

LEGAL NOTICE OF PUBLIC HEARING
PLANNING BOARD
TOWN OF DOVER
MORRIS COUNTY, NEW JERSEY

TO: ALL PROPERTY OWNERS WITHIN 200 FEET OF BLOCK 1703, LOT 7

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

PLEASE TAKE FURTHER NOTICE that the Applicant hereby requests and requires the following variances, waivers, exceptions, and/or deviations:

For Proposed Lot 7.01

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

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

For Proposed Lot 7.02

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

2. From the provisions of **Section 236-13 D.(2)** of the Town of Dover Land Use

Ordinances, which requires a minimum width of fifty (50) feet at the street line, whereas Applicant proposes a 44.30 foot width at the street line.

In addition to the above approvals, Applicant requests that the Application be deemed amended to include and the Board grant any additional approvals, variances, exceptions, deviations and/or waivers determined to be necessary in the review and processing of this Application, whether requested by the Board or otherwise. At the time of the Public Hearing, the Applicant will also request from the Board such other approvals, variances, exceptions, deviations and/or waivers which the Board may require as a result of said Public Hearing. To the extent required by the Municipality, Applicant is also requesting a waiver, or recommendation to the Governing Body for a waiver, by the Board from any requirement for a Developer's Agreement due to the limited nature of this Application.

The Application is now on the Planning Board's Agenda and a Public Hearing has been ordered for **Thursday, June 18, 2026, at 7:30 PM**, at the Municipal Building, 37 North Sussex Street, Dover, New Jersey, at which time you may appear, if you so desire, either in person, or by agent or attorney and present any support or objections which you may have to the granting of this Application. This matter will be heard on the above date or any adjourned date designated by the Board at this Public Hearing without additional notice. All documents relating to this Application, including the Application, reports and plans ("Application Materials") are on file and can be reviewed and inspected by the Public at the office of the Planning Board, 100 Princeton Avenue, Dover NJ 07801, or at such other location as same may be kept, during normal business hours, which are generally Monday through Friday, between the hours of 8:30 AM to 4:30 PM.

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

By: /s/ Jason R. Rittie, Esq.

Jason R. Rittie, Esq.
4 Campus Drive, Suite 300
Parsippany, New Jersey 07054
(973) 627-7300
jrittie@einhornlawyers.com
Attorneys for Applicant