

Remo A. Caputo

March 21, 2023

Paula Mendelsohn, Board Secretary
Town of Dover Planning Board
100 Princeton Avenue
Dover, New Jersey 07801

***Re: Acro Blending & Packaging, LLC
Application for Minor Site Plan Approval
Before the Town of Dover Planning Board
Block 1901 Lot 2 Town of Dover NJ.
126 E. Dickerson Street, Dover, NJ***

Dear Ms. Mendelsohn:

Please be advised that this office represents Acro Blending & Packaging, LLC, with regard to the above referenced Application for Minor Site Plan Approval. It is my understanding that the application has now been deemed complete and is presently scheduled for the April 17, 2025 meeting of the Town of Dover Planning Board. Therefore, enclosed please find the following:

1. Seventeen (17) additional copies of my initial application submission letter dated February 18, 2025;
2. Seventeen (17) additional copies of the completed Land Use Application;
3. Seventeen (17) additional copies of a completed Development Checklist - Administrative;
4. Seventeen (17) additional copies of a completed Minor Site Plan Development Checklist;
5. Seventeen (17) additional copies of a List of the Property Owners within 200 feet of Block 1901 Lot 2 Town of Dover; and Utilities list, per N.J.S.A 40:55D-12h, provided by Kyrillos Girgis, Administrative officer, for the Town of Dover and dated January 23, 2025;
6. Seventeen (17) additional copies of the current owner deed for the subject property;
7. Seventeen (17) additional copies of a Resolution of the Town of Dover Planning Board, In the Matter of 127 Classic Realty LLC, Application Number P23-13 Decided on August 23, 2023, Memorialized on September 27, 2023, granting Minor Site Plan Approval.

Ms. Paula Mendelsohn, Board Secretary
Town of Dover Planning Board
March 27, 2025
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8. Twenty (20) copies of a Morris County Planning Board Application together with cover letter forwarding same, together the County application fee and one hard copy of the all plans and drawings, to the Morris County Planning Board. A copy was also sent electronically.

9. Twenty (20) copies of an Exemption Notice from the Morris County Planning Board, dated March 20, 2025.

10. Seventeen (17) additional copies of a signed and sealed drawings entitled "Minor Site Plan, prepared by: Suburban Consulting Engineers, Inc. 96 U.S. Highway 206, Flanders, NJ 07835, dated January 24, 2025, consisting of three (3) sheets;

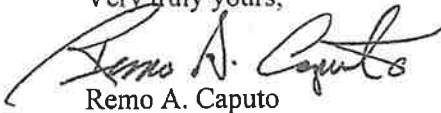
11. Twenty (20) copies of a Location Floor Plan entitled "Proposed Location Floor Plan for Warehouse on 126 East Dickerson, Dover, NJ" Prepared by Scott C. Bella, Architect, 65 Glen Avenue, Unit #3 Glen Rock, NJ 07452, dated March 18, 2025, consisting of one (1) page;

The Certification of Tax Collector indicating that all taxes and assessments on the subject property are current will be submitted under separate cover.

It is my understanding that the application has been deemed complete and is on the agenda of the Town of Dover Zoning Board of Adjustment for a public hearing on April 17, 2025. Proof of Mailing and Proof of Publication of the property owners notice will be provided upon my receipt of the Affidavit of Publication from the Daily Record. Please advise if anything further is required.

Thank you for your courtesy and consideration.

Very truly yours,



Remo A. Caputo

RAC/rc
Enclosures

cc: Acro Blending & Packaging, LLC
Jeanine Parlato, P.E. Suburban Consulting Engineers, Inc.

Remo A. Caputo

February 18, 2025

Mr. Kyrillos Girgis, Board Secretary
Town of Dover Planning Board
100 Princeton Avenue
Dover, New Jersey 07801

*Re: Acro Blending & Packaging, LLC
Application for Minor Site Plan Approval
Before the Town of Dover Planning Board
Block 1901 Lot 2 Town of Dover
126 E. Dickerson Street, Dover, NJ*

Dear Mr. Girgis:

Please be advised that this office represents Acro Blending & Packaging, LLC , with regard to the above referenced Application for Minor Site Plan Approval.

Enclosed, therefore, please find the following:

1. My client's checks in the amount of \$600.00 representing the application fee; My client's check in the amount of \$1,000.00 representing the professional fee escrow;
2. One (1) copy of a completed W-9. Please note that the Applicant's EIN number is omitted from the electronic copy for cyber security reasons;
3. An original and two (2) copies of completed Land Use Application;
4. Three (3) copies of a completed Development Checklist -Administrative;
5. Three (3) copies of a completed Minor Site Plan Development Checklist;
6. Three (3) copies of a List of Property Owners within 200 feet of Block 1901 Lot 2 Town of Dover; and Utilities list, per N.J.S.A 40:55D-12h, provided by Kyrillos Girgis, Administrative officer, for the Town of Dover and dated January 23, 2025;
7. Three (3) copies of the current owner deed for the subject property;
8. Three (3) copies of Resolution of the Town of Dover Planning Board, In the Matter of 127 Classic Realty LLC, Application Number P23-13 Decided on August 23, 2024, Memorialized on September 27, 2023, granting Minor Site Plan Approval.

Mr. Kyrillos Girgis, Board Secretary
Town of Dover Planning Board
February 18, 2025
Page 2 of 2

9. Three (3) copies of signed and sealed copies of drawings entitled "Minor Site Plan, prepared by: Suburban Consulting Engineers, Inc. 96 U.S. Highway 206, Flanders, NJ 07835, dated January 24, 2025, consisting of three (3) sheets;

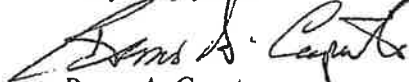
10. Per my conversation with William Isselin, due to a recent change in the Morris County Planning Board procedures, the County applications are now submitted electronically with two hard copies following. However, a copy of the completed application form is not generated until the complete package has actually been submitted electronically. Therefore, three (3) copies of a completed Morris County Planning Board Application will be forwarded to you under separate cover, upon the County application having been generated and received.

The Certification of Tax Collector indicating that all taxes and assessments on the subject property are current will be submitted under separate cover.

Per your instructions at our meeting on January 21, 2025 an electronic copies of the documents enclosed herein are also being forwarded to you simultaneously herewith. It would be greatly appreciated if you would have the enclosed Application reviewed as to "completeness" and advise me as soon as possible as to its status. As soon as the Application has been deemed complete I will submit the balance of the seventeen (17) required number of Application packages and request that the matter be placed on the Board's next available agenda.

Thank you for your courtesy and cooperation in this matter.

Very truly yours,



Remo A. Caputo

RAC/rc
Enclosures

cc: Acro Blending & Packaging, LLC
Jeanine Parlato, P.E. Suburban Consulting Engineers, Inc.



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

LAND USE APPLICATION

FOR TOWN USE ONLY

For Action By : ☐ Planning Board ☐ Zoning Board of Adjustment
Application No.: _____ Date Filed: _____
Application Fees: _____ Initial Escrow Deposit: _____
Taxes Paid To: _____ Meeting Date: _____
Referrals: ☐ Police ☐ Fire ☐ Tax Assessor ☐ Shade Tree ☐ MCPB ☐ Other :

APPLICANT

Name: Acro Blending & Packaging, LLC
Address: 1 Ackerman Avenue, Clifton, NJ 07011
Telephone Number: 201-615-5873

Applicant is a : ☐ Corporation ☐ Partnership ☐ Individual ☒ LLC

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

Name	Address	Interest
1. <u>Christian Monne</u>	<u>39 Graydon Terrace, Clifton, NJ 07013</u>	<u>30%</u>
2. <u>Jack Solek</u>	<u>5000 Riverdale Avenue, Riverdale, NJ 07457</u>	<u>70%</u>
3. _____	_____	_____

SUBJECT PROPERTY

Location/Address: 126 E Dickerson Street, Dover NJ 07801
Block: 1901 Lot(s): 2

APPLICATION TYPE

SUBDIVISION:

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

Number of lots to be created (including remainder): _____

Number of proposed dwelling units (if applicable): _____

SITE PLAN:

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

Area to be disturbed: N/A Number of proposed dwelling units (if applicable): N/A

Existing Use(s): Vacant 7,000sf space in a 65,500 sf building

Proposed Use(s): Warehousing, blending, repacking and distribution of stucco and similar materials for the construction industry

VARIANCE(S) / OTHER:

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

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: 127 Classic Realty, LLCAddress: 218 Walsworth Street, Brooklyn, NY 11205

Telephone Number: _____

SUBJECT PROPERTYLocation: 127 E. Dickerson Street, Dover, NJ 07801Block: 1901Lot(s): 2Dimensions: Frontage 936.11ft Depth 196.72 Total Area 237,165sfLast Previous Occupancy: Anty Rigging Company -Storage of crane equipmentProp. Lot Coverage: 45 % Prop. Building Coverage: 27 % Prop. Height of Building: <65

	<u>Yard</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Front		<u>N/A</u>	<u>minus 1.1ft</u>	<u>minus 1.1</u>
Rear		<u>N/A</u>	<u>10.8ft</u>	<u>10.8ft</u>
Side		<u>N/A</u>	<u>112.0ft</u>	<u>112.8ft</u>

Prevailing setback of adjacent buildings within subject block: 12ft**ZONING DISTRICT(S)**RESIDENTIAL

- ☐ R-1 (Single-Family-7,500 SF)
☐ R-3 (Double Family-7,500SF)

- ☐ R-1S (Single-Family- Steep Slope)
☐ R-3A (Double Family/Rooming House)

- ☐ R-2 (Single-Family-5,000 SF)
☐ R-4 (Multifamily Garden Apt)

NON-RESIDENTIAL

- ☐ C-2 (General Commercial)
☒ IND (Industrial)

- ☐ C-3 (Commercial - Lt. Ind.-Com.)
☐ IND/OP (Industrial/Office Park)

- ☐ RAD (Redevelopment Area Distr.)

DOWNTOWN DISTRICTS

- ☐ C-1 (Retail Commercial)
☐ D3 (E. Blackwell Bus.)

- ☐ D1 (Station Area)
☐ D4 (S. Downtown)

- ☐ D2 (Blackwell St. Historic)
☐ BHRPA (Bassett Hwy. Redev. Plan Area)

Access Location(s): East Dickerson Avenue, Dover, NJ

Does the subject property contain restrictions, covenants, easements, association by-laws, existing or proposed on the property?

Existing: ☒ Yes (attach copies) ☐ NoProposed: ☐ 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):

N/A

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

N/A

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

Checklist item 10 Partial Waiver. Deed provided, easements shown on site plan. Deed Restrictions and covenants not provided.

Checklist item 19 Waiver for Signed survey - Survey Referenced on Site Plan

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 proposes to occupy the 7,000sf of the 65,500sf building for a warehouse/manufacturing/distribution use. No changes are proposed to the site other than the re-striping of the parking area which will add 7 additional parking spaces, striping of the loading zone and adding signage to identify the applicant's business over the front door. Application is made per requirement of 2023 Resolution of the Dover Planning Board described below and attached hereto.

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

Exterior signage for 7,000sf unit to be occupied, striping for loading area, no other on-site improvements are proposed.

No off-site or off-track improvements are proposed.

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

See attached Resolution of the Town of Dover Planning Board decided August 23, 2023 and memorialized on September 27 2023 granting Minor Site Plan approval for the 65,500 sf building of which the 7,000 sf unit proposed to be occupied by the Applicant is a part. The Resolution required approval of the Planning Board if a use other than warehousing was to occupy the building. The proposed use of the Applicant is warehousing/manufacturing/distribution.

SUBMITTALS

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

Title	No. of Copies	Prepared By
Minor Site Plan, 126 East Dickerson Street, Block 1901 Lot 2	3*	Suburban Consulting Engineers
See attached cover letter forwarding the within application	3*	

* 3 hard copies and one electronic copy are being initially submitted with the balance of the 17 required copies to be submitted upon the application being deemed complete

Propose
To Testify?
(Yes/No)

Telephone _____ Fax _____
Email _____

Applicant's Engineer Jeanine Parlato, P.E., Suburban Consulting Engineers, Inc. Yes
Address 96 U.S. Highway 206, Suite 101, Flanders, NJ 07836

Telephone _____ Fax N/A
Email _____

Applicant's Planning Consultant N/A
Address _____

Telephone _____ Fax _____
Email _____

Other Professional N/A
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

20 day of January February, 2025


NOTARY PUBLIC
REMO A. CAPUTO
Attorney at Law of the State of New Jersey

APPLICANT: Acro Blending & Packaging, LLC

By:

Christian Monne, Managing Member

(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

____ day of _____, 20____

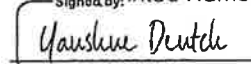
NOTARY PUBLIC

OWNER: 127 Classic Realty, LLC

By:

Yaushue Deutch, Managing Member and CEO

(Printed Name)



1/27/2025

(Signature of Applicant) Owner

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

____ day of _____, 20____

NOTARY PUBLIC

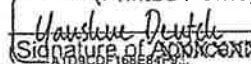
OWNER: 127 Classic Realty, LLC

By:

Yaushue Deutch, Managing Member and CEO

(Printed Name)

1/27/2025



(Signature of Applicant) Owner

APPLICANT: Acro Blending & Packaging, LLC

By:

Christian Monne

(Printed Name)

(Signature of Applicant)

Sworn to and subscribed before me this

20th day of February, 2025

NOTARY PUBLIC

REMO A. CAPUTO

Attorney at Law of the State of New Jersey

Escrow

I understand that the sum of \$ 1,000.00 has been deposited in an escrow account in accordance with the Code of the Town of Dover. I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the additional amount and shall add that sum to the escrow account within fifteen (15) days.

Date

2/20/25

Acro Blending & Packaging, LLC

By:

Signature of Applicant
Christian Monne

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

FOR TOWN USE ONLY

Date Filed: _____

Application No.: _____

Applicant: _____

For Action By: ☐ Planning Board

☐ Zoning Board of Adjustment

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

	BY APPLICANT			BY TOWN	
	<u>Provided</u>	<u>Request Waiver</u>	<u>Not Applic.</u>	<u>Provided</u>	<u>Waiver Granted</u>
Administrative					
1. Application form(s): 17 copies. *	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Completed Checklist form(s): 17 copies *	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Plans prepared by an appropriate licensed professional in accordance with state law: 17 hard copies (1 rolled and unstapled, 16 stapled and folded) and one (1) digital copy (PDF). *	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Signature and seal of the appropriate licensed profession who prepared the plans, on the plans.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Environmental impact statement in accordance with the requirements of §236-63 Environmental impact statement, if required: 17 copies.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Proof of payment of taxes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Certification from the applicant's engineer on any development application stating that no wetlands exist on the property in question, in accordance with the requirements of N.J.A.C. 7:7A, as amended and supplemented, or, in the alternative, any of the following: (a) An exemption certificate issued by the New Jersey Department of Environmental Protection indicating that no wetlands exist on the property in question. (b) A wetlands permit issued pursuant to the New Jersey Administrative Code. (c) A certification by the applicant's engineer that application has been made to the New Jersey Department of Environmental Protection for an exemption or wetlands permit. (d) The applicant shall, in addition, submit a map delineating the wetlands if, in fact, wetlands exist on the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. A complete submission package with appropriate fee, for the Morris County Planning Board for all applicable applications.	<input checked="" 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 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 type="checkbox"/>	<input checked="" type="checkbox"/> PW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* 3 hard copies and one electronic copy are being initially submitted with the balance of the 17 required copies to be submitted upon the application being deemed complete

SITE PLAN - MINOR DEVELOPMENT CHECKLIST

	BY APPLICANT			BY TOWN	
	<u>Provided</u>	<u>Request Waiver</u>	<u>Not Applic.</u>	<u>Provided</u>	<u>Waiver Granted</u>
Site Plan, Minor Application In addition to the Administrative Form, all site plan, minor 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 the 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 and proposed contours (2' intervals) and elevations.	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. The location, use and floor area of each proposed structure.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. The location, design and capacity of proposed off-street parking and loading facilities, pedestrian circulation plans and solid waste and recyclable materials storage. [Amended 8-13-2002 by Ord. No. 21-2002]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. A landscaping plan, including the types, quantity, size and location of all proposed vegetation with planting details. The scientific and common names of all vegetation shall be included.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Rights-of-way, easements and all lands to be dedicated to the municipality or reserved for specific uses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. 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"/>
15. Bearings and distances of all lot lines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. 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"/>

SITE PLAN - MINOR DEVELOPMENT CHECKLIST

17. Such other information or data as may be required by the Planning Board in order to determine that the details of the site plan are in accord with the standards of the required ordinances.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. The designation and calculations of steep slope areas and their adjustment to the developable area of the property in accordance with § 236-21.2, Steep slope development restrictions, where applicable. [Added 7-13-2004 by Ord. No. 21-2004]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. A signed and sealed current property survey prepared by a licensed Land Surveyor depicting the property lines and current conditions on the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. If the site plan is not signed by a licensed Land Surveyor, all existing planimetric features, existing building locations and existing contours shown on the site plan must reference a survey drawing prepared by a licensed Land Surveyor, and said survey, signed and sealed by a licensed Land Surveyor, shall accompany the site plan drawing(s) as required by law.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21. The locations of all existing public utilities along all street/public right of way frontages and property contained easements and adjacent easements, including:					
(a) all water mains and services with material and pipe sizes, valves and hydrants,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) all sanitary sewer lines including pipe size, material, manholes with rim and invert elevations,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) all storm sewer lines including pipe sizes, material, manholes, inlets and other drainage structures with rim and invert elevations.					
(d) All gas, telephone, data and other underground utilities.					
(e) all overhead electric, telephone cable and data lines and services, including utility poles.					
(f) all overhead electric, telephone cable and data lines and services, including utility poles.					

TOWN OF DOVER

Department of Planning & Economic Development

COUNTY OF MORRIS

Mail: 37 NORTH SUSSEX STREET

Office: 100 Princeton Ave.

DOVER, NEW JERSEY 07801

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



Kyrillos Girgis – Planning Board, Board of Adjustment & Historic Preservation Secretary

MEMO

TO: Remo Garito

Re: 200' list request

**Block 1901 Lot 2
126 E. Dickerson Street**

Attached find 200' list for above-mentioned property, as per your request. In addition, please also notice the following:

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

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

New Jersey Verizon
540 Broad Street, Newark, NJ 07101

Cablevision
683 Route 10 East Randolph, NJ 07869

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

Town of Dover Planning Board
37 No. Sussex Street, Dover, NJ 07801 Attn: Kyrillos Girgis

Dover Plaza Condo Association
108 N. Union Avenue Cranford, NJ 07016

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 1901 Lot 2
E. Dickerson Street

126

Per Tax Records in Tax Assessor's Office as of January 23, 2025

Eugene C. Curcio
Administrative Officer

Date

1/23/25

Block	Lot	Unit ID	Owner	Owner Address	Owner City/State	Owner Zip
1901	35		TOWN OF DOVER	37 N SUSSEX ST	DOVER NJ	07801
1901	34		TOWN OF DOVER	37 N SUSSEX ST	DOVER NJ	07801
1901	33		TOWN OF DOVER	37 N SUSSEX ST	DOVER NJ	07801
1214	1.01		UNKNOWN OWNER	UNKNOWN	UNKNOWN	00000
1213	2		DOVER PARKING AUTHORITY PARKING LOT	37 N SUSSEX ST	DOVER NJ	07801
1214	19		NEW JERSEY TRANSIT CORPORATION	MCCARTER HWY & MARKET ST	NEWARK NJ	07101
1214	20		VEGA MANUEL D & ESTHER	60 E DICKERSON ST	DOVER NJ	07801
1214	23		MORMANDO GEORGE S & BARBARA C	124 PENN AVE	DOVER NJ	07801
1804	20		TITUS R KEITH	130 BERRY ST	DOVER NJ	07801
1804	22		DE JESUS FRANCISCO	53 MOUNTAIN AVE	DOVER NJ	07802
1805	5		MATOS, JESSICA	10 HILLCREST AVE	DOVER NJ	07801
1805	6		SCOTT RICHARD	2 HILLCREST AVE	DOVER NJ	07801
1805	7		ASPRAS MARIA	3 PARK PL	DOVER NJ	07801
1901	3.02		AVILES WILMA E	8 PARK PLACE	DOVER NJ	07801
1901	10		TOWN OF DOVER	37 N SUSSEX ST	DOVER NJ	07801
1901	31		TOWN OF DOVER	37 N SUSSEX ST	DOVER NJ	07801
1901	32		TOWN OF DOVER	37 N SUSSEX ST	DOVER NJ	07801

1/23/2025

<u>Block</u>	<u>Lot</u>	<u>Unit ID</u>	<u>Owner</u>	<u>Owner Address</u>	<u>Owner City</u>	<u>Owner State</u>	<u>Owner Zip</u>
1902	2.01		VALLEY NATIONAL BANK % PROP MGMT DEPT	1720 ROUTE 23 NORTH	WAYNE NJ		07470
1902	3		SU CASA COLOMBIA INC	112 E BLACKWELL ST	DOVER NJ		07801
1902	4		81 MORRIS ENTERPRISE LLC	55 LIVINGSTON AVE	DOVER NJ		07801
1902	6		120 EAST BLACKWELL LLC	28 WINONA AVE	LINCOLN PARK NJ		07035
1902	7		EASTERN GLASS DISTRIBUTORS	132 E BLACKWELL ST	DOVER NJ		07801
510	8		NJ TRANSIT CORP	1 PENN PLAZA EAST	NEWARK, NJ		07105-2246
1213	4		NEW JERSEY TRANSIST CORP	1 PENN PLAZA EAST	NEWARK NJ		07105
1805	8.01		COLE, CATHY M LEVY	9 PARK PL	DOVER NJ		07801
1805	10.01		COLE, CATHY/RICHARD	9 PARK PL	DOVER NJ		07801
510	7		N J TRANSIT CORP	1 PENN PLAZA EAST	NEWARK NJ		07101
1804	21		TITUS R KEITH	130 BERRY ST	DOVER NJ		07801
1901	36		UNKNOWN	UNKNOWN	UNKNOWN		00000

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

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

NOTICE OF HEARING

**TO: OWNERS OF PROPERTY WITHIN 200 FEET OF
BLOCK 1901 LOT 2, TOWN OF DOVER, NEW JERSEY
126 EAST DICKERSON STREET, DOVER, NEW JERSEY 07801**

PLEASE TAKE NOTICE:

That the undersigned has applied to the Planning Board of the Town of Dover to grant Minor Site Plan Approval to permit occupancy by the Applicant, Acro Blending & Packaging, LLC, into an approximate 7,000 sf unit located in a 65,500 sf building which is situated on certain property owned by 127 Classic Realty, LLC and located at 126 East Dickerson Street, Dover, New Jersey 07801. The property is located in the IND Industrial Zone and known and designated as Block 1901 Lot 2 on the official tax map of the Town of Dover, Morris County, New Jersey. The Applicant proposes to occupy approximately 7,000sf of the 65,500sf building for a warehouse/manufacturing/distribution use. No changes are proposed to the site other than the re-striping of the parking area which will add 7 additional parking spaces to the 30 spaces approved per a previous Site Plan approval memorialized in a Resolution of the Board on September 27, 2023. This will result in a total of 37 spaces plus a loading zone, also to be striped. Signage of the front door to identify the Applicant's business will also be added. This Application is being made per requirement of the August 23, 2023 Resolution of the Planning Board which was memorialized September 27, 2023 and which granted Minor Site Plan Approval to the 65,500 sf building in which the subject 7,000 sf unit, proposed to be occupied by the Applicant, is a part. The Resolution required approval of the Dover Planning Board if a use other than warehousing was to occupy the building. The proposed use of the Applicant is for warehousing, manufacturing and distribution.

In conjunction with the Application, the Applicant will ask for certain variances, waivers and deviations from the requirements of the Land Development Ordinances of the Town of Dover:

Variances: None

Checklist Item Waivers:


The Applicant will see a partial waiver of Checklist Item 10 of the Administrative Checklist which requires that the deed to the property, deed restrictions, easements and covenants affecting the property be provided. The Applicant has provided only the deed and the restrictions and easements which are shown on the site plan.

The Applicant is also seeking a waiver of Checklist Item 19 of the Minor Site Plan Application Checklist which requires a signed and sealed current survey prepared by a licensed land surveyor be submitted with the application. A signed and sealed survey is not being provided but the survey is referenced on the Minor Site Plan provided.

In addition to the foregoing, the Applicant will request that the Board grant any other waivers, deviations and/or variances, which it may deem necessary, desirable or appropriate with regard to the aforesaid Application.

Any person or persons affected by this Application may have an opportunity to be heard at the meeting to be held on April 17, 2025 at 7:30 P.M. prevailing time at the Town Hall, 37 N. Sussex Street, Dover, NJ 07801 at which time you may appear, if you so desire, either in person, or by authorized agent or attorney and present any objections which you may have to the granting of this Application.

All documents relating to this Application may be inspected by the Public between the hours of 9:00 A.M. and 4:00 P.M. in the Office of the Planning Board Secretary at 100 Princeton Avenue, Dover, NJ 07801.


Renzo A. Caputo, Esq.
Attorney for Applicant, Acro Blending & Packaging, LLC
One Broadway
Suite 201
Denville, New Jersey 07834
(973) 625-3326

Morris County Recording Cover Sheet



Honorable Ann F. Grossi, Esq.
Morris County Clerk

MORRIS COUNTY, NJ
Ann F. Grossi
DEED-OR BOOK 24506 PG 1990
RECORDED 10/11/2022 11:06:32
FILE NUMBER 2022066625
RCPT # 1751162; RECD BY: SKEEFE eRecord
RECORDING FEES 110.00
TOTAL TAX 149,935.00
INDEX FEE

Official Use Only - Realty Transfer Fee

\$ 149,935.00

Official Use Only - Barcode

Date of Document:
2022-09-09

Type of Document:
DEED AND REALTY TAX FEES

First Party Name:
DOTY GROUP LLC

Second Party Name:
127 CLASSIC REALTY LLC

Additional Parties:

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block:

1901,
12.14

Lot:

2
23

Municipality:

DOVER TOWN

Consideration:

12600000.00

Mailing Address of Grantee:

289 Wallabout Street Unit 5A
Brooklyn, NY 11206

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

Original Book:

Original Page:

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.

Prepared by: Jason A. Rubin, Esq.

DEED

8 - This Deed is made on September ^{as of} 9, 2022

BETWEEN Doty Group LLC, a New Jersey limited liability company, having an office with an address of 126 East Dickerson Street, Dover, New Jersey 07801, referred to as the Grantor,

AND 127 Classic Realty LLC, a New York limited liability company, having an address of 298 Wallabout Street, Unit 5A, Brooklyn, New York 11206, referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of TWELVE MILLION SIX HUNDRED THOUSAND AND NO/100 DOLLARS (\$12,600,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of the Town of Dover, County of Morris, State of New Jersey, Block No. 1901, Lot No. 2.

Property. The property consists of the land and all the buildings and structures on the land in the Town of Dover, County of Morris and State of New Jersey. The legal description is:

BEING more particularly described in the legal description attached hereto.

BEING the same premises conveyed to the Grantor herein, by Deed from James and Joseph Management, LLC, dated June 25, 2020 and recorded on July 10, 2020 in the Morris County Clerk/Register's Office in Deed Book 23814, Page 1216.

BEING commonly known and designated 126 East Dickerson Street, Dover, New Jersey 07801.

THIS conveyance is made subject to restrictions, easements and rights of way of record, if any, such facts as an accurate survey of the property would disclose and to zoning laws and ordinances of the Town of Dover.

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

(02852271.DOCX;1)

Old Republic National Title Insurance Company

Commitment for Title Insurance

File Number: ILNJ12475

Adopted 08-01-2016
Technical Corrections 04-02-2018

SCHEDULE A

(Description)

ALL that certain lot, piece or parcel of land, situate, lying and being in the Town of Dover, County of MORRIS, and State of New Jersey:

Tract I- Fee Simple:

BEGINNING at a point on the southerly sideline of South Dickerson Street, said point being the beginning corner as described in Deed Book X-29, Page 395 and from said point of beginning; thence

1. Running along the easterly line of Lot 23 Block 12.14 as shown on the official Tax Maps on the Town of Dover and across the easterly terminus of Monmouth Avenue (not opened), lands of others, and across the easterly terminus of Mountain Avenue (not opened) due South 407.53 feet to a point; thence
2. Running along lands of others, North 88 degrees 47 minutes East, 408.84 feet to a point; thence
3. Making a new line through lands of Cooper and Sullivan due North 170.50 feet to a point; thence
4. Still along same, due East 191.48 feet to a point; thence
5. Still along same, due South 11.64 feet to a point; thence
6. Still along same, due East 355.17 feet to a point; thence
7. Still along the same, on a curve, curving to the left, having a radius of 32.32 feet, an arc distance of 50.77 feet and a chord of North 45 degrees 00 minutes East, 45.71 feet to a point of compound curve; thence
8. Still along same, on a curve curving to the left, having a radius of 40.00 feet, an arc distance of 53.79 feet and a chord of North 38 degrees 31 minutes 31 seconds West, 49.83 feet to the southerly line of an access roadway, said access roadway is part of a parcel to be conveyed to the N.J. Transit by Cooper and Sullivan; thence
9. Running along the southerly line of lands and N.J. Transit and following the southerly line of said access roadway, on a curve, curving to the left, having a radius of 474.00 feet, an arc distance of 60.69 feet and a chord of North 73 degrees 22 minutes 57 seconds West, 60.65 feet to a point; thence
10. Still along same, North 69 degrees 41 minutes 54 seconds West, 253.60 feet to a point; thence
11. Still along same, North 89 degrees 40 minutes West, 60.71 feet to a point; thence
12. Still along same, due North 10.67 feet to a point; thence
13. Still along same, North 81 degrees 52 minutes West, 143.72 feet to a point; thence
14. Still along same, due West 409.72 feet to a point; thence
15. Still along same, North 56 degrees 18 minutes 40 seconds West, 57.69 feet to the point and place of BEGINNING.

Tract II- Easement:

TOGETHER with a 20.00 foot wide drainage easement crossing Lot 9 Block 19.01 and described as follows:

BEGINNING at a point on the most easterly line of Lot 9, Block 19.01 where the same is intersected by the southerly line of lands about to be conveyed to N.J. Transit; thence

This page is only a part of a 2016 AIA* Commitment for Title Insurance issued by Infinity Land Services LLC. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I--Requirements; Schedule B, Part II--Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

TP-SCNJ-272.04
NEW JERSEY LAND TITLE
INSURANCE RATING BUREAU

NIRB 3-00
Last Revised: 09/01/19

Old Republic National Title Insurance Company
Commitment for Title Insurance
File Number: ILNJ12475

Adopted 08-01-2016
Technical Corrections 04-02-2018

1. Running along said easterly line of Lot 9 Block 19.01, South 00 degrees 47 minutes West, 20.00 feet to a point; thence
2. Running through Lot 9 Block 19.01, North 89 degrees 13 minutes West, 53.02 feet to the easterly line of Lot 2 Block 19.01; thence
3. Running along the easterly line of Lot 2 Block 19.01 on a curve, curving to the left, having a radius of 40.00 feet, an arc distance of 22.58 feet, said curve having a chord of North 25 degrees 23 minutes 09 seconds West, 22.28 feet to a point; thence
4. Running parallel to the second course above, South 89 degrees 13 minutes East, 62.85 feet to the point and place of BEGINNING.

TRACT III - Easement:

TOGETHER WITH AND SUBJECT TO the Access Easement Agreement recorded on August 8, 1997 in Deed Book 4615 Page 113.

NOTE FOR INFORMATION ONLY: Being commonly known as 126 East Dickerson Street, Dover, NJ 07801 a/k/a Tax ID Block 1901 Lot 2 in the Town of Dover, County of MORRIS, State of New Jersey.

This page is only a part of a 2016 ACTA® Commitment for Title Insurance issued by Infinitly Land Services LLC. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

TP-SCN-272.04
NEW JERSEY LAND TITLE
INSURANCE RATING BUREAU

NJRB 3-09
Last Revised: 09/01/19

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)

DOTY GROUP LLC

Current Street Address

2 APPLEBLOSSOM COURT

City, Town, Post Office

MONSEY

State

NY

ZIP Code

10952

Property Information

Block(s)

1901

Lot(s)

2

Quarter

Street Address

126 East Dickinson Street

City, Town, Post Office

Dover

State

NJ

ZIP Code

07801

Seller's Percentage of Ownership

100%

Total Consideration

\$12,600,000.00

Owner's Share of Consideration

\$12,600,000.00

Closing Date

09/1/2022

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is a mortgagee conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☒ Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.
☐ Seller did not receive non-like kind property.
8. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. ☐ The real property being sold is subject to a short sale initiated by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
15. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

9/1/22
Date
9/1/22
Date
Natalie Katz
Signature (Seller)
Natalie Katz
Indicate if Power of Attorney or Attorney In Fact
Member
Joel Werzberger
Signature (Seller)
Joel Werzberger
Indicate if Power of Attorney or Attorney In Fact
Member

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(Chapter 49, P.L. 1988, as amended through Chapter 33, P.L. 2003) (N.J.S.A. 49:18-5 et seq.)
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.
STATE OF NEW JERSEY

COUNTY NORRIS } SS. County Municipal Code
MUNICIPALITY OF PROPERTY LOCATION DOVER 1409
FOR RECORDER'S USE ONLY
Consideration 12,600,000.00
RTF paid by seller 149,955.00
Date 11-20-22
*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, Nata Katz (Name) being duly sworn according to law upon solemn oath,
deposes and says that he/she is the Member of Grantor in a deed dated 9/9/2022 transferring
(Business, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property, identified as Block number 1901 Lot number 2 located at
126 E. Dickinson Street, Dover and annexed thereto.
Street Address, Town

(2) **CONSIDERATION** \$ 12,600,000.00 (Instructions #1 and #5 on reverse side) ☒ prior mortgage to which property is subject.
(3) Property transferred is Class 4A ☒ 4C (circle one). If property transferred to 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
12,600,000.00 + 0.00 = 12,600,000.00
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) **EXEMPTION FROM FEE** (See Instruction #8 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. 60, P.L. 2004, for the following reason(s). Please reference to exemption symbol in instrument. Explain in detail.
None

(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 Garfield-Purposes Fees, as applicable, imposed by C. 170, P.L. 1972, C. 119, P.L. 2004, and C. 60, 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 GRANTEE NEED QUALIFY FOR EXEMPTION BY THE INDIVIDUAL.
C. LOW AND MODERATE INCOME HOUSING (Instructions #10 and #12 on reverse side)
☒ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
☒ Meets income requirements of region. ☐ Subject to resale provisions.
(6) **NEW CONSTRUCTION** (Instructions #11 and #13 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 #15, #16, #17 on reverse side)
☐ No prior mortgage assumed or to which property is subject at time of sale.
☐ No contributions to capital by other grantor or grantee legal entity.
☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) **INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED.** (Instruction #18 on reverse side)
☐ Consider any transfer between associated group members as part of the ordinary business
☐ Combined group NJ ID number (Required)
(9) Deponent makes this Affidavit in Justice 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. 2003.
Subscribed and sworn to before me this 22 day of September, 2022.
Signature of Deponent Nata Katz Doty Group LLC
Signature of Grantor 126 E. Dickinson Street, Dover, NJ 07801
Signature of Deponent 126 E. Dickinson Street, Dover, NJ 07801
Deponent Address Grantor Address at Time of Sale
Notary Public and Services
Name of Company of Notary Public Officer
Last Four Digits to Grantor's Social Security Number XXXX 5766

JASON A. RUBIN
ATTORNEY AT LAW
STATE OF NEW JERSEY
FOR OFFICIAL USE ONLY
Instrument Number 202206135 County Norris
Deed Month 09 Book 1509 Page 1999
Deed Date 09-22-22 Date Received 11-20-22

County recording offices shall forward one copy of each RTF-1 form when Section 3A is completed to: STATE OF NEW JERSEY
TO BOX 351
TRENTON, NJ 08646-0351
ATTENTION: REALTY TRANSFER FEE UNIT
The Director of the Division of Taxation to 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/rtf1.htm

RTF-100 (Rev. 3/01/12) STATE OF NEW JERSEY
MUST SUBMIT IN DUPLICATE AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER
(Chapter 49, P.L. 1908, as amended through Chapter 33, P.L. 2008) (N.J.S.A. 46:15-5 et seq.)
PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAVIT

STATE OF NEW JERSEY 100

COUNTY Kings } 83. County Municipal Code 1409

MUNICIPALITY OF PROPERTY LOCATION Dover

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)
Deponent, Yousine Deutch, being duly sworn according to law upon oath, deposes and says that he/she is the member in a deed dated 9/19/2022 transferring real property real property identified as Block number 1901 Lot number 2 located at 126 East Dickerson Street Dover and annexed thereto.

(2) CONSIDERATION \$ 12,600,000.00 (See Instructions #1, #5, and #11 on reverse side)
Entire consideration is in excess of \$1,000,000.

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-3.2 ET SEQ.
(A) Grantor required to select the N.J.A.C. complete (A) by checking off appropriate box or boxes below:
☐ Class 2 - Residential
☐ Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property
☐ Class 4A - Commercial properties (If checked, calculation in (E) required below)
☐ Cooperative unit (four families or less) (See C. 40:40-3.1)
Cooperative units are Class 4C.

(B) Grantor is not required to remit 1% fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below:
☐ Property class. Circle applicable class or classes: 1 3D 4B 4C 1S
Property classes: 1-Vacant Land; 2-Farm property (Dwarfed); 3-Industrial properties; 4-Apartments; 5-Public Property, etc. (N.J.A.C. 18:12-3.2 et seq.)
☐ Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. § 501.
☐ Incident to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and MUST ATTACH COMPLETED RTF-4.
☐ Intercompany transfer between combined group members as part of the unitary business (See Instruction #13 on reverse side)
List the Combined group NUID number (Required)

(C) When grantor transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).

☐ Property class. Circle applicable class or classes: 1 2 3D 4A 4B 4C 1S

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY
Total Assessed Valuation = Director's Ratio = Equalized Valuation
Property Class 4B \$711,900.00 86.26 = \$3,411,316.78
Property Class _____ = _____
Property Class _____ = _____
Property Class _____ = _____

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #6 and #7 on reverse side)
Total Assessed Valuation = Director's Ratio = Equalized Value
_____ = _____
If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized value.

(F) TOTAL EXEMPTION FROM FEE (See Instructions #8 on reverse side)
Deponent attests that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 40, P.L. 1998, as amended through Chapter 33, P.L. 2008, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(4) Deponent makes Affidavit of Consideration for Use by Buyer to induce county clerk or register of deeds to record the deed and exact the fee submitted here-with pursuant to the provisions of Chapter 49, P.L. 1908, as amended through Chapter 33, P.L. 2008.

Subscribed and sworn to before me this 8 day of September 2022
SAMANTHA EVE MERENFELD
Notary Public, State of New York
Reg. No. 01ME6433844
Qualified in KINGS County
Commission Expires 05/23/2026

Signature of Deponent Yousine Deutch
298 Wallabout St,
Unit 3A, Brooklyn
New York, 11206
Signature of Deponent

Signature of Grantor 127 Classic Realty LLC
298 Wallabout St,
Unit 3A, Brooklyn
New York, 11206
Signature of Grantor

County recording officials: forward one copy of each RTF-100 to:
X A 122

STATE OF N.J. - DIVISION OF TAXATION
PO BOX 381
TRENTON, NJ 08646-0381
ATTENTION: REALTY TRANSFER FEE UNIT

FOR OFFICIAL USE ONLY
Instrument Number _____
Deed Number _____
Deed Date 9/19/22
County Morris
Book _____
Page _____
Date Recorded 12/1/22

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

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

DOTY GROUP LLC

By: [Signature]
Nuta Katz, Member

By: [Signature]
Joel Werzberger, Member

STATE OF New Jersey)
COUNTY OF Morris) SS.:

I certify that on September 7, 2022, Nuta Katz, personally came before me and acknowledged under oath, to my satisfaction, that (a) he/she is a Member of the limited liability company named in this Deed; (b) this Deed was signed and delivered by the limited liability company as its voluntary act duly authorized by a proper resolution of its members; and (c) the full and actual consideration paid or to be paid for the transfer of title is \$12,600,000.00. (Such consideration is defined in N.J.S.A. 46:15-5.).

[Signature]
JASON A. RUBIN
ATTORNEY AT LAW
STATE OF NEW JERSEY

STATE OF New Jersey)
COUNTY OF Morris) SS.:

I certify that on September 7, 2022, Joel Werzberger, personally came before me and acknowledged under oath, to my satisfaction, that (a) he/she is a Member of the limited liability company named in this Deed; (b) this Deed was signed and delivered by the limited liability company as its voluntary act duly authorized by a proper resolution of its members; and (c) the full and actual consideration paid or to be paid for the transfer of title is \$12,600,000.00. (Such consideration is defined in N.J.S.A. 46:15-5.).

[Signature]
JASON A. RUBIN
ATTORNEY AT LAW
STATE OF NEW JERSEY

Record and Return to:
Jason Herskowitz, Esq.
Breuer Herskowitz LLP
268 Willoughby Avenue
Brooklyn, New York 11205

(02852271.DOCX;1)

RESOLUTION
Town of Dover
Planning Board
In the Matter of 127 Classic Realty LLC
Application Number P23-13
Decided on August 23, 2023
Memorialized on September 27, 2023
Minor Site Plan Approval

WHEREAS, 127 Classic Realty LLC (hereinafter the "Applicant") has made application to the Dover Planning Board for minor site plan approval for property known as Block 1901, Lot 2, as shown on the Tax Map of the Town of Dover, located at 126 E. Dickerson Street, in the IND/OP Zone Zone (hereinafter the "Subject Property"); and.

WHEREAS, a public hearing was held on August 23, 2023, after the Board determined it had jurisdiction; and.

WHEREAS, the Applicant was represented by Mark J. Brancato, 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 minor site plan approval so as to divide the existing warehouse space and office into two (2) additional rentable tenant spaces for a total of three (3) tenants along with 30 parking spaces on the Subject Property.

Appearing and testifying on behalf of the Applicant was Henry Spitzer, a representative of the Applicant. Mr. Spitzer testified that the property is an approximately 58,000 square foot warehouse with approximately 4,600 square feet of office space. His company currently uses the entire building. The Applicant would like to be permitted to have up to three (3) tenants in the building. Currently there is a wall separating two (2) separate spaces, with walls and doors between those spaces. They would also like to create a third space.

It is the current intention to have two (2) tenants in the building, with the third space in reserve for a potential third tenant.

The current occupant of the property imports table decorations and table furnishings which it distributes to retailers. The current occupant does not have a need for the entire space, and, therefore, they want to subdivide the space.

The proposed second occupant of the building imports special order steel parts for machines. The parts are preordered and would be received in the premises before being further shipped to the end user.

Mr. Spitzer testified that all spaces in the building would be used for warehousing and distribution, with no manufacturing or other operations on the premises. Mr. Spitzer further testified that currently there are approximately ten (10) employees on the premises. He did not know the number of employees that would be utilized by the second occupant.

Mr. Spitzer testified there are 30 parking spaces in the rear of the building. Two (2) ADA spaces are proposed. Currently the Applicant's operation uses three (3) or four (4) parking spaces. No new parking spaces are proposed.

Mr. Spitzer testified that they are proposing a single-gate on the southern section of the property to enclose a proposed storage container. However, it is not anticipated that the gate would be installed or a storage container be used at this time.

Stephen Hoyt, Board Engineer, reviewed his report dated August 16, 2023. Mr. Hoyt had questions about the location of the ADA spaces. The Applicant was amenable to relocating the spaces if necessary to comply with ADA regulations. Mr. Spitzer indicated the Applicant would comply with the Engineer's recommendations as set forth in his letter of August 16, 2023.

Mr. Spitzer agreed that in the event it is proposed to have other permitted uses in the premises, namely uses that are not warehousing and distributing, the property owners and Applicant would need to come before the Board for approval of those uses.

An issue was raised about the aesthetic appearance of the building, particularly the tower. Stephen Hoyt provided a photograph of the tower, which was marked as Exhibit B-1. Mr. Spitzer agreed the tower would be repainted in a solid color.

Mr. Spitzer agreed to make certain exterior improvements to the premises within 90 days of the adoption of the Resolution, including removal of weeds throughout the property, repair or replacement of the paving, restriping the parking areas, replanting the planter bed and providing other landscaping to address the weeds and overgrowth and to repaint the tower of the building in a solid color.

The Board suggested that the tower could be used for a community oriented message such as "Welcome to Dover". The Applicant was amenable to this recommendation.

The meeting was opened up to the public and there were no members of the public present expressing an interest in this application.

NOW THEREFORE, the Planning Board makes the following conclusions of law, based on the foregoing findings of fact.

The application before the Board is a request for minor site plan approval so as to divide the existing warehouse space and office into two (2) additional rentable tenant spaces for a total of three (3) tenants along with 30 parking spaces on the Subject Property.

In reviewing the application, plans and testimony, the Board concludes the Applicant has met the minimum requirements of the Municipal Land Use Law, Case Law and municipal


Ordinances to a sufficient degree so as to enable the Board to grant minor site plan approval at this time. The Applicant shall be required to adhere to the specific conditions contained in this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board that the application of 127 Classic Realty LLC for Block 1901, Lot 2, as shown on the Tax Map of the Town of Dover, located at 126 E. Dickerson Street, in the IND/OP Zone, requesting minor site plan approval is granted pursuant to N.J.S.A. 40:55D-46.1, subject to the following terms and conditions:

1. The development of this parcel shall be implemented in accordance with the plans submitted as part of the application those plans specifically being titled "Preliminary & Final Major Site Plan No. 126 East Dickerson Street Block 1901-Lot 2 Town of Dover, County of Morris, State of New Jersey" prepared by Suburban Consulting Engineers, Inc., dated 7/26/2023, consisting of two (2) sheets.
2. Comply with the recommendations of the Board Engineer in his report of August 16, 2023.
3. Applicant must come back before the Board in the event any spaces in the premises will be used for uses that are permitted in the Zone other than warehousing and distribution.
4. The Applicant will remove weeds, replant the planter box, complete all landscaping, repair or replace paving, restripe the parking lot and paint the tower a solid color on three (3) sides, all of which will be completed within 90 days of the date of approval of this Resolution. A "Welcome to Dover" message may be placed on the tower, subject to final review of the Engineering Department.

5. Applicant will obtain the approval of the Board Engineer and Building Department for proposed community message on tower.
6. Landscaping shall be brought into compliance with plans approved by the Board Engineer and Building Department.
7. All approvals for improvements which are not completed within two (2) years shall expire.
8. There shall be no outside storage without a fence.
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.
11. Morris County Planning Board approval, if necessary.
12. The Applicant shall be bound to comply with the representations made before this Board by the Applicant at the public hearing and the same are incorporated herein and are representations upon which this Board has relied in granting the approval set forth herein and shall be enforceable as if those representations were made conditions of this approval
13. Subject to all other applicable rules, regulations, ordinances and statutes of the Town of Dover, County of Morris, State of New Jersey, or any other jurisdiction.

The undersigned secretary certifies the within resolution was adopted by this Board on August 23, 2023, and memorialized herein pursuant to N.J.S.A. 40:55D-10(g) on September 27, 2023.


Rafael Rivera, Chairman

The vote on the Resolution was as follows:

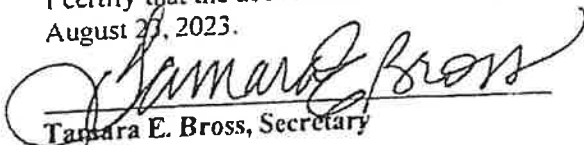
FOR: 4

AGAINST: 0

ABSTAIN: 0

Board Member(s) Eligible to Vote: Commissioners Isselin, Garland, ~~Alderman Santana~~,
Mayor Blackman and Vice Chairman Miller

I certify that the above Resolution is a true copy of a Resolution adopted by the Planning Board on
August 27, 2023.


Tamara E. Bross, Secretary

Dated: 9-27-2023

Prepared by: Louis I. Karp, Esq.

2852730 3

Remo A. Caputo

Attorney at Law

E

Morris County Planning Board
County of Morris
Post Office Box 900
Morristown NJ 07963-0900

***Re: Acro Blending & Packaging, LLC
Application for Minor Site Plan Approval
Before the Town of Dover Planning Board
Block 1901 Lot 2 Town of Dover
126 E. Dickerson Street, Dover, NJ***

Dear Sir/Madam:

Please be advised that this office represents Acro Blending & Packaging, LLC, with regard to the above referenced Application for Minor Subdivision Approval with variances.

Per my conversation with Michael DiGiulio, I have made two attempts to submit this application via the on line portal but have been thus far, unsuccessful. Per Mr. DiGiulio's instructions, I am, therefore, submitting hard copies of this application, via (Lawyers Service) overnight delivery. I am also e-mailing a copy of the enclosed to Mr. DiGiulio.

Enclosed, therefore, please find the following:

1. An original copy of the completed Morris County Planning Board Application Form;
2. One completed copy of the Town of Dover Land Use Application with attachments thereto which, among other things, includes Two (2) copies of signed and sealed drawings entitled "Minor Site Plan - 126 East Dickerson Street, Block 1901 - Lot 2 Town of Dover, County of Morris, New Jersey" prepared by: Suburban Consulting Engineers, Inc. 96 U.S. Highway 206, Flanders, NJ 07835, dated January 24, 2025, consisting of three (3) sheets.

Please advise as to the required fees for this application.

If you require further information, please do not hesitate to contact me.

Thank you for your courtesy and cooperation in this matter.

Very truly yours,

Remo A. Caputo

RAC/rc
Enclosures

cc: Acro Blending & Packaging, LLC
Suburban Consulting Engineers, Inc.



Morris County Land Development Review Application

Morris County Office of Planning & Preservation

SUBMISSION REQUIREMENTS

Subdivision

- All subdivisions must be submitted to the County Planning Board for review.
- Major Subdivisions – will be reviewed for County approval
- Minor Subdivisions – will be reviewed to determine:
 - If the project fronts along a County road; and/or
 - If the project will affect any County drainage facilities.

For those minor subdivisions which meet either one or both of the above criteria, the project will be reviewed for approval. If a minor subdivision does not meet either criteria, an exemption letter will be sent.

Site Plans

Site Plans will be reviewed to determine:

- If the project fronts along a County road; and/or
- If the project contains an amount of impervious surface equal to or greater than one acre (43,560 sq. ft.)

For those site plans which meet either one or both of the above criteria, the project will be reviewed for approval.

If the site plan does not meet either criteria, an exemption letter is sent.

PROCEDURES:

New applications must be submitted to the County Planning Board by the municipal approving authority or by the applicant and accompanied by the transmittal letter stating that the application has also been made to the municipal approving authority.

Development applications revised in response to County Planning Board requirements may be submitted directly to the County Planning Board by the applicant.

Digital copy of final plat and fully signed paper copy of final plat are required prior to filing of final plat at the Morris County Clerk's Office.

REVISIONS:

Subdivision plats and site plans which are revised to comply with the County Planning Board requirements, or would alter a previous County Planning Board approval, must be resubmitted to the County Planning Board for review and approval.

REPORTS:

The County Planning Board has a statutory review period of thirty (30) days from the date of a complete submission. **A complete submission includes payment, a digital copy AND two (2) hard copies of the entire application.**

Upon completion of the County Planning Board review, a report will be mailed to the municipal approving authority with copies mailed to the applicant and his/her engineer. For those site plans and minor subdivisions found to be exempt, a notice of exemption will be mailed to the municipal approving authority.

PAYMENT:

After you submit your application online, we will review it, and then send you an electronic invoice.

You can pay via ACH, Credit Card (AMEX is not accepted), or Check.

If paying via ACH or Credit Card, our processing fees are:

- **Credit Card:** 2.75%
- **ACH:**
 - \$1.75 up to \$50,000
 - \$3.00 up to \$75,000
 - \$6.00 up to \$100,000
 - \$10.00 up to \$150,000
 - \$15.00 up to \$250,000

No fee is required for resubmissions.

MAILED SUBMISSION PACKAGE:

Hard copies of this application and supplementary materials are required.

Follow these instructions for mailing:

1. Two (2) completed copies of the County application form. **When you submit this form electronically, you will receive a PDF copy in your email. Print two copies and send along with the rest of your application.**
2. Two (2) copies of the subdivision or site plan drawings.
3. Two (2) copies of the drainage study (if required by the County Land Development Standards or municipal ordinance).
4. Two (2) copies of the traffic impact study (if required by the County Land Development Standards or municipal ordinance).
5. Two (2) copies of any other supporting materials (if required by the Morris County Land Development Standards or Municipal Ordinance).

Application package should be submitted via mail to:

Morris County Planning Board
P.O. Box 900
Morristown, NJ 07963-0900

Or via personal delivery or overnight (i.e., Fedex, USP, etc.) to:

Morris County Planning Board
30 Schuyler Place, 4th Floor
Morristown, New Jersey 07960

Questions, please call: (973) 829-8120 or email: mcdevreview@co.morris.nj.us

For more information, visit morriscountynj.gov/LandDevReview.

I. Submission Requirements

Is this a new or revised submission?	New
Which municipal board are you submitting this application to?	Town of Dover Planning Board

II. Project Information

Project Name	Minor Site Plan - 126 Dickerson Street, Block 1901 - Lot 2 Town of Dover, NJ
Municipality	Town of Dover,
Block(s) and Lot(s)	Block 1901 Lot 2
Road Frontage Name	Dickerson Street
Applicant's Name	ACRO BLENDING & PACKAGING, LLC
Applicant Phone Number	
Applicant Fax Number	N/A
Applicant Street Address	1 Ackerman Avenue
Applicant Municipality	Clifton
Applicant State	New Jersey
Applicant Zip Code	07011
Applicant Email Address	
Engineer's Name	Jeanine Parlato, P.E.
Engineer's Firm	Suburban Engineering
Engineer Street Address for Correspondence	96 US Highway 206, Suite #101,
Engineer Municipality for Correspondence	Flanders
Engineer State for Correspondence	New Jersey
Engineer Zip Code for	07836

Correspondence	
Engineer Phone Number	
Engineer Email Address	
Attorney's Name	Remo A. Caputo, Esq.
Attorney's Firm	Remo A. Caputo, Attorney at Law
Attorney Street Address for Correspondence	
Attorney Municipality for Correspondence	Denville
Attorney State for Correspondence	New Jersey
Attorney Zip Code for Correspondence	07834
Attorney Phone Number	
Attorney Email Address	

III. Site Data	Applicant proposes to occupy 7,000sf of a 65,500sf building for warehousing, manufacturing and distribution of building materials, No changes are proposed to the site other than re-striping of the parking area. which will add 7 additional parking spaces, and of the loading zone and adding signage to identify the applicant's business over the front door.
What is being proposed?	
Zone District(s) in which property is located:	IND Indutrial zone
Present Use(s) - if mixed-use, complete both Residential and Non-Residential	XXXXXXXX Non-Residential
Non-Residential (for multiple uses, choose MIXED USE and add info to comment field)	Vacant Warehouse/Industrial Space
Is this application for a subdivision or site plan? (Select all that apply)	XXXXXXXX Subdivision Site Plan

Subdivision	
How many acres is the GROSS area of the subdivision tract?	N/A
How many acres is the NET lot area?	N/A
Number of Lots	N/A

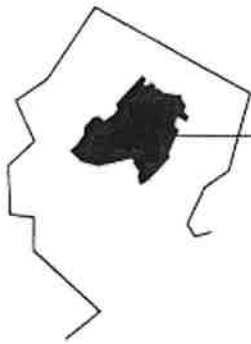
Site Plan

How many acres are in the project area?	5.44 acres
Number of Dwelling Units	N/A
NEW Floor Area (square feet)	N/A
TOTAL Floor Area (square feet)	65,500
NEW Parking Spaces	24
TOTAL Parking Spaces	37
NEW Impervious Surface (square feet)	N/A
TOTAL Impervious Surface (square feet)	106,724.25sf

Upload Attachments

IV. Review Fees and Submit Application

TOTAL	
What payment method will you use to pay your application fee?	Check
Application completed by:	
Signature Data	First Name: <u>Remo</u>
	Last Name: <u>Caputo</u>
	Email Address: <u></u>
	<u></u>
Receipt	



Morris County Planning Board

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

Acro Blending and Packaging, LLC
1 Ackerman Ave
Clifton, NJ 07011

Date: 3/20/2025

EXEMPTION NOTICE

MUNICIPALITY	Dover
BOARD:	Planning Board
PLAT or SITE PLAN NAME:	126 Dickerson Street
APPLICANT:	Acro Blending and Packaging, LLC
LOCATION:	DICKERSON ST

Block: 1901	Lot: 2
-------------	--------

DATE RECEIVED AT THE MCPB: 3/3/2025
MCPB FILE NO: 2025-9-1-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



TODOV23213

January 8, 2025

Mr. Alexander Dougherty
Supervising Planner
Town of Dover
37 N. Sussex Street
Dover, New Jersey 07801

**RE: Resolution Compliance Letter
127 Classic Realty LLC
126 East Dickerson Street
Block 1901 Lot 2
App No: P23-13
App Type: Minor Site Plan
Zone: IND**

Dear Mr. Dougherty,

We have reviewed the following items for the above referenced application:

1. Land Use Application for the above referenced project,
2. Addendum to Application,
3. Plans entitled "Preliminary and Final Major Site Plan No. 126 East Dickerson Street Block 1901 – Lot 2" prepared by Peter D. Chandler, PE and Erin B. Abline, PE, of Suburban Consulting Engineers, Inc. dated July 25, 2023, **last revised 12/13/2024.**

The application is for a Minor Site Plan approval to provide for the installation of interior walls to divide the warehouse space which will be rented to tenants for use as warehouse or other permitted use. The existing building is approximately 58,000 square feet of warehouse and either 4,600 or 5,100 square feet of office space. The existing lot area is 237,165 square feet. The subject property lies within the IND - Industrial zone. **We received a comment response letter dated December 16, 2024.**

We offer the following comments:

1. The Applicant shall provide testimony detailing the existing uses within the building and any current tenants.
Satisfied
Testimony was provided on August 23, 2023. The Applicant had stated that the building is currently used to import table decorations and giftware, repackages and distributes to retail stores.
2. The Applicant shall provide testimony to clarify how many spaces are being proposed to be created by this application. The description within the Addendum to Application is vague and the Site Layout Plan prepared by Suburban Consulting Engineers appears to indicate three separate spaces within the building with each having warehouse and office spaces within it.
 - a. This testimony shall address what uses are specifically proposed.
Satisfied

Testimony was provided on August 23, 2023. The Applicant had stated that the application is for approval to install additional interior walls to create three (3) separate warehouse and office spaces with the intent to rent out one part of the building to a special steel parts importer (a permitted use) and reserve approval for a third tenant.

3. The Site Layout Plan indicates that there are proposed site improvements including the following:
 - a. Parking stall striping including accessible parking spaces.
 - i. The quantity of parking stalls shall be clarified.
 1. The plan indicates that the Applicant is proposing 30 parking stalls where 30 are required. It appears that this is the correct number. It also appears that the two proposed accessible spaces address the ADA requirement for 30 total stalls.
 - a. The plan indicates 58,500 square feet of warehouse and 4,600 square feet of office for the parking calculation whereas the Addendum to Application indicates 58,500 square feet of warehouse and 5,100 square feet of office. This discrepancy shall be clarified in testimony and a revised plan submitted if necessary.

Satisfied
Testimony was provided on August 23, 2023. The Applicant had stated that the total warehouse space is 58,500 SF and total office space is 4,600 SF.
 2. The Addendum to Application indicates 36 parking stalls are being provided where 35 are required.

Satisfied
The Applicant is providing 30 parking stalls where 30 is required.
 - ii. The location of the accessible parking spaces shall be addressed in testimony. Distance to the entrances is concerning given the information presented at this time.
 1. A grading plan ensuring that the accessible spaces are code compliant shall be provided to the Engineering Department.

Satisfied
The Plan has been revised to provide existing spot elevation to ensure code Compliance. Additionally, the accessible parking spaces are now located closer to the middle entrance.
 - iii. Given the proximity of the head of the parking stalls to the building wall, it is recommended that the Applicant consider the installation of wheel stops or some other means of providing protection for the wall.

Satisfied
The Applicant has stated that given the limited number of visitors anticipated at the site, wheel stops will not be necessary.
 - iv. It is recommended that any existing parking stall striping be removed in its entirety upon installation of the new striping.

Satisfied
The Applicant has stated that existing parking stall striping will be removed. A note has been added to the plan.

- b. The existing wall mounted sign is being replaced. The Applicant shall provide testimony describing the proposed signage and a detail of this shall be provided for review.
Satisfied
Testimony was provided on August 23, 2023. The Applicant had stated that any proposed signage will be in compliance with the Town regulations. A detail will be provided prior to construction, as needed.
 - c. There is a callout and details provided related to a "Proposed Fence and Gate". Testimony shall be provided addressing the intent of this installation.
Satisfied
The callout and detail has been removed from the plans. The Applicant provided testimony stating that installation of a fence in the rear may be proposed to allow for outdoor storage.
4. The Applicant shall provide testimony detailing trash collection and disposal given the proposed tenants. It is noted that there is an existing trash enclosure on site.
Satisfied
Testimony was provided on August 23, 2023. The Applicant has stated that the trash collection and disposal will be same as existing.
5. The Applicant shall provide testimony detailing any proposed lighting improvements and provide a plan for review if any are proposed.
Satisfied
Testimony was provided on August 23, 2023. The Applicant has stated that there are no lighting improvements being proposed.
6. Based on a site visit during the week of August 7, 2023, there were instances of property maintenance concerns observed:
 - a. It is recommended that the Applicant provide a proposed landscaping plan to address the observed weeds and overgrowth along the north face of the building and within the planter beds adjacent to the building.
Satisfied
Landscaping features and maintenance notes have been added to the plans. The Applicant had stated that the existing planters will be repaired and replanted.
 - b. The existing asphalt pavement in the area of the proposed parking stall striping was noted to be in poor condition and it is recommended that this be repaired/replaced prior to installation of the new striping.
Satisfied
General Notes #7 has been added to the plans stating that existing asphalt pavement will be repaired/repaved as necessary.
7. The Applicant shall obtain all other applicable approvals required by outside agencies, including but not limited to the Morris County Planning Board, the Dover Fire Department, the Town of Dover Building Department, the Department of Public Works, etc. Copies of said approvals shall be provided to the Board Secretary upon receipt.
Satisfied
All applicable approvals have been provided to the Board.

Based upon our review of the revised plans and response submitted by the Applicant, we find that the application has sufficiently addressed the previously issued engineering comments, and we have no further

comments at this time. Three (3) signed and sealed hard copies of the latest plan set shall be delivered to the Planning Board secretary for Board sign-off. The Applicant shall also coordinate with the Planning Board secretary to establish any applicable construction bonding and escrow requirements prior to the start of construction. A pre-construction meeting also needs to be scheduled with that office.

Very truly yours,
PENNONI ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Stephen C. Hoyt", written over a horizontal line.

Stephen C. Hoyt, PE
Planning Board Engineer



March 10, 2025
TODOV25203

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

RE: ADMINISTRATIVE COMPLETENESS REVIEW LETTER
Acro Blending & Packaging, LLC
126 East Dickerson Street
Block 1901 Lot 2
App No: P25-03
App Type: Minor Site Plan
Zone: IND (Industrial)

Dear Ms. Mendelsohn,

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

1. Land Use Application for the above referenced project,
2. Development Checklist – Administrative,
3. Site Plan Minor Development Checklist,
4. Deed of Property,
5. 200' Owners List
6. Town of Dover Resolution memorialized on September 27, 2023,
7. Plan entitled "Minor Site Plan – 126 East Dickerson Street " prepared by Suburban Consulting Engineers, Inc., dated 01/24/2025 and consists of three (3) sheets,
8. Receipts of paid Application and Escrow Fees.

SUMMARY OF APPLICATION

The subject property identified as Block 1901 Lot 2 currently has a 65,500 square foot warehouse building with approximately 7,000 sf of vacant space. The Applicant proposes to utilize this vacant space for a warehouse/manufacturing/distribution use in accordance with the requirements of the Town of Dover Planning Board Resolution memorialized on September 27, 2023 for a Minor Site Plan Approval. The Applicant proposes site improvements consisting of re-striping the existing parking area and loading zone, and the addition of signage to identify the Applicant's business. The subject property lies within the IND Industrial District.

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

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

Sincerely,
PENNONI ASSOCIATES INC.

A handwritten signature in black ink, appearing to read "Stephen Hoyt", is written over the printed name.

Stephen Hoyt, PE
Board Engineer

ZONING REQUIREMENTS

IND DISTRICT (Industrial)		
Lot Requirements	Required	Existing
Min. Lot Area	see §236-20.D	Lot 2 237,165 sq. ft.
Min. Lot Width at Street Line	N/A	996.6 feet
Setback Requirements		
Yards (Minimum)		
Front Yard Setback	N/A	minus 1.1 feet
Rear Yard Setback	N/A	10.8 feet
Side Yard Setback(One)	N/A	112.0 feet
Side Yard Setback(Both)	N/A	356.6 feet
Other Setback Requirements	see §236-20.E for Buffer Req.	
Max. Lot Coverage	N/A	45 %
Max. Lot Disturbance	N/A	N/A
Max. Building Coverage	N/A	27 %
Max. Height (Feet/Stories)	65 Ft./NA	NO CHANGE
Min. Off Street Parking	SEE PARKING CALCULATIONS CHART	

§236-20.D- Bulk Requirements.
The Minimum area for a lot shall include provisions for off-street parking, and such parking lot may be considered as part of yard space.

§236-20.E- Buffer Requirements
A Fence not exceeding 10 feet in height but not less than six feet in height shall be installed and maintained along all lot lines which form a common boundary with any residential district or school use as part of any site plan approval.

General Notes:

- Sewer and Water Lines shown hereon, were supplied by client.
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject premises: easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and any other facts which an accurate and current title search may disclose.
- No attempt has been made as part of this boundary survey to obtain or show data concerning the existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search may disclose.
- Existing topographic information along proposed parking stalls depicted hereon per actual field instrument survey performed December 3, 2024.
- The site does not contain any environmental constraints such as wetlands, riparian zone, transition area, etc.
- Existing parking stall striping shall be removed.
- Existing asphalt pavement shall be repaired/replaced if necessary prior to the installation of the new striping.

Survey Subject To:

- Rights or Claims of Parties in possession of land not shown by public record.
- Easements or claims of easements not shown by public record.
- Subsurface conditions and/or encroachments not disclosed by an instrument of public record.
- Architectural plans and layouts.

Survey Reference:

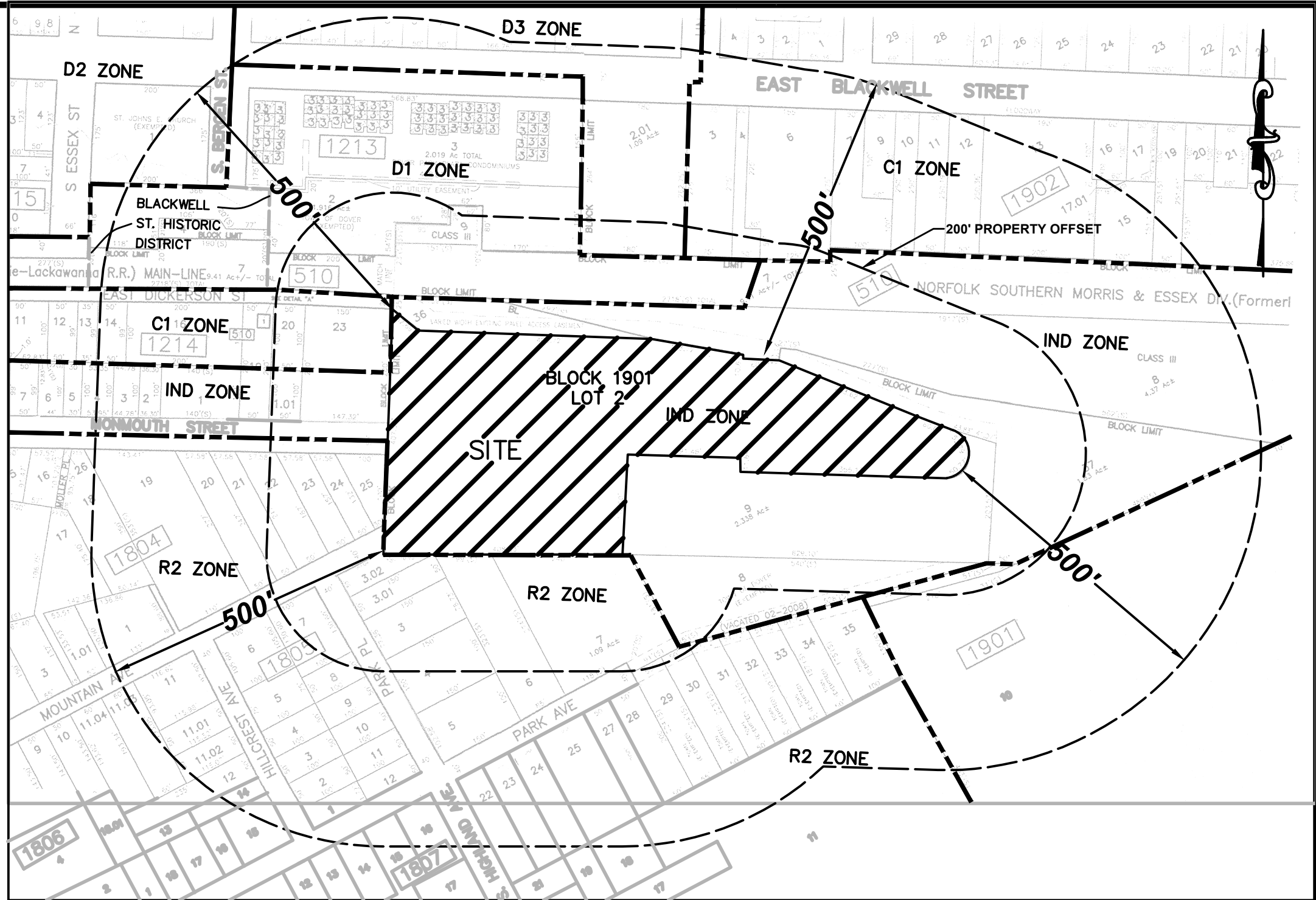
Boundary and Topographic Survey information taken from plan titled "PRELIMINARY/FINAL MAJOR SITE PLAN", prepared by G.C. Stewart Associates, Inc. Dated 11/18/2013.

PROJECT DIRECTORY

OWNER
KEY COMMERCIAL REALTY CORP.
1620 VAUXHALL RD. SUITE 205E
UNION, NJ 07083

APPLICANT
ACRO BLENDING & PACKAGING, LLC.
1 ACKERMAN AVE.
CLIFTON, NJ 07011

SITE ENGINEERING
SUBURBAN CONSULTING ENGINEERS
96 U.S. HIGHWAY 206, SUITE 101
FLANDERS, NJ 07836
973-398-1776



KEY/ZONING MAP
SCALE: 1"=200'±

PLANNING BOARD APPROVAL

APPROVED BY THE PLANNING BOARD OF THE TOWN OF
DOVER, MORRIS COUNTY, NEW JERSEY

PLANNING BOARD SECRETARY

DATE

PLANNING BOARD CHAIRPERSON

DATE

PLANNING BOARD ENGINEER

DATE

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
SHRUBS						
IG	Ilex glabra 'Compacta'	Compact Inkberry	3 gal	18"-24"	4	FULL PLANT
VD	Viburnum dentatum	Viburnum	5 gal	24"-30"	2	FULL PLANT
GROUND COVERS						
JH	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper	3 gal	18"-24"	4	Full Plant

Landscape Notes:

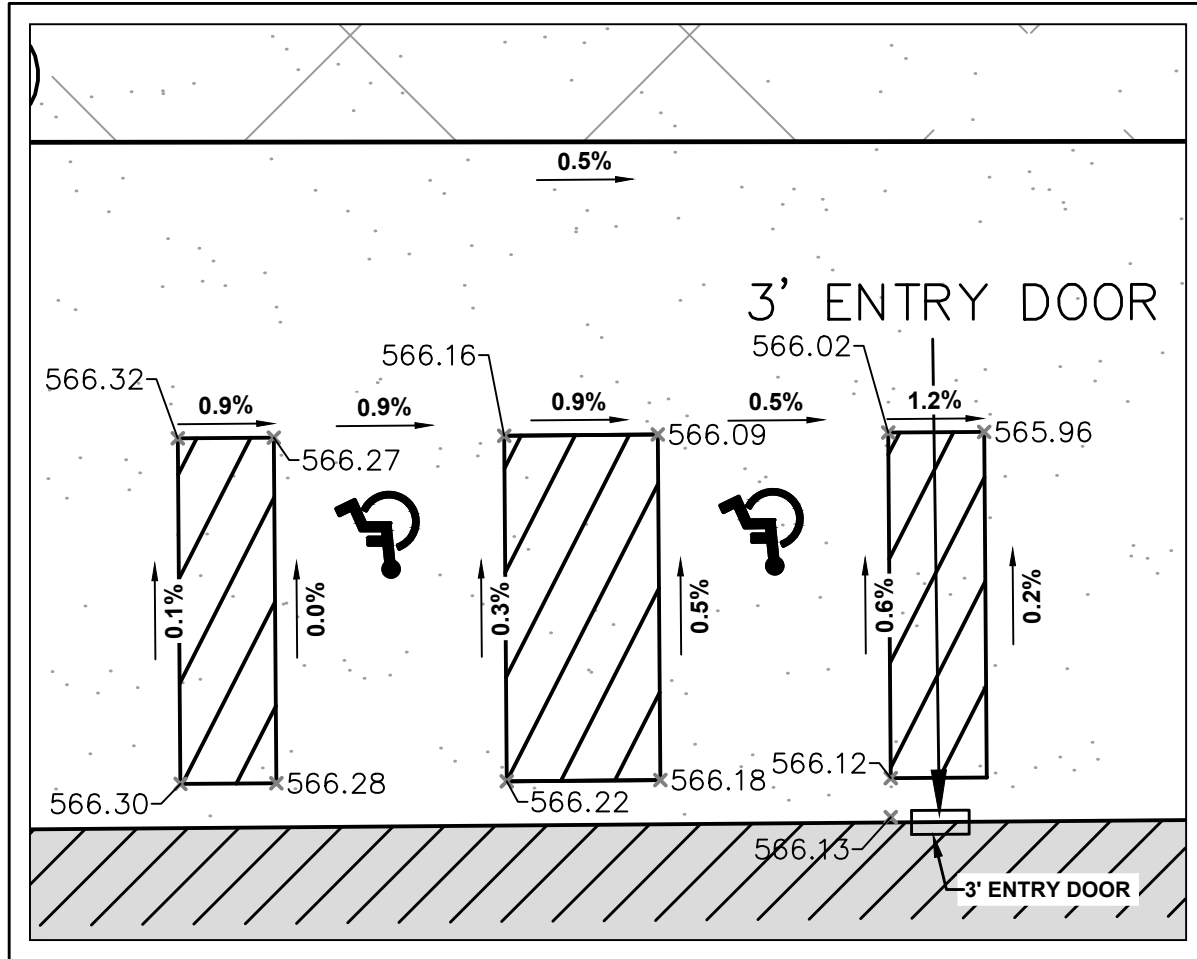
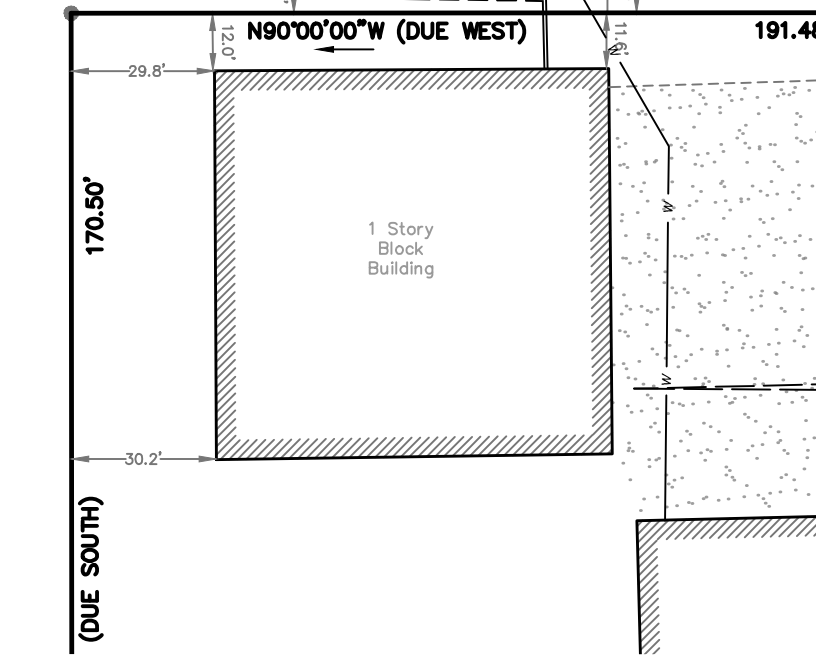
Condition of Approval: During the construction process, Applicant (or Applicant's Contractor) shall remove weeds within planters, pavements and all areas adjacent to the building and trim/remove overgrown plants, as necessary.

Owner (or Owner's Contractor) shall be fully responsible for all future landscaping including, but not limited to, maintenance, care, upkeep, watering, and trimming within the property. This includes the following:

- Removal of weeds within planters, pavements and all areas adjacent to the building.
- Trimming/removal of overgrown plants, as necessary.
- Trees adjacent to walkways and areas of pedestrian traffic must be maintained to assure that any branches must be limbed up to a clearance height of 7 ft. (from all pedestrian surfaces) or pruned back to avoid any interference with the typical path of travel.
- Trees within vehicular sight lines, as illustrated on the landscape plan, are to be trimmed to a clearance height of 7 ft. (from all paved, traveled surfaces), or as otherwise indicated on the plans.
- Vegetative ground cover, shrubs and ornamental plants and grasses must be trimmed so that no portion of the plant exceeds 30 inches above grade (of all paved, travel surfaces) along and within the sight lines of parking lots and ingress-egress ways.
- Fallen plant flowers, fruit, seeds and debris droppings are to be removed immediately from vehicular and pedestrian traffic areas to prevent tripping, slipping or any other hazards.



SCALE: 1"=40'



INSET A
SCALE: 1" = 10'

NOTICE

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DESCRIPTION

REVISIONS

NO.

DATE:

BY:

CHK:

DRAWN BY:

JNL

01/24/2025

CHECKED BY:

JNL

01/24/2025

CHECKED BY:

BRIAN M. DUDDY, PE
NJ PROFESSIONAL ENGINEER
LICENSE NO. 246E05359100

DATE: 01/24/2025

JOSEPH D. PHIL, PLS
NJ PROFESSIONAL LAND SURVEYOR
LICENSE NO. 246S00436300

DATE: 01/24/2025



SUBURBAN CONSULTING
ENGINEERS, INC.

96 US Highway 206, Suite 101
Flanders, NJ 07836 - 973.398.1776

2430 Highway 34, Bldg. A Suite 1R
Wall, NJ 08736 - 732.282.1776

505 Main Street, Suite 314
Hackensack, NJ 07601 - 201.646.1776

EXCELLENCE ♦ ECONOMY ♦ ENVIRONMENT

MINOR SITE PLAN
126 EAST DICKERSON STREET
BLOCK 1901 - LOT 2
TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY

SITE LAYOUT PLAN

PROJECT NUMBER:

SCS-11573.014

DRAWING NUMBER:

C200

SHEET NUMBER:

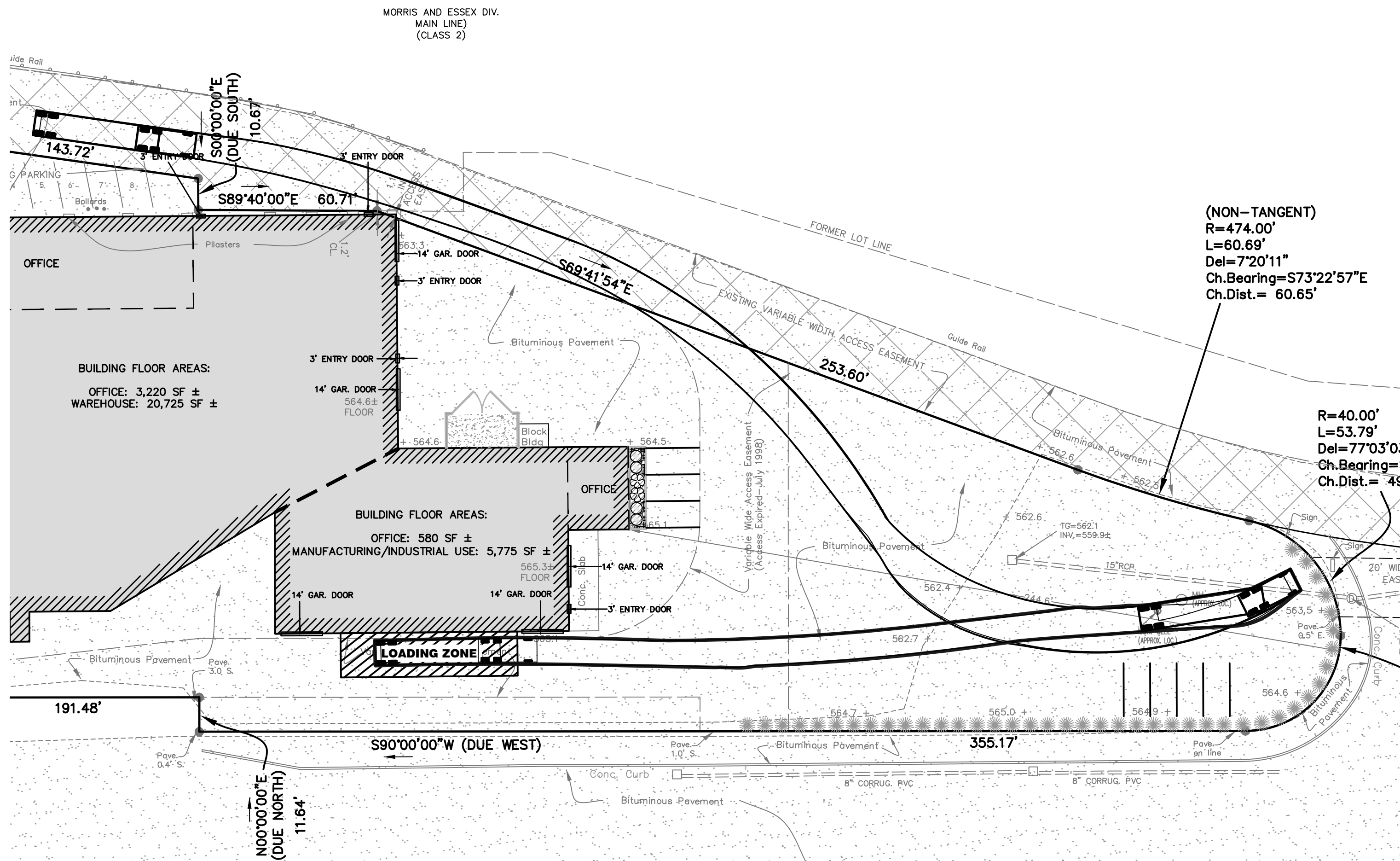
1 OF 3

SCALE:

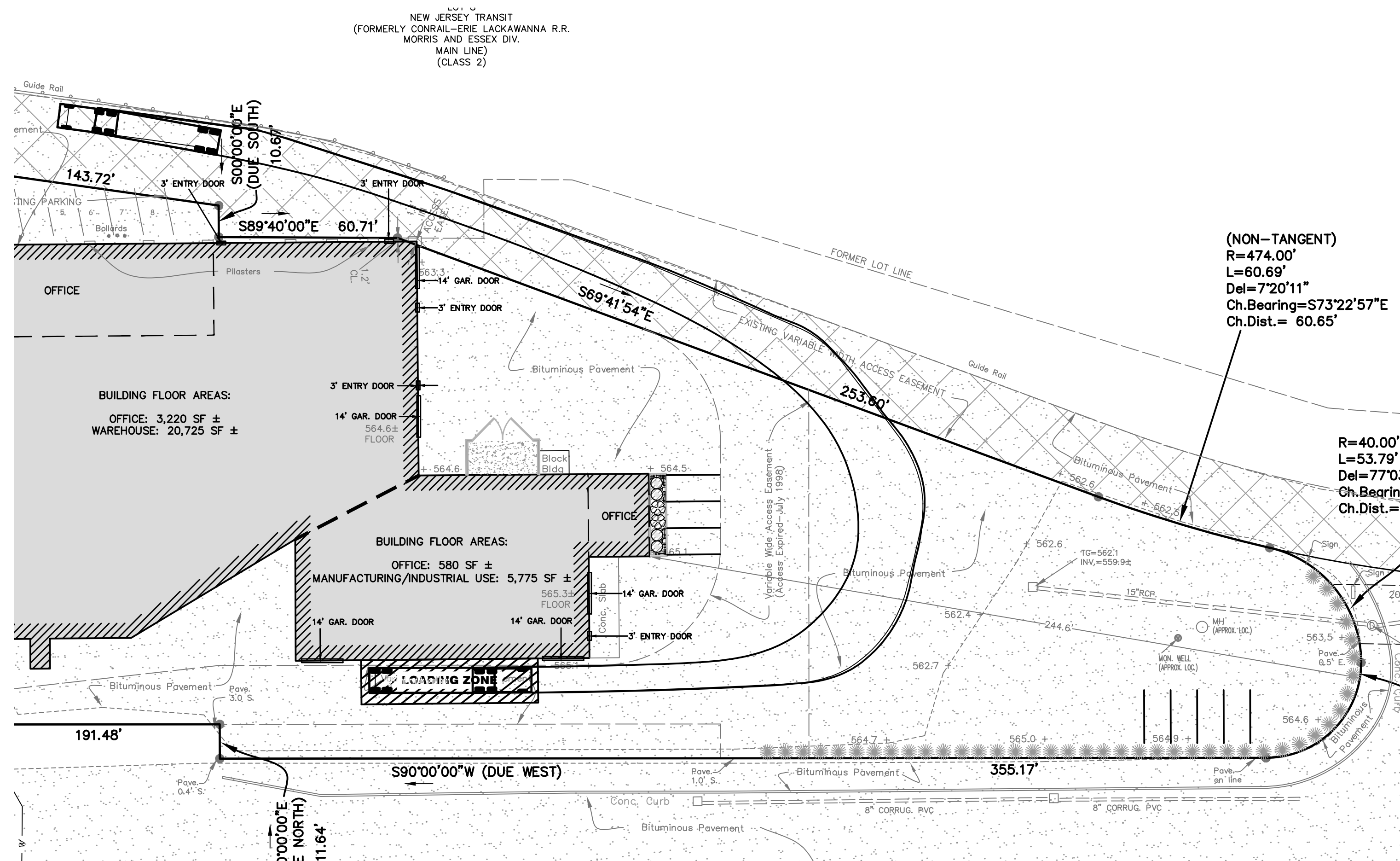
AS NOTED

REV.

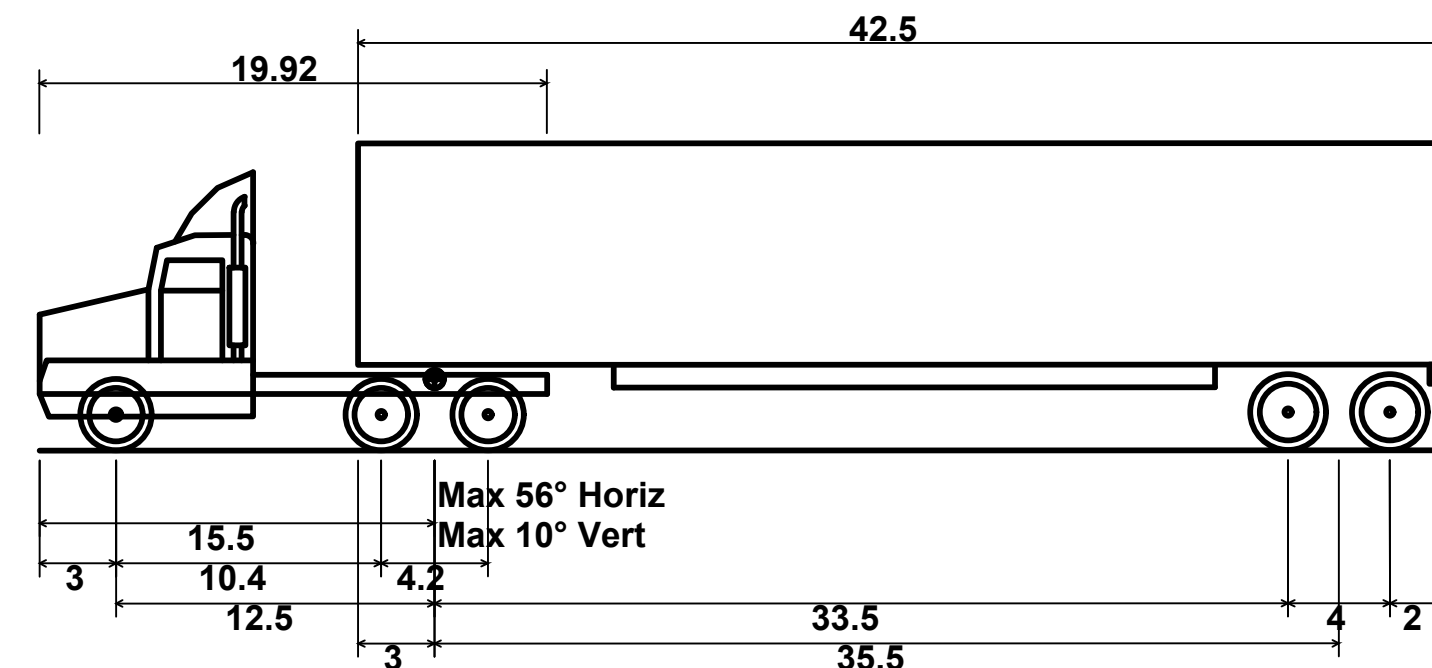
G:\Projects\11573-01\ACAD\WP\Sheets\11573.014.01 Site Layout.dwg Mon, Jan 27, 2025 - 9:44am parlatto SUBURBAN CONSULTING ENGINEERS, INC.



TRUCK ENTRANCE CIRCULATION PLAN VIEW
SCALE: 1"=30'

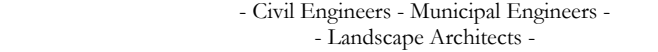




TRUCK EXIT CIRCULATION PLAN VIEW
SCALE: 1"=30'



WB-50 - Intermediate Semi-Trailer
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Max Track Width
Lock-to-lock time
Max Steering Angle (Virtual)

55.000ft
8.500ft
12.052ft
1.334ft
8.500ft
6.00s
17.90°

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DESCRIPTION					NO.					DATE:					BY:					CHK:					REVISIONS																																				

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 1901 Lot 2 126
E Dickerson Street

Per Tax Records in Tax Assessor's Office as of 1/23/2025

Administrative Officer 1/23/25
Date

Block	Lot	Unit ID	Owner	Owner Address	Owner City/State	Owner Zip
1901	35		TOWN OF DOVER	37 N SUSSEX ST	DOVER NJ	07801
1901	34		TOWN OF DOVER	37 N SUSSEX ST	DOVER NJ	07801
1901	33		TOWN OF DOVER	37 N SUSSEX ST	DOVER NJ	07801
1214	1.01		UNKNOWN OWNER	UNKNOWN	UNKNOWN	00000
1213	2		DOVER PARKING AUTHORITY PARKING LOT	37 N SUSSEX ST	DOVER NJ	07801
1214	19		NEW JERSEY TRANSIT CORPORATION	MCCARTER HWY & MARKET ST	NEWARK NJ	07101
1214	20		VEGA MANUEL D & ESTHER	60 E DICKERSON ST	DOVER NJ	07801
1214	23		MORMANDO GEORGE S & BARBARA C	124 PENN AVE	DOVER NJ	07801
1804	20		TITUS R KEITH	130 BERRY ST	DOVER NJ	07801
1804	22		DE JESUS FRANCISCO	53 MOUNTAIN AVE	DOVER NJ	07802
1805	5		MATOS, JESSICA	10 HILLCREST AVE	DOVER NJ	07801
1805	6		SCOTT RICHARD	2 HILLCREST AVE	DOVER NJ	07801
1805	7		ASPRAS MARIA	3 PARK PL	DOVER NJ	07801
1901	3.02		AVILES WILMA E	8 PARK PLACE	DOVER NJ	07801
1901	10		TOWN OF DOVER	37 N SUSSEX ST	DOVER NJ	07801
1901	31		TOWN OF DOVER	37 N SUSSEX ST	DOVER NJ	07801
1901	32		TOWN OF DOVER	37 N SUSSEX ST	DOVER NJ	07801

Page 1

Block	Lot	Unit ID	Owner	Owner Address	Owner City/State	Owner Zip
1902	2.01		VALLEY NATIONAL BANK % PROP MGMT DEPT	1720 ROUTE 23 NORTH	WAYNE NJ	07470
1902	3		SU CASA COLOMBIA INC	112 E BLACKWELL ST	DOVER NJ	07801
1902	4		81 MORRIS ENTERPRISE LLC	55 LIVINGSTON AVE	DOVER NJ	07801
1902	6		120 EAST BLACKWELL LLC	28 WINONA AVE	LINCOLN PARK NJ	07035
1902	7		EASTERN GLASS DISTRIBUTORS	132 E BLACKWELL ST	DOVER NJ	07801
510	8		NJ TRANSIT CORP	1 PENN PLAZA EAST	NEWARK, NJ	07105-2246
1213	4		NEW JERSEY TRANSIT CORP	1 PENN PLAZA EAST	NEWARK NJ	07105
1805	8.01		COLE, CATHY M LEVY	9 PARK PL	DOVER NJ	07801
1805	10.01		COLE, CATHY/RICHARD	9 PARK PL	DOVER NJ	07801
510	7		N J TRANSIT CORP	1 PENN PLAZA EAST	NEWARK NJ	07101
1804	21		TITUS R KEITH	130 BERRY ST	DOVER NJ	07801
1901	36		UNKNOWN	UNKNOWN	UNKNOWN	00000

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

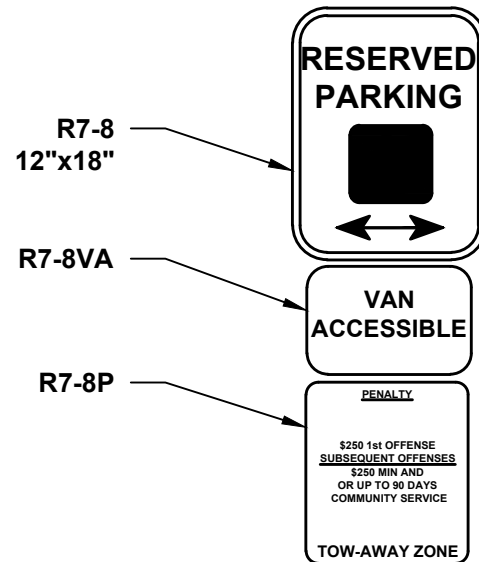
- ☐ Commissioner of New Jersey Department of Transportation, 1035 Parkway Ave., Trenton, NJ 08650
☒ Morris County Planning Board, CN 900, Morristown, NJ 07960
☐ New Jersey Transit, One Penn Plaza East, Newark, NJ 07105-2246
☐ Municipal Clerk Town of Dover, 37 North Sussex Street, Dover, NJ 07801
☐ Municipal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

1/23/2025

Page 2

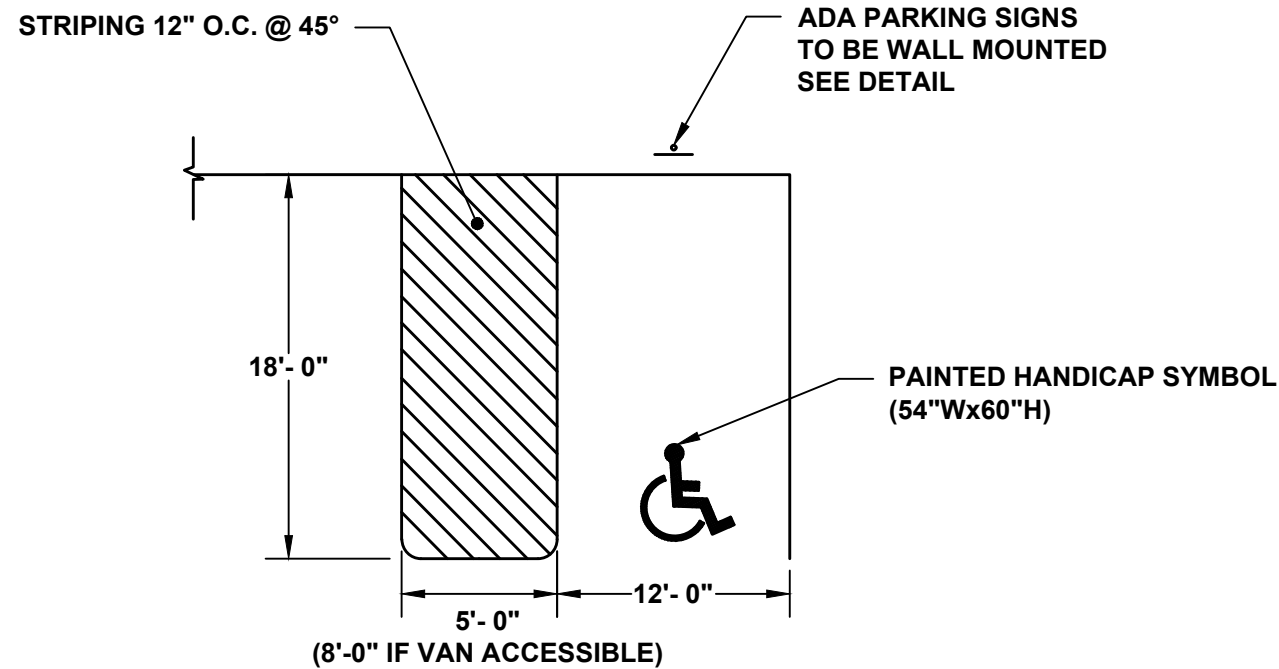


TENANT'S SIGN
N.T.S.

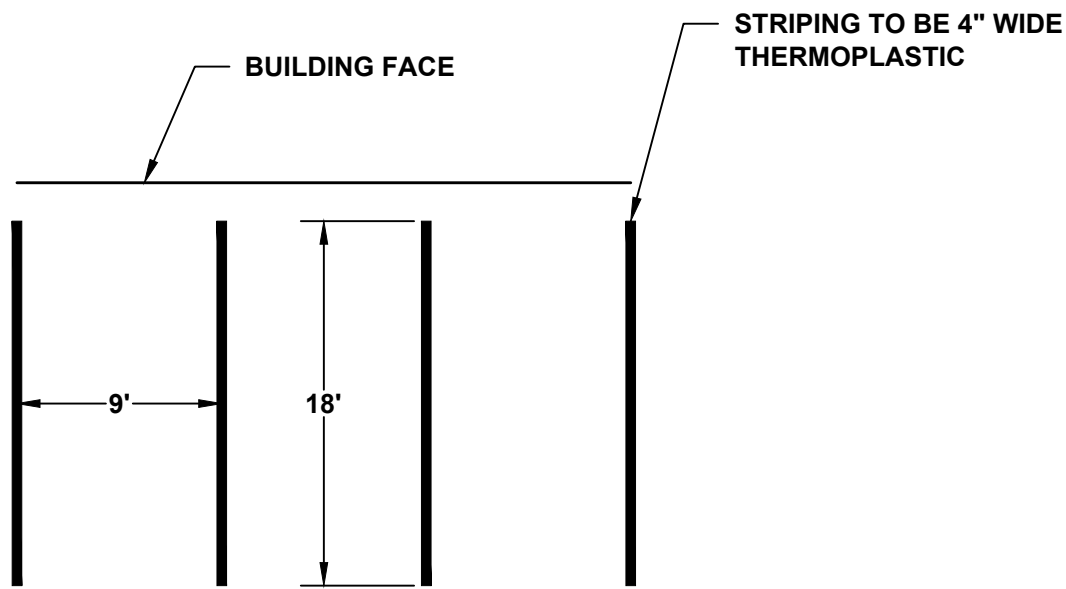


- NOTES:
1. ALL PROPOSED SIGNING SHALL FOLLOW MUTCD STANDARDS.
2. ALL PROPOSED SIGN LOCATIONS SHALL BE SUBJECT TO ENGINEER'S APPROVAL.

ADA PARKING SIGNS
N.T.S.



ADA STRIPING DETAIL
N.T.S.



PARKING LOT STRIPING DETAIL
N.T.S.



"WELCOME TO DOVER, NEW JERSEY" SIGN
N.T.S.

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REVISIONS

NO.

DATE:

BY:

CHK:

DRAWN BY:
JNL

01/24/2025

CHECKED BY:

JNL

01/24/2025

CHECKED BY:

BRIAN M. DUDDY, PE
NJ PROFESSIONAL ENGINEER
LICENSE NO. 24CE05389100

Brian M. Duddy
Professional Engineer
24CE05389100

DATE: 01/24/2025

ERIN B. ABLINE, PE
NJ PROFESSIONAL ENGINEER
LICENSE NO. 24CE05524500

Erin B. Abline
Professional Engineer
24CE05524500

DATE: 01/24/2025



SUBURBAN CONSULTING
ENGINEERS, INC.

COA NO.: 24CA28037500
21501000042500

- Civil Engineers - Municipal Engineers -
- Landscape Architects -
- Planners - Environmentalists - Land Surveyors -
96 US Highway 206, Suite 101 2430 Highway 34, Bldg. A Suite 1R 505 Main Street, Suite 314
Flanders, NJ 07836 - 973.398.1776 Wall, NJ 08736 - 732.282.1776 Hackensack, NJ 07601 - 201.646.1776

EXCELLENCE ♦ ECONOMY ♦ ENVIRONMENT

MINOR SITE PLAN
126 EAST DICKERSON STREET
BLOCK 1901 - LOT 2
TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY

NOTES AND DETAILS

PROJECT NUMBER:

SCE-11573.014

DRAWING NUMBER:

CD100

SHEET NUMBER:

3 OF 3

SCALE:

N.T.S.

REV.