



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

No site improvements proposed - scope of work limited to interior fit out of existing building.

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

2021 Application for PFMSP for rehabilitation of former supermarket into indoor athletic facility.  
Application #P21-11 memorialized 12/8/2021 for signage and limited circulation / lighting improvements.

**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>
See Attached Cover Letter		

*Propose To Testify? (Yes/No)*

Applicant's Attorney(Required for Corporations) Peter J. Wolfson, Esq.

Address 8 Sylvan Way, Parsipanny, NJ 07054

Telephone 973-966-8298 Fax 973-206-6525

Email \_\_\_\_\_

Applicant's Engineer \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_ Fax \_\_\_\_\_

Email \_\_\_\_\_

Applicant's Planning Consultant \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_ Fax \_\_\_\_\_

Email \_\_\_\_\_

Other Professional \_\_\_\_\_

Field of Expertise \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_ Fax \_\_\_\_\_

Email \_\_\_\_\_

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

**FOR TOWN USE ONLY**

Date Filed: \_\_\_\_\_

Application No.: \_\_\_\_\_

Applicant: \_\_\_\_\_

For Action By :  Planning Board

Zoning Board of Adjustment

The following development checklist must be completed and submitted with the appropriate application(s) for the development. The checklist items are provided to the applicant as a simplified list of the information which must be filed in support of an application for development. Where the applicant feels that a required item is not necessary for an informed evaluation of his plans, a waiver may be requested from the appropriate Board, in writing. Unless a waiver is requested in writing and granted by the appropriate Board, if items required in the checklist are not provided with the application, the application shall be deemed incomplete. This Checklist is in accordance with §236-53 of the Code of the Town of Dover.

	BY APPLICANT			BY TOWN	
	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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. A complete submission package with appropriate fee, for the Morris County Planning Board for all applicable applications.	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. A copy of the deed of the property and any deed restrictions, easements and/or covenants.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Soil erosion and sediment control plan.	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. Lighting plan, including direction of illumination, types of standards and power and time of proposed outdoor lighting.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25. A soil removal plan for all soil to be taken from the site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26. A soil fill plan for all soil to be brought to the site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27. A tree removal plan, if necessary.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28. Drainage calculations for all proposed drainage facilities, including an analysis of the capacity of downstream facilities and their ability to receive proposed added flow.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
29. A Stormwater Management Plan in accordance with §236 – Article VB Stormwater Management for all applicable developments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30. Such other information or data as may be required by the Planning Board in order to determine that the details of the site plan are in accord with the standards of the required ordinances.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31. The designation and calculations of steep slope areas and their adjustment to the developable area of the property in accordance with § 236-21.2, Steep slope development restrictions. [Added 7-13-2004 by Ord. No. 21-2004]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**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"/>

# TOWN OF DOVER

MAIL: 37 NORTH SUSSEX STREET  
OFFICE: 100 PRINCETON AVE.  
DOVER, NEW JERSEY 07801

CODE ENFORCEMENT DEPARTMENT  
(973) 366-2200 EXT-2114

## *Final Certificate of Compliance*

Date of Printout: November 28, 2022

**Owner of Record on 11/28/2022:**

WEST MORRIS OZF PROPERTY DEVELOPMENT  
37 NOLAS POINT PARK ROAD  
LAKE HOPATCONG, NJ 07849

**Tenant of Record on 11/28/2022:**

CHRIS MURPHY  
DOVER SPORTS COMPLEX

**Proposed Purchaser (If Applicable for Certificate Due to Sale) :**

,  
,

**Re: Property located at:** 107 BASSETT HIGHWAY  
Dover, NJ 07801  
Block 1201, Lot 6.01  
Unit

**Date of Issuance of Certificate:** 11/28/2022

This is to certify that Unit located at **107 BASSETT HIGHWAY** also known as **Block 1201, Lot 6.01**, has been inspected and substantially conforms to the requirements of the Town of Dover Property Maintenance Code. To comply with the NJ Uniform Fire Code, a cyclical inspection must be performed by the Fire Prevention Bureau once operations commence.

The approved Zoning Use is **BHRPA**.

Use Detail: **SPORTS COMPLEX AS PER PLANNING & BOARD APPROVAL APPLICATION #P21-11**

The Town of Dover does not guarantee or warrant to purchaser, mortgagee or any other party in interest, that the premises are free from latent or other undiscovered defects; nor shall the Town of Dover be liable for damages or injuries caused to persons or property as a result of any violations reported or unreported herein.

This Certificate is being issued with the following stipulations:

A. Dougherty

**Code Enforcement Department**



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	Town of Dover Morris County New Jersey	NO PROJECT	FLOODWAY HYDRAULIC ANALYSIS UPDATED TOPOGRAPHIC DATA UPDATE
	COMMUNITY NO.: 340340		
IDENTIFIER	Downtown Dover	APPROXIMATE LATITUDE & LONGITUDE: 40.886, -74.561 SOURCE: USGS QUADRANGLE      DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM*      NO.: 3403400001D      DATE: July 4, 1989		DATE OF EFFECTIVE FLOOD INSURANCE STUDY: July 04, 1989 PROFILE(S): 01P AND 02P FLOODWAY DATA TABLE: 2	

Enclosures reflect changes to flooding sources affected by this revision.

\* FIRM - Flood Insurance Rate Map

### FLOODING SOURCE(S) & REVISED REACH(ES)

Rockaway River - From approximately 150 feet downstream of Sussex Street to approximately 1,050 feet upstream of Warren Street.

### SUMMARY OF REVISIONS

Flooding Source	Effective Flooding BFEs*	Revised Flooding BFEs	Increases NONE	Decreases YES
Rockaway River	Floodway	Floodway	NONE	YES

\* BFEs - Base Flood Elevations

### DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panel revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Patrick "Rick" F. Sacbibt, P.E., Branch Chief  
Engineering Services Branch  
Federal Insurance and Mitigation Administration



**Federal Emergency Management Agency**  
Washington, D.C. 20472

**LETTER OF MAP REVISION  
DETERMINATION DOCUMENT (CONTINUED)**

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Mr. Michael Moriarty  
Director, Mitigation Division  
Federal Emergency Management Agency, Region II  
26 Federal Plaza, 13th Floor  
New York, NY 10278-0002  
(347) 838-0427

**STATUS OF THE COMMUNITY NFIP MAPS**

We are preparing a revised FIRM and FIS report for Morris County in our countywide format; therefore, we will not physically revise and republish the FIRM and FIS report for your community to incorporate the modifications made by this LOMR at this time. Preliminary copies of the countywide FIRM and FIS report, which will present information from the effective FIRMs and FIS reports for your community and other incorporated communities in Morris County, will be distributed for review. We will incorporate the modifications made by this LOMR into the Preliminary countywide FIRM before it is distributed, and the modifications will be included when the countywide FIRM becomes effective.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

A handwritten signature in black ink, appearing to read "Rick Sacbibit".

Patrick "Rick" F. Sacbibit, P.E., Branch Chief  
Engineering Services Branch  
Federal Insurance and Mitigation Administration

FLOODING SOURCE		FLOODWAY				BASE FLOOD WATER SURFACE ELEVATION			
CROSS SECTION	DISTANCE	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY (FEET NGVD)	WITH FLOODWAY	INCREASE	
Rockaway River									
A	116,065 <sup>1</sup>	227	962	4.0	553.9	553.9	554.1	0.2	
B	116,737 <sup>1</sup>	359	1,212	3.2	554.9	554.9	555.1	0.2	
C	117,618 <sup>1</sup>	485	1,884	2.0	557.0	557.0	557.0	0.0	
D	118,448 <sup>1</sup>	361	1,112	3.5	557.8	557.8	557.9	0.1	
E	121,735 <sup>1</sup>	36	270	14.3	573.4	573.4	573.4	0.0	
F	122,715 <sup>1</sup>	127	952	4.0	576.9	576.9	577.0	0.1	
G	124,122 <sup>1</sup>	260	1,129	2.9	580.5	580.5	580.5	0.0	
H	125,258 <sup>1</sup>	112	561	5.9	588.0	588.0	588.0	0.0	
I	125,971 <sup>1</sup>	238	866	3.8	590.0	590.0	590.0	0.0	
J	126,580 <sup>1</sup>	155 <sup>3</sup>	371	9.0	592.7	592.7	592.7	0.0	
K	127,422 <sup>1</sup>	179 <sup>3</sup>	712	4.7	601.3	601.3	601.3	0.0	
L	128,298 <sup>1</sup>	100 <sup>3</sup>	598	5.6	605.8	605.8	605.8	0.0	
M	129,301 <sup>1</sup>	390 <sup>3</sup>	811	4.1	609.9	609.9	609.9	0.0	
McKeels Brook									
A	330 <sup>2</sup>	39	133	2.1	557.0	556.3 <sup>4</sup>	556.5	0.2	
B	1,170 <sup>2</sup>	18	61	4.5	568.0	568.0	568.2	0.2	
C	2,290 <sup>2</sup>	35	82	3.4	573.8	573.8	573.8	0.0	
Jackson Brook									
A	825 <sup>2</sup>	165	893	3.7	584.4	584.4	584.5	0.1	
B	1,425 <sup>2</sup>	110	656	4.7	584.7	584.7	584.8	0.1	
C	2,250 <sup>2</sup>	89	299	10.0	588.0	588.0	588.2	0.2	
D	3,220 <sup>2</sup>	145	610	5.3	592.3	592.3	592.4	0.1	

Revised Data

<sup>1</sup>Feet above confluence with Passaic River  
<sup>2</sup>Feet above confluence with Rockaway River  
<sup>3</sup>This width extends beyond corporate limits  
<sup>4</sup>Elevation computed without consideration of backwater from Rockaway River

REVISED TO REFLECT LOMR

EFFECTIVE: February 7, 2020

FEDERAL EMERGENCY MANAGEMENT AGENCY

FLOODWAY DATA

TABLE 2

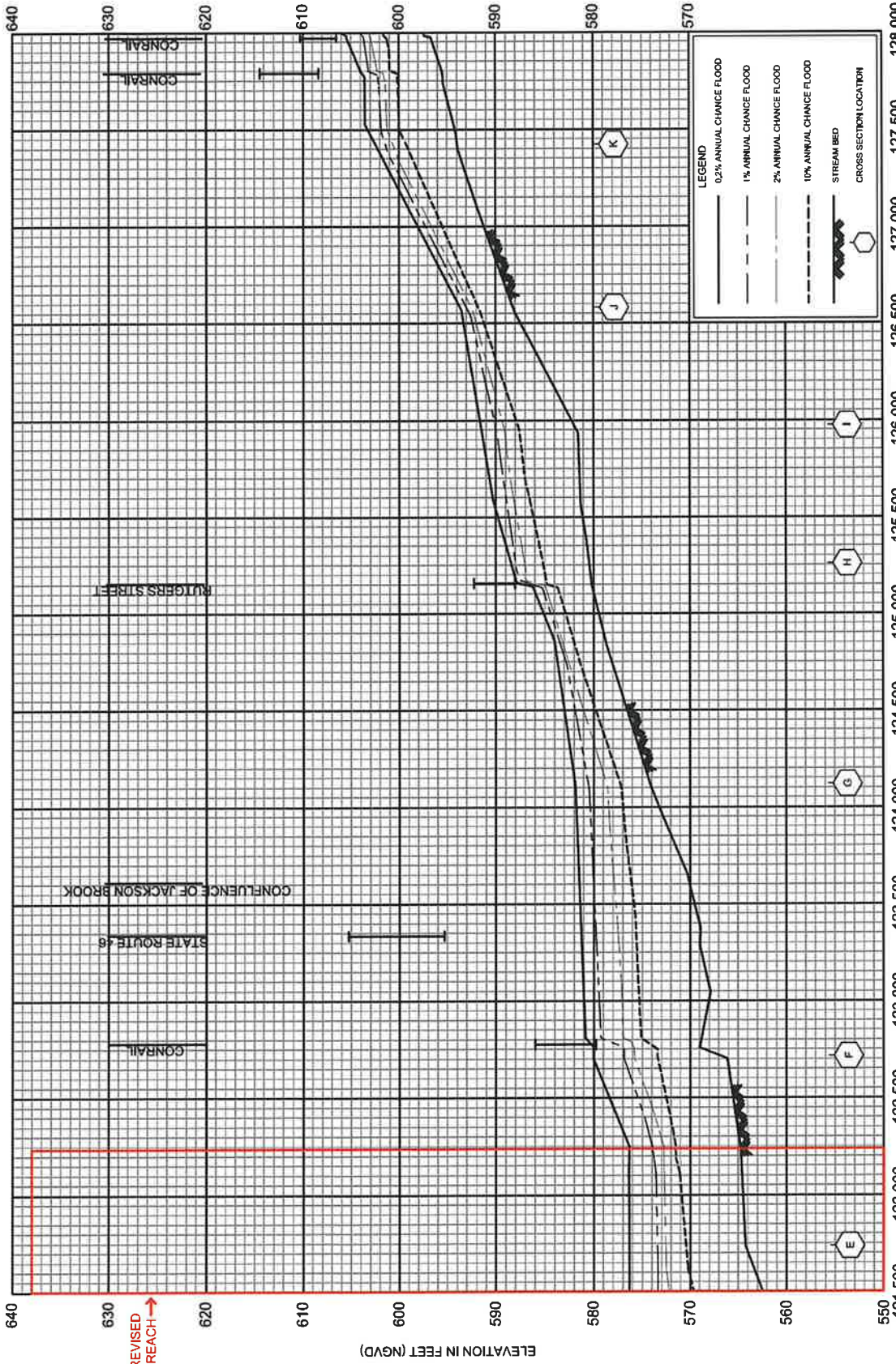
TOWN OF DOVER, NJ  
(MORRIS CO.)

ROCKAWAY RIVER - MCKEELS BROOK - JACKSON BROOK

FLOOD PROFILES  
ROCKAWAY RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY  
TOWN OF DOVER, N.J.  
(MORRIS CO.)

02P



REVISED TO REFLECT LOMR  
EFFECTIVE: February 7, 2020

STREAM DISTANCE IN FEET ABOVE CONFLUENCE WITH PASSAIC RIVER

# 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 Day Pitney

Luke S. Pontier

via email [lpontier@daypitney.com](mailto:lpontier@daypitney.com)

Re: 200' list request

March 13, 2026

**Block 1201, Lots 6.01  
107 Bassett Highway**

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 1201 Lot 6.01  
107 Basset Highway

  
Administrative Officer

3/13/26  
Date


Per Tax Records in Tax Assessor's Office as of March 13, 2026

<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>
510	2		N J TRANSIT CORP	1 PENN PLAZA EAST	NEWARK, NJ	07105-2246
510	2.01		N J TRANSIT CORP	1 PENN PLAZA EAST	NEWARK NJ	07101
510	3		N J TRANSIT CORP	1 PENN PLAZA EAST	NEWARK NJ	07101
510	5		N J TRANSIT CORP	1 PENN PLAZA EAST	NEWARK NJ	07101
511	1		TOWN OF DOVER	37 N SUSSEX ST	DOVER NJ	07801
512	3		TENGCO, JOHN DANIEL ESTRERA	2 RANDOLPH AVE	DOVER NJ	07801
512	4.02		CATIZONE CESARE R	24 CALAIS RD	RANDOLPH NJ	07869
512	5		MCARDLE, KEVIN / SCRIVANI, TIMOTHY	92 RIPPLEWOOD DR	LAKE HOPATCONG NJ	07849
515	1		TOWN OF DOVER	37 N SUSSEX ST	DOVER NJ	07801
615	3		ONE RT 46 LLC	1 US HWY 46	DOVER NJ	07801
615	3	B01	ONE RT 46 LLC	1 U S HWY 46	DOVER, NJ	07801
615	3.01		DOT OF NJ	1035 PARKWAY AVE-POB 616	TRENTON NJ	086125-0616
1201	1		DOT OF NJ	1035 PARKWAY AVE - POB 616	TRENTON NJ	08625-0616
1201	6		63-105 BASSETT HIGHWAY LLC	71 BASSETT HIGHWAY	DOVER, NEW JERSEY	07801
1204	1		VILLAGE DEVELOPMENT LLC	34 E BLACKWELL ST	DOVER, NJ	07712
1204	2		GIBBS HARRY JR	63 TAMARACK RD	ANDOVER NJ	07821
1204	5		SHEIKH MOHAMMAD ANIS & MUSARRAT	83 W BLACKWELL ST	DOVER NJ	07801



MORRIS COUNTY, NJ  
 ANN F. GROSSI, COUNTY CLERK  
 DEED-OR BOOK 23997 PG 265  
 RECORDED 01/19/2021 14:30:49  
 FILE NUMBER 2021004790  
 RCPT #: 1598178; RECD BY: SHoJice  
 RECORDING FEES \$110.00  
 TOTAL TAX \$26,757.50

**Morris County Recording Cover Sheet**



**Honorable Ann F. Grossi, Esq.**  
**Morris County Clerk**

Official Use Only – Realty Transfer Fee

\$13,507.50

Official Use Only - Barcode

Date of Document:  
11/12/2020

Type of Document:  
Deed

First Party Name:  
Bassett River Apartments, LLC, a New Jersey limited liability company, incorrectly name Basset River Apartments LLC

Second Party Name:  
West Morris OZF Property Development Company, LLC

Additional Parties:

**THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY**

Block: 1201	Lot: 6.01
Municipality: Town of Dover	
Consideration: \$1,325,000.00	
Mailing Address of Grantee: <div style="font-family: cursive; font-size: 1.5em;">37 Notions Point Park Road, Lake Hopatcong NJ 07849</div>	

**THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGE INFORMATION FOR AN ASSIGNMENT, RELEASE, OR SATISFACTION OF A MORTGAGE OR AN AGREEMENT RESPECTING A MORTGAGE**

Original Book:	Original Page:
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**MORRIS COUNTY RECORDING COVER SHEET**

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

**WARNING: Information contained on the Recording Cover Sheet must exactly match the information within the attached document or the document will be rejected and returned.**

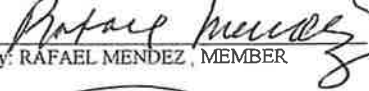
Witnessed By:

Bassett River Apartments, LLC

  
JAY KANETKAR, ESQ  
An attorney at Law of New Jersey

  
By: ALBERT MENDEZ, MANAGING  
MEMBER

  
Michelle Estornell

  
By: RAFAEL MENDEZ, MEMBER

  
JAY KANETKAR, ESQ  
An Attorney at Law of New Jersey

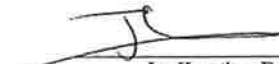
  
By: ORFILIO CHAVIANO, MEMBER

STATE OF NEW JERSEY :  
:  
COUNTY OF ESSEX :

I CERTIFY that on November 12, 2020

Albert Mendez, Managing Member of Bassett River Apartments, LLC, and Orfilio Chaviano, Member of Bassett River Apartments, LLC, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- a. is named in and personally signed this Deed;
- b. is authorized as Managing Member and Member, respectively, of Bassett River Apartments, LLC to sign this deed
- c. signed, sealed and delivered this Deed as his or her act and deed; and
- d. made this Deed for \$1,325,000 as to the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.

  
Jay Kanetkar, Esq.  
An Attorney at Law of New Jersey

STATE OF NEW JERSEY :  
:  
COUNTY OF Middlesex :

I CERTIFY that on November 2, 2020

Rafael Mendez, Member of Bassett River Apartments, LLC, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- a. is named in and personally signed this Deed;
- b. is authorized as Member of Bassett River Apartments, LLC . to sign this deed
- c. signed, sealed and delivered this Deed as his or her act and deed; and
- d. made this Deed for \$1,325,000 as to the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.

**MICHELLE ESTORNELL**  
NOTARY PUBLIC OF NEW JERSEY  
Comm. # 50054012  
My Commission Expires 2/1/2022



===== DEED =====

RECORD & RETURN TO:

William Poppe, Esq.  
2050 Center Ave #300  
Fort Lee, NJ 07024

BEING also described as follows in accordance with a survey prepared by Ferriero Engineering, Inc., dated 10-14-2020:

BEGINNING at the point formed by the intersection of the northerly sideline of Bassett Highway (formerly the Morris Canal) with the northeasterly right-of-way line of lands now or formerly of Norfolk Southern Morris & Essex Div (FKA Erie-Lackawanna Railroad) Main-Line Class 1 as said right-of-way is laid down on plat entitled "Right of Way and Track Map, Sheet V-1 of 43, dated 1931, last revised July 26, 1945 concerning said right-of-way, and running; thence

(1) Along the said northeasterly right-of-way line of Norfolk Southern Morris & Essex Div (FKA Erie-Lackawanna Railroad) Main-Line Class 1, North 44 degrees 45 minutes 46 seconds West, 72.34 feet to a point; thence

(2) South 45 degrees 14 minutes 14 seconds West, 17.67 feet to a point; thence

(3) North 45 degrees 44 minutes 46 seconds West, 200.25 feet to a point; thence

(4) North 45 degrees 45 minutes 14 seconds East, 17.67 feet to a point thence

(5) North 34 degrees 03 minutes 36 seconds West, 68.24 feet to a point; thence

(6) North 00 degrees 16 minutes 06 seconds East, 10.00 feet to a point; thence

(7) North 28 degrees 44 minutes 14 seconds East, 10.00 feet to a point; thence

(8) North 65 degrees 44 minutes 14 seconds East, 83.00 feet to a point; thence

(9) North 64 degrees 30 minutes 54 seconds East, 193.90 feet to a point; thence

(10) By a new line through the tract of which this is a part and crossing the Rockaway River and along the easterly line of the building on the premises described and the projection of said easterly line of said building, South 15 degrees 22 minutes 46 seconds East, 365.61 feet to a point on the northerly sideline of Bassett Highway; thence

(11) Along the northerly sideline of Bassett Highway, South 71 degrees 34 minutes 14 seconds West, 126.85 feet to the point and place of BEGINNING.

**FOR INFORMATION PURPOSES ONLY:** BEING known as 107 Bassett Highway, Tax Lot 6.01, Tax Block 1201 on the Official Tax Map of the Town of Dover, NJ.

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(Chapter 49, P.L. 1988, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY Morris } SS. County Municipal Code 1409
MUNICIPALITY OF PROPERTY LOCATION Dover Twp

FOR RECORDER'S USE ONLY
Consideration \$1,325,000
RTF \$13,594.50
Date 01/19/21 By [Signature]

\*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Albert Mendez (Name) being duly sworn according to law upon his/her oath,
deposes and says that he/she is the Managing Member in a deed dated November 18, 2020 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 1201 Lot number 6.01 located at
107-111 Bassett Highway, Dover, NJ and annexed thereto
(Street Address, Town)

(2) CONSIDERATION \$ 1,325,000 (Instructions #1 and #5 on reverse side) [X] No prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation
\$2319100 + 90.77 % = \$2554919.03

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #9 on reverse side)
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1988, as amended through C. 68, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)
NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

A. SENIOR CITIZEN Grantor(s) [ ] 62 years of age or over. \* (Instruction #9 on reverse side for A or B)
B. BLIND PERSON Grantor(s) [ ] legally blind or, \*
DISABLED PERSON Grantor(s) [ ] permanently and totally disabled [ ] receiving disability payments [ ] not gainfully employed\*
Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
[ ] Owned and occupied by grantor(s) at time of sale. [ ] Resident of State of New Jersey.
[ ] One or two-family residential premises. [ ] Owners as joint tenants must all qualify.

\*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)
[ ] Affordable according to H.U.D. standards. [ ] Reserved for occupancy.
[ ] Meets income requirements of region. [ ] Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side)
[ ] Entirely new improvement. [ ] Not previously occupied.
[ ] Not previously used for any purpose. [ ] NEW CONSTRUCTION\* printed clearly at top of first page of the deed

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)
[ ] No prior mortgage assumed or to which property is subject at time of sale.
[ ] No contributions to capital by either grantor or grantee legal entity.
[ ] No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1988, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 12 day of November, 2020
[Signature] Signature of Deponent ALBERT MENDEZ Grantor Name
[Signature] Deponent Address 7 Normandy Court, Manalapan, NJ Grantor Address at Time of Sale
Jay Kanelker, Esq. xxx-xxx-423 Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY
Instrument Number 2021004798
Deed Number Book 2319 Page 265
Deed Dated 11/17/20 Date Recorded 01/19/21

County recording officers shall forward one copy of each RIF-1 form when Section 3A is completed to: STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at: www.state.nj.us/treasury/taxation/rtfaffidavit.htm

**RESOLUTION**  
**Town of Dover**  
**Planning Board**  
**In the Matter of West Morris OZF Property Development Company LLC**  
**Application Number P21-11**  
**Decided on November 10, 2021**  
**Memorialized on December 8, 2021**  
**Preliminary and Final Major Site Plan Approval with Variance Relief**

**WHEREAS**, West Morris OZF Property Development Company LLC (hereinafter the “Applicant”) has made application to the Dover Planning Board for preliminary and final major site plan approval for property known as Block 1201, Lot 6.01, as shown on the Tax Map of the Town of Dover located at 107 Bassett Highway, in the BHRPA Zone (hereinafter the “Subject Property”); and,

**WHEREAS**, the Board determined it had adequate and appropriate jurisdiction as required under not only the Municipal Land Use Law but specific directives of the New Jersey Department of Community Affairs Bureau of Local Government Services allowing for virtual meetings to be held with all participants appearing through virtual meetings; and,

**WHEREAS**, a public hearing was held on November 10, 2021, after the Board determined it had jurisdiction; and,

**WHEREAS**, the Applicant was represented by John P. Wyciskala, Esq.

**NOW THEREFORE**, the Planning Board makes the following findings of fact, based on evidence presented at its public hearing, at which a record was made.

The application before the Board is a request for preliminary and final major site plan approval for the Subject Property.

Mr. Wyciskala provide an introduction to the application. He stated that the property was previously used as a Food Fair Supermarket, and after it closed, a number of other uses. The most recent use was as a New Jersey Department of Labor Office and as a candy and tobacco warehouse.

as a result of the construction of the riverfront walkway, islands in the parking areas and other changes. Drainage will continue to be to the Rockaway River. There will be plantings along the Rockaway River and street trees along the public right-of-way.

The setback variance is necessary because of the location of the building. To comply with the buffer requirements, it would be necessary to demolish and reconstruct the building, which is not contemplated in this project.

The building will be used for indoor sports, such as soccer and volleyball.

Mr. Ferriero then reviewed the Board Engineer's Report dated November 4, 2021. Mr. Ferriero reported that he had conversations with Steven Hoyt, the Board Engineer. Mr. Hoyt confirmed the conversations. Mr. Ferriero reported that the Applicant would be obtaining New Jersey Department of Environmental Protection Permits by Rule. This is because of the minor nature of the changes and, therefore, an Environmental Impact Statement should not be required. Mr. Boyd agreed with that assessment.

Testimony was provided as to the reasons a 25 foot buffer could not be provided, the reasons that the parking variance is required, the anticipated stormwater conveyance and management on-site, and proposed building signage. The Applicant agreed to the requested changes contained in the Engineer's report.

Signage has not been decided. If there is a variance from what is permitted by the Town Ordinances, the Applicant acknowledged that they will need to appear before the Board. Utility service to the site was discussed .

There was a discussion about lighting. The Applicant will comply with the lighting requirements of the Redevelopment Plan.

In reviewing the application, plans and testimony, the Board concludes the Applicant has met the minimum requirements of the Municipal Land Use Law and Case Law to a sufficient degree so as to enable the Board to grant the relief being requested. This parcel has been the subject of a number of plans in the past none of which came to fruition. The parcel itself is in an important location since it serves as a gateway to the downtown area. The Board concludes that the plans shown are appropriate in this instance, consistent with the Ordinance and clearly represent an enhancement to this section of the municipality. Further, the actual use as an indoor sports facility is one which clearly benefits not only Dover but also the surrounding area. In conjunction with the site plan, the Applicant also sought variance relief for parking to permit the maximum buffer provided possible. This relief is pursuant to N.J.S.A. 40:55D-70c.

The Municipal Land Use Law, at N.J.S.A. 40:55D-70c provides Boards with the power to grant variances from strict bulk and other non-use related issues when the applicant satisfies certain specific proofs which are enunciated in the Statute. Specifically, the applicant may be entitled to relief if the specific parcel is limited by exceptional narrowness, shallowness or shape. An applicant may show that exceptional topographic conditions or physical features exist which uniquely affect a specific piece of property. Further, the applicant may also supply evidence that exceptional or extraordinary circumstances exist which uniquely affect a specific piece of property or any structure lawfully existing thereon and the strict application of any regulation contained in the Zoning Ordinance would result in a peculiar and exceptional practical difficulty or exceptional and undue hardship upon the developer of that property. Additionally, under the c(2) criteria, the applicant has the option of showing that in a particular instance relating to a specific piece of property, the purpose of the act would be advanced by allowing a deviation from the Zoning Ordinance requirements and the benefits of any deviation will substantially outweigh any detriment. In those

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board that the application of West Morris OZF Property Development Company LLC for Block 1201, Lot 6.01, as shown on the Tax Map of the Town of Dover located at 107 Bassett Highway, in the BHRPA Zone, requesting preliminary and final major site plan approval with variance relief is granted pursuant to N.J.S.A. 40:55D-46, N.J.S.A. 40:55D-50 and N.J.S.A. 40:55D-70c, subject to the following terms and conditions:

1. The development of this parcel shall be implemented in accordance with the plans submitted and approved.
2. The signs will be consistent with the style of the building.
3. The average buffer width is to be provided.
4. Certain graded areas will be leveled out so as to prevent washout. There will be gravel area buffers. This will all be subject to the approval of Town professionals.
5. The Applicant will provide an Easement for the walkway to be consistent with the Redevelopment Plan. The form of Easement will be subject to the approval of the Town professionals.
6. All existing Easements for walkways and stairs will be retained.
7. The riverfront walkway will be constructed in accordance with the requirements of the Redevelopment Plan.
8. The Applicant will provide plans showing the colors and materials on the exterior, which shall be subject to the review and approval of the Town professionals.
9. Payment of all fees, costs, escrows due or to become due. Any monies are to be paid within twenty (20) days of said request by the Board's Secretary.
10. Certificate that taxes are paid to date of approval.

## Application Description

The Applicant does not propose any site improvements. The proposed scope of work is limited to an interior fit-out and occupancy of a portion of the existing unfinished basement – approximately 2,910 SF – for use as a baseball training area with batting cages and associated training facilities.

## Submission Waivers

The Applicant proposes interior improvements to an existing building on a generally flat, already improved site. Given the modest scope of improvements, limited exclusively to interior changes to finish a portion of an existing unfinished basement on an already improved site with existing utility service, the Applicant requests various submission waivers as identified in the submitted checklists. Further details relating to specific waiver requests beyond the above stated reason are provided below:

- Administrative Checklist #5: Environmental Impact Statement

See response above – limited scope of improvements

- Administrative Checklist #7: Wetlands Certification

See response above – limited scope of improvements with no modification to improved surfaces.

- Administrative Checklist #8: Morris County Planning Board Application

The Applicant intends to submit its application to the MCPB following submission to the Dover Planning Board and prior to its hearing before the Dover Planning Board; the Applicant anticipates a Letter of No Interest / Exemption given the limited scope of improvements and no on-site vehicular circulation.

- Preliminary Site Plan Checklist #1: Date, Scale, North Arrow, Block & Lot, Zoning Districts, Revision Dates

Partial waiver requested from north arrow, block & lot numbers, and zoning district, as the submission of proposed improvements is limited to the basement plan. Block and lot numbers are provided on other application submission documents. The site is within the Bassett Highway Redevelopment Plan Area, wherein the proposed indoor recreation use is permitted, and no site improvements are proposed that implicate Plan zoning requirements.

- Preliminary Site Plan Checklist #2: Key Map

The application submission of proposed improvements is limited to the basement plan. Additional submissions are provided to orient the Board to the context of the site, including the as-built survey, previously approved architectural plans, and FEMA floodmap.

- Preliminary Site Plan Checklist #6: Zoning Requirements and Variance Requests

There are proposed site improvements that would impact setbacks, lot coverage, or compliance with other bulk standards. The proposed project fall under "all other permitted nonresidential uses," pursuant to Section 3.03.04.j.2 of the Bassett Highway Redevelopment Plan, for which "there shall be no off-street parking requirements."

- **Preliminary Site Plan Checklist #8: Wetlands Delineation**  
See response above – limited scope of improvements with no modification to improved surfaces.
- **Preliminary Site Plan Checklist #14: Storm Drainage Profiles**  
See response above – limited scope of improvements
- **Preliminary Site Plan Checklist #15: Sanitary Sewer Profiles**  
See response above – limited scope of improvements
- **Preliminary Site Plan Checklist #16: Potable Water Supply**  
See response above – limited scope of improvements
- **Preliminary Site Plan Checklist #17: Identification of Proposed Open Space**  
See response above – limited scope of improvements
- **Preliminary Site Plan Checklist #18: Soil Erosion and Sediment Control Plan**  
See response above – limited scope of improvements
- **Preliminary Site Plan Checklist #19: Landscaping Plan**  
See response above – limited scope of improvements
- **Preliminary Site Plan Checklist #20: Lighting Plan**  
See response above – limited scope of improvements
- **Preliminary Site Plan Checklist #22: Comparison of Zoning Regulations**  
See response above to Preliminary Site Plan Checklist #6: Zoning Requirements and Variance Requests
- **Preliminary Site Plan Checklist #24: Designation of Yards**  
See response above – limited scope of improvements, as well as to Preliminary Site Plan Checklist #6: Zoning Requirements and Variance Requests
- **Preliminary Site Plan Checklist #25: Soil Removal Plan**  
See response above – limited scope of improvements with no soil removal proposed
- **Preliminary Site Plan Checklist #26: Soil Fill Plan**

See response above – limited scope of improvements with no soil fill proposed

- Preliminary Site Plan Checklist #27: Tree Removal Plan

See response above – limited scope of improvements with no tree removal proposed

- Preliminary Site Plan Checklist #28: Drainage Calculations

See response above – limited scope of improvements

- Preliminary Site Plan Checklist #29: Stormwater Management Plan

See response above – limited scope of improvements

- Preliminary Site Plan Checklist #31: Steep Slope Designation and Calculations

See response above – limited scope of improvements

- Preliminary Site Plan Checklist #33: Site Plan, Reference to Survey

An as-built survey is provided; proposed improvements are limited to the provided basement plan.

Sincerely,



Marc Lincer, AICP/PP, CAPM

March 10, 2026