



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: Zhen Yao & Xiu Mei Yang
 Address: 177-179 South Morris St
Dover, NJ 07801 Telephone Number: 973-876-8198

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. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____

SUBJECT PROPERTY

Location/Address: 177-179 South Morris Street, Dover, NJ 07801
 Block: 1810 Lot(s): 15

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: 0 Number of proposed dwelling units (if applicable): 3

Existing Use(s): 2 family with small church space

Proposed Use(s): church space to be converted into additional apartmnet.

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: _____

Address: _____

Telephone Number: _____

SUBJECT PROPERTY

Location: 177-179 South Morris Street, Dover, NJ 07801

Block: 1810 Lot(s): 15

Dimensions: Frontage 172 Depth 156 Total Area 7,765.79 sq feet

Last Previous Occupancy: house and apartment and church

Prop. Lot Coverage: 80 % Prop. Building Coverage: 50 % Prop. Height of Building: 2.5 storie

Yard	Required	Existing	Proposed
Front	25 ft	48/123 ft	49/123ft
Rear	30 ft	99/133.48 ft	99/133.48 ft
Side	10 ft	99/49 ft	99/49 ft

Prevailing setback of adjacent buildings within subject block: N/A

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): 177-179 South Morris St, Dover, NJ 07801

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):

Use variance, bulk varance, set back, parking? _____

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

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

236-63; Administrative No 5, 7; Site Plan No 2, 7, 8, 9, 12, 18, 21; _____

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):

pre-existing commerical space/church to be converted to residenital apartment. _____

Describe all on-site, off-site and off tract improvements proposed:
Only interior renovation of commercial space to residential apartment

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

N/A

SUBMITTALS

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

Title	No. of Copies	Prepared By
Survey with parking and proposed interior renovations	17	Frank D. Mileto, AIA
Survey	17	Leeper Land Group, LLC

Propose To Testify? (Yes/No)

Applicant's Attorney(Required for Corporations) Lee Levitt, Esq

Address 43 West Blackwell St
Dover, NJ 07801

Telephone 973-884-9200 Fax 973-884-9227

Email LeeLevittEsq@gmail.com

Applicant's Engineer

Address _____

Telephone _____ Fax _____

Email _____

Applicant's Planning Consultant Frank D. Mileto, AIA

Address 14 Beaver Brook Dr
Long Valley, NJ 07853

Telephone 908-876-9400 Fax 908-846-9455

Email _____

Other Professional Frank D. Mileto, AIA

Field of Expertise architech

Address 14 Beaver Brook Dr
Long Valley, NJ 07853

Telephone 908-876-9400 Fax 908-876-9455

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 12 day of APRIL, 2024

APPLICANT:

Zhen Yao & Xiu Mei Yang
(Printed Name)

[Signature]
(Signature of Applicant)

NOTARY PUBLIC
SANDRA I DURANGO

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 12 day of APRIL, 2024

OWNER:

Zhen Yao & Xiu Mei Yang
(Printed Name)

[Signature]
(Signature of Applicant)

NOTARY PUBLIC
SANDRA I DURANGO

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__

OWNER:

(Printed Name)

(Signature of Applicant)

APPLICANT:

Zhen Yao & Xiu Mei Yang
(Printed Name)

[Signature]
(Signature of Applicant)

NOTARY PUBLIC

Sworn to and subscribed before me this 12 day of APRIL, 2024

[Signature]

NOTARY PUBLIC
SANDRA I DURANGO

Escrow

I understand that the sum of \$ _____ 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.

4/12/24
Date

[Signature]
Signature of Applicant

SANDRA I DURANGO
Commission # 50005706
Notary Public, State of New Jersey
My Commission Expires
November 10, 2024

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

FOR TOWN USE ONLY

Date Filed: _____

Application No.: _____

Applicant: _____

For Action By: Planning Board

Zoning Board of Adjustment

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

	BY APPLICANT			BY TOWN	
	Provided	Request Waiver	Not Applic.	Provided	Waiver Granted
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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. A complete submission package with appropriate fee, for the Morris County Planning Board for all applicable applications.	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. A copy of the deed of the property and any deed restrictions, easements and/or covenants.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SITE PLAN - MINOR DEVELOPMENT CHECKLIST

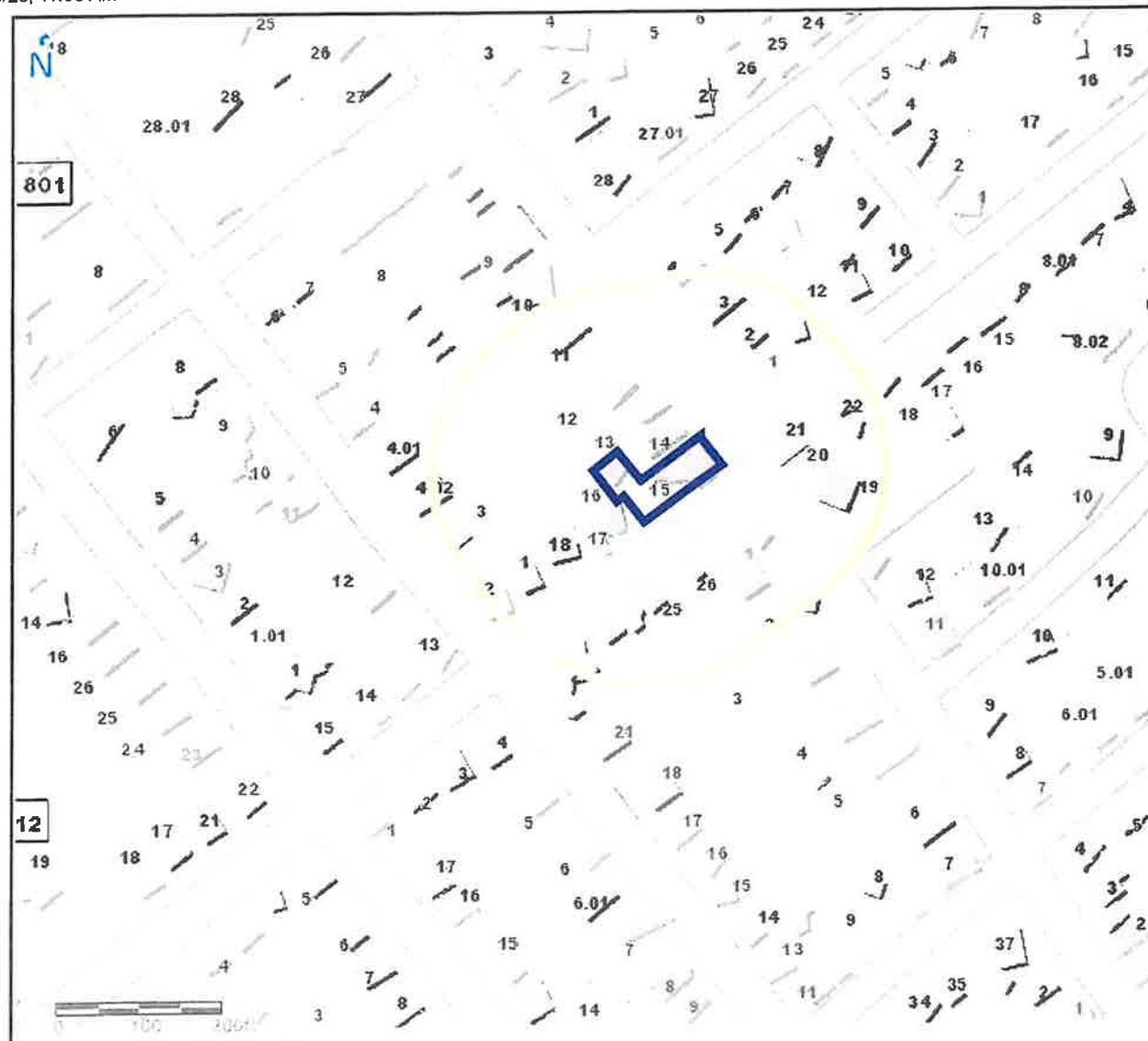
	BY APPLICANT			BY TOWN	
	Provided	Request Waiver	Not Applic.	Provided	Waiver Granted
Site Plan, Minor Application In addition to the Administrative Form, all site plan, minor applications shall provide the following information:					
1. The date, scale, North arrow, block and lot numbers, zoning districts 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Existing and proposed contours (2' intervals) and elevations.	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Delineation of all floodways, flood hazard areas and riparian zones for regulated water on the property and within 50 feet of the property, including the top of bank, floodway line(s), flood hazard area limit line(s) and the flood hazard area design flood elevation. All Regulated Activities as defined in NJAC 7:13 – Flood Hazard Area Control Act Rules, shall be delineated and identified on the plan. If none of these items exist on the property or within 50' of the property, a note stating such shall be provided on the plan. (9)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. The location, use and floor area of each proposed structure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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, (b) all sanitary sewer lines including pipe size, material, manholes with rim and invert elevations, (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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

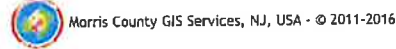
VARIANCE & WAIVER OF SITE PLAN CHECKLIST

	BY APPLICANT			BY TOWN	
	<u>Provided</u>	Request <u>Waiver</u>	Not <u>Applic.</u>	<u>Provided</u>	Waiver <u>Granted</u>
<p>Variance and Waiver of Site Plan Application In addition to the Administrative Form, all variance applications that are not a part of any other development application or waiver of site plan review shall provide the following information</p>					
1. A signed and sealed current property survey prepared by a licensed Land Surveyor depicting the property lines and current conditions on the property and 17 copies (6 copies for expedited waiver of site plan).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. A sketch of the proposed development superimposed on a copy of the property survey, with dimensions and distances to adjacent structures and property lines. The sketch shall include all existing and proposed uses on the property, geometrically delineated.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Morris County Board of Taxation
 COUNTY OF MORRIS, NEW JERSEY
 P.O. Box 900, Morristown NJ, 07963-0900
 *Maximum of 500 records available on report

Projection: State Plane (FIPS 2900)
 Datum: NAD83
 Units: Feet



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TARGETED PROPERTIES:				
PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1409_1810_15	0.1384	177-179 S MORRIS ST	LI, ZHEN YAO/XIU MEI YANG	1811 OREGON AVE STEUBEN VILLE, OH 43952

PARCELS WITHIN RANGE OF TARGETED PROPERTIES:				
PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1409_1704_1	0.1947	185 S MORRIS ST	GOLD EAGLE CONSTRUCTION LLC	185 S MORRIS ST DOVER, NJ 07801
1409_1704_2	0.1722	197 S MORRIS ST	HECK, LEIF E TRUS/ELLEN E TRUS	391 MILLBROOK AVE RANDOLPH, NJ 07869
1409_1704_21	0.1722	42 FIRST ST A&B	EYTAN REAL ESTATE LLC	PO BOX 1601 LIVINGSTON NJ 07039
1409_1704_22	0.2250	26 PENN AVE	CARMONA, WILLY & LUIS SR/DELIA	26 PENN AVE DOVER, NJ 07801
1409_1704_23	0.0911	22 PENN AVE	SIANIPAR, HALASHON	22 PENN AVE DOVER, NJ 07801
1409_1704_24	0.0896	20 PENN AVE	CATALDO JULIO & ANA	20 PENN AVE DOVER N J 07801
1409_1704_25	0.1217	16 PENN AVE	MARTINEZ, PROFIRIO M	16 PENN AVE DOVER, NJ 07801
1409_1704_26	0.1265	12 PENN AVE	FIGUEROA,L/BONET-RODRIGUEZ,GIOVANNI	12 PENN AVE DOVER, NJ 07801
1409_1704_27	0.0115	193 S MORRIS ST	UNKNOWN OWNER	UNKNOWN UNKNOWN 00000
1409_1704_28	0.0041	197 S MORRIS ST REAR	UNKNOWN OWNER	UNKNOWN UNKNOWN 00000
1409_1704_3	0.4897	201 S MORRIS ST	MENA JUAN A/MADRIGAL LUCIA D	201 S MORRIS ST DOVER, NJ 07801
1409_1809_1	0.1687	176-178 S MORRIS ST 176A&B	MAC DONALD TRUST BARBARA	15 MERRIE TRL DENVER NJ 07834
1409_1809_12	0.1423	BOONTON ST	GOMEZ, GLORIA D/MARIA-ISABEL/ETALS	172 S MORRIS ST DOVER, NJ 07801
1409_1809_2	0.1722	174 S MORRIS ST A&B	SHOYKHET/VLASOVA, YEFIM/LUDMILLA	210 OLD TURNPIKE RD CALIFON NJ 07830
1409_1809_3	0.1722	172 S MORRIS ST A&B	GOMEZ, GLORIA D/MARIA-ISABEL/ETALS	172 S MORRIS ST A&B DOVER, NJ 07801
1409_1809_4	0.2112	170 S MORRIS ST	ARIAS, HIPOLITO/MENDEZ, MIRIAM	170 S MORRIS ST DOVER, NJ 07801
1409_1809_5	0.1148	10-12 NEW ST	ARGANDONA, BERTHA	3 SHERIDON LN BOONTON NJ 07005
1409_1810_1	0.1286	23 PENN AVE	DIAZ, JOHN H/SANDRA	23 PENN AVE DOVER, NJ 07801
1409_1810_10	0.2583	147 S MORRIS ST A & B	HEINLE EDWIN CARL	147 S MORRIS ST DOVER N J 07801
1409_1810_11	0.2583	151 S MORRIS ST A&B	FUENTES, MICHAEL	151 S MORRIS ST DOVER, NJ 07801
1409_1810_12	0.3430	167 S MORRIS ST A&B	NEW JERSEY HOME CLOSING NETWORK INC	43 W BLACKWELL ST DOVER, NJ 07801
1409_1810_13	0.1837	171 S MORRIS ST	REYES EUGENIO & ELUDINA	171 S MORRIS ST DOVER N J 07801
1409_1810_14	0.1125	175 S MORRIS ST	QUIROZ, LUIS F	175 S MORRIS ST DOVER, NJ 07801

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1409_1810_15	0.1384	177-179 S MORRIS ST	LI, ZHEN YAO/XIU MEI YANG	1811 OREGON AVE STEUBEN VILLE, OH 43952
1409_1810_16	0.0430	15 PENN AVE	HENAO, EMMA	15 PENN AVE DOVER, NJ 07801
1409_1810_17	0.0386	17 PENN AVE	FUENTES, DIMARIS/THUR DE KOOS, A/ETAL	17 PENN AVE DOVER, NJ 07801
1409_1810_18	0.1090	21 PENN AVE	CRESPO, CORPUS A/CARMEN E	21 PENN AVE DOVER N J 07801
1409_1810_2	0.1286	25 PENN AVE	MORALES, ERIK L/YEZABEL	25 PENN AVE DOVER, NJ 07801
1409_1810_3	0.1722	50 FIRST ST	MENA ENRIQUE & MARIA N	50 FIRST ST DOVER N J 07801
1409_1810_4.01	0.1492	64 FIRST ST	SAUCEDA, JORGE/MARIBEL	64 FIRST ST DOVER, NJ 07801
1409_1810_4.02	0.1492	62 FIRST ST	ORAMA, ENEIDA/RUIZ, JANEIDA	62 FIRST ST DOVER, NJ 07801
1409_1810_8	0.0000	1-16 BYRAM AVE	BYRAM AVE TOWNHOUSES	389 HALSEY RD PARSIPPANY NJ 07054
1409_2101_13	0.1304	192 S MORRIS ST	LOPEZ, OFELIA COLLAZOS-/GIGANTE, ROSE	192 S MORRIS ST DOVER, NJ 07801
1409_2101_18	0.2066	16 BOONTON ST	RUIZ, CESAR/CARLA	10 E BLACKWELL ST APT 1A DOVER, NJ 07801
1409_2101_19	0.3283	188 S MORRIS ST	NIEVES LEONARDO/DAISY	188 S MORRIS ST DOVER N J 07801
1409_2101_20	0.0918	184 S MORRIS ST	TAMAY, CRISTIAN E/FRANKLIN/ET AL	184 S MORRIS ST DOVER, NJ 07801
1409_2101_21	0.0918	180 S MORRIS ST & A	BELMIS PROPERTY MANAGEMENT LLC	180 SOUTH MORRIS ST DOVER, NJ 07801
1409_2101_22	0.0735	10 & 10A BOONTON ST	GONZALEZ, DAISY	10 BOONTON ST DOVER NJ 07801



May 13, 2026

March 17, 2026

TODOV24303

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

RE: ADMINISTRATIVE COMPLETENESS REVIEW LETTER #3
Zhen Yao & Xiu Mei Yang
177-179 South Morris Street
Block 1810 Lot 15
App No: Z24-03
App Type: Minor Site Plan
Zone: R-2 (Single Family – 5,000 SF)

Dear Ms. Mendelsohn,

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

1. Land Use Application
2. Development Checklist – Administrative
3. Site Plan Minor Development Checklist
4. Variance & Waiver of Site Plan Checklist
5. Plan entitled "Proposed Minor Alteration for Zhen Yao & Xiu Mei Yang" prepared by Frank D. Mileto A.I.A, dated 10 November 2022, last revised 23 February 2023, consisting of one (1) sheet
6. Deed of Property recorded on November 17, 2004
7. Seller's Residency Certification/Exemption dated 4/17/04
8. Plan entitled "2 Family Interior Renovations to 177 S Morris Street Dover, NJ" prepared by Sergio J. Chavarria, AIA, dated February 17, 2026, consisting of one (1) sheet
9. Town of Dover Tax Account Detail Inquiry dated March 3, 2026
10. **Survey entitled "Plan of Survey Tax Lot 15 Block 1810 177-179 South Morris Street Town of Dover County of Morris State of New Jersey" prepared by Daren C. Leeper, dated April 7, 2026, consisting of one (1) sheet**

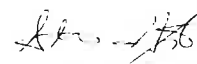
SUMMARY OF APPLICATION

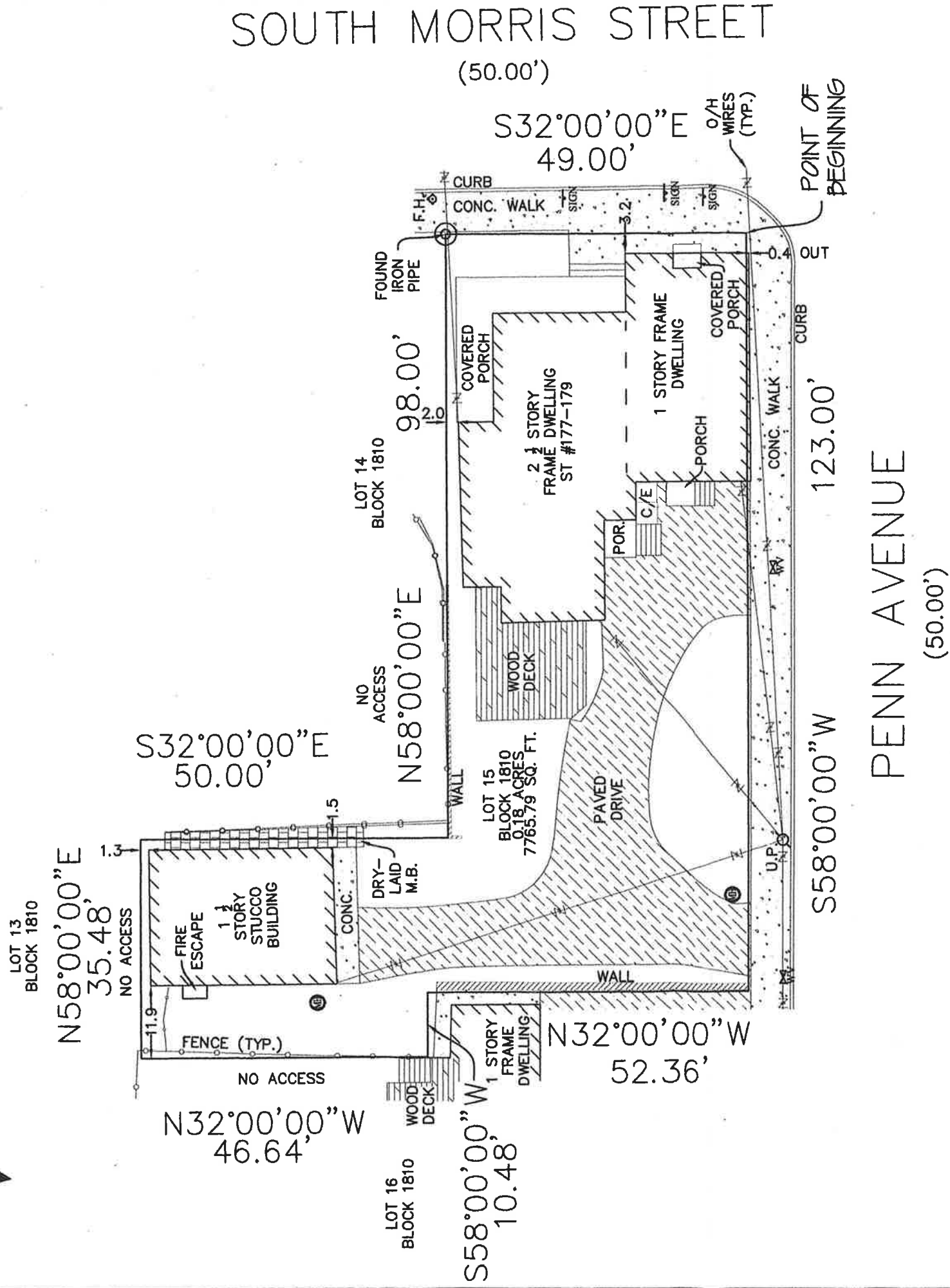
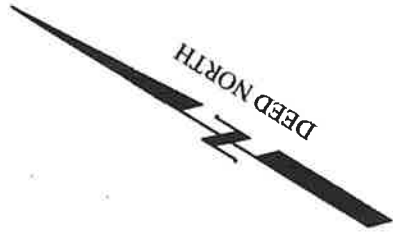
The subject property identified as Block 1810 Lot 15 currently has an existing 2 ½ story family dwelling and a 1 story dwelling utilized as a church space. The Applicant proposes to renovate the church space into an additional apartment. The subject property lies within the R-2 Single Family residential zone.

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

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

Sincerely,
PENNONI ASSOCIATES INC.


Stephen Hoyt, PE
Board Engineer



NOTE:
 1. IF THIS SURVEY DOES NOT REFERENCE A TITLE COMPANY WITH A TITLE NUMBER IN THE CERTIFICATION THAN THIS SURVEY IS SUBJECT TO THE FINDINGS OF A COMPLETE TITLE SEARCH NOT PROVIDED FOR THIS SURVEY
 2. THIS SURVEY MAKES NO CLAIMS OF RIPARIAN RIGHTS OR A TIDELAND CLAIM
 3. SURVEY MAY BE SUBJECT TO WETLANDS AND WETLAND BUFFERS
 4. ONLY VISIBLE UTILITIES WERE LOCATED ON THIS SURVEY, THE LOCATION OF UNDERGROUND UTILITIES AND SEWERS HAVE NOT BEEN LOCATED AND ARE NOT REPRESENTED ON THIS SURVEY
 5. CALL BEFORE YOU DIG 811 SHOULD BE CALLED BEFORE THE PLANNING OR COMMENCEMENT OF ANY CONSTRUCTION WORK
 6. SURVEY MAY BE SUBJECT TO POSSIBLE WRITTEN, NECESSITY AND PRESCRIPTION EASEMENTS
 7. THE USE OF THIS PLAN FOR A "SURVEY AFFIDAVIT" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID
 8. THE USE OF THIS SURVEY FOR ANY INDIVIDUAL WHO IS NOT LISTED IN THE "CERTIFICATION" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID
NOTE: WAIVER OF SETTING CORNER MARKERS OBTAINED FROM THE ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 13:40-5.2

DEED REFERENCE:
 BOOK 6221
 PAGE 205

CERTIFICATION:
 LUNG YEUNG

Scale:	Date:	Drawn By:	Job Number:
1" = 20'	04-07-2026	D.A.	22-2143A

Leeper Land Group, LLC
 Professional Land Surveyors
 767 Brunswick Pike
 Lambertville N.J. 08530

LLG

p. 609 571 3955
 f. 609 571 9490
 www.leepergroup.com

CERTIFICATE OF AUTHORIZATION 24GA28232100

PLAN OF SURVEY
 TAX LOT 15 BLOCK 1810
 177-179 SOUTH MORRIS STREET
 TOWN OF DOVER
 COUNTY OF MORRIS
 STATE OF NEW JERSEY

Revision	Date	By
		Daren C. Leeper

04-07-2026	DATE
DAREN C. LEEPER	DATE
N.J. Professional Land Surveyor	GS 43340