



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

ORIGINAL

LAND USE APPLICATION

FOR TOWN USE ONLY

For Action By : Planning Board Zoning Board of Adjustment
 Application No.: 22204 Date Filed: 2/25/22
 Application Fees: 3940 Initial Escrow Deposit: \$2730
 Taxes Paid To : _____ Meeting Date: _____
 Referrals: Police Fire Tax Assessor Shade Tree MCPB Other : _____

APPLICANT

Name: Village Development LLC
 Address: 34 East Blackwell Street
Dover, NJ 07801 Telephone Number: 973-714-6102

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

Name	Address	Interest
1. <u>Ramon Valle</u>	<u>34 East Blackwell Street, Dover, NJ</u>	<u>50%</u>
2. <u>Christian Vega</u>	<u>34 East Blackwell Street, Dover, NJ</u>	<u>50%</u>
3. _____	_____	_____

SUBJECT PROPERTY

Location/Address: 105-107 Oak Street, Dover, NJ/Township of Rockaway
 Block: 2011/10714 Lot(s): 1.01 and 1.02/2

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): 6
 Number of proposed dwelling units (if applicable): 6

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: 15,000 sf Number of proposed dwelling units (if applicable): 6

Existing Use(s): Two, one-story frame residential dwellings on separate lots

Proposed Use(s): 6 dwelling units on individual lots

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: Christian Vega

Address: 15 James Street
Rockaway, NJ 07866

Telephone Number: 201-919-1329

SUBJECT PROPERTY

Location: 105-107 Oak Street, Dover, NJ/Township of Rockaway

Block: 2011/10714 Lot(s): 1.01 and 1.02/2

Dimensions: Frontage 150 Depth 100 Total Area 15,000

Last Previous Occupancy: Residential Dwellings on two lots

Prop. Lot Coverage: 65 % Prop. Building Coverage: 30/45 % Prop. Height of Building: 29 ft

<u>Yard</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Front	<u>20</u>	<u>29/32</u>	<u>20.5</u>
Rear	<u>30</u>	<u>21/38</u>	<u>33.17</u>
Side	<u>10</u>	<u>varies</u>	<u>15/0</u>

Prevailing setback of adjacent buildings within subject block: _____

ZONING DISTRICT(S)

RESIDENTIAL

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

NON-RESIDENTIAL

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

DOWNTOWN DISTRICTS

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

Access Location(s): Oak Street and Cooper Street

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

Existing: Yes (attach copies) No Proposed: Yes (attach copies) No

VARIANCES, DEVELOPMENT STANDARDS WAIVERS & CHECKLIST SUBMITTAL WAIVERS

Section(s) of Ordinance from which a variance is requested (attach additional pages as necessary):

See attached

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

See attached

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

See attached

DESCRIPTION OF APPLICATION

Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use(s) of the premises (attach pages as needed):

The existing two, one story frame dwellings will be demolished. The Applicant is proposing a six lot subdivision with six attached homes constructed on the individual lots, with driveways, covered porches and decks.

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

The property will be cleared of existing improvements, stabilized, utilities will be installed in connection with the construction of the dwellings, the property will be graded, and landscaped with the soil erosion and sediment control measures in place.

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

Unknown

SUBMITTALS

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

<i>Title</i>	<i>No. of Copies</i>	<i>Prepared By</i>
<u>Subdivision & Site Plan, Town of Dover, B2011, L1.01/1.02</u>	<u>3</u>	<u>Jaman Engineering Associates</u>
<u>Design Plans, Village Development, LLC, Oak Street</u>	<u>3</u>	<u>Fox Architectural Design PC</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

Propose To Testify? (Yes/No)

Applicant's Attorney (Required for Corporations) Alyse Landano Hubbard, Esq. Law Office of Larry Wiener

Address 141 West Main Street
Rockaway, NJ 07866

Telephone 973-627-8260 Fax 973-627-8544

Email alandano@msn.com

Applicant's Engineer Jaman Engineering, Steven Smith, PLS, PP y

Address 320 Route 10 West
Randolph, NJ 07869

Telephone 973-366-6277 Fax _____

Email jamanengineering@gmail.com

Applicant's Planning Consultant _____

Address _____

Telephone _____ Fax _____

Email _____

Other Professional Fox Architectural Design, PC, Kenneth Fox AIA, PP y

Field of Expertise Architecture and Planning

Address 546 State Route 10 West
Ledgewood, NJ 07852

Telephone 973-970-9355 Fax _____

Email design@foxarch.com

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
24th day of February, 2022
Alyse Landano Hubbard
NOTARY PUBLIC
Alyse Landano Hubbard Esq.
Attorney at Law
State of New Jersey

APPLICANT:
Village Development LLC
(Printed Name)
Christian Vega
(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
24th day of February, 2022
Alyse Landano Hubbard
NOTARY PUBLIC
Alyse Landano Hubbard Esq.
Attorney at Law
State of New Jersey

OWNER:
Christian Vega
(Printed Name)
Christian Vega
(Signature of Applicant)

Approval to Enter Premises

This Applicant and Owner hereby grant(s) permission to members of the various town government boards and agencies involved with this application to enter upon the subject premises for inspection and study pertaining to this application until the application is either granted or denied.

Sworn to and subscribed before me this
24th day of February, 2022
Alyse Landano Hubbard
NOTARY PUBLIC
Alyse Landano Hubbard Esq.
Attorney at Law
State of New Jersey

OWNER:
Christian Vega
(Printed Name)
Christian Vega
(Signature of Applicant)

Sworn to and subscribed before me this
____ day of _____, 20____

NOTARY PUBLIC

APPLICANT:
Village Development LLC
(Printed Name)

(Signature of Applicant)

Escrow

I understand that the sum of \$ 750 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.

2/24/2022
Date

Christian Vega
Signature of Applicant