE PLACED ALONG THE INSIDE OF CURBING, BOTH EXISTING AND PROPOSED TO ENSURE THAT THEY DO NOT INTERFERE WITH THE INSTALLATION/PLANTING OF PROPOSED CANOPY TREES, EVERGREEN TREES, SHRUBS AND GROUND COVER. ANY CONDUITS, LINES, STRUCTURES FOUND TO BE IN INTERFERENCE OF PROPOSED PLANTINGS SHALL BE REARRANGED, REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
  - AT ALL AREAS PROPOSED FOR PLANTINGS AND LANDSCAPING THE CONTRACTOR SHALL REMOVE ALL EXISTING DRIVEWAY/ASPHALT PAVEMENT AND STRUCTURE MATERIALS TO FULL DEPTH INCLUDING ALL SUBBASE MATERIAL. SUBGRADE SHALL BE TILLED/RIPPED TO SOFTEN SUBGRADE. ENTIRE AREA SHALL BE BACK FILLED WITH UP TO NOT LESS THAN 12" OF TOPSOIL.
  - FURNISH AN IRRIGATION SYSTEM AT ALL LANDSCAPED AREAS. IRRIGATION SYSTEM TO BE DESIGNED BY A PERSON LICENSED IN THE STATE OF NEW JERSEY.

- ### LANDSCAPE MAINTENANCE NOTES
- PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPING.
  - TREES AND SHRUBS: MAINTAIN FOR THE FOLLOWING MAINTENANCE PERIOD BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS, AND RESETTling TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. RESTORE OR REPLACE DAMAGED TREE WRAPPINGS.
  - GROUND COVER AND PLANTS: MAINTAIN FOR THE FOLLOWING MAINTENANCE PERIOD BY WATERING, WEEDING, FERTILIZING, AND OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS.
  - THOSE PERFORMING SUCH WORK BE PROFESSIONALS CERTIFIED IN SUCH WORK. (ISA CERTIFIED, CERTIFIED TREE EXPERT CERTIFICATION AND/OR SHOW PROOF OF NOT LESS THAN 5 YEARS EXPERIENCE IN SUCH HORTICULTURAL WORK HAS BEEN OBTAINED).
  - MAINTENANCE PERIOD: 24 MONTHS FROM DATE OF SUBSTANTIAL COMPLETION AS DETERMINED BY THE BOROUGH'S LANDSCAPE ARCHITECT AND/OR BOROUGH OFFICIAL HAVING JURISDICTION.
  - NORMAL MAINTENANCE AND CARE OF ALL PLANT MATERIAL, (WATERING, ETC.) SHALL TAKE PLACE PRIOR TO THE DETERMINATION OF SUBSTANTIAL COMPLETION AS WELL IN ORDER TO PLANTED MATERIAL HEALTHY.

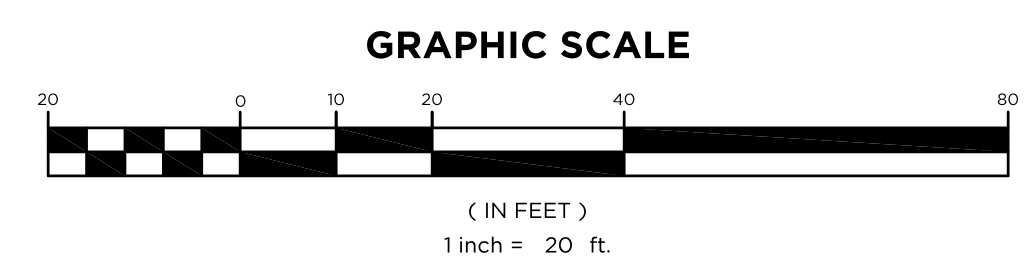
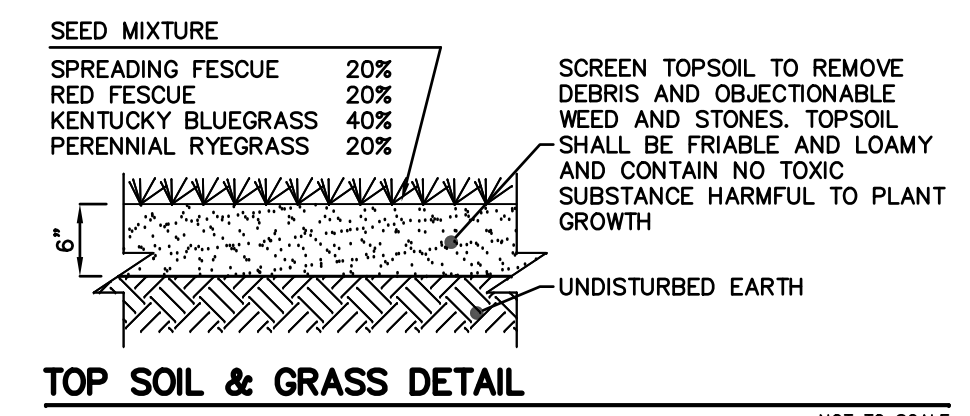
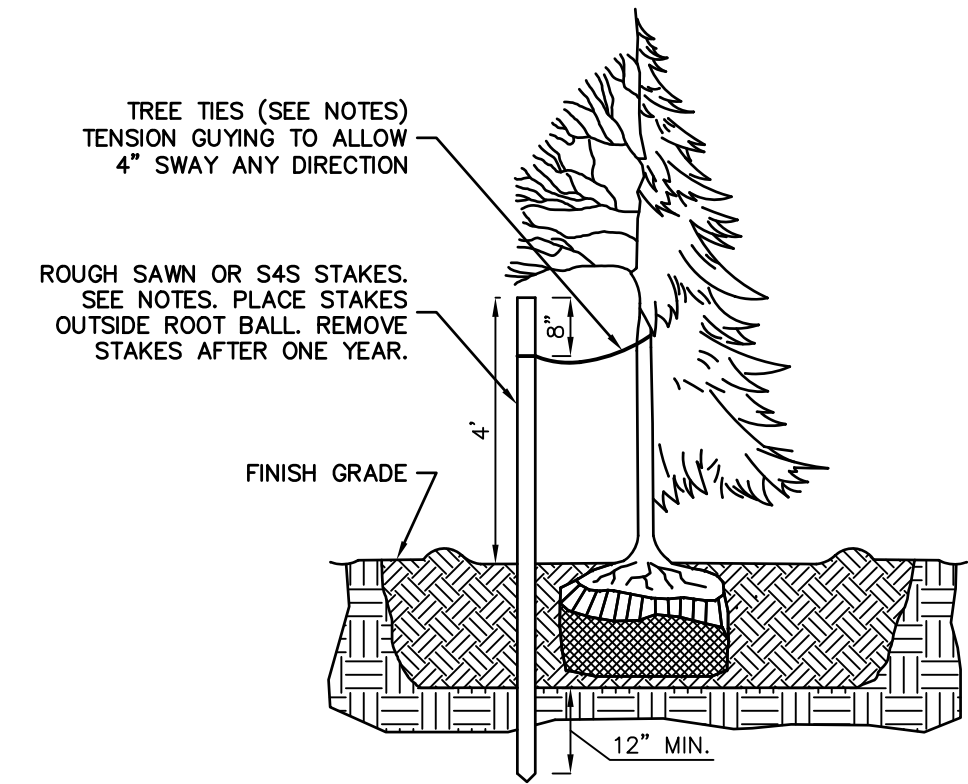
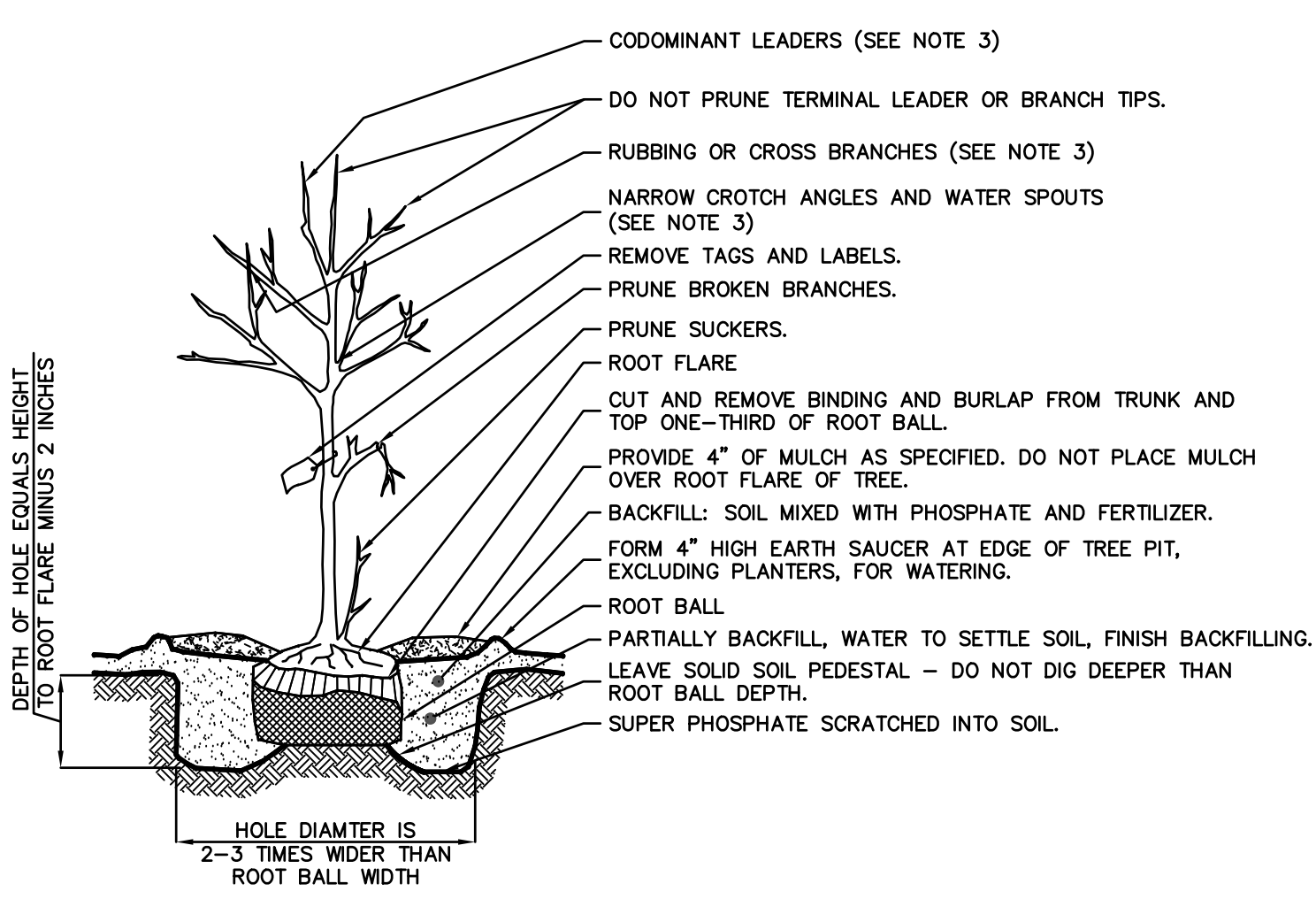
### PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	PLANTING SIZE		MATURE SIZE		SPACING	
				HEIGHT	ROOT	HEIGHT	SPREAD		
SHADE TREES									
TC	5	TILIA CORDATA	LITTLELEAF LINDEN	10' - 12'	2 1/2" CAL. (MIN.)	B&B	50'-70'	30'-50'	30' O.C. (MIN.)
GT	5	GLEDITSIA TRIACANTHOS "SHADEMASTER"	SHADEMASTER HONEYLOCUST	10' - 12'	2 1/2" CAL. (MIN.)	B&B	50'-70'	35'-50'	30' O.C. (MIN.)



### TREE REMOVAL

NO.	DIA.	TYPE
14	5"	WILLOW OAK



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SHAN-PEI FANCHIANG, P.E.  
PROFESSIONAL ENGINEER  
NJ LIC. NO. 37073  
NY LIC. NO. 071209

DRAWING TITLE  
**LANDSCAPE PLAN**

PROJECT  
**BUILDING MODIFICATION**  
BLOCK 9.01, LOT 6  
570 MOUNT PLEASANT AVENUE  
TOWN OF DOVER  
COUNTY OF MORRIS, NEW JERSEY

CLIENT  
**Z TRANSPORTATION**

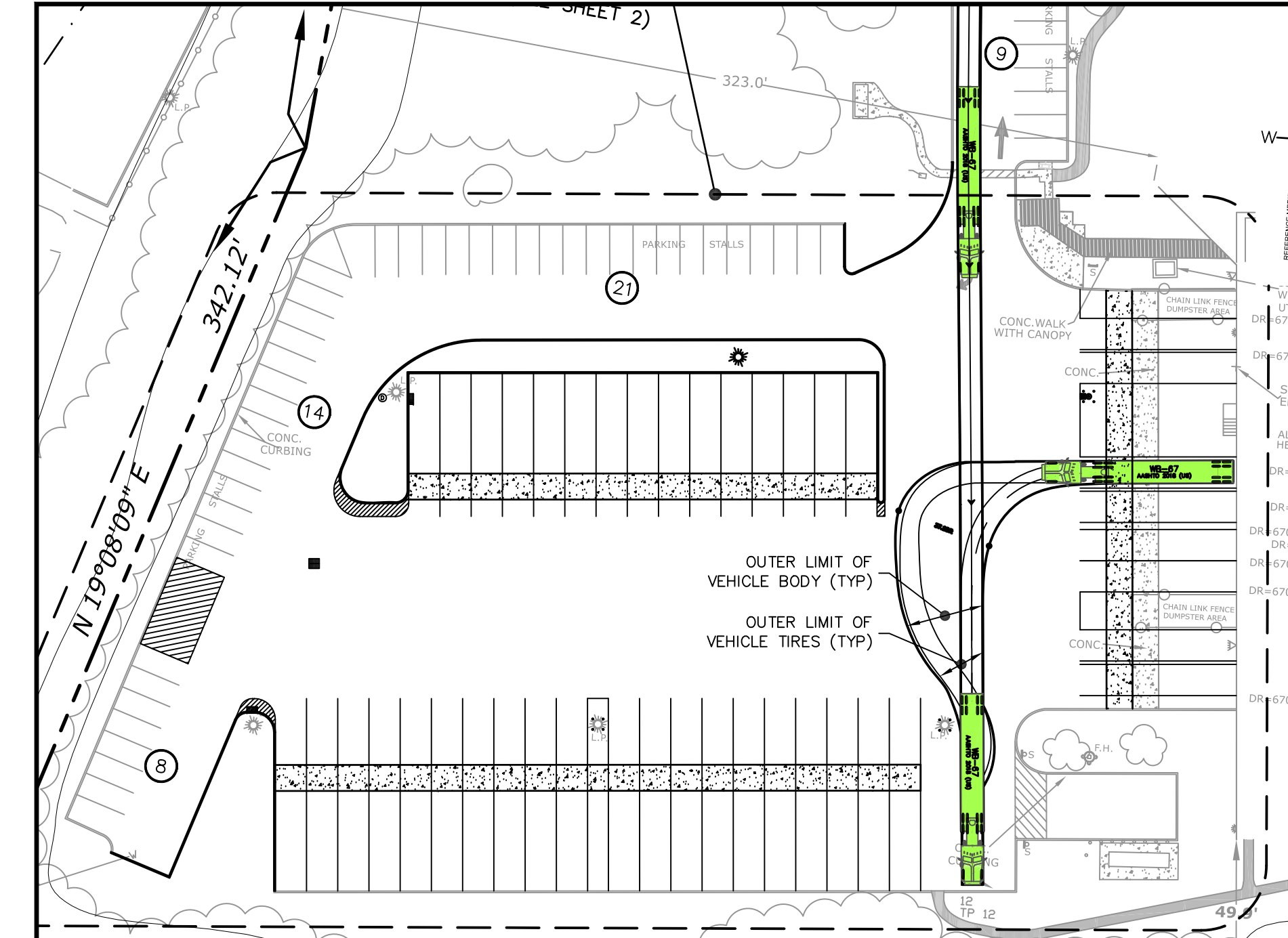
107 BEAVERBROOK ROAD  
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CERTIFICATE OF AUTHORIZATION  
24GA28068900 / 21MH0002800

DRAWN BY: J.A.S. CHECKED BY: C.J.B.  
SCALE: 1"=20' PROJECT NO.: 25-254  
DATE: 1-21-26 REVISION NO.: 0  
DRAWING NO.

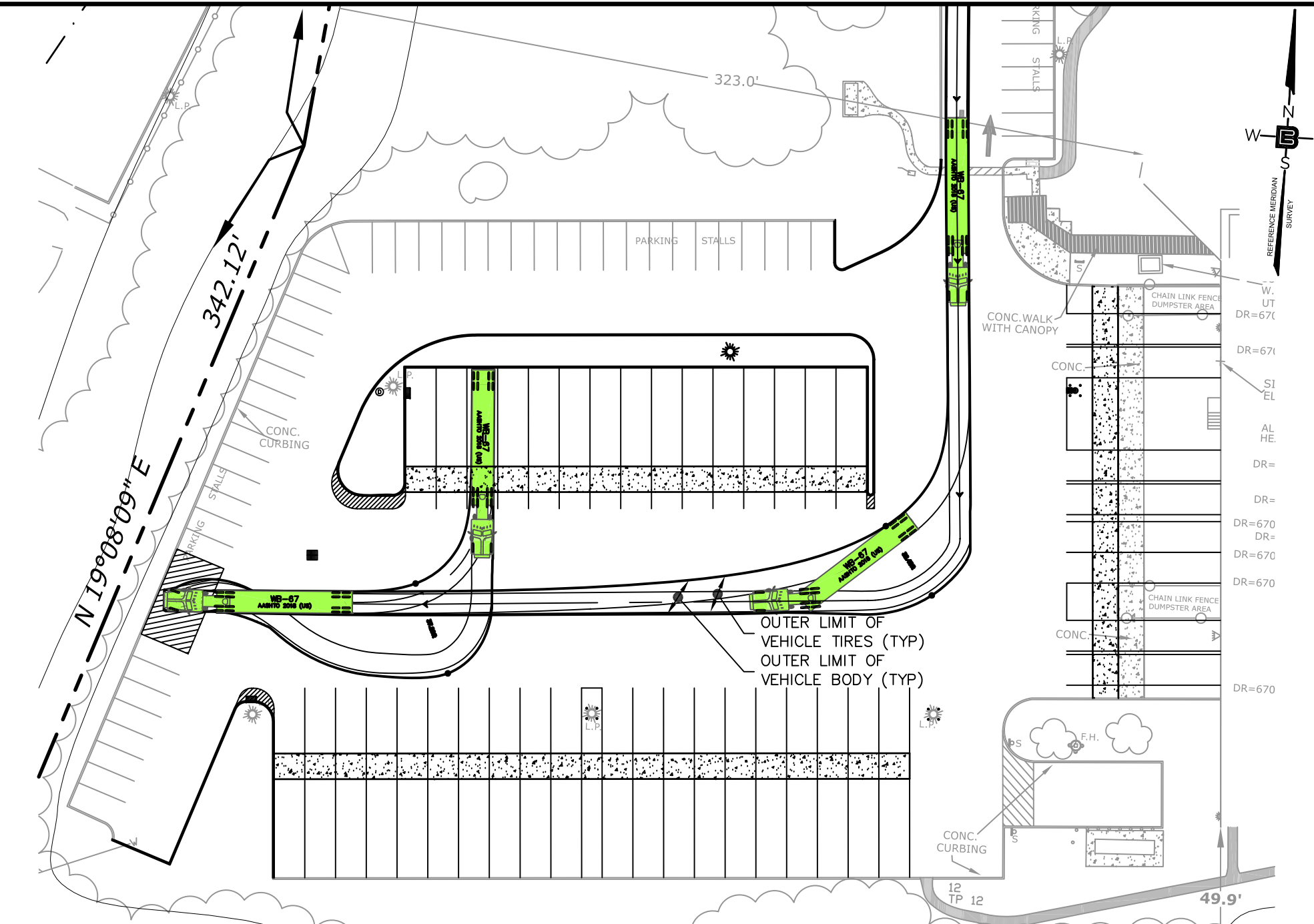
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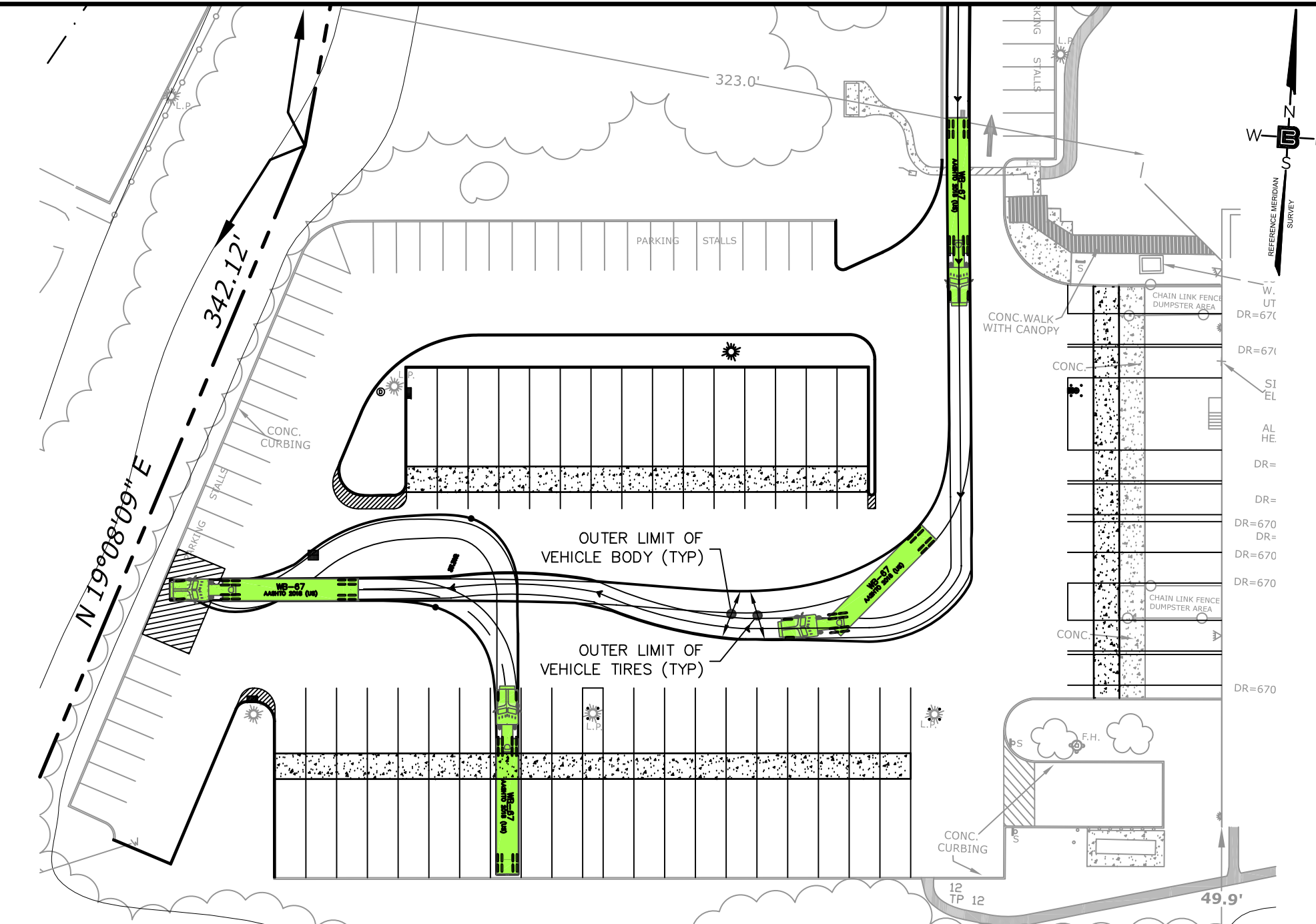
WB-67 ENTERING SITE & PARKING IN LOADING BAY

SCALE: 1" = 50'



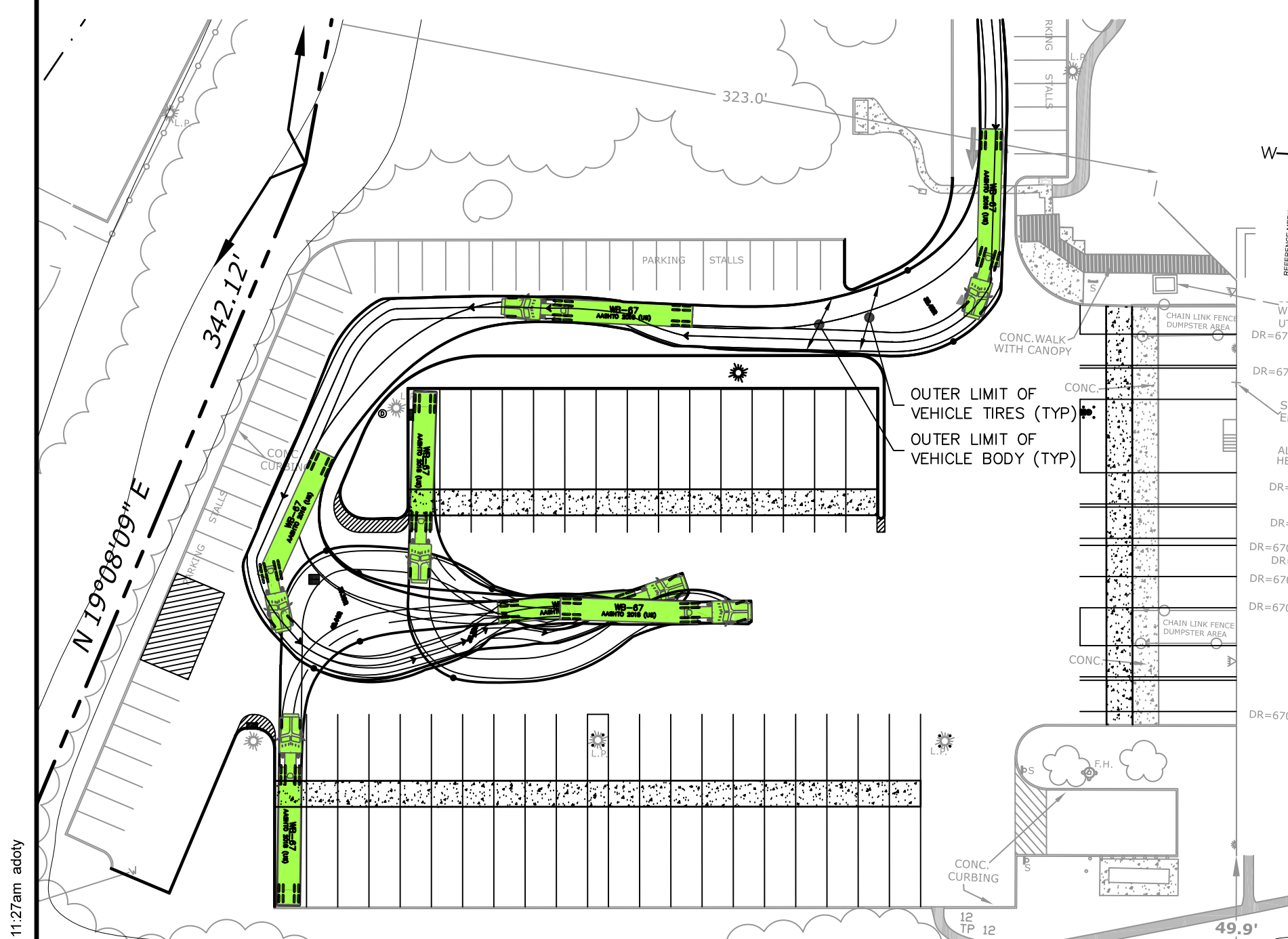
WB-67 AT TRAILER PARKING STALLS

SCALE: 1" = 50'



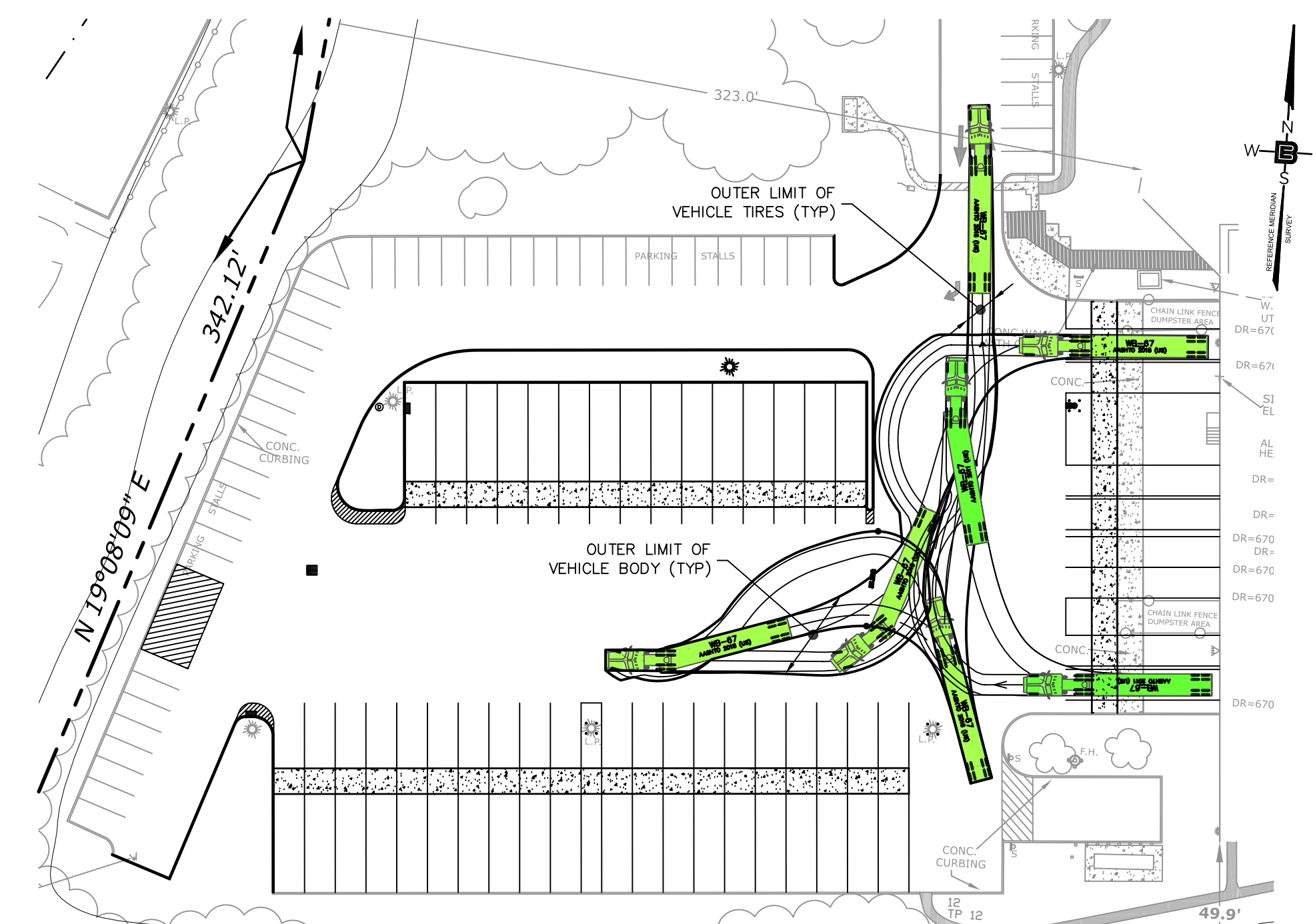
WB-67 AT TRACTOR-TRAILER PARKING STALLS

SCALE: 1" = 50'



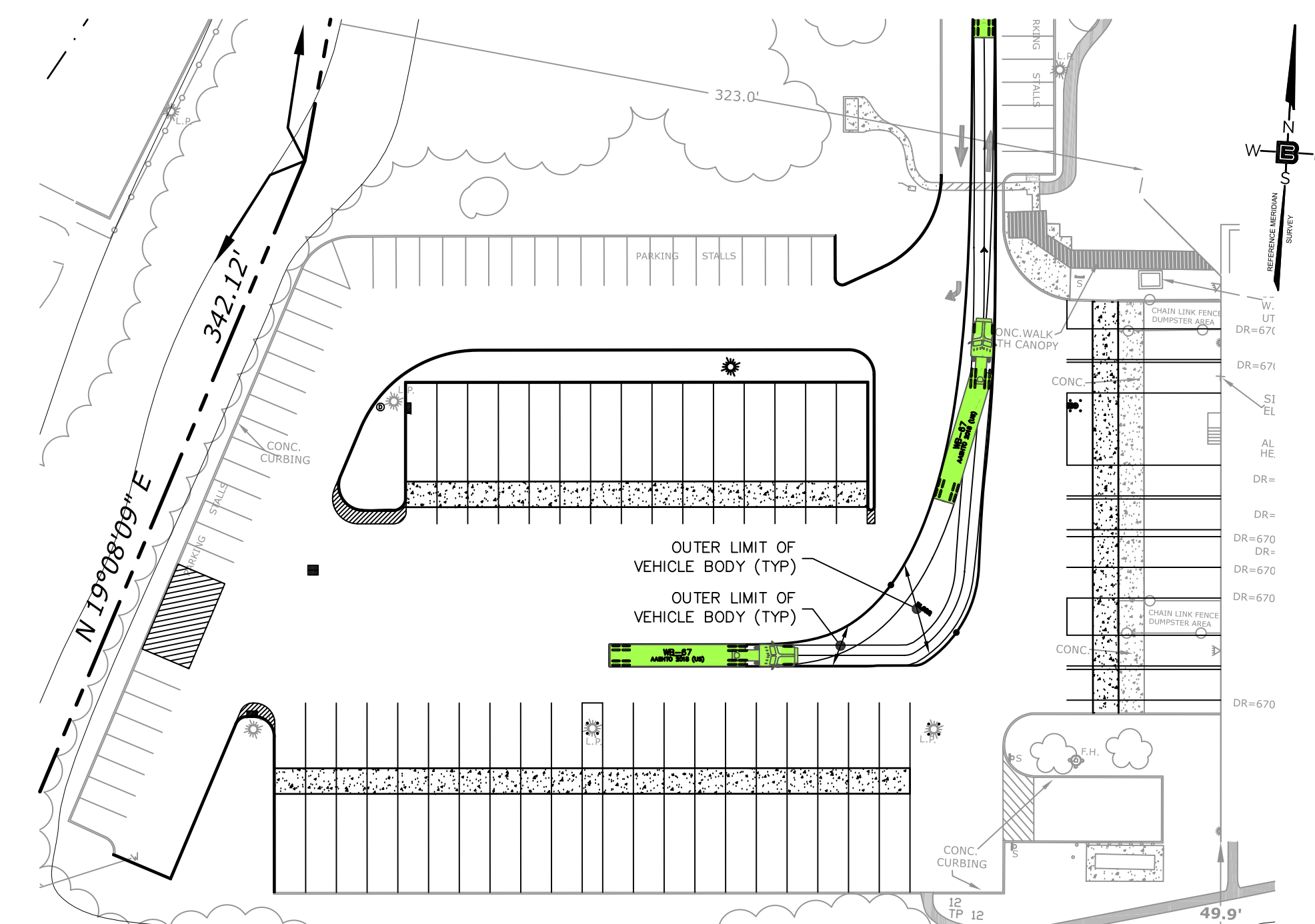
WB-67 TRACTOR-TRAILER PARKING/TRAILER PARKING - 2

SCALE: 1" = 50'



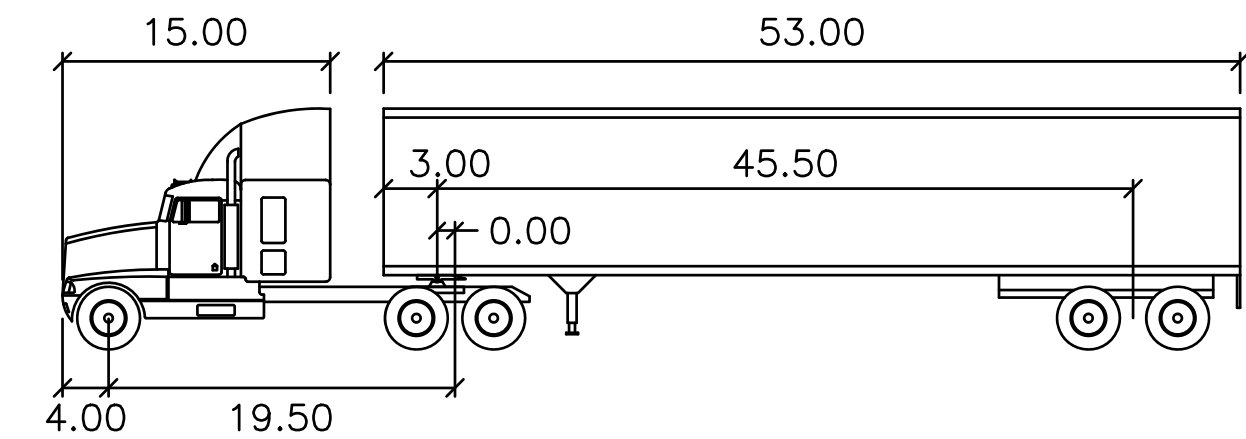
WB-67 EXITING SITE FROM LOADING BAYS

SCALE: 1" = 50'

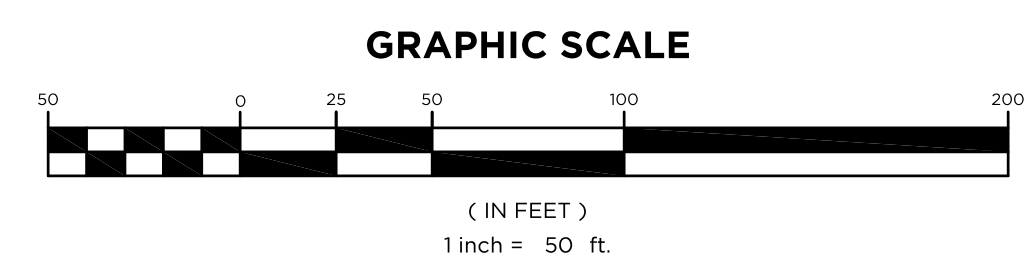


WB-67 EXITING SITE FROM PARKING STALLS

SCALE: 1" = 50'



WB-67		feet	
Tractor Width	: 8.00	Lock to Lock Time	: 6.00
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		



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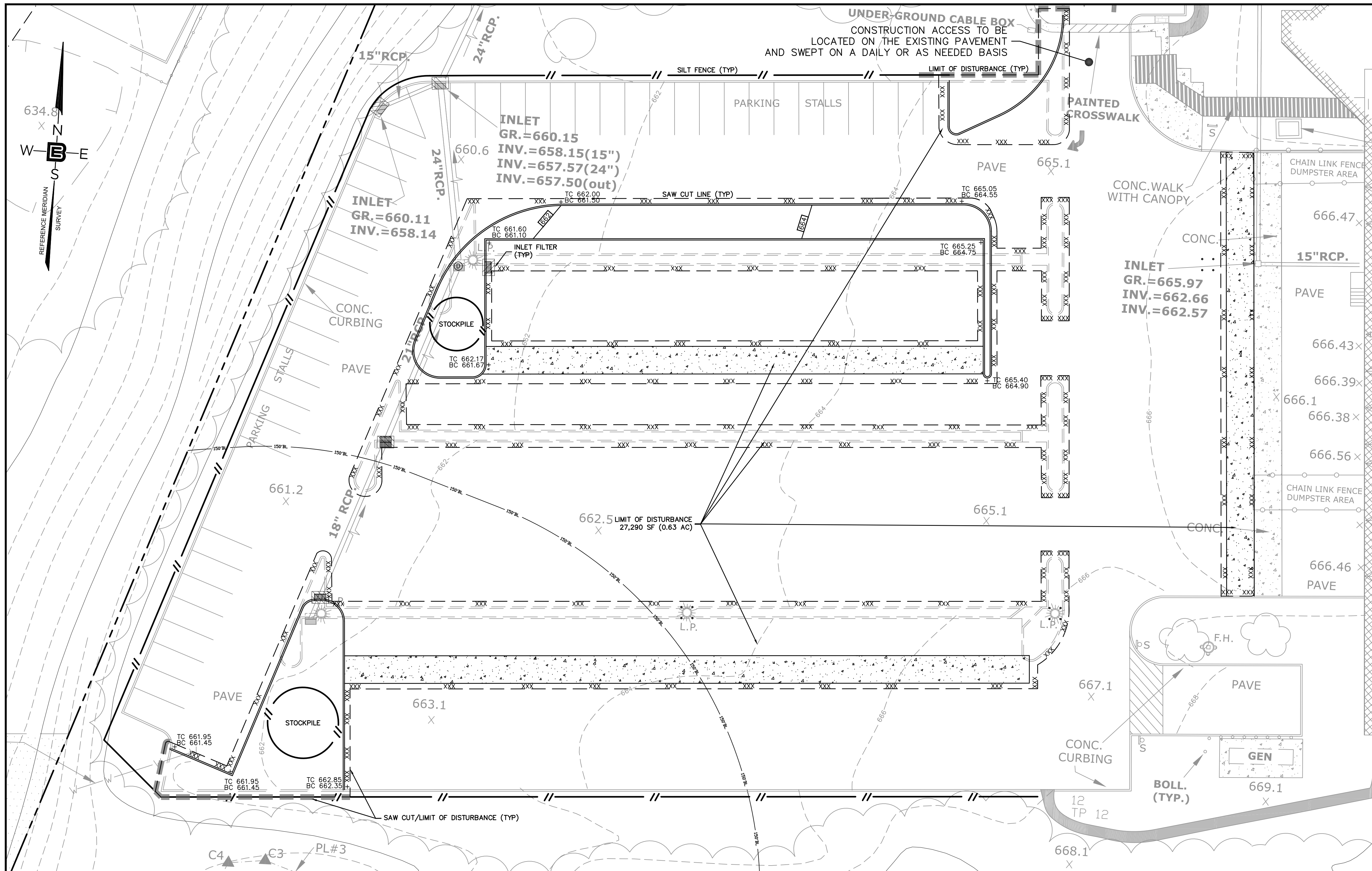
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WB-67  
CIRCULATION  
PLAN

PROJECT  
**BUILDING  
MODIFICATION**  
BLOCK 9.01, LOT 6  
570 MOUNT PLEASANT AVENUE  
TOWN OF DOVER  
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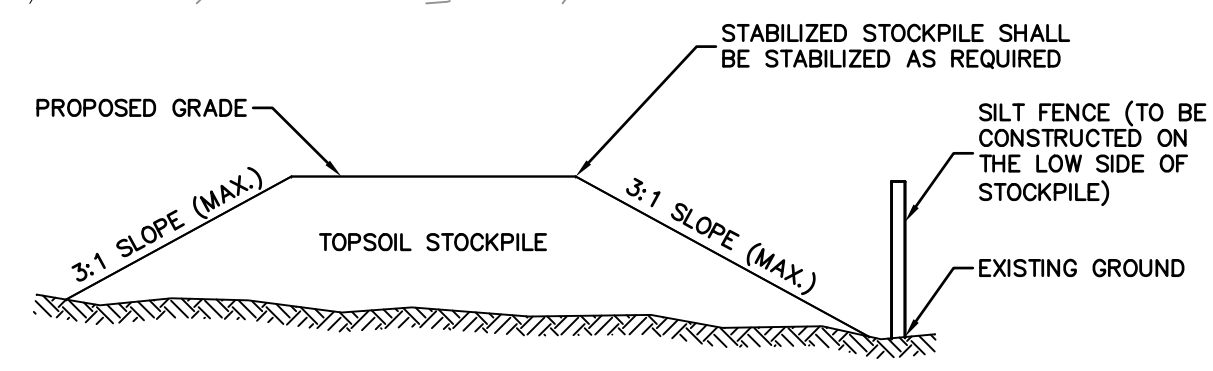
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SCALE 1"=50'	PROJECT NO. 25-254
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DRAWING NO.	



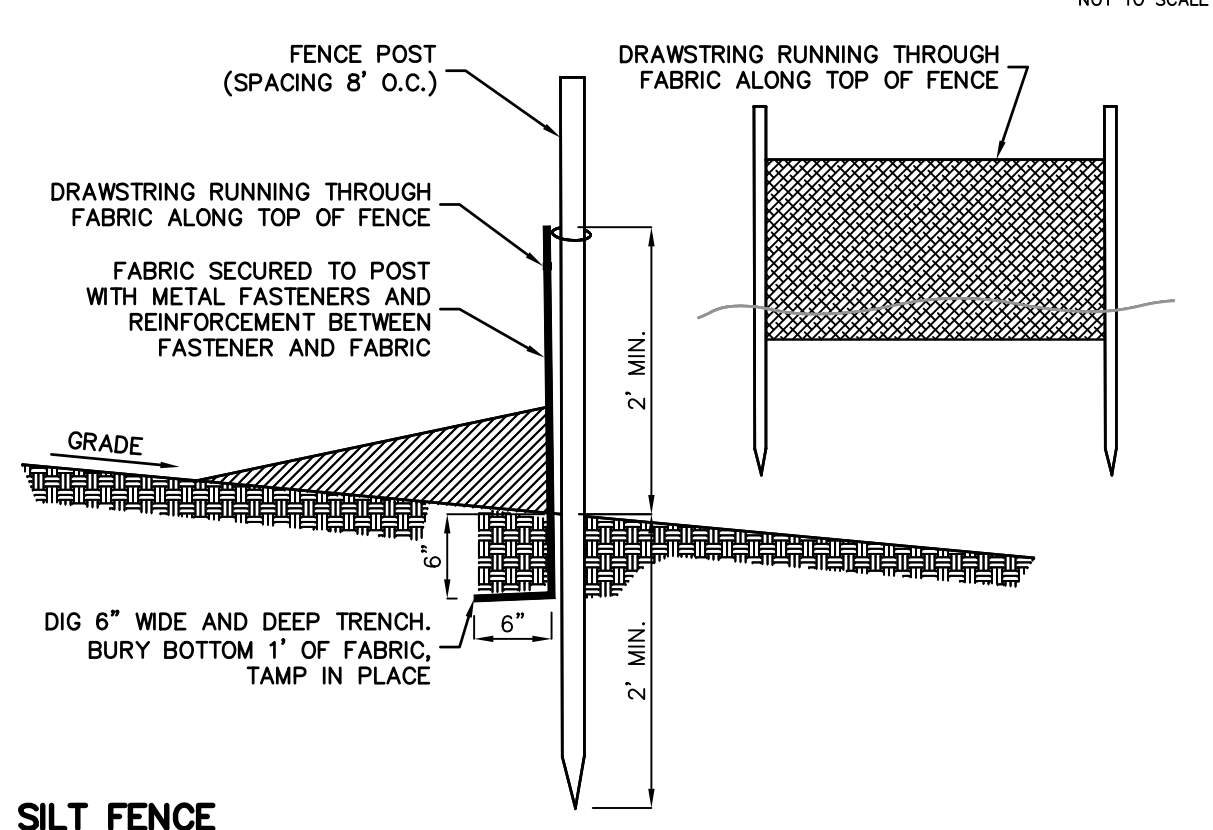
**MORRIS COUNTY SOIL CONSERVATION DISTRICT  
SOIL EROSION AND SEDIMENT CONTROL NOTES**

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, AND WILL BE IN PLACE PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN FOURTEEN (14) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH STRAW OR HAY AND TACKED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS. SEE NOTE 22 BELOW.
- PERMANENT VEGETATION IS TO BE ESTABLISHED ON EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH IS TO BE USED FOR PROTECTION UNTIL VEGETATION IS ESTABLISHED. SEE NOTE 23 BELOW.
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS (STEEP SLOPES, SANDY SOILS, WET CONDITIONS) SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN ACCORDANCE WITH NOTE 22 BELOW.
- TEMPORARY DIVERSION BERMS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS. SEE THE DIVERSION DETAIL.
- PERMANENT SEEDING AND STABILIZATION IS TO BE IN ACCORDANCE WITH THE "STANDARDS FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION COVER". SPECIFIED RATES AND LOCATIONS SHALL BE ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.
- THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SO THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
- ALL SEDIMENTATION STRUCTURES (SILT FENCE, INLET FILTERS, AND SEDIMENT BASINS) WILL BE INSPECTED AND MAINTAINED DAILY.
- STOCKPILES SHALL NOT BE LOCATED WITHIN 50' OF A FLOOD PLAIN, SLOPE, DRAINAGE FACILITY, OR ROADWAY. ALL STOCKPILE BASES SHALL HAVE A SILT FENCE PROPERLY ENTRENCHED AT THE TOE OF SLOPE.
- A STABILIZED CONSTRUCTION ACCESS WILL BE INSTALLED, WHENEVER AN EARTHEN ROAD INTERSECTS WITH A PAVED ROAD. SEE THE STABILIZED CONSTRUCTION ACCESS DETAIL AND CHART FOR DIMENSIONS.
- ALL NEW ROADWAYS WILL BE TREATED WITH SUITABLE SUBBASE UPON ESTABLISHED OF FINAL GRADE ELEVATIONS.
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- BEFORE DISCHARGE POINTS BECOME OPERATIONAL, ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AS REQUIRED.
- ALL DEWATERING OPERATIONS MUST BE DISCHARGED DIRECTLY INTO A SEDIMENT FILTER AREA. THE FILTER SHOULD BE COMPOSED OF A FABRIC OR APPROVED MATERIAL. SEE THE DEWATERING DETAIL.
- ALL SEDIMENT BASINS WILL BE CLEANED WHEN THE CAPACITY HAS BEEN REDUCED BY 50%. A CLEAN OUT ELEVATION WILL BE IDENTIFIED ON THE PLAN AND A MARKER INSTALLED ON THE SITE.
- DURING AND AFTER CONSTRUCTION, THE APPLICANT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE DRAINAGE STRUCTURES, VEGETATION COVER, AND ANY OTHER MEASURES DEEMED APPROPRIATE BY THE DISTRICT. SAID RESPONSIBILITY WILL END WHEN COMPLETED WORK IS APPROVED BY THE MORRIS COUNTY SOIL CONSERVATION DISTRICT.
- ALL TREES OUTSIDE THE DISTURBANCE LIMIT INDICATED ON THE SUBJECT PLAN OR THOSE TREES WITHIN THE DISTURBANCE LIMIT WHICH ARE DESIGNATED TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH TREE PROTECTION DEVICES. SEE THE TREE PROTECTION DETAIL.
- THE MORRIS COUNTY SOIL CONSERVATION DISTRICT MAY REQUIRE ADDITIONAL MEASURES TO MINIMIZE ON SITE OR OFF SITE EROSION PROBLEMS DURING CONSTRUCTION.
- THE MORRIS COUNTY SOIL CONSERVATION DISTRICT MUST BE NOTIFIED, IN WRITING, AT LEAST 48 HOURS PRIOR TO ANY LAND DISTURBANCE, AND A PRE-CONSTRUCTION MEETING HELD.
- CONTRACTOR TO SET UP MEETING WITH THE INSPECTOR FOR PERIODIC INSPECTIONS OF THE TEMPORARY SEDIMENT BASIN PRIOR TO AND DURING ITS CONSTRUCTION.
- TOPSOIL STOCKPILE PROTECTION
  - APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1,000 SQ. FT.
  - APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS. PER 1,000 SQ. FT.
  - APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1,000 SQ. FT.
  - MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1,000 SQ. FT.
  - APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
  - PROPERLY ENTRENCH A SILT FENCE AT THE BOTTOM OF THE STOCKPILE.
- TEMPORARY STABILIZATION SPECIFICATIONS
  - APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1,000 SQ. FT.
  - APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS. PER 1,000 SQ. FT.
  - APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1,000 SQ. FT.
  - MULCH DISTURBED SOIL WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1,000 SQ. FT.
  - APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
- PERMANENT STABILIZATION SPECIFICATIONS
  - APPLY TOPSOIL TO A DEPTH OF 5 INCHES (UNSETTLED).
  - APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1,000 SQ. FT. AND WORK FOUR INCHES INTO SOIL.
  - APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS. PER 1,000 SQ. FT.
  - APPLY HARD FESCUE SEED AT 2.7 LBS. PER 1,000 SQ. FT. AND CREEPING RED FESCUE SEED AT 0.7 LBS. PER 1,000 SQ. FT. AND PERENNIAL RYEGRASS SEED AT 0.25 LBS. PER 1,000 SQ. FT.
  - MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1,000 SQ. FT.
  - APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.

\*NOTE: 48 HOURS PRIOR TO ANY SOIL DISTURBANCE, NOTICE IN WRITING, SHALL BE GIVEN TO THE MORRIS COUNTY SOIL CONSERVATION DISTRICT AND A PRE-CONSTRUCTION MEETING HELD.



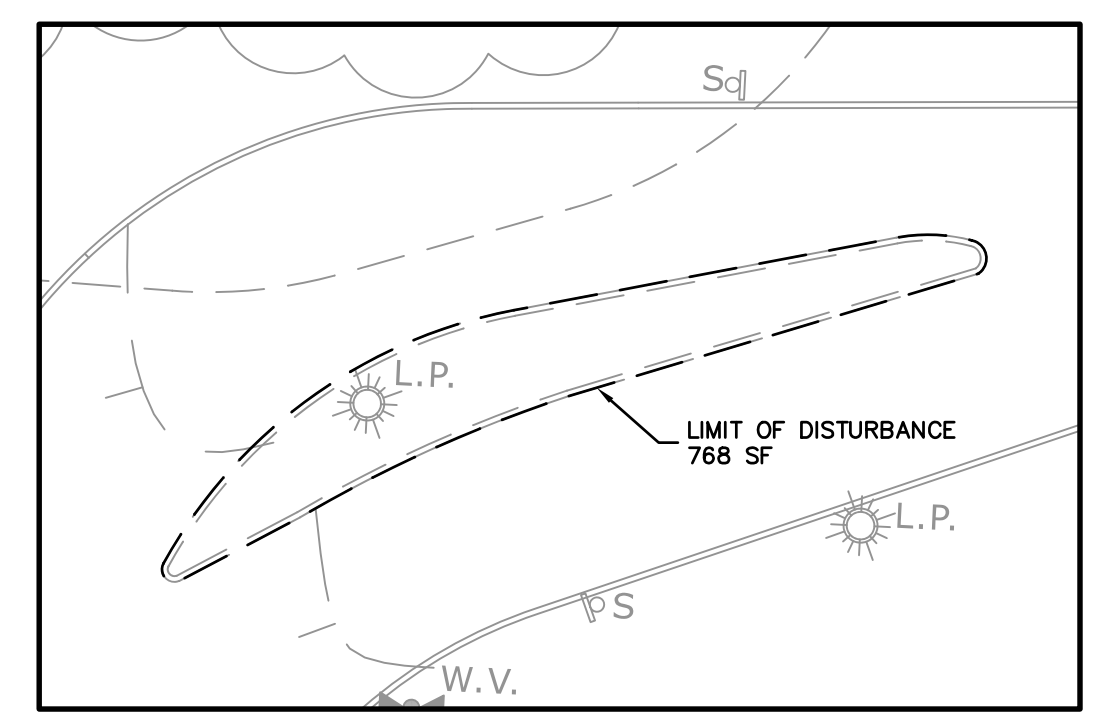
**TOPSOIL STOCKPILE DETAIL**



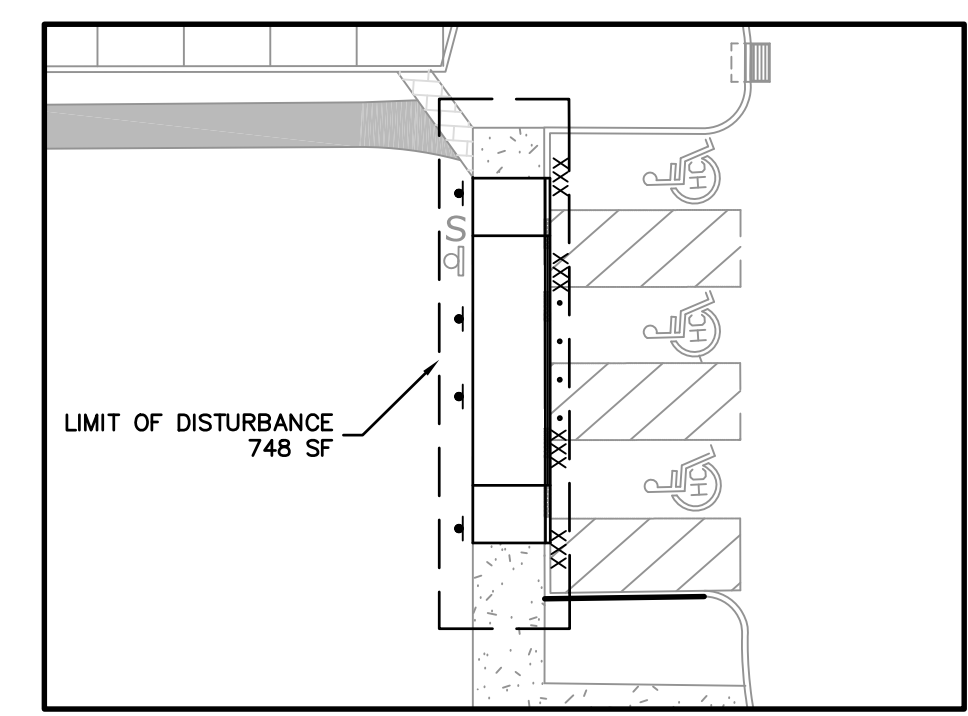
**SILT FENCE**

**SEQUENCE OF CONSTRUCTION:**

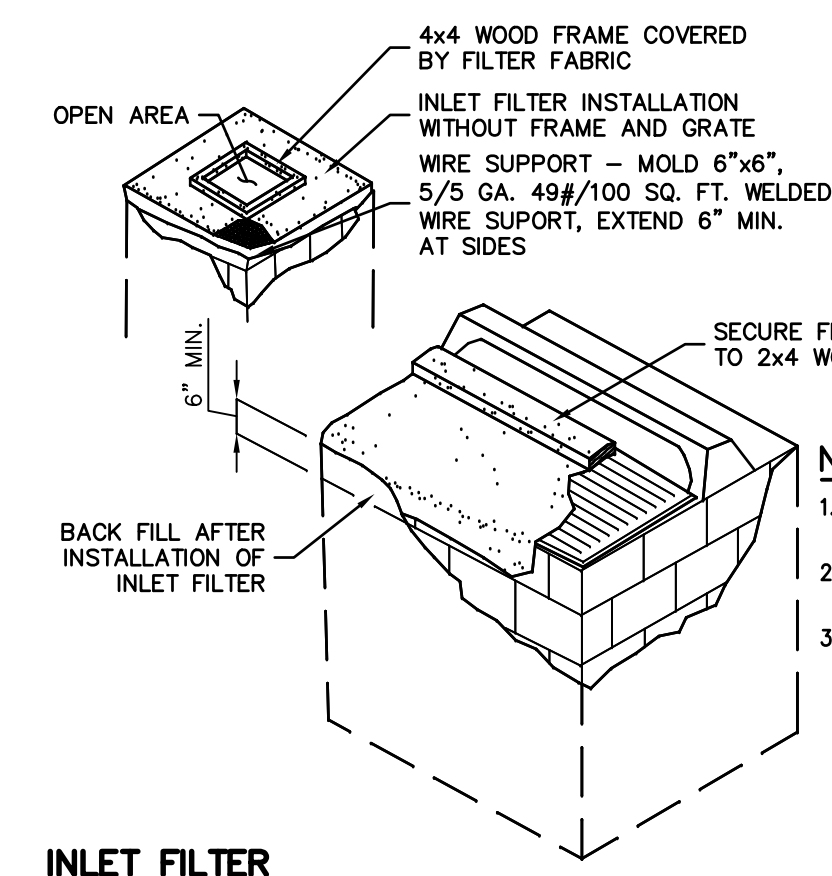
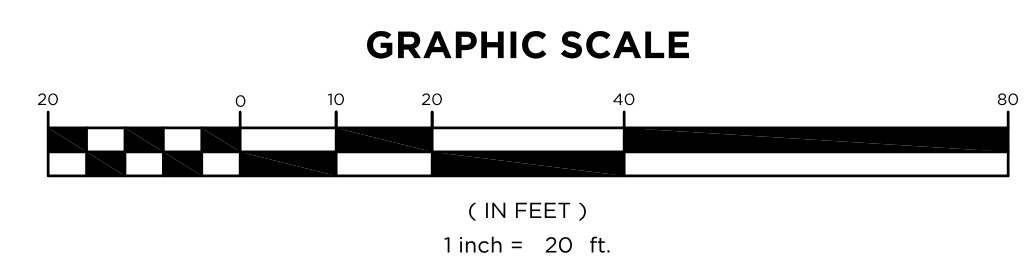
- | DESCRIPTION  | TIME    |
|--|---------|
| 1. INSTALL ALL SOIL EROSION MEASURES INCLUDING SILT FENCE AND INLET FILTERS. | 2 DAYS  |
| 2. REMOVE EXISTING ISLANDS AND DESIGNATED TREES.                             | 2 WEEKS |
| 3. MODIFY/CONVERT EXISTING DRAINAGE STRUCTURES AND PIPING.                   | 2 DAYS  |
| 4. CLEAR EXCAVATED & DEMOLISHED MATERIAL.                                    | 2 WEEKS |
| 5. INSTALL CURBING & SIDEWALKS, RESTORE PAVEMENT.                            | 3 WEEKS |
| 6. INSTALL LANDSCAPING & LIGHTING FIXTURES.                                  | 3 WEEKS |
| 7. INSTALL STRIPING.   | 3 WEEKS |
| 8. REMOVE ALL SOIL EROSION CONTROL DEVICES.                                  | 2 DAYS  |
- \* CONSTRUCTION TO LAST APPROXIMATELY 4 MONTHS



**REMOVED ISLAND**



**SIDEWALK/HANDICAP RAMP**



**INLET FILTER**

- NOTES**
- CONTRACTOR IS TO CLEAN INLET FILTER AFTER EACH STORM.
  - CONTRACTOR TO REMOVE FABRIC JUST PRIOR TO PAVING.
  - THE PROTECTION IS DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.

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NH LIC. NO. 9368 RI LIC. NO. 6694

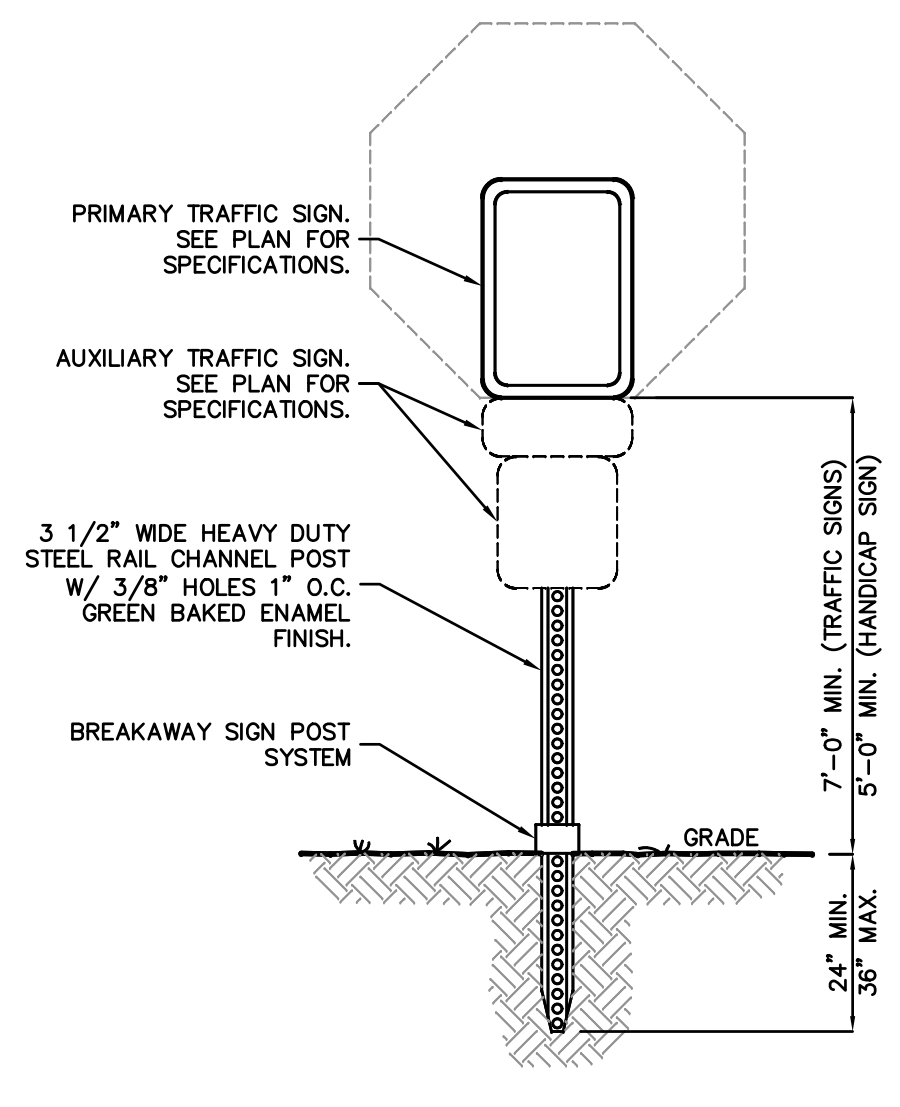
**SHAN-PEI FANCHIANG, P.E.**  
PROFESSIONAL ENGINEER  
NJ LIC. NO. 37073  
NY LIC. NO. 071209

**SOIL EROSION & SEDIMENT CONTROL PLAN**

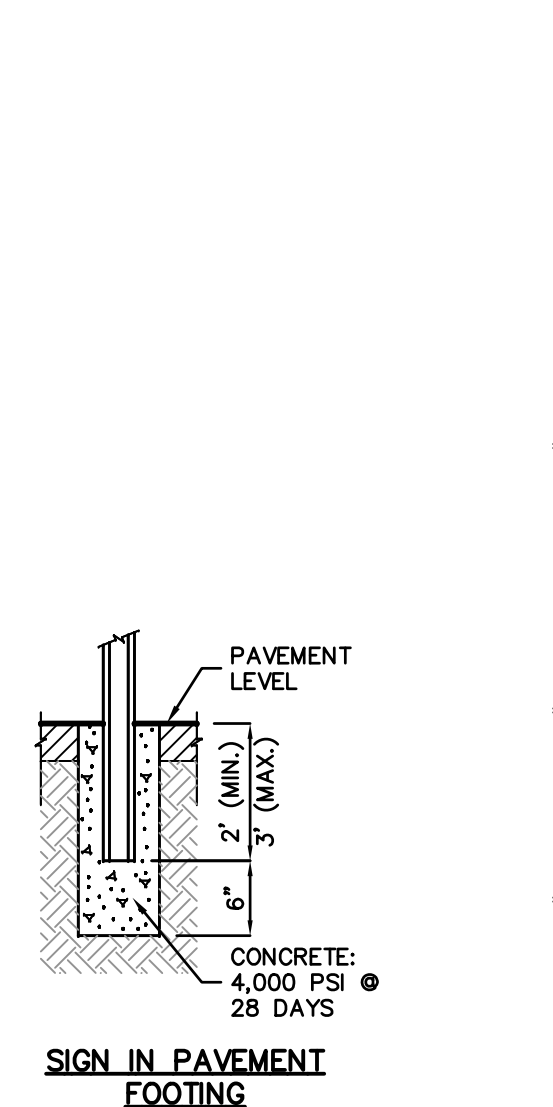
**BUILDING MODIFICATION**  
BLOCK 9.01, LOT 6  
570 MOUNT PLEASANT AVENUE  
TOWN OF DOVER  
COUNTY OF MORRIS, NEW JERSEY

**Z TRANSPORTATION**  
107 BEAVERBROOK ROAD  
LINCOLN PARK, NEW JERSEY

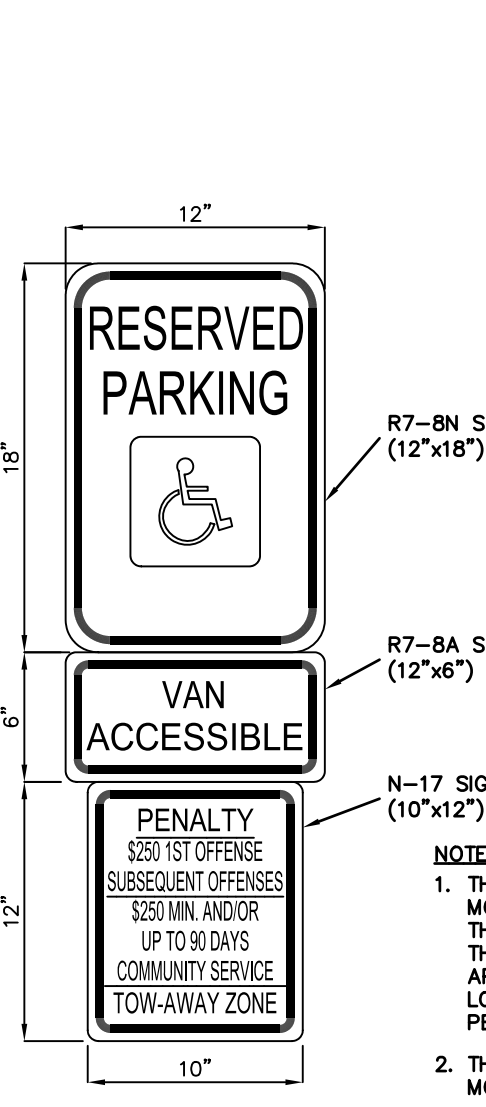
CERTIFICATE OF AUTHORIZATION  
24GAZ8068900 / 21MH00002800  
DRAWN BY: CB JR CHECKED BY: C.J.B.  
SCALE: 1"=20' PROJECT NO: 25-254  
DATE: 1-21-26 REVISION NO: 0



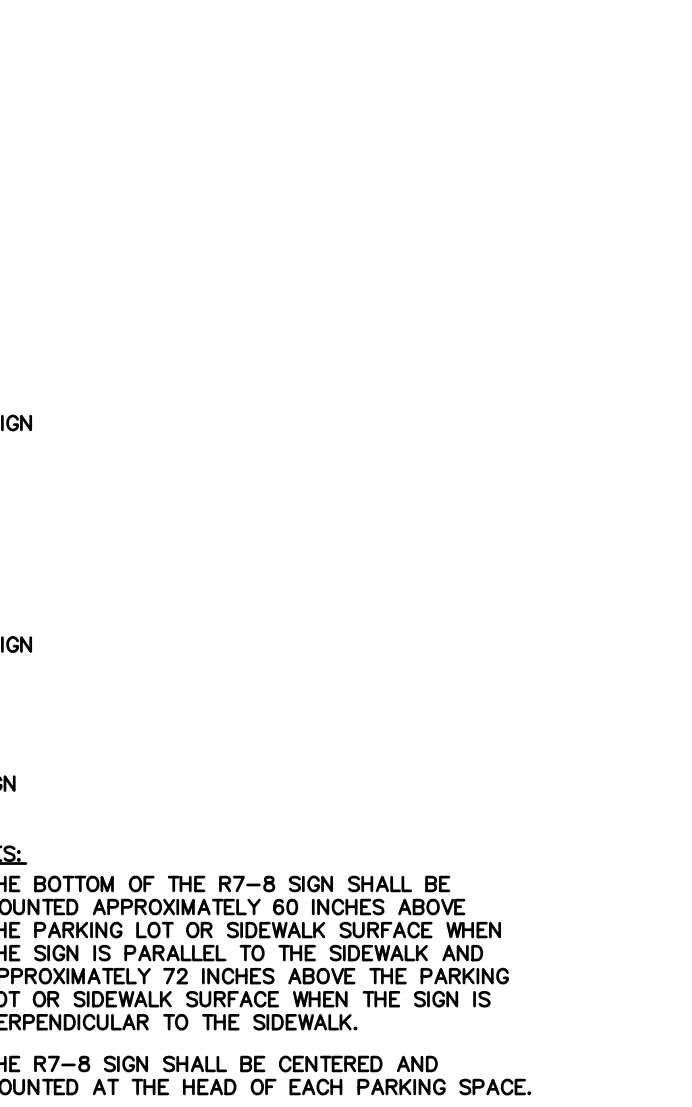
**TRAFFIC SIGN DETAIL**



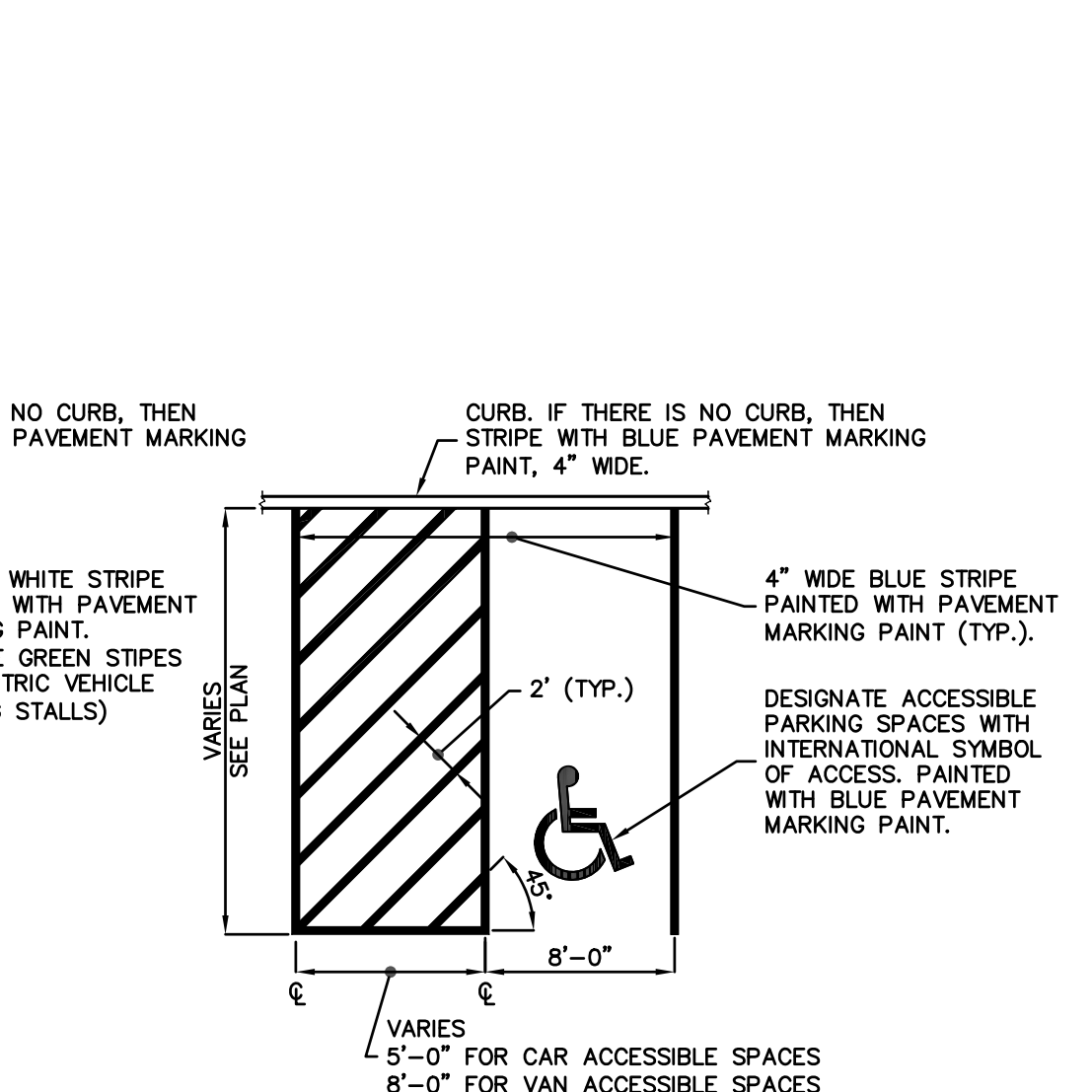
**SIGN IN PAVEMENT FOOTING**



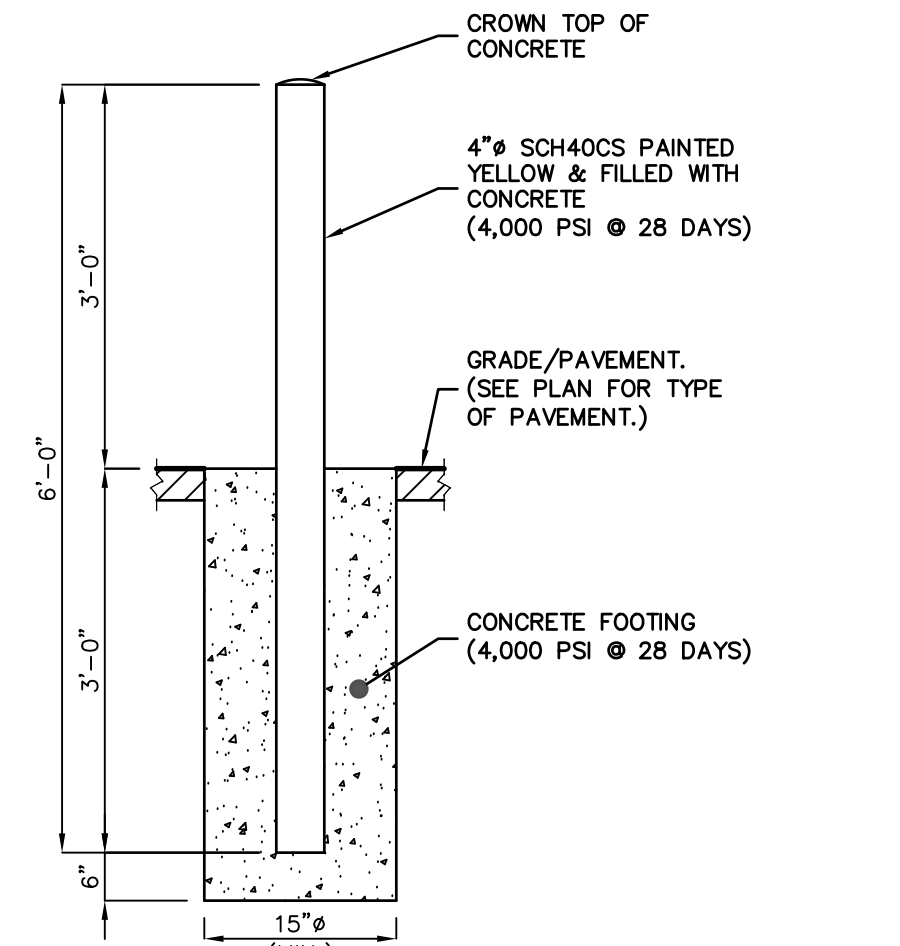
**HANDICAP PARKING SIGN**



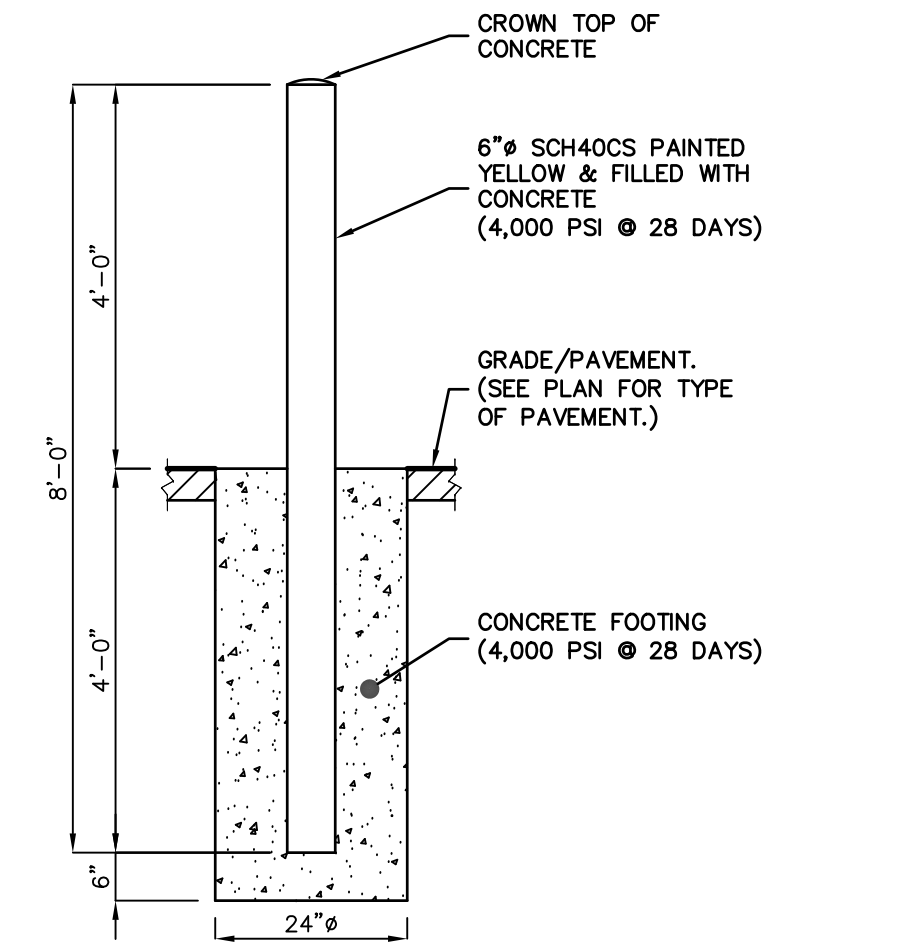
**PARKING SPACE STRIPING**



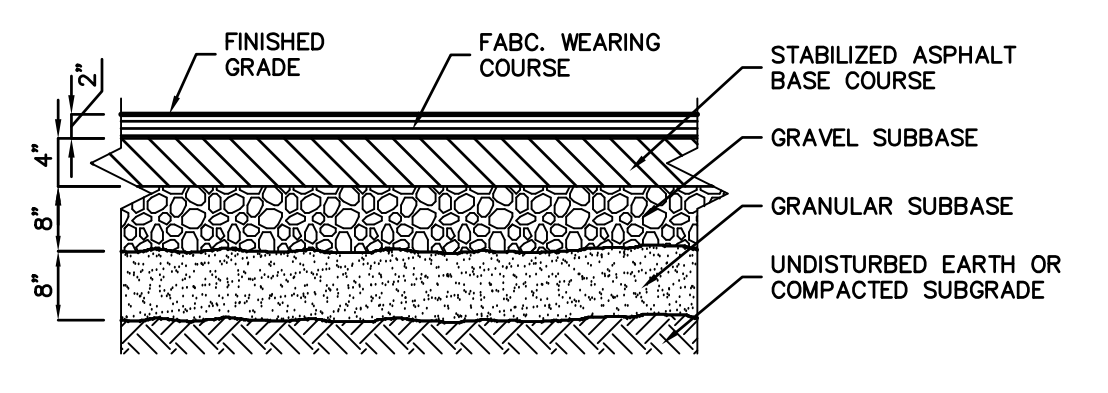
**INTERIOR CURB**



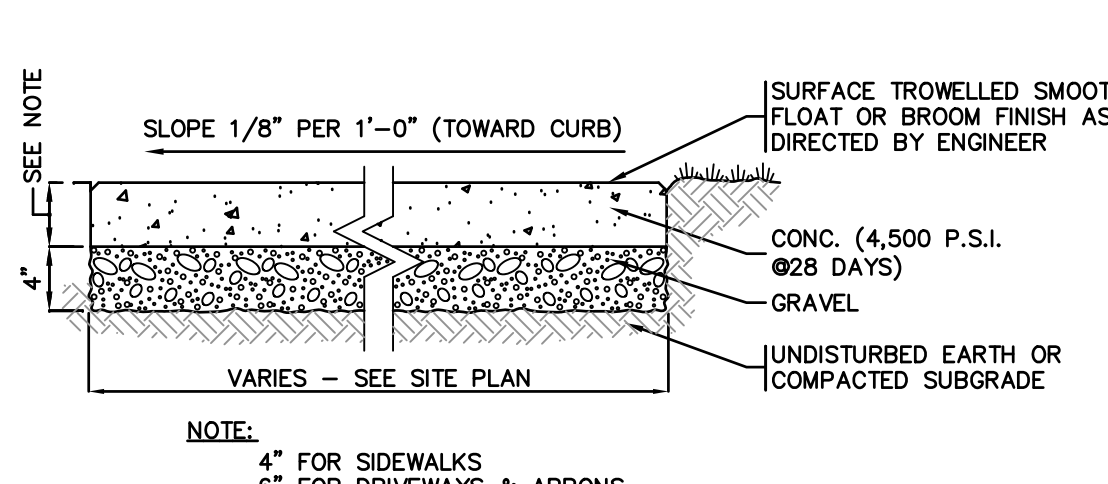
**PIPE BOLLARD - 4"**



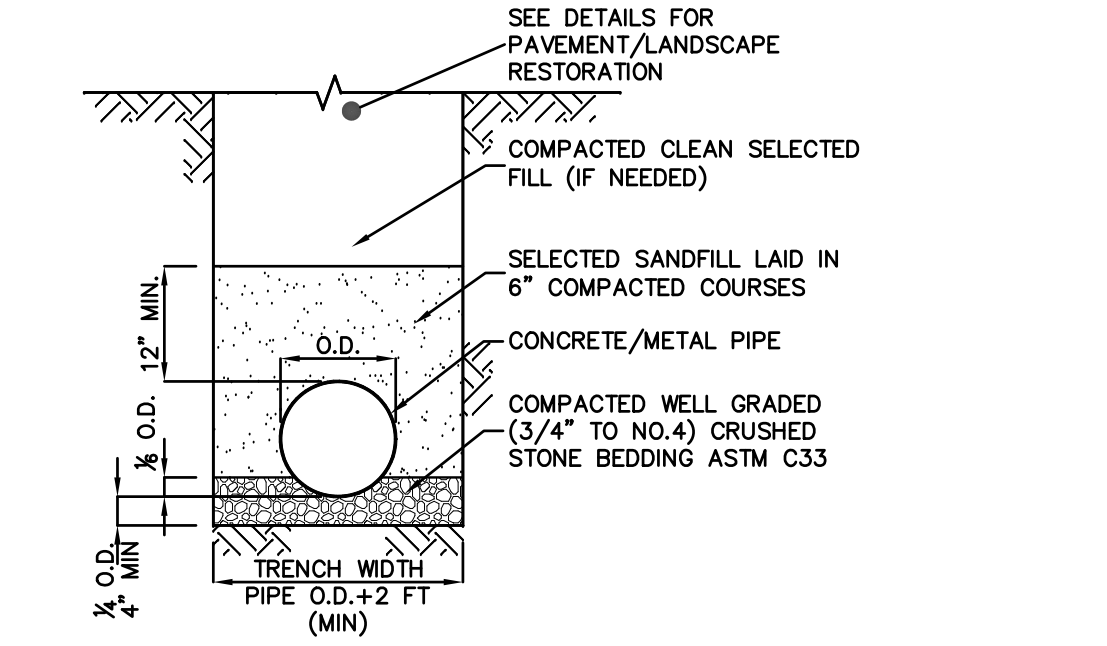
**PIPE BOLLARD - 6"**



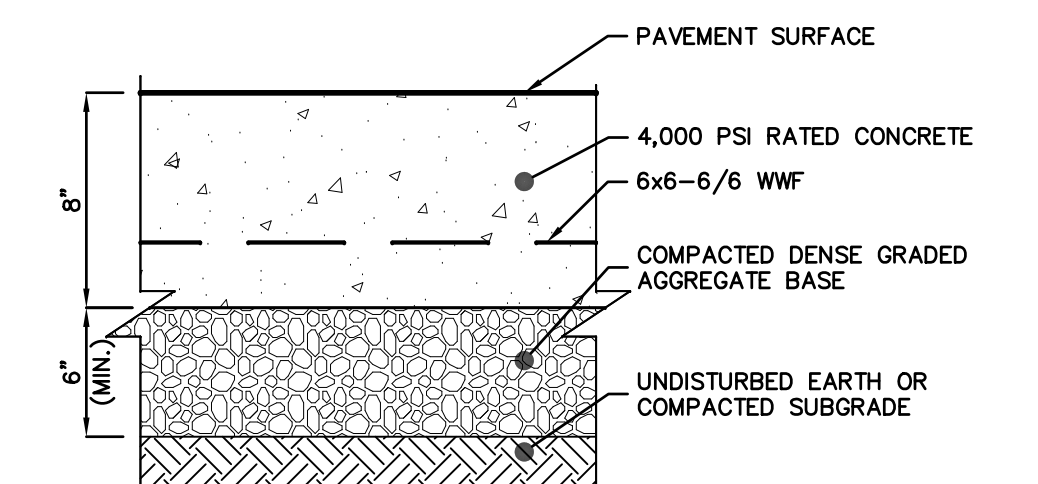
**ASPHALT PAVEMENT - HEAVY DUTY**



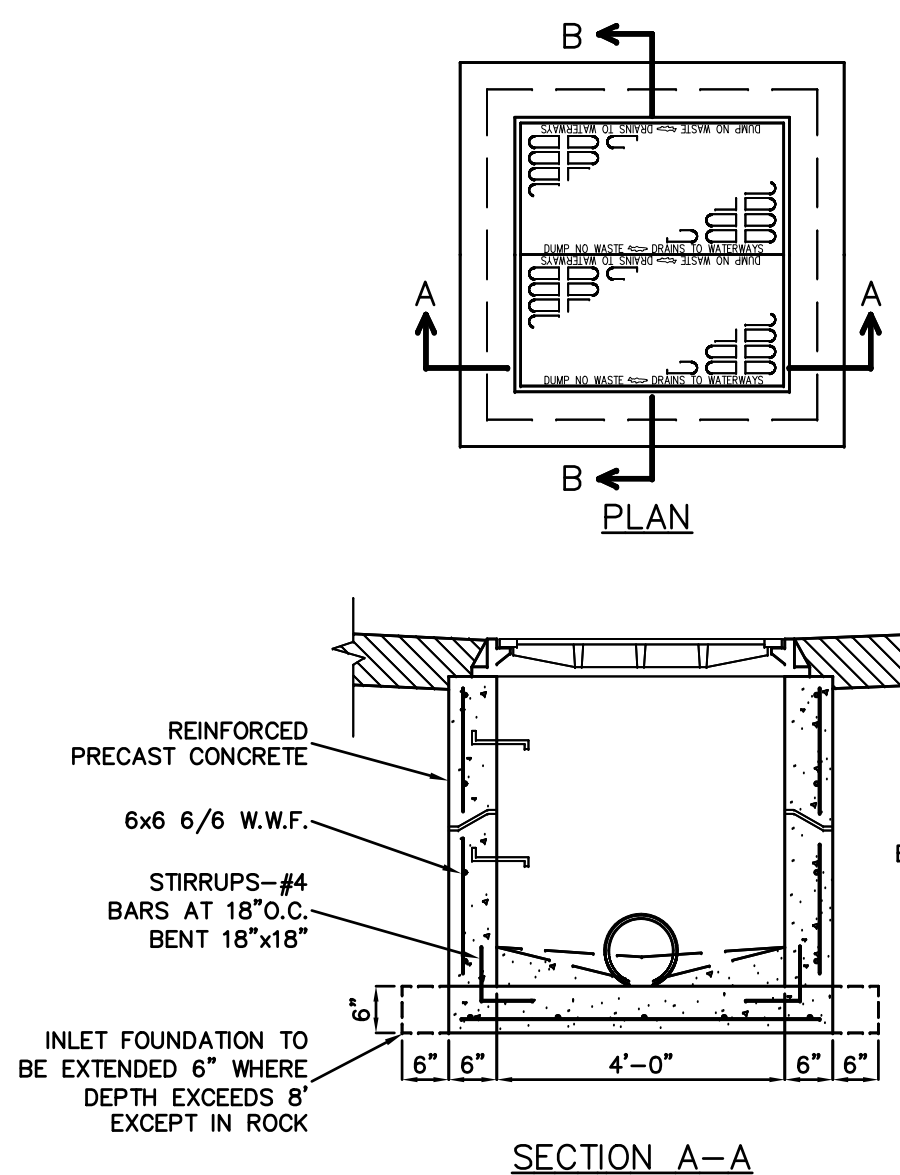
**CONCRETE SIDEWALK DETAIL**



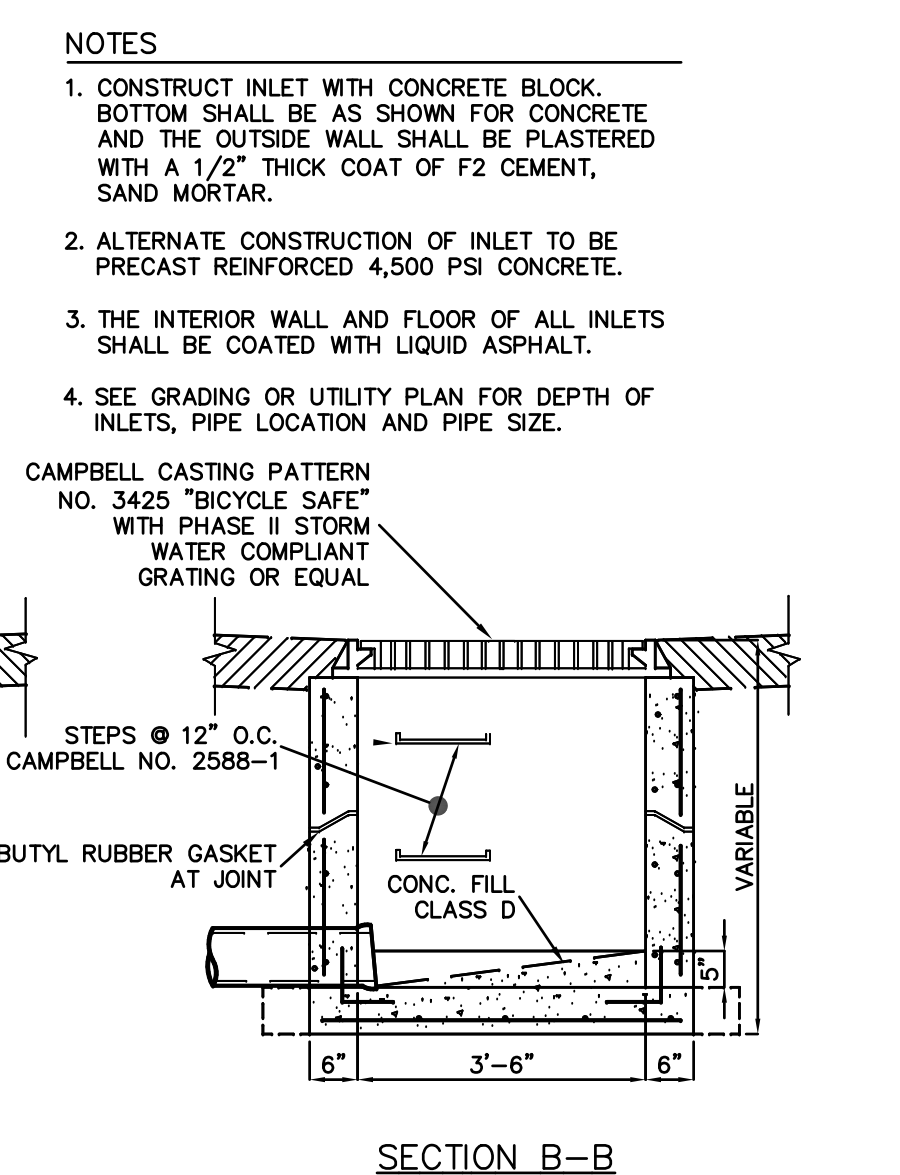
**CONCRETE/METAL PIPE IN TRENCH DETAIL**



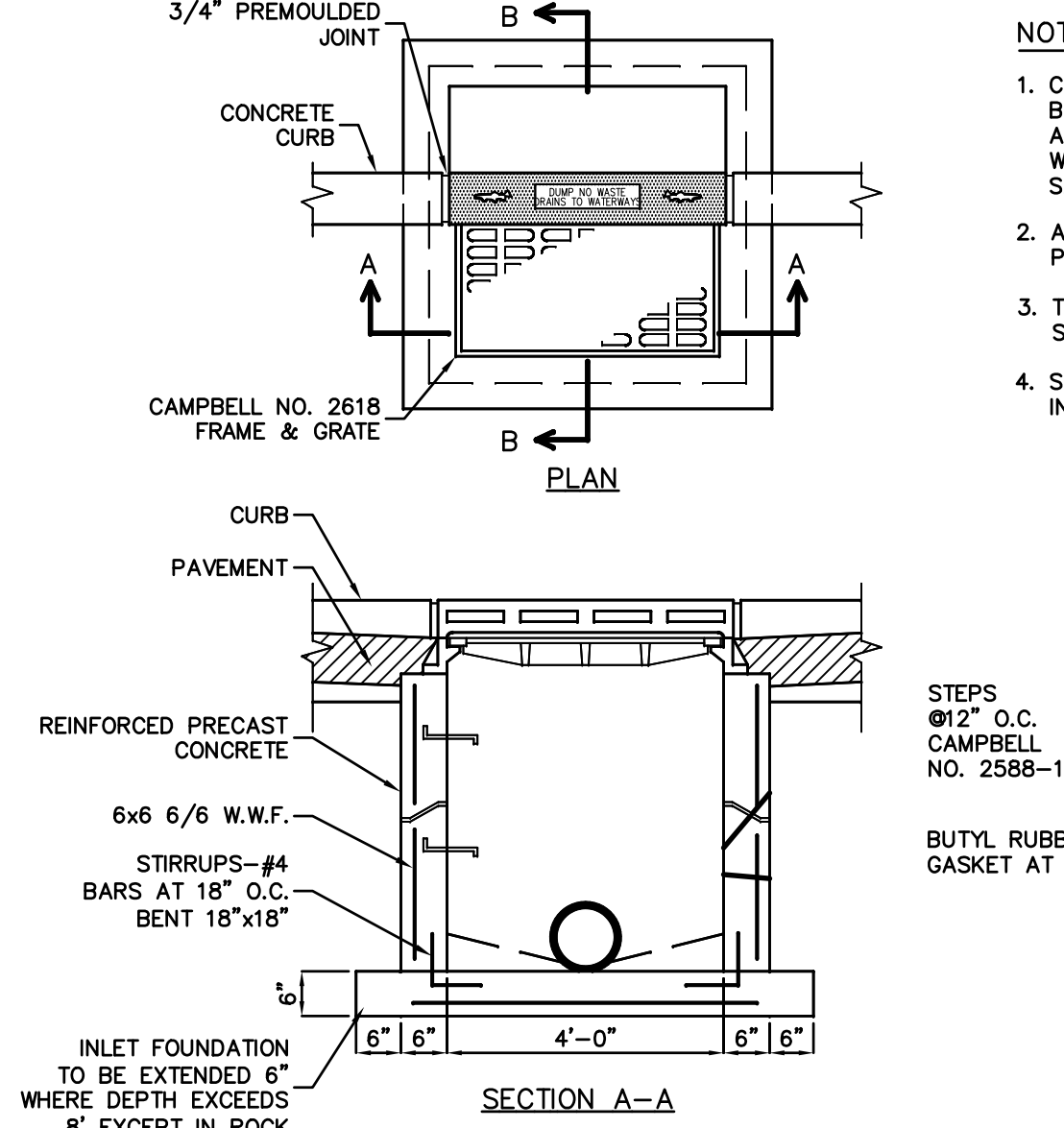
**TRAILER LANDING GEAR CONCRETE PAD DETAIL**



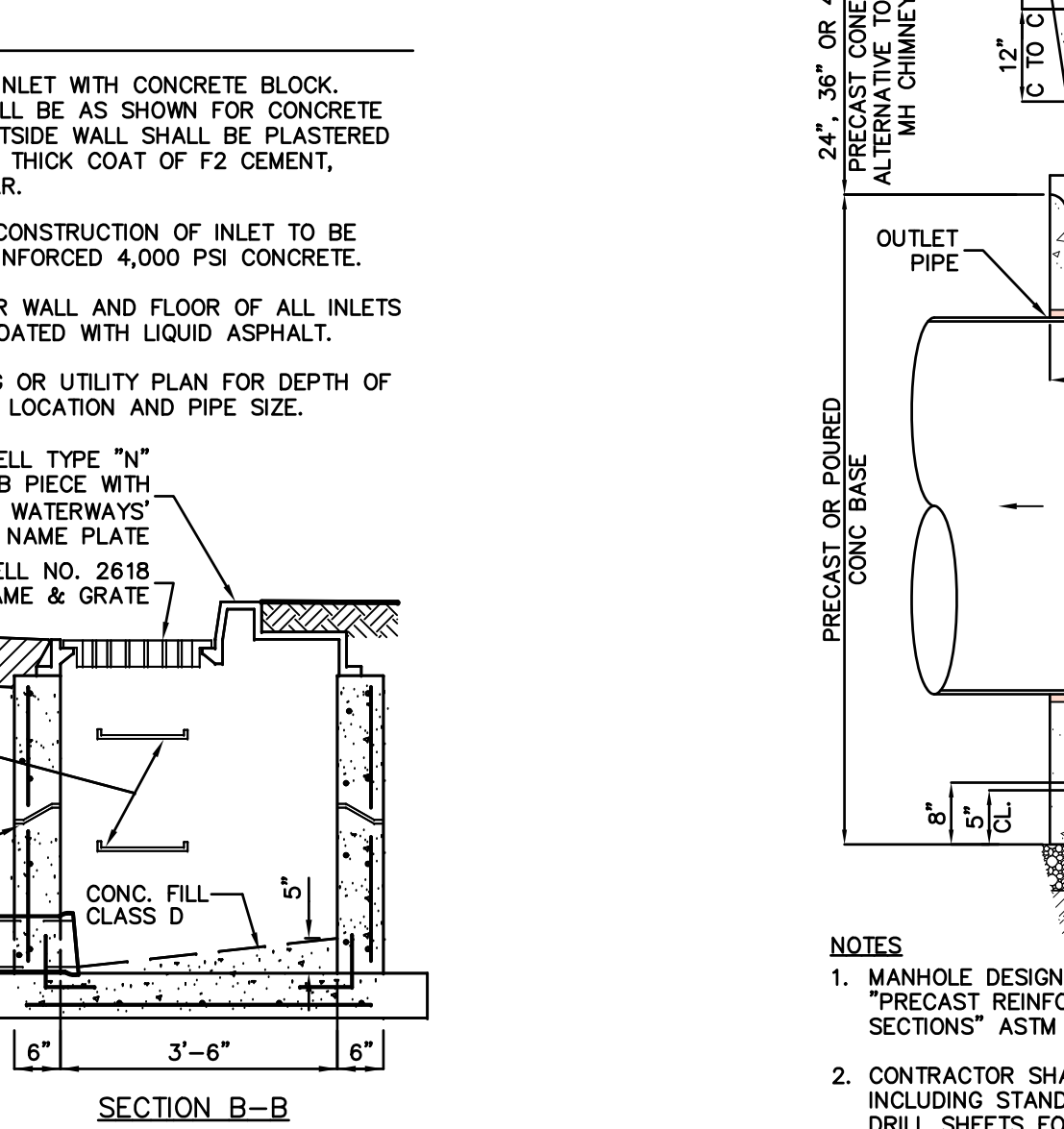
**CATCH BASIN DETAIL (TYPE "E")**



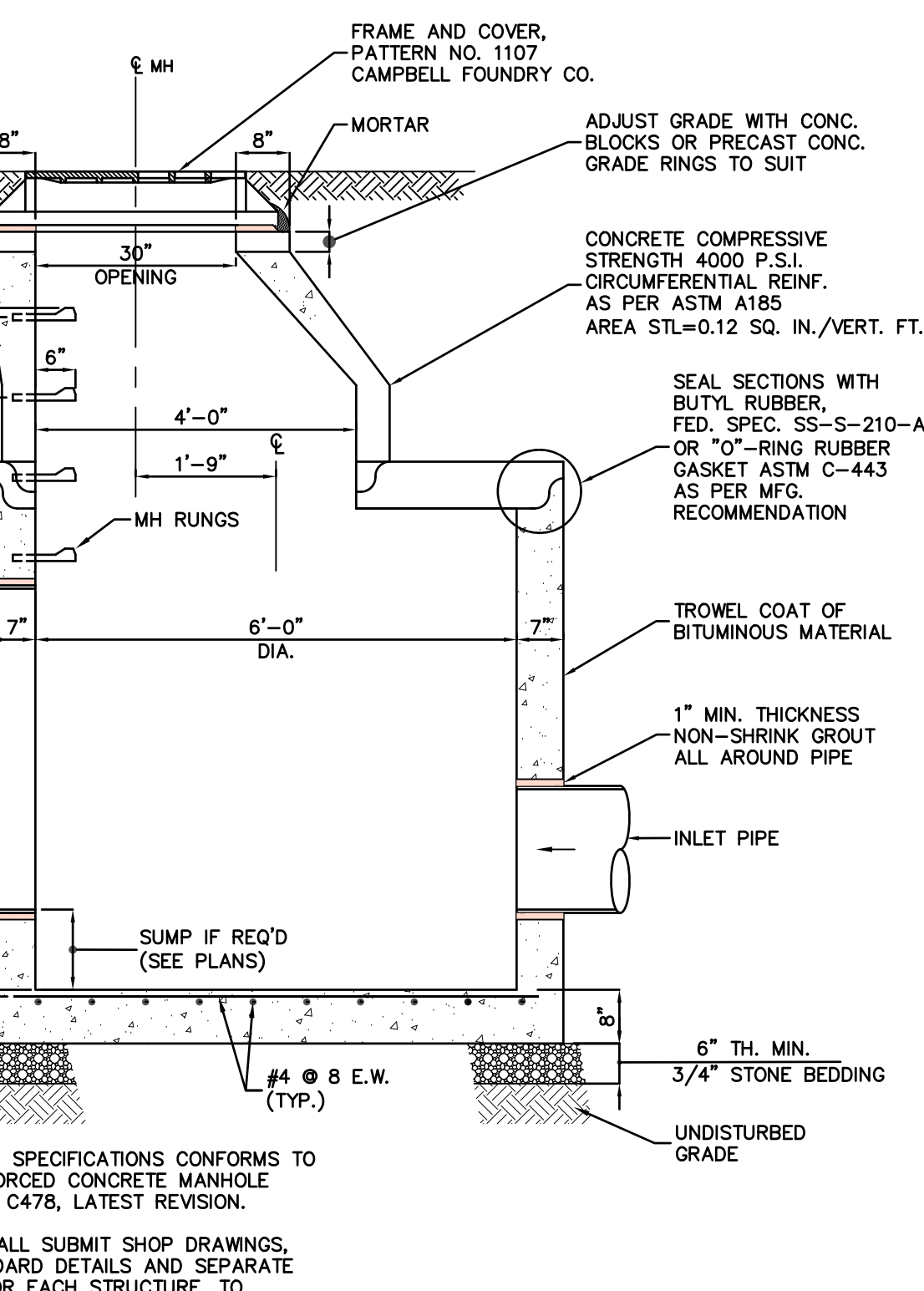
**SECTION B-B**



**CURB INLET (TYPE B)**



**SECTION B-B**



**DRAINAGE MANHOLE**

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PROFESSIONAL ENGINEER  
NJ LIC. NO. 37073  
NY LIC. NO. 071209

NO.	DATE	REVISION

DRAWING TITLE  
**DETAIL SHEET**

PROJECT  
**BUILDING MODIFICATION**  
BLOCK 9.01, LOT 6  
570 MOUNT PLEASANT AVENUE  
TOWN OF DOVER  
COUNTY OF MORRIS, NEW JERSEY

CLIENT  
**Z TRANSPORTATION**

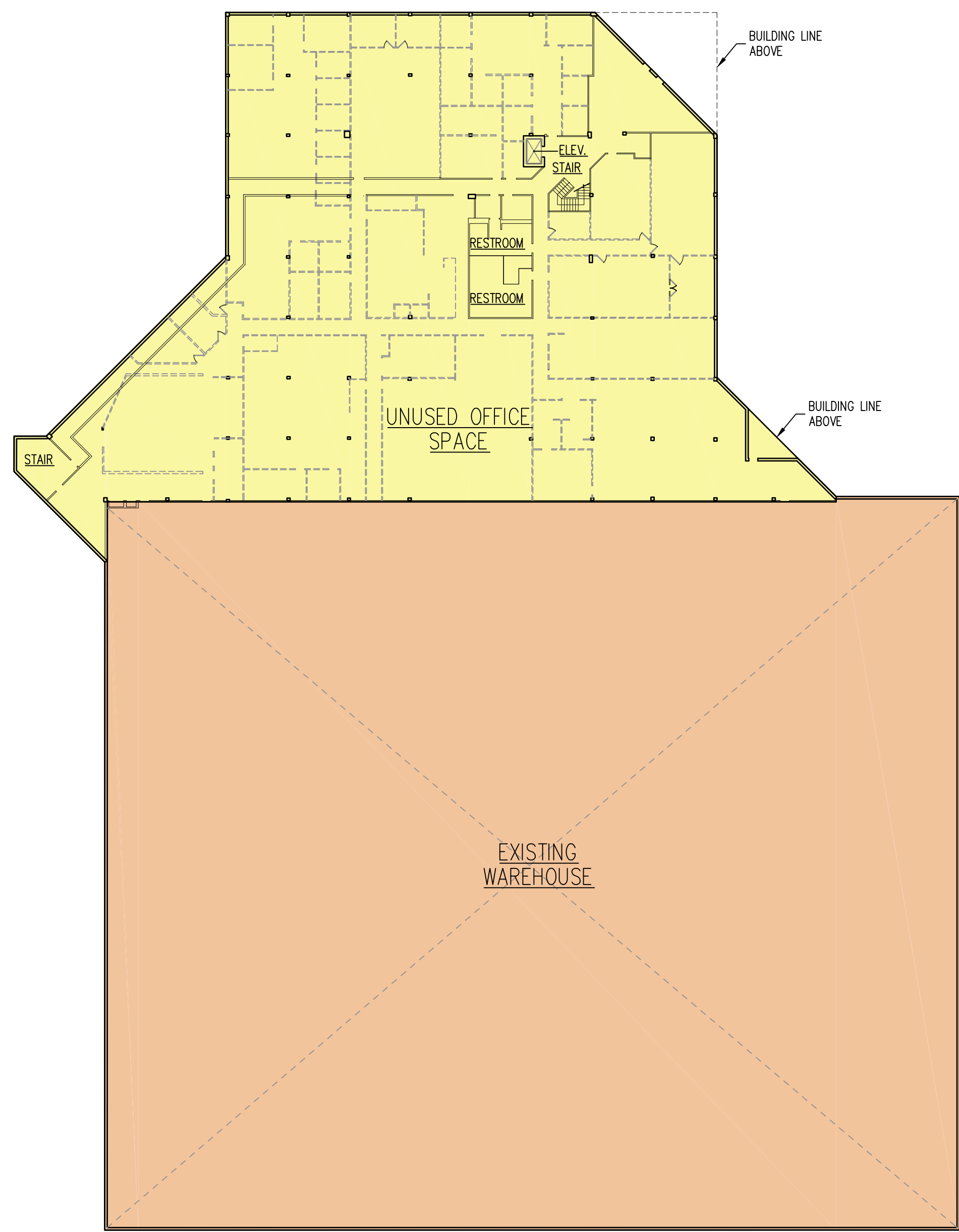
107 BEAVERBROOK ROAD  
LINCOLN PARK, NEW JERSEY

CERTIFICATE OF AUTHORIZATION  
24GA28068900 / 21MH00002800

DRAWN BY: J.A.S. CHECKED BY: C.J.B.  
SCALE: 1"=50' PROJECT NO: 25-254  
DATE: 1-21-26 REVISION NO: 0  
DRAWING NO:

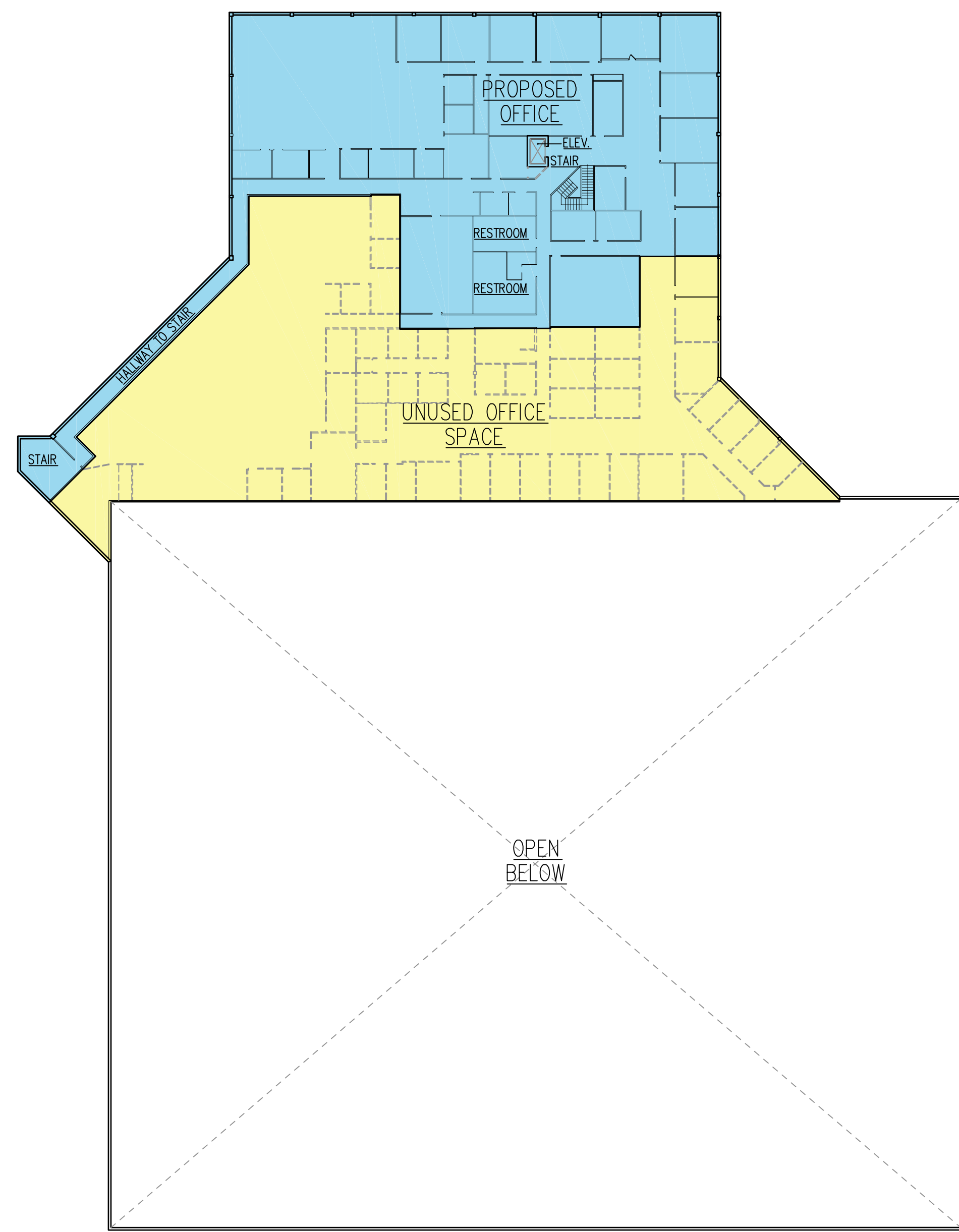
**8 of 9**

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EXISTING		AFTER MODIFICATION	
OFFICE	= 30,000 SF	UNUSED OFFICE	= 30,000 SF
WAREHOUSE	= 68,000 SF	WAREHOUSE	= 68,000 SF
TOTAL FIRST FLOOR AREA = 98,000 SF			
USED FIRST FLOOR AREA = 68,000 SF			

1 1ST FLOOR PLAN  
SCALE: 1/32"=1'-0"



EXISTING		AFTER MODIFICATION	
OFFICE	= 30,900 SF	PROPOSED OFFICE	= 14,800 SF
		UNUSED OFFICE	= 16,100 SF
TOTAL SECOND FLOOR AREA = 30,900 SF			
USED SECOND FLOOR AREA = 14,800 SF			

2 2ND FLOOR PLAN  
SCALE: 1/32"=1'-0"

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*[Signature]*  
ERIC M. HOUGH, P.E.  
PROFESSIONAL ENGINEER  
NJ LIC. NO. 51893

NO.	DATE	REVISION	BY

DRAWING TITLE  
**FLOOR LAYOUT - FIRST AND SECOND FLOORS**

PROJECT  
**BUILDING MODIFICATION**  
BLOCK 9.01, LOT 6  
570 MOUNT PLEASANT ROAD  
TOWN OF DOVER  
MORRIS COUNTY, NEW JERSEY

CLIENT  
**Z TRANSPORTATION**  
107 BEAVERBROOK ROAD  
LINCOLN PARK, NEW JERSEY

CERTIFICATE OF AUTHORIZATION GA 28068900	
DRAWN BY RS	CHECKED BY JA
SCALE AS SHOWN	PROJECT NO. 25-254
DATE 1-20-2026	REVISION NO. AS SHOWN

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