



May 30, 2025

TODOV25303

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

RE: COMPLETENESS REVIEW LETTER
Jersey Central Power & Light
13 Richboynton Road
Block 803 Lot 2
App No: Z25-03
App Type: Preliminary Major and Final Site Plan
Zone: IND District (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. Application and Escrow Fee receipts,
3. Morris County Soil Conservation District Soil Erosion & Sediment Control Plan Certification,
4. Morris County Planning Board Review,
5. Proof of Tax Payment,
6. Development Checklist,
7. Deed of Property,
8. Plan entitled "Preliminary and Final Site Plan for JCP&L Proposed Material Storage Building" prepared by French & Parrello Associates dated 09/08/23, last revised 2/1/24 and consists of nine (9) sheets,
9. Plan entitled "Boundary and Topographic Survey" prepared by Solstice Surveying dated 11/15/2023, and consisting of one (1) sheet,
10. Environmental Impact Statement prepared by French & Parrello Associates,
11. Plan entitled "JCP&L / First Energy Equipment Storage Building – 13 Richboynton Rd – Dover, New Jersey – Block 803 – Lot 2" prepared by Mikesell & Associates Architecture and Planning dated 11/21/2023 and consists of two (2) sheets.

SUMMARY OF APPLICATION

The subject property identified as Block 803 Lot 2 is currently utilized as a public utility storage yard and office space. The Applicant is proposing to construct a 47' x 79' utility storage building and associated improvements, including 4' high chain link fence and retaining wall, concrete pavement and bollards. 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 a light blue horizontal line.

Stephen Hoyt, PE
Board Engineer



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.: 225-03

Date Filed: 4/04/25

Application Fees: _____

Initial Escrow Deposit: _____

Taxes Paid To: _____

Meeting Date: _____

Referrals: ☐ Police ☐ Fire ☐ Tax Assessor ☐ Shade Tree ☐ MCPB ☐ Other: _____

APPLICANT

Name: Jersey Central Power & Light

Address: 300 Madison Avenue

Morristown, NJ 07960

Telephone Number: _____

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>see attached statement</u>	_____	_____
2. _____	_____	_____
3. _____	_____	_____

SUBJECT PROPERTY

Location/Address: 13 Richboynton Road

Block: 803

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): Public Utility storage yard, lineman yard and office space

Proposed Use(s): Public Utility storage yard, Lineman yard and office space

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: Jersey Central Power & Light

Address: _____

Telephone Number: _____

SUBJECT PROPERTYLocation: 13 Richboynton RoadBlock: 803Lot(s): 2Dimensions: Frontage 68.7 Depth 1977.54 Total Area 486,565.2 SFLast Previous Occupancy: N/AProp. Lot Coverage: 35.6 % Prop. Building Coverage: 5.34 % Prop. Height of Building: 23 ft

	<u>Yard</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Front		<u>75</u>	<u>660</u>	<u>660</u>
Rear		<u>50</u>	<u>>500</u>	<u>>500</u>
Side		<u>30</u>	<u>27.8</u>	<u>27.8</u>

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.)
☒ IND (Industrial) ☐ IND/OP (Industrial/Office Park) ☐ RAD (Redevelopment Area Distr.)

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): Richboynton Road

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):

Side yard setback, principal building (236-20(D)) (existing, non-conforming); lot width at street (200 feetReq'd, 68.7 feet existing, non-conforming)

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):

Preliminary Major Site Plan #19 - Landscaping Plan (no landscaping is proposed for new building);Final Major Site Plan Cklist #1 (major subdivision not proposed).**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 Applicant seeks to construct a utility truck garage/storage building (approximately 3,700 SF) to the property
No other improvements or use changes are requested. If granted, the improvements will cause no other change
to the site, including, but not limited to, personnel and traffic flow.

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

The proposed improvement is a 47' X 79' storage building that will house items attendant to the performance of work at the site. The quantum and nature of the storage items will not change; the Applicant is proposing the installation of a storage building to protect the items from the elements and provide a visual barrier.

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):

<i>Title</i>	<i>No. of Copies</i>	<i>Prepared By</i>
Preliminary and Final Site Plan/Architectural Plan	17	French & Parelo/Mikesell & Assoc.
Environmental Impact Statement	17	French & Parelo
Deed/Easements & Survey	1	French & Parelo
Corporate Disclosure Statement	17	Bertone Piccini
Checklists/County Approval Letters	17	French & Parelo

*Propose
To Testify?
(Yes/No)*

Applicant's Attorney (Required for Corporations) Grace Bertone, Esq./Russell Anderson, Esq.

Address Bertone Piccini LLP, 777 Terrace Ave., Suite 201
Hasbrouck Heights, NJ 07604

Telephone 201-399-7240 Fax 201-483-9183

Email randerson@bertonepiccini.com

Applicant's Engineer French & Parelo Associates

Y

Address 700 Grand Avenue, Unit 5A
Hackettstown, NJ 07840

Telephone 908-850-0977

Fax

Email

Applicant's Planning Consultant TBD

Y

Address

Telephone

Fax

Email

Other Professional Mikesell & Associates

Y

Field of Expertise Architecture and Planning

Address 17 Academy Street, Suite 800

Newark, NJ 07102

Telephone 973-624-3000

Fax 973-624-5308

Email info@mike-sell.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
25th day of March, 2025

K. Steadman
 NOTARY PUBLIC **KAREN STEADMAN**
 Notary Public
 State of New Jersey
 Commission Expires 5-28-2029

APPLICANT:

Jersey Central Power & Light
 (Printed Name)

[Signature]
 (Signature of Applicant)

RUSSELL ANDERSON
ESQ.
AN ATTORNEY AT
LAW OF THE
STATE OF NJ
03849-2006
AS ATTORNEY
IN FACT FOR
JERSEY CENTRAL
POWER & LIGHT

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
25th day of March, 2025

K. Steadman
 NOTARY PUBLIC **KAREN STEADMAN**
 Notary Public
 State of New Jersey
 Commission Expires 5-28-2029

OWNER:

Jersey Central Power & Light
 (Printed Name)

[Signature]
 (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
25th day of March, 2025

K. Steadman
 NOTARY PUBLIC **KAREN STEADMAN**
 Notary Public
 State of New Jersey
 Commission Expires 5-28-2029

OWNER:

Jersey Central Power & Light
 (Printed Name)

[Signature]
 (Signature of Applicant)

APPLICANT:

Jersey Central Power & Light
 (Printed Name)

[Signature]
 (Signature of Applicant)

Escrow

Commission Expires 5-28-2029

I understand that the sum of \$ 150 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

3/25/25

Signature of Applicant

[Signature]



Receipt

Town of Dover
37 N. Sussex Street
Dover, NJ 07801

Date 5/20/2025 **First Name** Russell F. **Last Name** Anderson Jr.

Address 777 Terrace **Tax ID No.**
Hasbrouck NJ 07604

Block	Lot	Location	Owner
803	2	13 RICHBOYNTON RD	JCP</D B/A GPU ENERGY % TAX DEPT

Money Received For

Board of Adjustment Application Fee

Payment Type

☐ Cash ☒ Check ☐ Money Order

Amount Department

\$749.24 Board of Adjustment

Received By

Paula Mendelsohn

UCC Permit No.

or

S/W Case No.

or

Elev. No.

or

Board Appl. No. Z25-03

Board Applicant Jersey Central Power & Light

Check Number

97698

Receipt Number

39268

Trust Acct. No.

N/A

Comments

Please see copy of check

Application Board Board of Adjustment



FRENCH & PARRELLO
ASSOCIATES

1800 Route 34, Suite 101 Wall, New Jersey 07719
FPAengineers.com



55-136/312



97698

CHECK DATE

May 2, 2025

PAY Eight Thousand Seven Hundred Seventy Two and 27/100 Dollars

VOID AFTER 90 DAYS

AMOUNT

8,772.27

TO Township of Dover
NJ

[Signature]
AUTHORIZED SIGNATURE

097698 0312013601 4251167817



Receipt

Town of Dover
37 N. Sussex Street
Dover, NJ 07801

Date 5/20/2025 **First Name** Russell F. **Last Name** Anderson JR.

Address 777 Terrace Avenue **Tax ID No.**
Hasbrouck NJ 07604

Block	Lot	Location	Owner
803	2	13 RichBoynton Rd	

Money Received For

Board of Adjustment Escrow Deposit

Payment Type

☐ Cash ☒ Check ☐ Money Order

Amount Department

\$8,023.03 Board of Adjustment

Received By

Paula Mendelsohn

UCC Permit No.

or

S/W Case No.

or

Elev. No.

or

Board Appl. No. Z25-03

Board Applicant Jersey Central Power & Light

Check Number

97698

Receipt Number

39256

Trust Acct. No.

T-20-55-720-XXX

Comments

Please see attached copy of the check for reference

Application Board Board of Adjustment



1800 Route 34, Suite 101 Wall, New Jersey 07719
FPAengineers.com



55-136/312



97698

CHECK DATE May 2, 2025

PAY Eight Thousand Seven Hundred Seventy Two and 27/100 Dollars

VOID AFTER 90 DAYS

TO Township of Dover
NJ

AMOUNT 8,772.27

AUTHORIZED SIGNATURE

097698 03 20 1360 425 1678 17



Receipt

Town of Dover
37 N. Sussex Street
Dover, NJ 07801

Date 5/20/2025 **First Name** Russell E. **Last Name** Anderson JR.

Address 777 Terrace Avenue **Tax ID No.**
Hasbrouck NJ 07604

Block	Lot	Location	Owner
803	2	13 Richboynton Rd	

Money Received For
Board of Adjustment Application Fee

Payment Type
☐ Cash ☒ Check ☐ Money Order

Amount	Department	Received By
\$5,848.18	Board of Adjustment	PAULA MENDELSON

UCC Permit No. _____
or
S/W Case No. _____
or
Elev. No. _____
or

Check Number 97697 **Receipt Number** 39255

Trust Acct. No.
N/A

Board Appl. No. Z25-03

Comments
Please see copy for reference

Board Applicant Jersey Central Power & Light

Application Board Board of Adjustment



1800 Route 34, Suite 101 Wall, New Jersey 07719
FPAengineers.com



55-136/312



97697

CHECK DATE May 2, 2025

PAY Five Thousand Eight Hundred Forty Eight and 18/100 Dollars

VOID AFTER 90 DAYS
AMOUNT 5,848.18

TO Township of Dover
NJ

AUTHORIZED SIGNATURE

097697 031201360 4251167817



Receipt

Town of Dover
37 N. Sussex Street
Dover, NJ 07801

Date 5/20/2025 **First Name** Russel F. **Last Name** Anderson JR

Address 777 Terrace Avenue **Tax ID No.**
Hasbrouk NJ 07604

Block	Lot	Location	Owner
803	2	13 RICHBOYNTON RD	JCP&L T/D B/A GPU ENERGY % TAX DEPT

Money Received For

Board of Adjustment Application Fee

Payment Type

☐ Cash ☒ Check ☐ Money Order

Amount Department

\$250.89 Board of Adjustment

Received By

Paula Mendelsohn

UCC Permit No. _____

OR

S/W Case No. _____

OR

Elev. No. _____

OR

Board Appl. No. Z25-03

Board Applicant Jersey Central Power & Light

Check Number

1567

Receipt Number

39267

Trust Acct. No.

N/A

Comments

Please copy of the check

Application Board Board of Adjustment

BERTONE PICCINI LLP
777 TERRACE AVE
SUITE 201
HASBROUCK HEIGHTS, NJ 07604-3110

CAPITAL ONE
CAPITAL ONE N.A.

1567
50-791/214

DATE

05/14/2025

AMOUNT

*****\$250.89

\$

*** TWO HUNDRED FIFTY & 89/100 DOLLARS

PAY
TO THE
ORDER OF Township of Dover

Sandy Piccini
AUTHORIZED SIGNATURE

MEMO: Application Fees

1100156711 102140791211 3316 97826 11

MORRIS COUNTY SOIL CONSERVATION DISTRICT



30 Schuyler Place
P O Box 900
Morristown NJ 07963-0900
Ph.: 973-285-2953
Fax: 973-285-8345
www.MCSCD.org

SOIL EROSION AND SEDIMENT CONTROL PLAN CERTIFICATION

In accordance with the "Soil Erosion and Sediment Control Act", Chapter 251, Public Laws of 1975, the Morris County Soil Conservation District hereby certifies the subject plan does conform to the standards for Soil Erosion and Sediment Control in New Jersey promulgated pursuant to the Act.

Name of Project: JCP&L Material Storage Building

Street and Municipality: Richboynton Road – Town of Dover

Block(s): 803 Lot(s): 2 Application No: 2024-13312

**NOTE: FAILURE TO COMPLY WITH ANY OF THE PROVISIONS
OUTLINED BELOW WILL RESULT IN A DISTRICT ENFORCEMENT
ACTION AND ADDITIONAL FEES FOR REPEATED SERVICES**

All revision of the subject plan, Engineer's Project No. 105998.067, Original Plan: September 8, 2023, Last Plan Revision Date: February 1, 2024, after certification will void this approval and must be forwarded to this office.

Any conveyance of the project (or portion thereof) will transfer full responsibility for compliance to subsequent owner(s). This District must be notified in writing of any change of ownership.

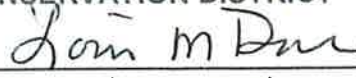
A written notification indicating the start of land disturbance must be submitted to this district 48 hour in advance.

Prior to the issuance of a "Certificate of Occupancy" by the municipality, the "Soil Erosion and Sediment Control Act", N.J.S.A. 4:24-49 requires this District issue a "Report of Compliance" with the provisions of the certified plan for permanent measures to control soil erosion and sedimentation.

This certification is limited to the controls in this plan. It is not authorization to engage in the proposed land use unless such use has been previously approved by the municipality or other controlling agency.

MORRIS COUNTY SOIL
CONSERVATION DISTRICT

CERTIFICATION DATE: February 28, 2024


Chair or Representative

EXPIRATION DATE: August 28, 2027

Member – New Jersey Association of Conservation Districts
National Association of Conservation Districts

CERTIFICATION LETTER

Cc: Applicant, Design Professional, Municipal: Construction Code Official, Engineer, Land Use Board, Environmental Commission

48 Hour Start of Land Disturbance Notification

MCSCD No. _____

Project Name _____

Project Address _____

Agent Responsible _____

Agent's Address _____

Agent's Tel _____ On-Site _____

Job Supervisor (On-Site) _____

Anticipated Starting Date _____

FAILURE TO NOTIFY IS A VIOLATION!
ADDITIONAL FEES WILL BE CHARGED FOR REPEATED INSPECTIONS

Fax to 973-285-8345
Email to: morris@mcscd.org

MORRIS COUNTY
SOIL CONSERVATION DISTRICT
Morris County Courthouse
P.O. Box 900
Morristown, NJ 07963-0900



Morris County Planning Board

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

SCANNED

French & Parrello Associates
700 Grand Avenue, Unit 5A
Hackettstown, NJ 07840

Date: 5/7/2024

EXEMPTION NOTICE

MUNICIPALITY	Dover
BOARD:	Planning Board
PLAT or SITE PLAN NAME:	First Energy Material Storage Building
APPLICANT:	JCP&L
LOCATION:	RICHBOYNTON RD

Block: 803 Lot: 2

DATE RECEIVED AT THE MCPB: 4/26/2024
MCPB FILE NO: 2024-9-1-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

TOWN OF DOVER

Office of the Tax Collector

COUNTY OF MORRIS
37 NORTH SUSSEX STREET
DOVER, NEW JERSEY 07801
Telephone: (973) 366-2200 Fax: (973) 328-6524



2/24/2025

To Whom it May Concern;

The taxes on Block 803 Lot 2, assessed to

JCP&L T/D B/A GPU ENERGY,

Property Address: 13 RICHBOYNTON ROAD, DOVER are

paid thru: MARCH 31, 2025.

Next payment due: MAY 1, 2025

Thank you,

Andrea J. Coroneos
CTC

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See Appendix D of the EIS for Freshwater Wetlands Assessment	
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"/>		
9. All current tenants on the property must have a Certificate of Compliance, a copy of which shall be submitted with the Application, and If the most recent Certificates of Compliance is more than 180 days old at the time of the filing of the Application, a copy of a current exterior inspection report shall be secured from the Code Enforcement Department and submitted with the Application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. A copy of the deed of the property and any deed restrictions, easements and/or covenants.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PRELIMINARY MAJOR SITE PLAN DEVELOPMENT CHECKLIST

	BY APPLICANT			BY TOWN	
	<u>Provided</u>	<u>Request Waiver</u>	<u>Not Applic.</u>	<u>Provided</u>	<u>Waiver Granted</u>
Preliminary Major Site Plan Application					
In addition to the Administrative Form, all site plan, preliminary major development 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 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 contours (2' intervals) and spot elevations at building corners, tops and bottoms of walls and other appropriate locations.	<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) all gas, telephone, data and other underground utilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) all overhead electric, telephone cable and data lines and services, including utility poles.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. 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"/>
12. The location of all proposed roads.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	No new roads proposed				
13. The location, design and capacity of proposed off-street parking and loading facilities, pedestrian circulation plans and solid waste and recyclable materials storage.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	No additional employees required for the storage building, no change to parking, loading, pedestrian circulation, or waste management				

PRELIMINARY MAJOR SITE PLAN DEVELOPMENT CHECKLIST

14. Plan and profile of proposed storm drainage facilities.	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
15. Plan and profile of sanitary sewer facilities.	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> No new sanitary facilities	<input type="checkbox"/> <input type="checkbox"/>
16. Plans for potable water supply.	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> No new water facilities	<input type="checkbox"/> <input type="checkbox"/>
17. The location and identification of proposed open space, park or recreation area.	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> No open space, park or rec area proposed	<input type="checkbox"/> <input type="checkbox"/>
18. Soil erosion and sediment control plan.	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> SCD Certification Letter attached	<input type="checkbox"/> <input type="checkbox"/>
19. A landscaping plan, including the types, quantity, size and location of all proposed vegetation with planting details. The scientific and common names of all vegetation shall be included.	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> No landscaping proposed for the storage building.	<input type="checkbox"/> <input type="checkbox"/>
20. Lighting plan, including direction of illumination, types of standards and power and time of proposed outdoor lighting.	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> See Architectural Plan	<input type="checkbox"/> <input type="checkbox"/>
21. Rights-of-way, easements and all lands to be dedicated to the municipality or reserved for specific uses.	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> No ROW dedication required.	<input type="checkbox"/> <input type="checkbox"/>
22. 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"/>
23. Bearings and distances of all lot lines.	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
24. Designation of front yards, side yards and rear yards.	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
25. A soil removal plan for all soil to be taken from the site.	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> No soil to be removed	<input type="checkbox"/> <input type="checkbox"/>
26. A soil fill plan for all soil to be brought to the site.	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> No soil to be imported	<input type="checkbox"/> <input type="checkbox"/>
27. A tree removal plan, if necessary.	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> No trees to be removed	<input type="checkbox"/> <input type="checkbox"/>
28. Drainage calculations for all proposed drainage facilities, including an analysis of the capacity of downstream facilities and their ability to receive proposed added flow.	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> No new impervious cover, existing area is currently impervious cover. See Appendix C of the EIS for Stormwater Assessment	<input type="checkbox"/> <input type="checkbox"/>
29. A Stormwater Management Plan in accordance with §236 – Article VB Stormwater Management for all applicable developments.	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> See Appendix C of the EIS for Stormwater Assessment	<input type="checkbox"/> <input type="checkbox"/>
30. Such other information or data as may be required by the Planning Board in order to determine that the details of the site plan are in accord with the standards of the required ordinances.	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> additional information to be supplied, if requested	<input type="checkbox"/> <input type="checkbox"/>
31. The designation and calculations of steep slope areas and their adjustment to the developable area of the property in accordance with § 236-21.2, Steep slope development restrictions. [Added 7-13-2004 by Ord. No. 21-2004]	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> No slopes over 15% are disturbed for this project.	<input type="checkbox"/> <input type="checkbox"/>

PRELIMINARY MAJOR SITE PLAN DEVELOPMENT CHECKLIST

32. 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"/>	
33. 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"/>	

FINAL MAJOR SITE PLAN CHECKLIST

	BY APPLICANT			BY TOWN	
	<u>Provided</u>	<u>Request Waiver</u>	<u>Not Applic.</u>	<u>Provided</u>	<u>Waiver Granted</u>
Final Major Site Plan Application In addition to the Administrative Form, all major subdivision, final development applications shall provide the following information:					
1. All checklist items required for a major subdivision, preliminary plat. The plan shall reflect the as-built condition of all work completed under the preliminary approval if applicable.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	AB Plan to be provided when all improvements are completed.				

THIS INDENTURE, made the 11th day of March,
in the year of our Lord one thousand nine hundred and
sixteen, Between HENRY M. BRINCKERHOFF, as Executor and
Trustee under the Last Will and Testament of Henrietta C.
Brinckerhoff, deceased, of the City of Englewood, in the
County of Bergen and State of New Jersey, party of the
first part, and THE NEW JERSEY POWER & LIGHT COMPANY,
a corporation organized and existing under and by virtue
of the Laws of the State of New Jersey, party of the
second part,

W I T N E S S E T H :

That the said party of the first part, by
virtue of the power and authority to him given in and by
the said Last Will and Testament, and for and in con-
sideration of the sum of One Hundred

— Dollars, lawful money of the
United States of America, to him in hand paid by the
said party of the second part, at or before the enscal-
ing and delivery of these presents, the receipt whereof
is hereby acknowledged, hath granted, bargained, sold
and conveyed, and by these presents doth grant, bargain,
sell and convey unto the said party of the second part,
and to its successors and assigns, forever, ALL that cer-
tain tract or parcel of land and premises, hereinafter
particularly described, situate, lying and being in the
Township of Randolph, in the County of Morris and State
of New Jersey, bounded and described as follows:

BEGINNING at a point common to plots of
Garrioch W. Bowlby, William H. Baker, Ulster Iron Works
Company, and that of the Grantor herein; thence South
72 degrees, 30 minutes West approximately 200 feet to the

East Bank of the Rockaway River; thence along said East Bank of the Rockaway River approximately 70 feet to the point of intersection between said East Bank of the Rockaway River and a line running from the point or place of beginning South 57 degrees, 43 minutes West; thence approximately 275 feet along said line to the point or place of beginning. Bounded on the North by land of William H. Baker, on the East by the Rockaway River and on the South by land of the Ulster Iron Works Company.

TOGETHER with all and singular the tenements, hereditaments, and appurtenances therunto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

AND ALSO, all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well in law as in equity, of the said party of the first part, and of the said Testator, of, in and to the above described premises, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular the above mentioned and described premises, together with the appurtenances, unto the said party of the second part, its successors and assigns forever.

AND the said party of the first part doth hereby covenant, promise and agree to and with the said party of the second part, its successors and assigns, that he hath not, as such Executor and Trustee as aforesaid, done or caused, suffered or procured to be done, any act, matter

or thing, whereby the said premises or any part thereof,
with the appurtenances, are or may be charged or encumbered
in estate, title or otherwise.

IN WITNESS WHEREOF, the said party of the first
part hath hereunto set his hand and seal, the day and
year first above written.

Signed, Sealed and Delivered
in the Presence of:

Henry B. Schneider
As Notary Public

STATE OF NEW YORK,)
COUNTY OF NEW YORK,) SS:

State of New York,) ss:
County of New York,)

No. 7056 Series B

Form 1

undred

Notary

who,

thin

there-

sealed

ed, for

I, WILLIAM F. SCHNEIDER, Clerk of the County of New York, and also Clerk of the Supreme Court for the
said County, do hereby certify that:

Witness hand is subscribed to the deposition or certificate of the proof or acknowledgment of the
annexed instrument, and thereon written, was, at the time of taking such deposition or proof
and acknowledgment, a Notary Public, acting in and for the said County, duly commissioned and
sworn, and authorized by the laws of said State to take depositions and also acknowledgments and
provide of Bonds, in conformity for said, transcripts or proceedings in said State of New York.
That there is on file in the Clerk's office of the County of New York, a certified copy of his appoint-
ment and qualification as Notary Public of the County of
with his autograph signature. And further, that I am well acquainted with the handwriting of such
Notary Public, and verily believe that the signature to said deposition, or certificate of proof or
acknowledgment is genuine.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of the said
Court and County this day of 1916

Wm. F. Schneider
Clerk



JARY PUBLIC, INC.
KINGS COUNTY
NEW YORK
NEW YORK
NEW YORK



42 480
39 334

1/2

HENRY M. BRINKENHOPF, as Ex-
ecutor and Trustee under the
Last Will and Testament of
Henriette C. Brinkenhoff, de-
ceased,

-to-

THE NEW JERSEY POWER &
LIGHT COMPANY.

D E E D .

RECEIVED

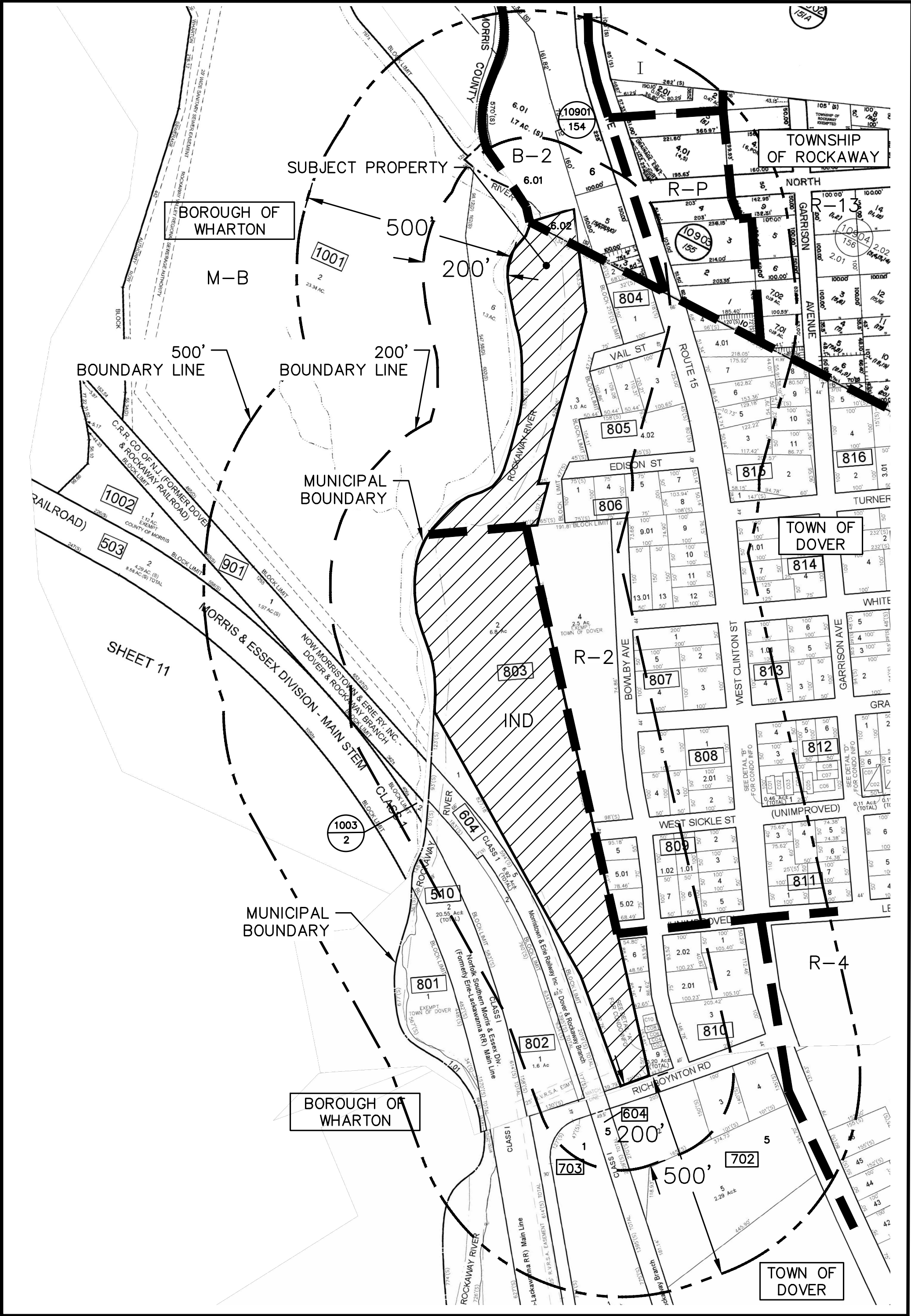
NEW JERSEY
GAS COMPANY

Dated March 11th, 1914.

MAR 27 1914

150
70

PRELIMINARY AND FINAL SITE PLAN FOR
JCP&L PROPOSED MATERIAL STORAGE BUILDING
LOT 2, BLOCK 803
13 RICHBOYNTON ROAD
TOWN OF DOVER, MORRIS COUNTY, NEW JERSEY



KEY AND ZONING MAP
SCALE=1"=200'

ZONE DISTRICT:
INDUSTRIAL (IND)

BLOCK 803, LOT 2, TOWN OF DOVER

	REQUIRED	PROPOSED
PRINCIPAL BUILDING		
LOT AREA, S.F.	2 ACRES (SEE 236-20.D)	11.17 ACRES
LOT WIDTH AT STREET, FEET	200'	68.70**
FRONT YARD, FEET	75'	660'
REAR YARD, FEET	50'	>500'
SIDE YARD, FEET	30'	27.8*
SIDE YARD, BOTH, FEET	60'	117.8'
OTHER SETBACK REQUIREMENTS	SEE 236-20.E	**
LOT COVERAGE, S.F.	N/A	173,000
LOT DISTURBANCE, S.F.	N/A	191,000
FLOOR AREA, S.F.	N/A	26,000
FLOOR AREA RATIO, %	N/A	5.5
ACCESSORY BUILDING		
SIDE YARD, FEET	50 FEET	50 FEET
MAXIMUM BUILDING HEIGHT		
PRINCIPAL BUILDING, FEET	65 FEET	<65 FEET
ACCESSORY BUILDING, FEET	65 FEET	23 FEET

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 THE 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.

- * EXISTING CONDITIONS
** EXISTING FENCE ALONG RESIDENTIAL PROPERTY BOUNDARY. MIN. 6' HIGH FENCE AROUND PERIMETER OF DEVELOPED PORTION OF THE SITE.

TOWN OF DOVER ZONING DISTRICTS

IND	INDUSTRIAL
R-2	SINGLE-FAMILY
R-4	MULTI-FAMILY

LEGEND

---	LOT BOUNDARY
---	200' RADIUS AROUND SITE
---	500' RADIUS AROUND SITE
---	ZONE BOUNDARY

SHEET	TITLE
1	COVER SHEET
2	LIST OF PROPERTY OWNERS
3	EXISTING CONDITIONS PLAN
4	VICINITY PLAN
5	DEMOLITION PLAN
6	SITE & GRADING PLAN
7	SOIL EROSION & SEDIMENT CONTROL PLAN
8	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS
9	CONSTRUCTION DETAILS

OWNER/APPLICANT:

JCP&L FIRST ENERGY CORP.
300 MADISON AVE.
MORRISTOWN NJ, 07960

- SOURCES:
- TOWN OF DOVER TAX MAP SHEETS NO. 8; LAST REVISED DECEMBER 2014.
 - TOWN OF DOVER ZONING MAP, LAST REVISED JANUARY 8, 2018.
 - TOWN OF DOVER ORDINANCE NO. ORD 236-20

APPROVED AS A PRELIMINARY AND FINAL SITE PLAN BY THE TOWN OF DOVER PLANNING BOARD ON _____

ATTEST:

BOARD CHAIRMAN _____

BOARD SECRETARY _____

TOWN ENGINEER _____

1	2/1/24	SCD COMMENTS	SRK	RSP
No.	Date	Revision	Revised By	Checked By
100	0	100	200	
SCALE IN FEET				



Hackettstown Office:
700 Grand Avenue, Unit 5A
Hackettstown, NJ 07840
908.850.0977

FPAengineers.com

Denise F. Keenan, P.E.
PROFESSIONAL ENGINEER N.J. LIC. NO. 46373

COVER SHEET			
FOR FIRST ENERGY DOVER MATERIAL STORAGE BUILDING BLOCK 803 LOT 2 TOWN OF DOVER MORRIS COUNTY NEW JERSEY			
DATE: 09/08/23	DESIGNED BY: DFK	SCALE: FIELD BOOK	PROJECT NUMBER: 105998.067
DRAWN BY: RKS	CHECKED BY: DFK	SHEET: 1 of 9	


BOROUGH OF WHARTON				
PAMS-PIN	ACRES	PROPERTY LOCATION	OWNER NAME	MAILING ADDRESS
			JERSEY CENTRAL POWER AND LIGHT (JCP&L)	300 MADISON AVE, MORRISTOWN, NJ 07960
			NW JERSEY VERIZON	540 BROAD STREET, NEWARK, NJ 07101
			NEW JERSEY NATURAL GAS COMPANY	1415 WYCKOFF RD, PO BOX 1464, WALL, NJ 07719
			CABLEVISION	683 ROUTE 10 EAST, RANDOLPH, NJ 07869
			SUPERINTENDENT OF PUBLIC WORKS, BOROUGH OD WHARTON – WATER UTILITY	10 ROBERT STREET, WHARTON, NJ 07885
			MORRIS COUNTY PLANNING BOARD	PO BOX 900, MORRISTOWN, NJ 07960-0900
1409_510_2	UNDEFINED		UNMATCHED PARCEL	UNDEFINED, UNDEFINED
1409_604_5	2.0000	RR&BBLACKWELL/CLINTON STS	DOVER/ROCKAWAY RIVER RR K BURENGA	1076 GRONA-SCHANDUA RD, FREDERICKSBURG, TX 78624
1409_702_1	2.3663	20 RICHBOYNTON RD	MEENAN OIL CO L.P.	40 CRAAGWOOD RD, SOUTH PLAINFIELD, NJ 07080
1409_703_2	0.4236	16 RICHBOYNTON RD	PETRICH ROBERT	246 MAXIM DR, HOPATCONG, NJ 07843
1409_703_3	0.3329	14 RICHBOYNTON RD	PETRICH ROBERT	246 MAXIM DR, HOPATCONG, NJ 07843
1409_703_5	1.9284	246 W CLINTON ST	ROLLING FRITO-LAY SALES LP MCELROY	1412 MAIN ST – #1500, DALLAS, TX 75202
1409_802_1	1.6832	15 RICHBOYNTON RD	MEENAN OIL CO L.P.	40 CRAAGWOOD RD, SOUTH PLAINFIELD, NJ 07080
1409_802_2	0.0000	RR&BBLACKWELL/CLINTON STS	DOVER/ROCKAWAY RIVER RR K BURENGA	1076 GRONA-SCHANDUA RD, FREDERICKSBURG, TX 78624
1409_803_1	0.8773	RICHBOYNTON RD	DOVER TUBULAR ALLOYS INC	PO BOX 915, DOVER, NJ 07801
1409_803_2	6.8000	13 RICHBOYNTON RD	JCP&L T/D B/A GPU ENERGY TAX DEPT	PO BOX 4747, OAKBROOK, IL 60522
1409_803_2_T01	0.0000	13 RICHBOYNTON RD	JCP&L T/D B/A GPU ENERGY TAX DEPT	PO BOX 4747, OAKBROOK, IL 60522
1409_803_3	1.0000	EDISON & VAIL STS	JCP&L T/D B/A GPU ENERGY TAX DEPT	PO BOX 4747, OAKBROOK, IL 60522
1409_803_4	2.5000	BOWLBY AVE	TOWN OF DOVER	37 W SUSSEX ST, DOVER, NJ 07801
1409_803_5	0.1149	40 BOWLBY AVE A&B	PALLIS EVANGELOS & ANASTASIA	59 LIVINGSTON AVE, DOVER, NJ 07801
1409_803_5.01	0.1334	36 BOWLBY AVE	GIZAS CONSTANTINO & EFFIE	36 BOWLBY AVE, DOVER, NJ 07801
1409_803_5.02	0.1257	32 BOWLBY AVE	MARTINEZ, ROCIO	32 BOWLBY AVE, DOVER, NJ 07801
1409_803_6	0.1007	24-26-28 BOWLBY AVE	ORDONEZ-YANES, MILDRES KARINA	24-26-28 BOWLBY AVE, DOVER, NJ 07801
1409_803_7	0.0878	14-16-18 BOWLBY AVE	KING, MC MILLAN/MAN PING	6 LANCASTER RD, RANDOLPH, NJ 07869
1409_803_9	0.1768	2-10 BOWLBY AVE	LAVERNE MANOR CONDOMINIUM	2-10 BOWLBY AVE, DOVER, NJ 07801
1409_803_9_C02	0.0087	2 BOWLBY AVE	GARCES MARIA E	2 BOWLBY AVE, DOVER, NJ 07801
1409_803_9_C04	0.0087	4 BOWLBY AVE	AHMAD, HAROON	4 BOWLBY AVE, DOVER, NJ 07801
1409_803_9_C06	0.0087	6 BOWLBY AVE	AMIGON,OFELIA	6 BOWLBY AVE, DOVER, NJ 07801
1409_803_9_C08	0.0087	8 BOWLBY AVE	AVILA, AURA L	8 BOWLBY AVE, DOVER, NJ 07801
1409_803_9_C10	0.0126	10 BOWLBY AVE A&B	LASTRA, FEDERICO / GOLDENBERG, CHRISTI	25 LENOX RD, ROCKAWAY, NJ 07866
1409_804_1	0.3444	394 W CLINTON ST	SUAREZ, OSCAR & JOSE	31 BAKER ST, MINE HILL, IL 07803
1409_804_A01	UNDEFINED		UNMATCHED PARCEL	UNDEFINED, UNDEFINED
1409_805_1	0.2433	17 VAIL ST	DU JACK, SHIRLENE ANDREA	17 VAIL ST, DOVER, NJ 07801
1409_805_3	0.2870	380 W CLINTON ST	DU JACK, ANDREW JOHN	380 W CLINTON ST, DOVER, NJ 07801
1409_805_4.02	0.6590	12 EDISON ST	DU JACK, ANDREW VINCENT ETALS	17 VAIL ST, DOVER, NJ 07801
1409_806-1	0.1745	17 EDISON ST	YEVICH, ALLEN	17 EDISON ST, DOVER, NJ 07801
1409_806_13.01	0.1722	2 WHITE ST	AVALOS, LUIS A/CELENY	2 WHITE ST, DOVER, NJ 07801
1409_806_4	0.1722	EDISON ST	DU JACK, ANDREW VINCENT ETALS	17 VAIL ST, DOVER, NJ 07801
1409_806_5	0.1722	EDISON ST	DU JACK, ANDREW VINCENT ETALS	17 VAIL ST, DOVER, NJ 07801
1409_806_9.01	0.1745	81 BOWLBY AVE	DU JACK, ANDREW VINCENT ETALS	17 VAIL ST, DOVER, NJ 07801
1409_807_1.02	0.1148	75 BOWLBY AVE	LOMBANA, HUGO/JULIAN	75 BOWLBY AVE, DOVER, NJ 07801
1409_807_4	0.2296	4 GRACE ST	DURAN, RODRIGO	4 GRACE ST, DOVER, NJ 07801
1409_807_5	0.1148	71 BOWLBY AVE	DURAN, RODRIGO/DELIA	4 GRACE ST, DOVER, NJ 07801
1409_808_3	0.1148	W SICKLE ST	GOLD EAGLE CONSTRUCTION LLC	81 RICHARDS AVE, DOVER, NJ 07801
1409_808_4	0.1148	16 W SICKLE ST	SPERRY/EDWARDS JON P JR/TIFFANY N	6 HOWARD AVE, MINE HILL, NJ 07803
1409_808_5	0.2296	3 GRACE ST	KANDIL, ADAM & DALIA	3 GRACE ST, DOVER, NJ 07801
1409_809_1.01	0.1148	9 W SICKLE ST A&B	ESTACIO, WILLIAM M/PATRICIA	37 BOLWBY ST, DOVER, NJ 07801
1409_809_1.02	0.1148	37 BOWLBY AVE	CUENCA, PATRICIA	37 BOLWBY ST, DOVER, NJ 07801
1409_809_6	0.1148	2 LEONARD ST	GARCIA, JORGE/PARAMO, MARIA	2 LEONARD ST, DOVER, NJ 07801
1409_809_7	0.1148	33 BOWLBY AVE	ORDONEZ ANDRES A/LUZ M LOPEZ	33 BOLWBY ST, DOVER, NJ 07801
1409_810_1	0.1171	292 W CLINTON ST A&B	ROSADO, MELVIN	292 W CLINTON ST A&B, DOVER, NJ 07801
1409_810_2	0.2700	288 W CLINTON ST ABCDEF	5 HOLE LLC BERTOLO & CO LLC	21 COOK AVE, MADISON, NJ 07940
1409_810_2.01	0.1722	5 BOWLBY AVE AB&C	5 HOLE LLC BERTOLO & CO LLC	21 COOK AVE, MADISON, NJ 07940
1409_810_2.02	0.2135	7 BOWLBY AVE AB&C	5 HOLE LLC BERTOLO & CO LLC	21 COOK AVE, MADISON, NJ 07940
1409_810_3	0.5647	11 RICHBOYNTON RD	CIACCIO GEORGE GUISEPPE & JOSEPHINE	286 W CLINTON ST A&B, DOVER, NJ 07801
1435_10901_2	UNDEFINED		UNMATCHED PARCEL	UNDEFINED, UNDEFINED
1435_10901_3	UNDEFINED		UNMATCHED PARCEL	UNDEFINED, UNDEFINED
1435_10901_4	UNDEFINED		UNMATCHED PARCEL	UNDEFINED, UNDEFINED
1435_10901_5	0.3440	418 W CLINTON ST	GOLDBERG, RONALD	418 W CLINTON ST, DOVER, NJ 07801
1435_10901_6	4.2000	420 W CLINTON ST	SALERNO DUANE ROCKAWAY REALTY LLC	3103 STATE RTE 10 EAST, DENVILLE, NJ 07834
1435_10901_6.01	1.7000	W CLINTON ST	JCPL TAX DEPT	800 CABIN HILL DR, GREENBURG, PA 15601
1435_10901_3	0.5200	415 W CLINTON ST	ADAMES, AMBROCIO	415 W CLINTON ST, DOVER, NJ 07801

1435_10901_4	0.2400	423 W CLINTON ST DOVER, NJ 07801	ADAMES, TOMAS/JOANNE	423 W CLINTON ST, DOVER, NJ 07801
1435_1001_2	22.2900	NO MAIN ST	WHARTON INVESTORS LLC	145 ADELAIDE ST WEST, TORONTO, ONTARIO, M5H 4E5 00000
1435_1001_6	1.3000	ALONG ROCKAWAY RIVER	N J POWER & LIGHT CO	300 MADISON AVE, MORRISTOWN, NJ 07960
1435_1003_2	0.0000	ALONG ROCKAWAY RIVER	OWNER UNKNOWN	10 ROBERT ST WHARTON, NJ 07885
1439_503_2	3.0650	ERIE LACKAWANNA M&E-E	PENNSYLVANIA LINES	1310 SIX PENN CENTER PLZ, PHILADELPHIA, PA 07885
1439_901_1	1.0000	CENTRAL RR DOVER & ROCK	BOROUGH OF WHARTON	10 ROBERT ST, WHARTON, NJ 07885

ROCKAWAY TOWNSHIP						
BLOCK	LOT	CLA	OWNER	OWNER ADDRESS	OWNER CITY, STATE	OWNER ZIP
			PUBLIC SERVICE ELECTRIC AND GAS COMPANY, MANAGER CORPORATE PROPERTIES	80 PARK PLAZA, T6B	NEWARK, NJ	07102
10901	5	2	GOLDBERG, RONALD	418 W CLINTON ST	DOVER, NJ	07801
10901	6	4A	SALERNO DUANE ROACKAWAY REALTY LLC	3103 STATE RTE 10 EAST	DENVILLE, NJ	07834
10901	6.01	1	JCP&L % TAX DEPT	800 CABIN HILL DR	GREENBURG, PA	15601
10903	3	2	ADAMES, AMROCIO	415 W CLINTON ST	DOVER, NJ	07801
10903	4	2	ADEMS, TOMAS/JOANNE	423 W CLINTON ST	DOVER, NJ	07801

TOWN OF DOVER						
BLOCK	LOT	UNIT ID	OWNER	OWNER ADDRESS	OWNER CITY, STATE	OWNER ZIP
			TOWN OF DOVER WATER DEPT.	37 NO. SUSSEX STREET	DOVER, NJ	07801
702	1		MEENAN OIL CO L.P.	40 CRAWWOOD RD	SOUTH PLAINFIELD, NJ	07080
703	2		PETRICH, ROBERT	246 MAXIM DR	HOPATCONG, NJ	07843
703	3		PETRICH, ROBERT	246 MAXIM DR	HOPATCONG, NJ	07843
703	4		FAZAL MANAGEMENT LLC	235 RT. 22 EAST	GREEN BROOK, NJ	08812
703	5		ROLLING FRITO-LAY SALES LP% MCELROY	1412 MAIN ST - #1500	DALLAS, TX	75202
802	1		MEENAN OIL CO L.P.	40 CRAWWOOD RD	SOUTH PLAINFIELD, NJ	07080
803	1		DOVER TUBULAR ALLOYS INC	PO BOX 915	DOVER, NJ	07801
803	4		TOWN OF DOVER	37 N SUSSEX ST	DOVER, NJ	07801
803	5		PALLIS EVANGELOS & ANASTASIA	59 LIVINGSTON AVE	DOVER, NJ	07801
803	5.01		GIZAS, CONSTANTINO & EFFIE	36 BOWLBY AVE	DOVER, NJ	07801
803	5.02		MARTINEZ ROCIO	36 BOWLBY AVE	DOVER, NJ	07801
803	6		ORDONEZ-YANES, MILDRES KARINA	24--28 BOWLBY AVE	DOVER, NJ	07801
803	7		KING,McMILLAN / MAN PING	6 LANCASTER RD	RANDOLPH, NJ	07869
803	9	C02	GARCES, MARIA E	2 BOWLBY AVE	DOVER, NJ	07801
803	9	C04	AHMAD, HAROON	4 BOWLBY ST	DOVER, NJ	07801
803	9	C06	AMIGON, OFELIA	6 BOWLBY AVE	DOVER, NJ	07801
803	9	C08	AVILA, AURAL	8 BOWLBY AVE	DOVER, NJ	07801
803	9	C10	LAISTRA FEDERICO & GOLDENBERG CHRISTI	25 LENOX RD	ROCKAWAY, NJ	07866
804	1		SUAREZ OSCAR & JOSE	31 BAKER ST	MINE HILL, NJ	07803
804	2		SALAS, ENID	406 W CLINTON ST	DOVER, NJ	07801
805	1		DU JACK, SHIRLENE ANDREA	17 VAIL ST	DOVER, NJ	07801
805	3		DU JACK, ANDREW JOHN	380 W CLINTON ST	DOVER, NJ	07801
805	4.02		DU JACK, ANDREW VINCENT ETALS	17 VAIL ST	DOVER, NJ	07801
806	1		YEVOH ALLEN	17 EDISON ST	DOVER, NJ	07801
806	4		DU JACK, ANDREW VINCENT ETALS	17 VAIL ST	DOVER, NJ	07801
806	5		DU JACK, ANDREW VINCENT ETALS	17 VAIL ST	DOVER, NJ	07801
807	4		DURAN, RODRIGO	4 GRACE ST	DOVER, NJ	07801
807	5		RODRIGO DURAN	4 GRACE ST	DOVER, NJ	07801
808	2		GOLD EAGLE CONSTRUCTION LLC	81 RICHARDS AVE	DOVER, NJ	07801
808	2.01		RIVERA, EDGAR U.	81 RICHARDS AVE	DOVER, NJ	07801
808	3		GOLD EAGLE CONSTRUCTION LLC	81 RICHARDS AVE	DOVER, NJ	07801
808	4		SPERRY / EDWARDS JON P JR / TIFFANY N	6 HOWARD AVE	MINE HILL, NJ	07803
808	5		KANDIL, ADAM & DALIA	6 HOWARD AVE	DOVER, NJ	07801
809	1.01		ESTACIO, WILLIAM M / PATRICIA	37 BOWLBY ST	DOVER, NJ	07801
809	2		FALCONE CATERINA & MONROE JOHN / ANNA	101 HIGH ST	RANDOLPH, NJ	07869
809	3		BRICENO-CHAMBA, VICTOR V	306 W CLINTON ST	DOVER, NJ	07801
809	5		HOPPE, OLGA & WILTER	2 1/2 LEONARD ST	DOVER, NJ	07801
809	6		GARCIA, JORGE / PARAMO, MARIA	2 LEOMARD ST	DOVER, NJ	07801
809	7		ORDONEZ, ANDRES A / LUZ M LOPEZ	33 BOWLBY AVE	DOVER, NJ	07801
810	1		ROSADO, MELVIN	292 W CLINTON ST	DOVER, NJ	07801
810	2		5 HOLE LLC % BERTOLO & CO LLC	21 COOK AVE	MADISON, NJ	07940
810	2.01		5 HOLE LLC % BERTOLO & CO LLC	21 COOK AVE	MADISON, NJ	07940
810	2.02		5 HOLE LLC % BERTOLO & CO LLC	21 COOK AVE	MADISON, NJ	07940
810	3		CIACCIO GEORGE GIUSEPPE & JOSEPHINE	286 W CLINTON ST	DOVER, NJ	07801
604	5		DOVER & ROCKAWAY RIVER RR % K BURENGA	1076 GRONA-SCHANDUA RD	FREDERICKSBURG, TX	78624
510	2		NJ TRANSIT CORP	1 PENN PLAZA EAST	NEWARK, NJ	07105-2246
806	13.01		AVALOS, LUIS A & CELENY	2 WHITE ST	DOVER, NJ	07801
803	3		JCP&L T/D B/A GPU ENERGY % TAX DEPT	PO BOX 4747	OAKBROOK, IL	60522
806	9.01		DU JACK ANDREW VINCENT ETALS	17 VAIL ST	DOVER, NJ	07801
604	5	X	DOVER & ROCKAWAY RIVER RR % K BURENGA	1076 GRONA-SCHANDUA RD	FREDERICKSBURG, TX	78624
809	1.02		CUENCA, PATRICIA	37 BOWLBY AVE	DOVER, NJ	07801
805	2		DU JACK SHIRLENE ANDREA	17 VAIL ST	DOVER, NJ	07801
809	4		BRICENO-CHAMBAVICTOR V	306 W CLINTON ST	DOVER, NJ	07801
703	4	B01	FAZAL MANAGEMENT LLC	235 RT 22 E	GREEN BROOK, NJ	08812
703	4	B02	FAZAL MANAGEMENT LLC	235 RT 22 E	GREEN BROOK, NJ	08812
802	2		DOVER & ROCKAWAY RR % K BURENGA	1076 GRONA-SCHANDUA RD	FREDERICKSBURG, TX	78624

No.	Date	Revision	Revised By	Checked By
1	2/1/24	SCD COMMENTS	SRK	RSP



SCALE IN FEET



Hackettstown Office:
700 Grand Avenue, Unit 5A
Hackettstown, NJ 07840
908.850.0977

FPAengineers.com


DENIS F. KEENAN, P.E.
PROFESSIONAL ENGINEER N.J. LIC. NO. 46373

LIST OF PROPERTY OWNERS

**FOR
FIRST ENERGY DOVER
MATERIAL STORAGE BUILDING
BLOCK 803 LOT 2
TOWN OF DOVER
MORRIS COUNTY NEW JERSEY**

DATE: 09/08/23	DESIGNED BY: DFK	SCALE:	PROJECT NUMBER: 10599B.067
DRAWN BY: RKS	CHECKED BY: DFK	FIELD BOOK	SHEET: 2 of 9

C:\VOK\10500\10599 - First Energy\10599.067 - Dover Pole Barn CAD\DWG\10599.067-EC1.dwg Existing Condition

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DUE TO INHERENT ERRORS IN REPRODUCTION METHODS, ERRORS MAY OCCUR WHEN SCALING THIS DRAWING

LEGEND	
UTILITY POLE	PROPERTY LINE
GUY WIRE	ADJACENT LOT LINES/TRACT LINES
SIGN	EASEMENT LINE
BOLLARD	CHAIN LINK FENCE
FLAG POLE	WOOD FENCE
WATER VALVE	EDGE OF PAVEMENT
GAS VALVE	STRIPING
HYDRANT	CURBLINE
MANHOLE	TOP OF BANK/EDGE OF WATER
DEED BOOK & PAGE	BUILDING LINE
	CONCRETE

NOTES & REFERENCES

- BOUNDARY & TOPOGRAPHIC INFORMATION SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF PROPERTY SITUATED AT TAX LOT 2 IN BLOCK 803, TOWNSHIP OF DOVER, MORRIS COUNTY, NEW JERSEY", PREPARED BY SOLSTICE SURVEYING, DATED 11/15/23. THE HORIZONTAL DATUM IS BASED ON NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD 83 2011 ADJUSTMENT) AND THE VERTICAL DATUM IS BASED ON NAVD 88.
- ANY UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND OBSERVATIONS, UTILITY MARKINGS FOUND IN THE FIELD AND/OR RECORD INFORMATION. SINCE NO PHYSICAL LOCATION OF THE UNDERGROUND FACILITIES HAVE BEEN MADE BY THE UNDERSIGNED, NO GUARANTEE IS BEING MADE FOR THEIR COMPLETENESS OR ACCURACY.
- THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO MAKE ANY DETERMINATION AS TO THE EXISTENCE OR NON-EXISTENCE OF HAZARDOUS MATERIALS. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED HEREON, NOR SHOULD IT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF HAZARDOUS MATERIALS IS PORTRAYED HEREON. THE CLIENT SHOULD PURSUE THESE MATTERS SEPARATE AND APART FROM THIS SURVEY.
- FLOOD HAZARD AREA LINE AS PER FLOOD PLANE MAP PREPARED BY FRENCH AND PARRELLO ASSOCIATES DATED MAY 1, 2023.
- FRESHWATER WETLANDS INVESTIGATION WAS CONDUCTED BY FRENCH AND PARRELLO ASSOCIATES ON OCTOBER 25, 2023.

1	2/1/24	SCD COMMENTS	SRK	RSP
No.	Date	Revision	Revised By	Checked By
80 0 80 160				
SCALE IN FEET				



New Jersey ▲ New York ▲ Pennsylvania ▲ Georgia

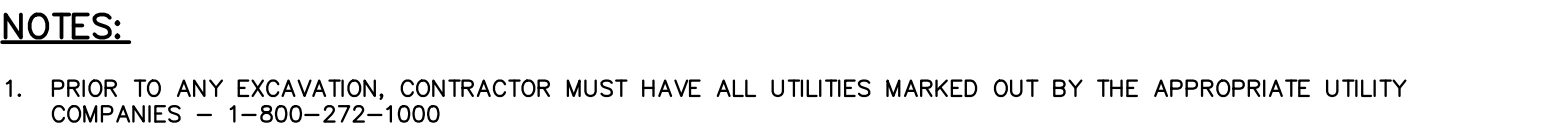
DENIS F. KEENAN, P.E.
PROFESSIONAL ENGINEER N.J. LIC. NO. 46373

Hackettstown Office:
700 Grand Avenue, Unit 5A
Hackettstown, NJ 07840
908.850.0977

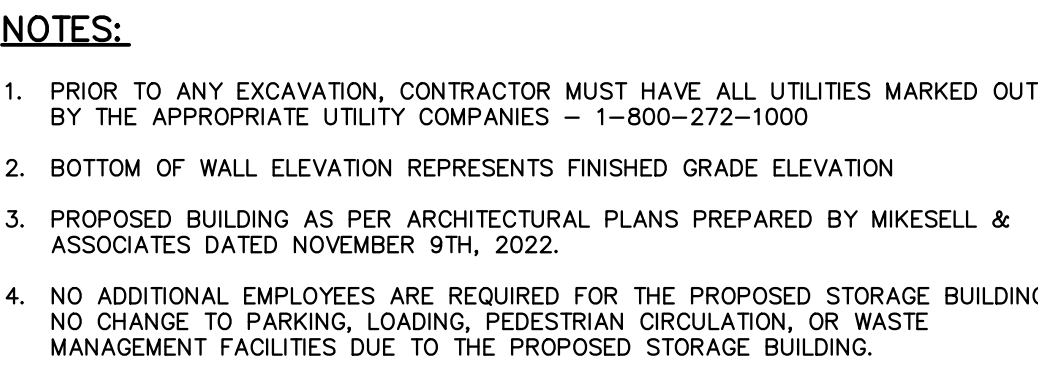
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EXISTING CONDITIONS PLAN
FOR
FIRST ENERGY DOVER
MATERIAL STORAGE BUILDING
BLOCK 803 LOT 2
TOWN OF DOVER
MORRIS COUNTY NEW JERSEY


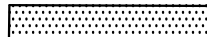
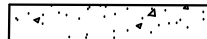



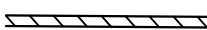



DATE: 09/08/23	DESIGNED BY: DFK	SCALE:	PROJECT NUMBER: 10599B.067
DRAWN BY: RKS	CHECKED BY: DFK	FIELD BOOK	SHEET: 3 of 9



DEMOLITION PLAN			
FOR			
FIRST ENERGY DOVER			
MATERIAL STORAGE BUILDING			
BLOCK 803 LOT 2			
TOWN OF DOVER			
MORRIS COUNTY NEW JERSEY			
DATE: 09/08/23	DESIGNED BY: DFK	SCALE:	PROJECT NUMBER: 10599B.067
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SEE EXISTING CONDITIONS PLAN FOR EXISTING FEATURE
LEGEND & GENERAL NOTES.

	PROPOSED LIMIT OF FULL DEPTH PAVEMENT
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED STONE
	PROPOSED FENCE
	PROPOSED GUIDE RAIL
	PROPOSED RETAINING WALL
	PROPOSED BOLLARD
	PROPOSED SPOT ELEVATION
	PROPOSED CONTOUR

NOTE:
PRIOR TO ANY EXCAVATION, CONTRACTOR MUST HAVE ALL UTILITIES MARKED OUT BY THE APPROPRIATE UTILITY COMPANIES -> 1-800-272-1000


[illegible]

FPA
FRENCH & PARRELLO
ASSOCIATES

Hackettstown Office
700 Grand Avenue, Unit 5A
Hackettstown, NJ 07840
908.850.0971

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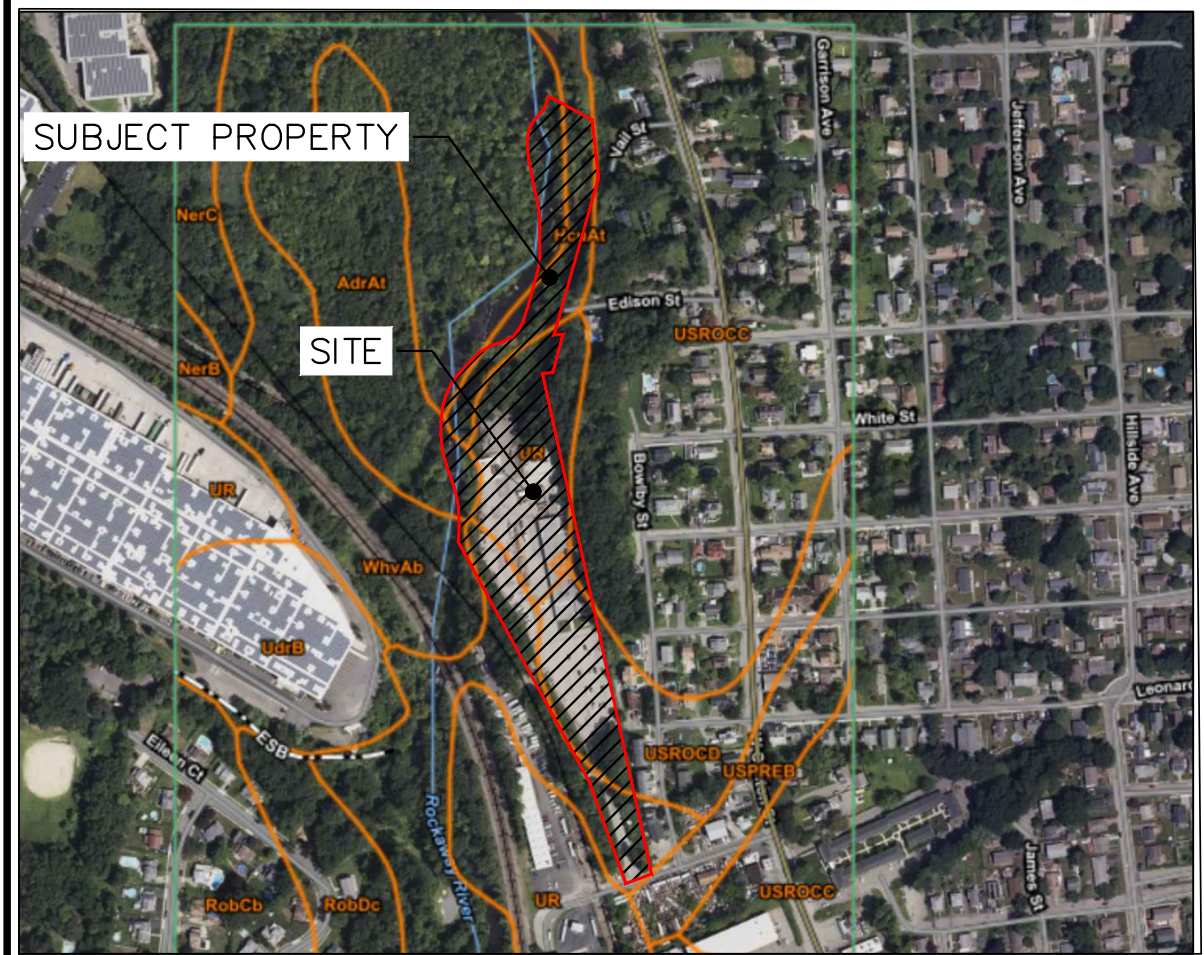
New Jersey ▲ New York ▲ Pennsylvania ▲ Georgia



DENIS F. KEENAN, P.E.
PROFESSIONAL ENGINEER, NJ LIC. NO. 46373

SITE & GRADING PLAN
FOR
FIRST ENERGY DOVER
MATERIAL STORAGE BUILDING
BLOCK 803 LOT 2
TOWN OF DOVER
MORRIS COUNTY NEW JERSEY

DATE: 09/08/23	DESIGNED BY: DFK	SCALE:	PROJECT NUMBER: 10599B.067
DRAWN BY: DKS	CHECKED BY: DFK	FIELD BOOK	SHEET: 6 of 9



SOILS MAP

SCALE: 1"=500'±
USDA WEB SOIL SURVEY

PER	USDA	WEB	SOIL	SURVEY
UR			Urban land	
USROCC			Urban land--Rockaway complex, 3 to 15 percent slopes	
USROCD			Urban land--Rockaway complex, 15 to 25 percent slopes	
HhmCo			Hibernia loam, 3 to 15 percent slopes, stony	
HcuAt			Hatboro--Codorus complex, 0 to 3 percent slopes, frequently flooded	
WhvAb			Whitman cobbly loam, New Jersey Highlands 0 to 3 percent slopes, very stony	
AdtAt			Timakwa cobbly, 0 to 2 percent slopes, frequently flooded	

1. INSTALL STABILIZED COMPOST FILTER SOCK AND CONSTRUCTION ENTRANCE. (1 DAY)
2. DEMO EXISTING PAVEMENT AND ASPHALT STRIP AS SHOWN ON DEMOLITION PLAN. (1 WEEK)
3. INSTALL NEW REINFORCED CONCRETE SLAB (2 WEEKS)
4. CONSTRUCT MATERIAL STORAGE BUILDING (8 WEEKS)
5. INSTALL RETAINING WALLS, PADS, AGGREGATE BASE, AND ASPHALT. (6 WEEKS)
6. ESTABLISH FINISHED GRADE AND PROVIDE PERMANENT VEGETATIVE COVER. (1 WEEK)
7. REMOVE COMPOST FILTER SOCK AND CONSTRUCTION ENTRANCE AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED. (ON GOING)

SEE EXISTING CONDITIONS PLAN FOR EXISTING FEATURES
LEGEND & GENERAL NOTES.

-
- PROPOSED COMPOST FILTER SOCK
 - PROPOSED LIMIT OF DISTURBANCE LINE
 - PROPOSED STOCKPILE
 - PROPOSED INLET PROTECTION

PER TECHNICAL BULLETIN 218-2.0 FROM THE NEW JERSEY DEPARTMENT OF AGRICULTURE STATE SOIL CONSERVATION COMMITTEE, THIS PROJECT FALLS WITHIN THE METROPOLITAN PLANNING AREA AS SHOWN ON THE STATE PLAN POLICY MAP AND DOES NOT CONTAIN WOODY VEGETATION AND IS THEREFORE EXCLUDED FROM THE REQUIREMENTS FOR SOIL COMPACTION REMEDIATION.



Hackettstown Office:
700 Grand Avenue, Unit 5A
Hackettstown, NJ 07840
908.850.0977

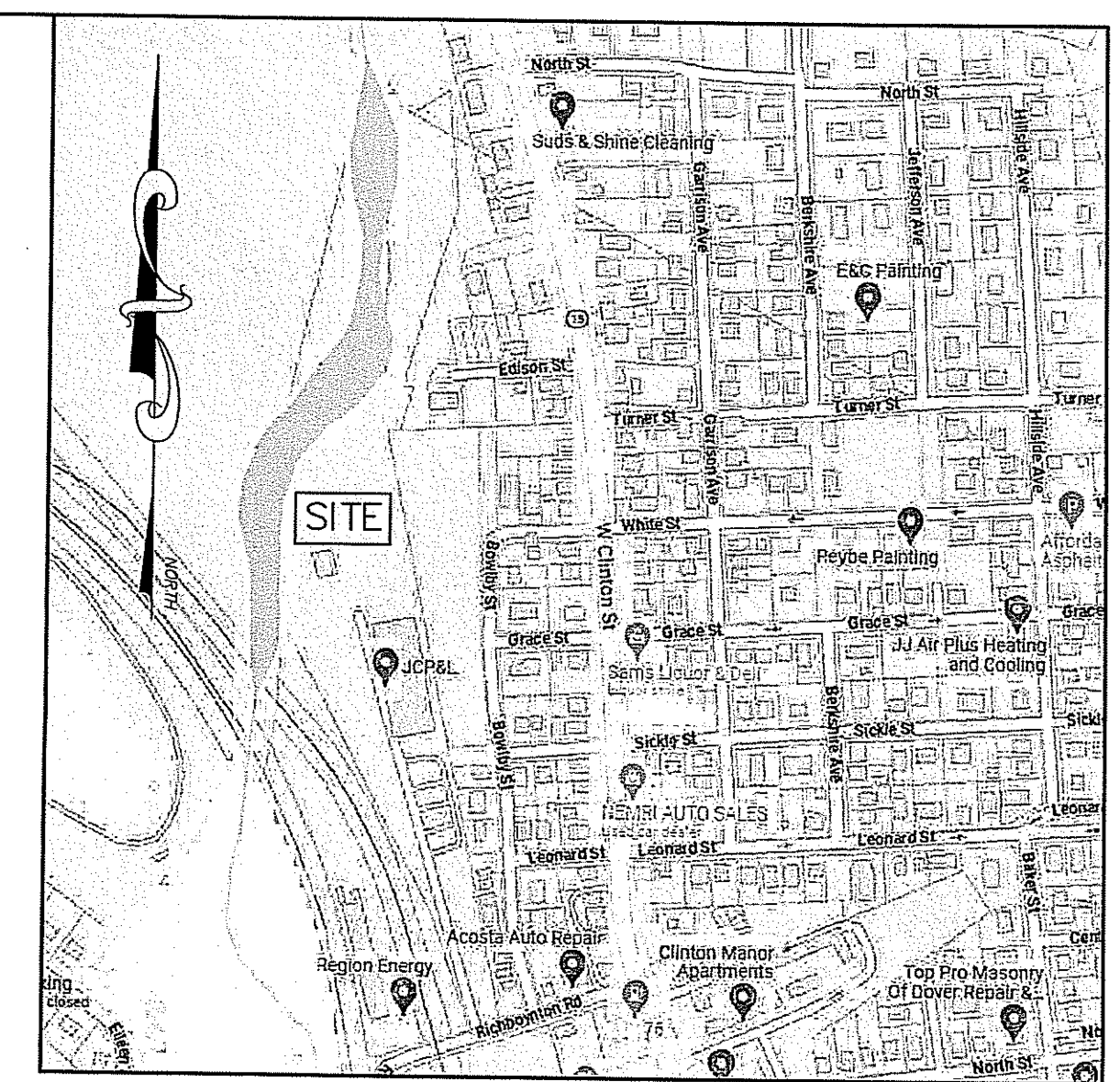
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DENIS F. KEENAN, P.E.
PROFESSIONAL ENGINEER N.J. LIC. NO. 46373

**FOR
FIRST ENERGY DOVER
MATERIAL STORAGE BUILDING
BLOCK 803 LOT 2**

TOWN OF DOVER
MORRIS COUNTY NEW JERSEY

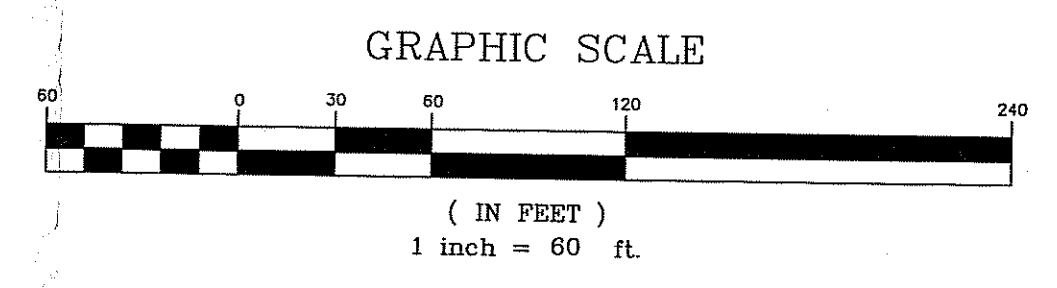
DATE: 09/08/23	DESIGNED BY: DFK	SCALE:	PROJECT NUMBER: 10599B.067
DRAWN BY: RKS	CHECKED BY: DFK	FIELD BOOK	SHEET: 7 of 9



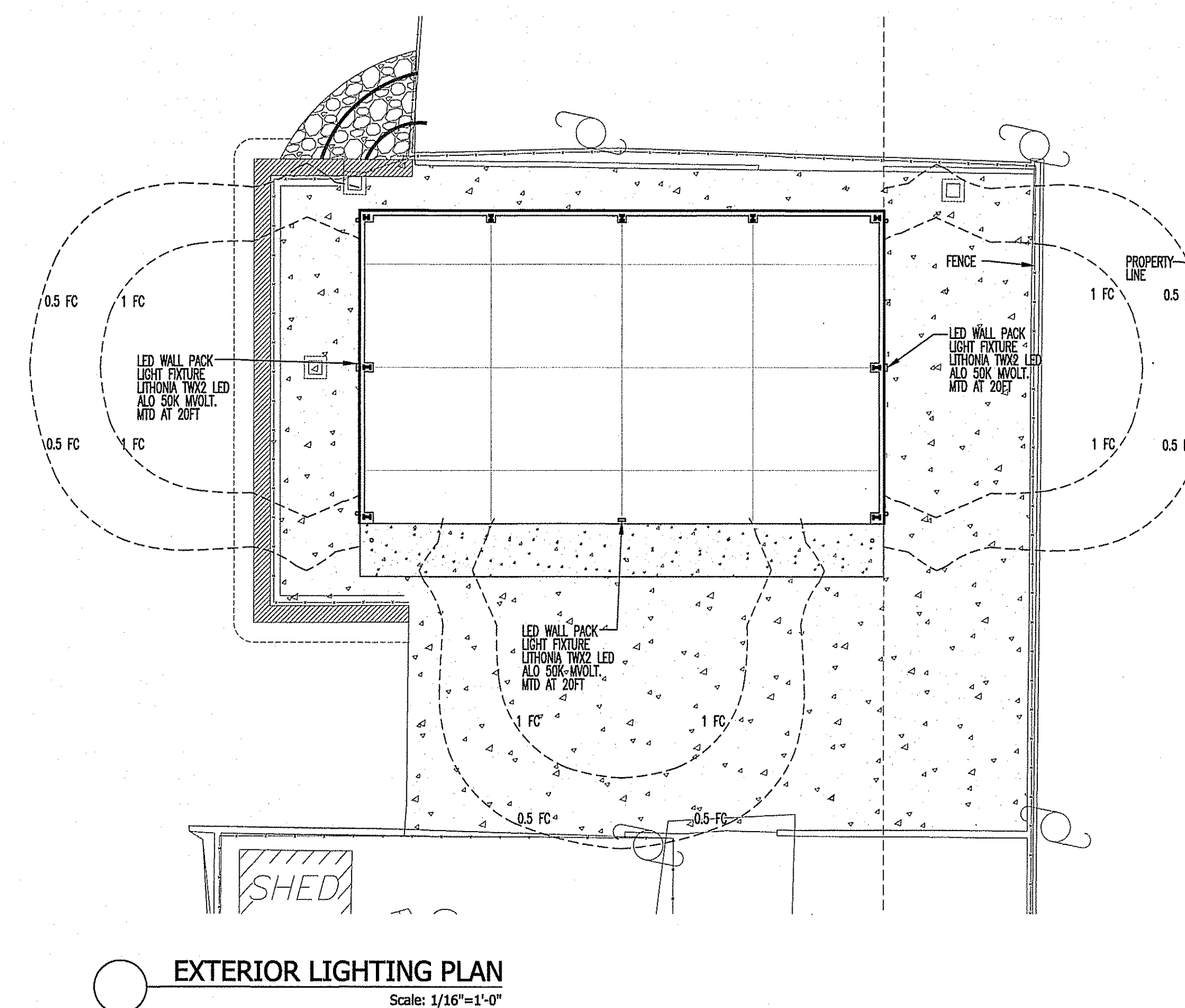
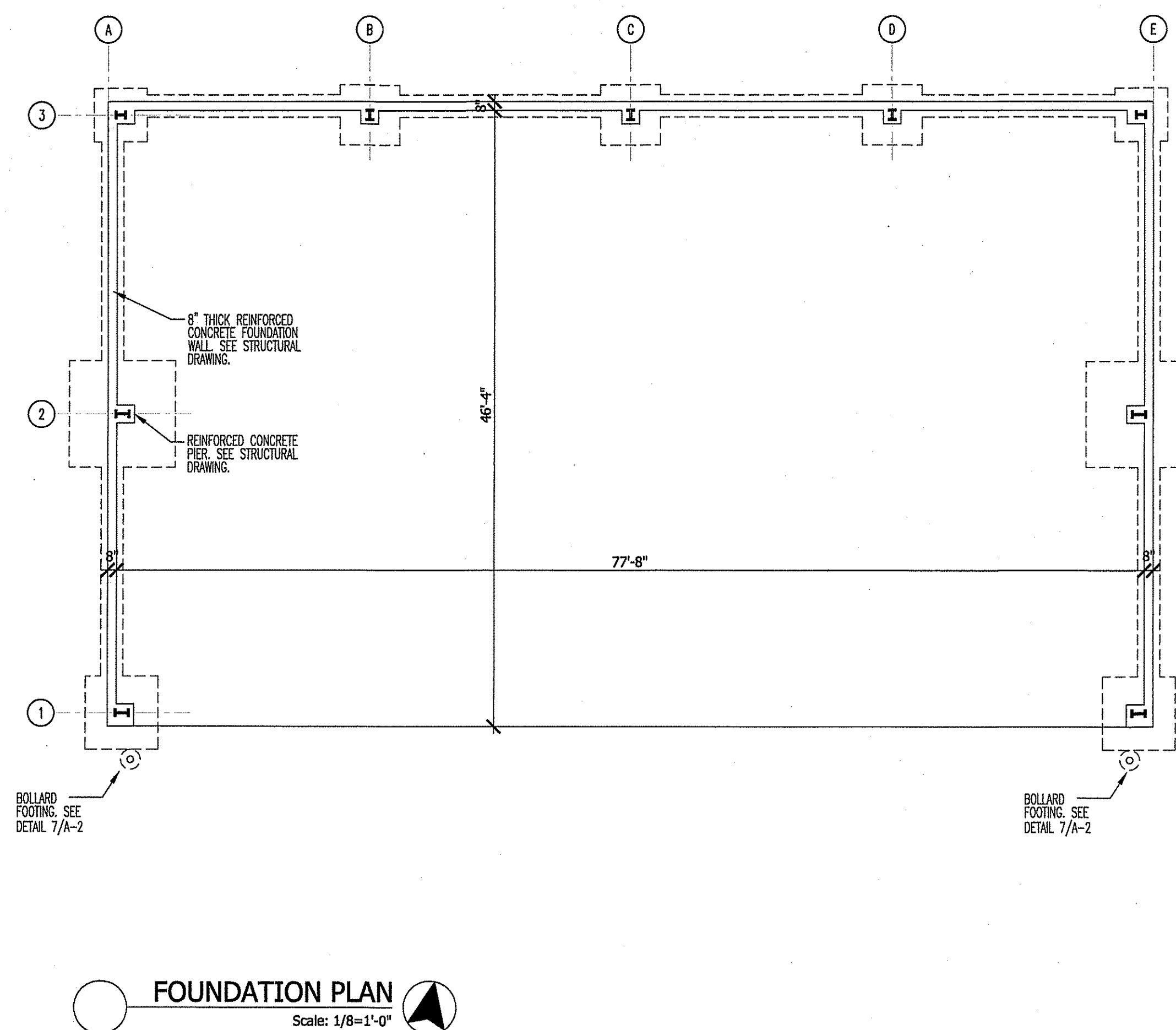
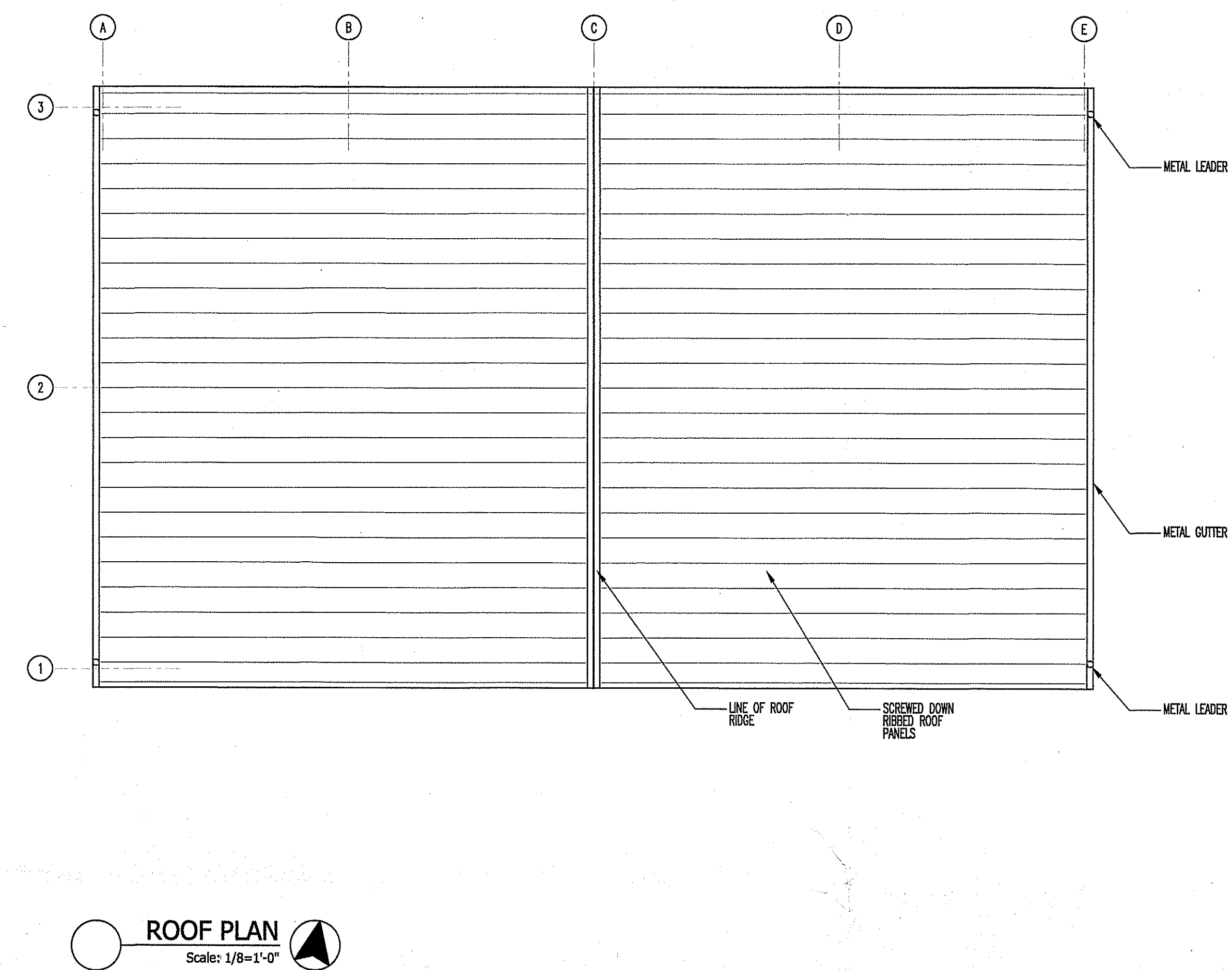
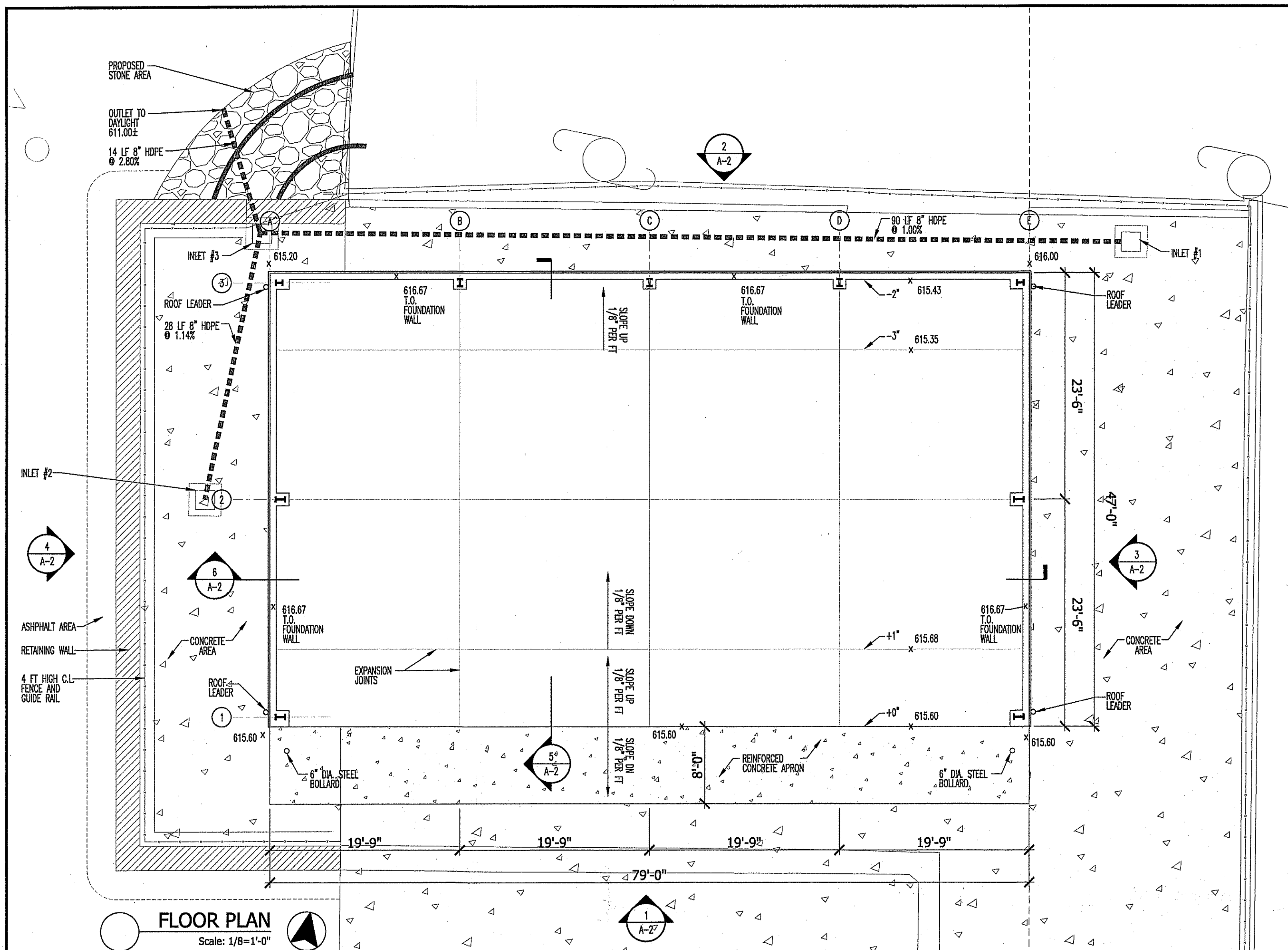
- NOTES**
- 1) THE SUBJECT PROPERTY IS KNOWN AS LOT 2 IN BLOCK 803 IN THE TOWNSHIP OF DOVER, MORRIS COUNTY, NEW JERSEY (MORE COMMONLY KNOWN AS 13 RICHBINTON RD, DOVER NJ).
 - 2) THIS SURVEY WAS PREPARED IN WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS THAT A FULL TITLE REPORT MAY DISCLOSE.
 - 3) THIS SURVEY IS BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED IN NOVEMBER 2022 WAS PERFORMED IN ACCORDANCE WITH N.J.A.C. 13:40-5.1.
 - 4) HORIZONTAL DATUM IS BASED ON NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD83 - 2011 ADJUSTMENT). VERTICAL DATUM IS NAVD 88.
 - 5) UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE PLOTTED USING FIELD DATA, UTILITY PAINT MARKINGS AND/OR RECORDS FURNISHED BY VARIOUS AGENCIES. THE UNDERSIGNED MAKES NO GUARANTEES OR WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE UTILITY LOCATIONS AS PLOTTED ON THE PLAN. THIS DOES NOT IMPLY THAT NO OTHER UTILITIES MAY BE PRESENT ON THE SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUNDS PRIOR TO GROUND DISTURBANCE.
 - 6) THE ABSENCE OF OFFSET MEASUREMENTS TO FOUND CORNER MARKERS IMPLIES THAT MARKER WAS FOUND LESS THAN 0.1' FROM CALCULATED CORNER.
 - 7) A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (C45:8-36.3) AND N.J.A.C. 13:40-5.1(d).
 - 8) PROPERTY MAY BE SUBJECT TO A 2500 SQ. FT. EXCEPTION PER DEED BOOK R-14 PAGE 202 (UNPLOTTABLE).

- REFERENCES**
- 1) OFFICIAL TAX MAP OF THE TOWNSHIP OF DOVER, SHEET NO. 8.
 - 2) DEEDS OF RECORD: DEED BOOK N-23/PAGE 337
DEED BOOK N-23/PAGE 341
DEED BOOK M-23/PAGE 411
DEED BOOK O-30/PAGE 159
 - 3) SUPPLEMENTAL TOPOGRAPHIC INFORMATION TAKEN FROM ONLINE USGS LIDAR DATA RESOURCE.

LEGEND	
UTILITY POLE	PROPERTY LINE
GUY WIRE	ADJACENT LOT LINES/TRACT LINES
IRON	EASEMENT LINE
RELAND	CHAIN LINK FENCE
FLAG POLE	WOOD FENCE
WATER VALVE	EDGE OF PAVEMENT
GAS VALVE	STRIPING
HYDRANT	CURBLINE
MANHOLE	TOP OF BANK/EDGE OF WATER
DEED BOOK & PAGE	BUILDING LINE
	CONCRETE



BOUNDARY AND TOPOGRAPHIC SURVEY OF PROPERTY SITUATED AT TAX LOT 2 IN BLOCK 803 TOWNSHIP OF DOVER MORRIS COUNTY NEW JERSEY	
SOLSTICE SURVEYING NJ Certificate of Authorization No. 24GA28209000 Date: 2025.02.03 09:35:35 -05'00' David P. Aguanno, P.L.S. NJ PROFESSIONAL LAND SURVEYOR LIC. No. 24GS04330500 WARNING: IF THIS PLAN DOES NOT CONTAIN A PAID IMPRESSION SEAL OVER THE PROFESSIONAL SIGNATURE IT IS NOT AN AUTHORIZED OFFICIAL COPY.	113 Upper Sunset Rd. Long Valley, NJ 07853 Ph: (973)947-0864 www.solsticesurveying.com DES. BY: D.P.A. CHK'D BY: D.P.A. SCALE: 1" = 60' DATE: 11/15/2023 JOB NO.: 2022101 SHEET 1 OF 1



OWNER:
JERSEY CENTRAL POWER & LIGHT
FIRST ENERGY
300 MADISON AVE
MORRISTOWN, NJ 07962

REVISIONS		
No.	Date	Description

Mikesell & Associates
Architecture and Planning

17 Academy Street
Suite 800
Newark, NJ 07102


Phone: 973.624.3000
Fax: 973.624.5308
E-Mail: info@mike-sell.com

Michael S. Cioban, AIA
NJ Architect Lic. 8217

William R. Mikesell, AIA
NJ Architect Lic. 8303
NJ Planner Lic. 2694
NY Architect Lic. 16277

Edgar J. Amato, RA
NJ Architect Lic. 12642

Phone: 973.624.3000
Fax: 973.624.5308
E-Mail: info@mike-sell.com



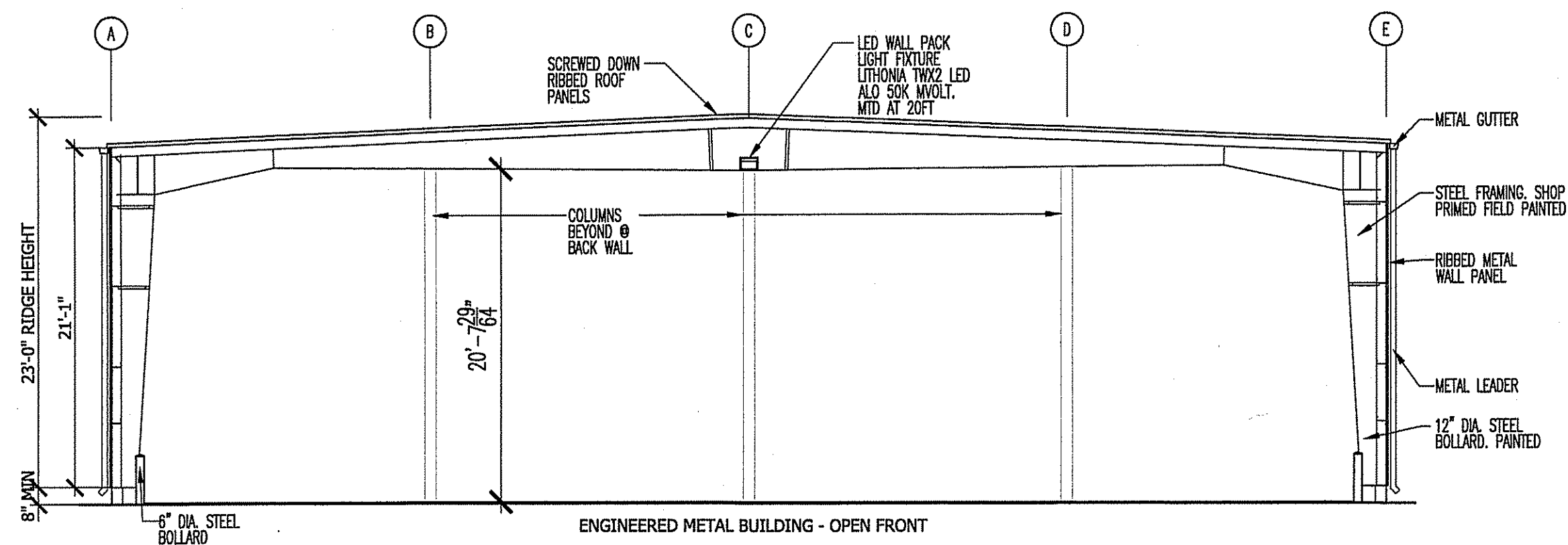
Drawing Title:

FLOOR PLANS
& EXTERIOR LIGHTING PLAN

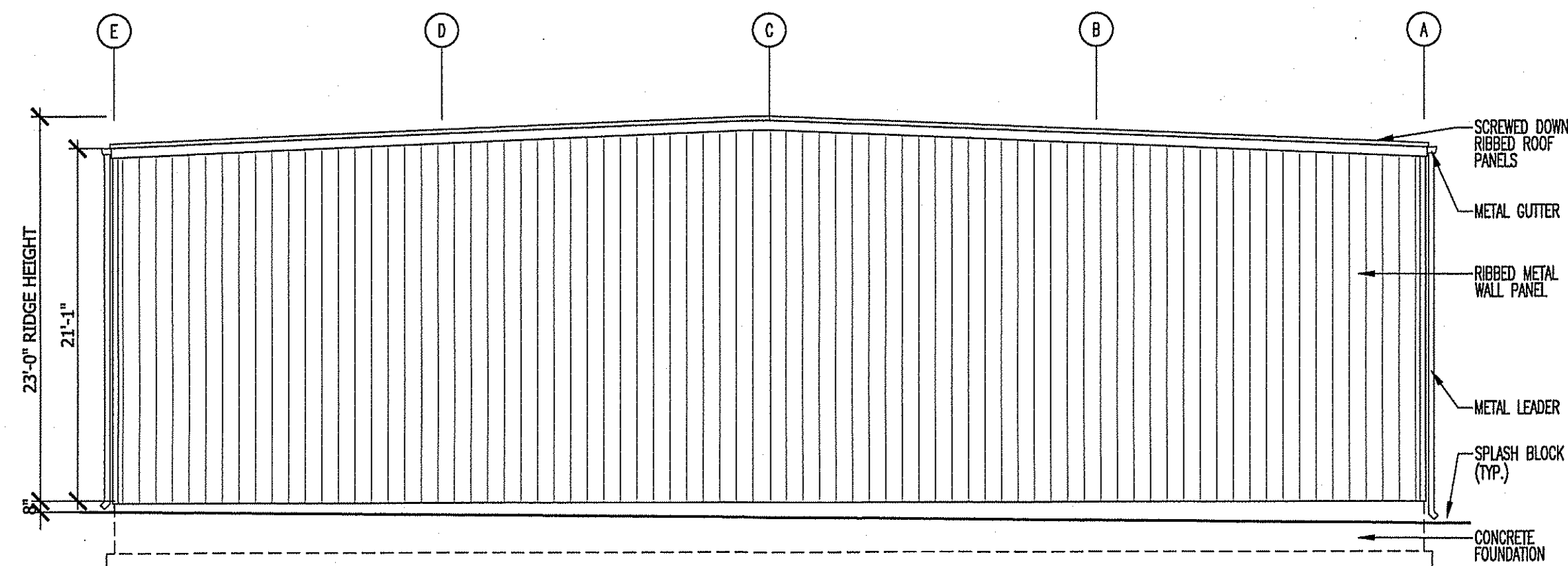
Project: JCP&L / FIRST ENERGY
EQUIPMENT STORAGE BUILDING
13 RICHBOYNTON RD
DOVER, NEW JERSEY
BLOCK 803 - LOT 2

Drawn: AF	Date: 11/21/2023
Checked: MC	Project No: 222036
Scale:	

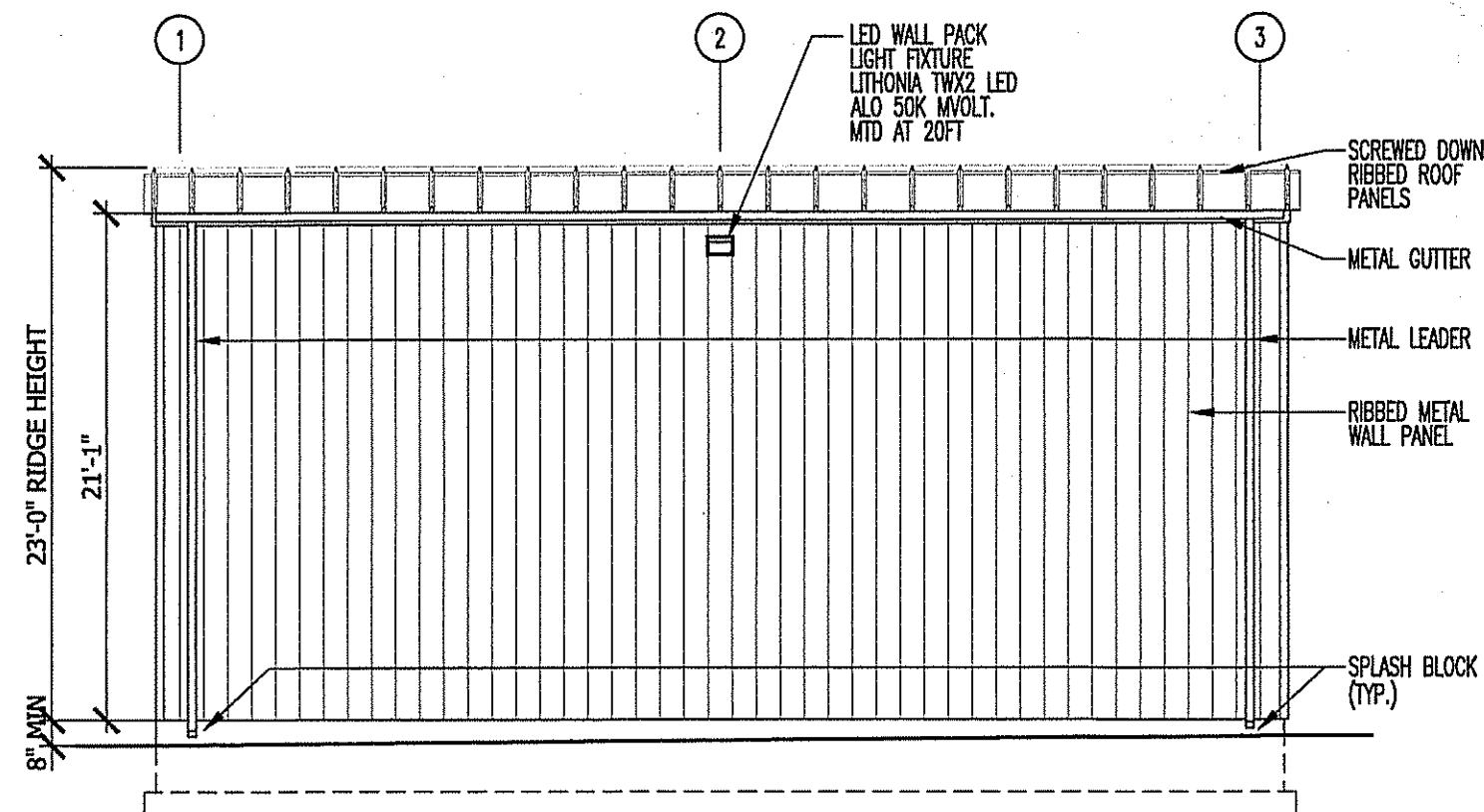
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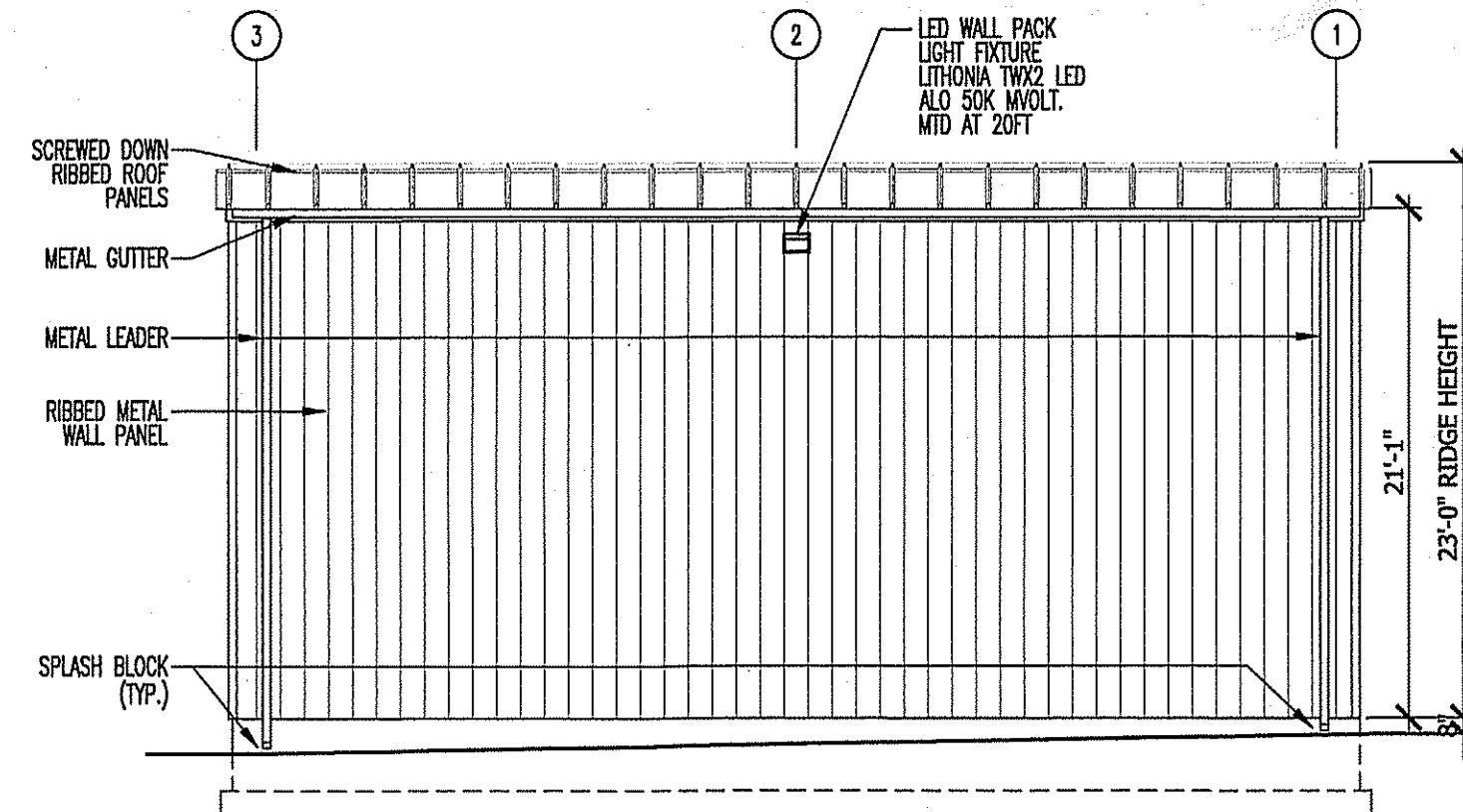
1 FRONT ELEVATION
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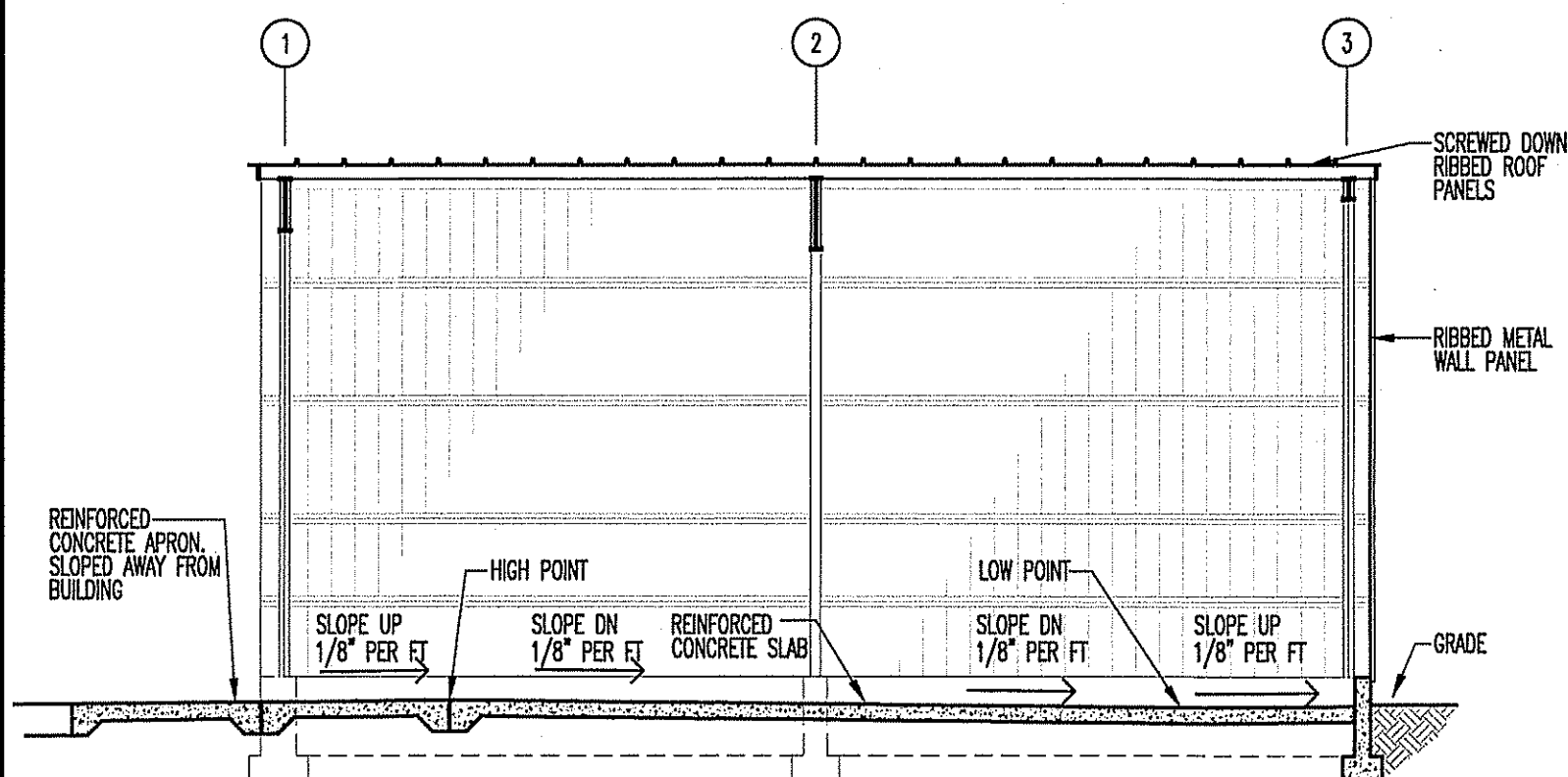
2 REAR ELEVATION
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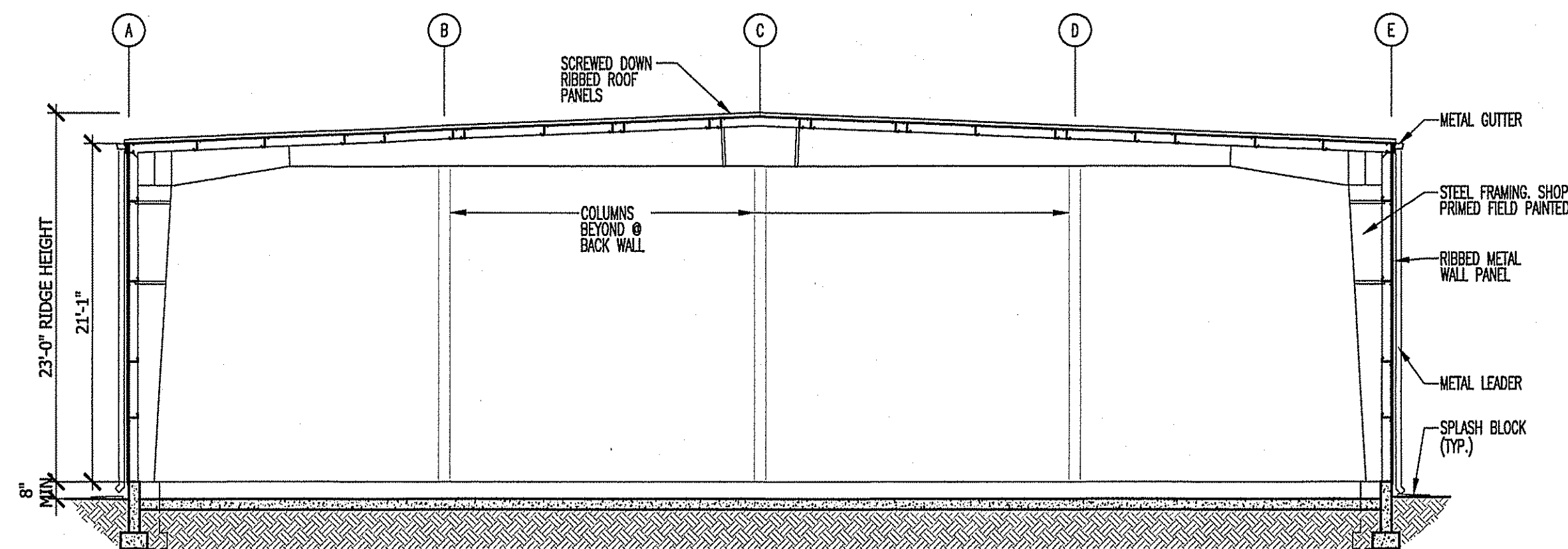
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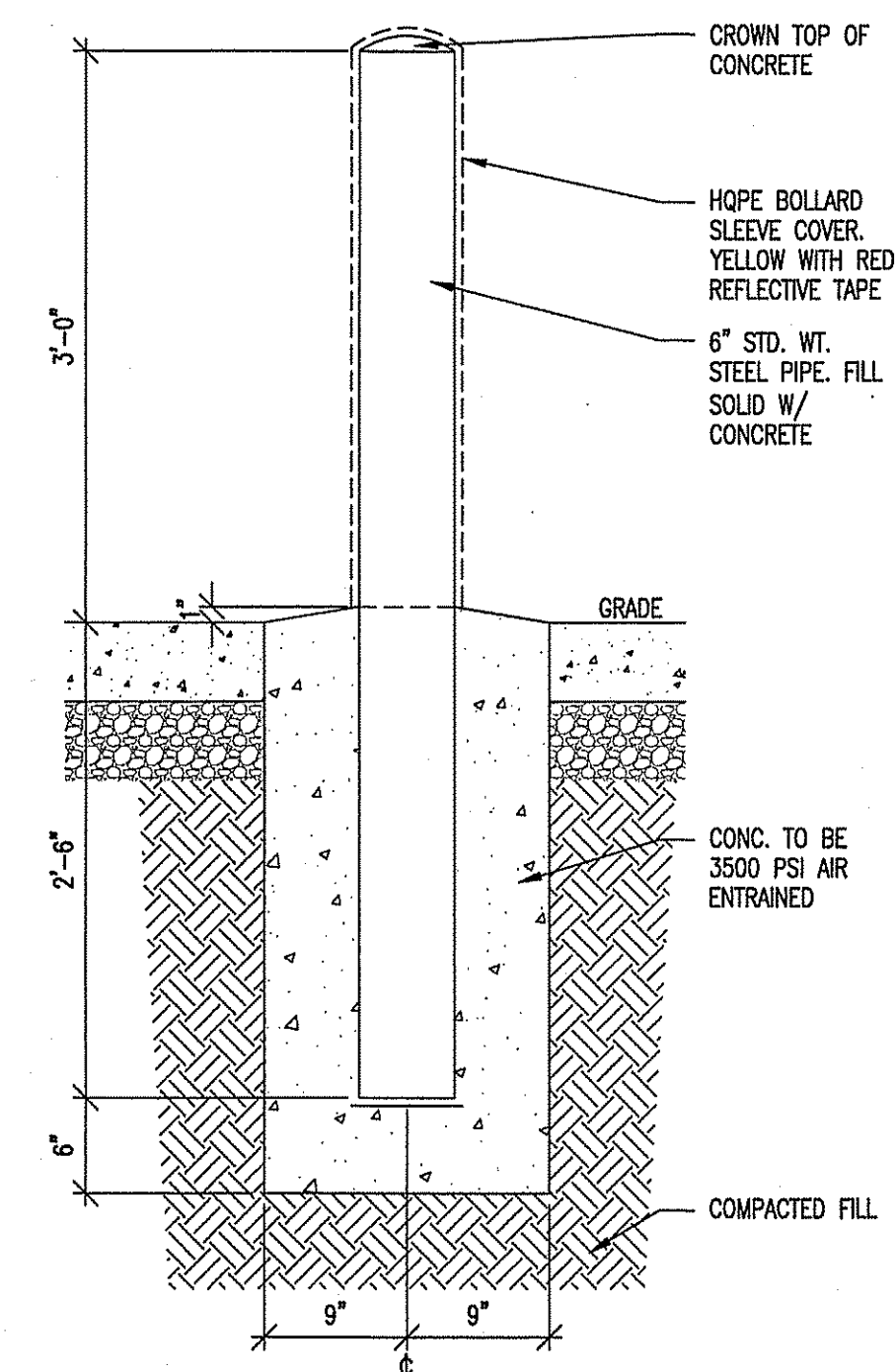
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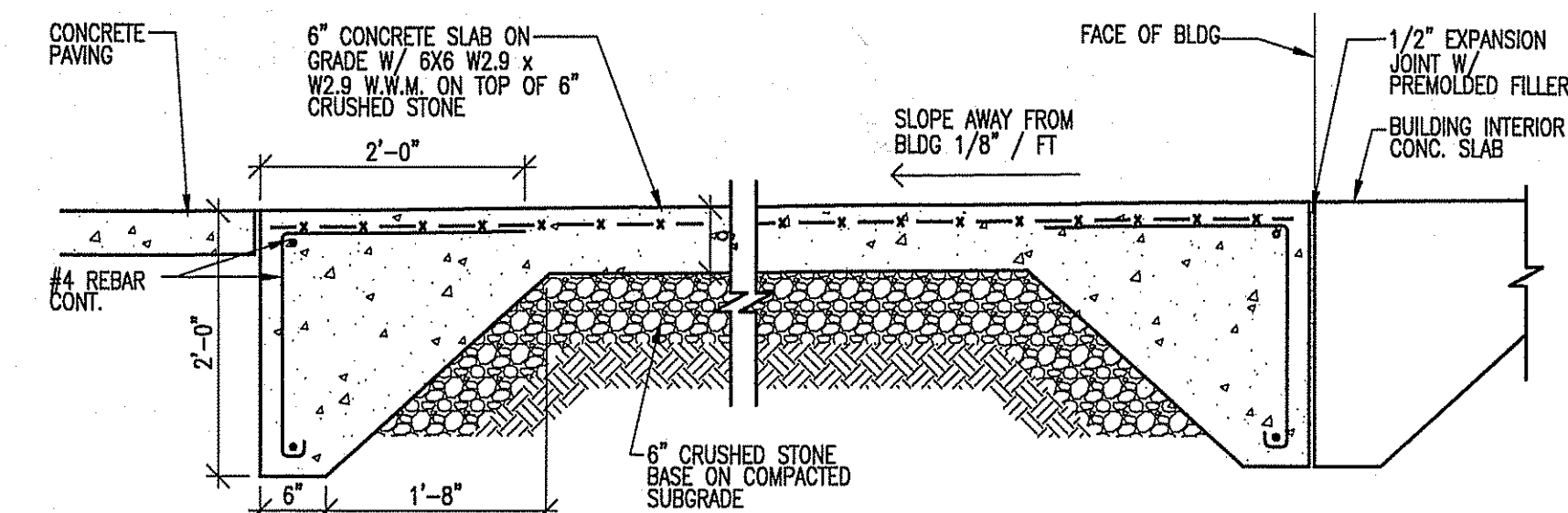
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6 BUILDING SECTION
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7 BOLLARD DETAIL
Scale: 1"=1'-0"



8 CONCRETE APRON DETAIL
Scale: 3/4"=1'-0"

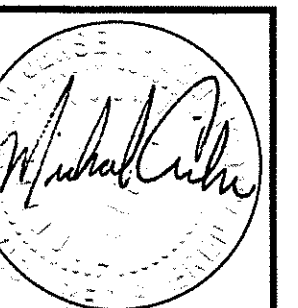
OWNER:
JERSEY CENTRAL POWER & LIGHT
FIRST ENERGY
300 MADISON AVE
MORRISTOWN, NJ 07962

REVISIONS
No. Date Description

Mikesell & Associates
Architecture and Planning

17 Academy Street Phone: 973.624.3000
Suite 800 Fax: 973.624.5308
Newark, NJ 07102 E-Mail: info@mike-sell.com

Michael S. Cloban, AIA
NJ Architect Lic. 8217
William R. Mikesell, AIA
NJ Architect Lic. 8303
NJ Planner Lic. 2694
NY Architect Lic. 16277
Edgar J. Amato, RA
NJ Architect Lic. 12642



Drawing Title:
ELEVATIONS, SECTIONS &
DETAILS

Project:
JCP&L / FIRST ENERGY
EQUIPMENT STORAGE BUILDING
13 RICHBOYNTON RD
DOVER, NEW JERSEY
BLOCK 803 - LOT 2

Drawn: VB Date: 11/21/2023
Checked: MC Project No: 222036
Scale:

A-2

Environmental Impact Statement

JCP&L First Energy Dover Facility

Block 803, Lot 2

Town of Dover

Morris County, New Jersey



Prepared for:

JCP&L First Energy Service Co.

Dover Facility

13 Richboynton Road

Dover, NJ

A handwritten signature in black ink, appearing to read "D. Keenan". The signature is written in a cursive, flowing style.

Denis F. Keenan, P.E.

NJPE License No. 24GE046373



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Appendix

Appendix A – General Information Figures

Figure 1: Tax Map

Figure 2: Location Map

Figure 3: Zoning Map

Figure 4: FEMA Flood Insurance Rate Map

Figure 5: Soil Survey Map

Figure 6: USGS Topographic Map

Appendix B – Air Quality Readings

Appendix C – Stormwater Management Assessment

Appendix D – Freshwater Wetlands Assessment

Appendix E – Preliminary and Final Site Plans (attached separately)



Section 1.0 – Introduction

A. Statement of Intent

The following Environmental Impact Statement (herein referred to as “EIS”) has been prepared for the JCP&L First Energy Dover Facility Preliminary and Final Major Site Plan application, 13 Richboynton Road, Block 803, Lot 2 in the Town of Dover, Morris County, New Jersey (See Figures 1 and 2.) In accordance with Section 236-63 of the Dover Town ordinances, this EIS provides a description of the proposed project and site, an inventory of existing environmental conditions and assessment of probable impacts, steps for mitigative measures, a statement addressing irreversible and irretrievable commitment of resources, a list and evaluation of project alternatives and a list of required federal, state, county, and local approvals.

B. Project Description

The Applicant, JCP&L First Energy Service Co. is seeking to construct a material storage building within the limits of their existing Dover facility. The building is proposed to be located in the northern section of the site in the location of an existing concrete pad that is used for outdoor storage of materials.

The site is used as offices and a line shop for JCP&L First Energy operations in the area. Access to the site will be maintained and is provided via an entrance on Richboynton Road at the southern end of the site.

Please refer to the project site plans for more information.

C. Site Description

As stated, the project site is known as 13 Richboynton Road, Block 803, Lot 2 in the Town of Dover, Morris County as designated on Town of Dover Tax Map Sheet 8. It contains approximately 12.256 acres and has frontage along Richboynton Road. (*See Figures 1 and 2*).

The property is bounded to the south by Richboynton Road with industrial uses just beyond, to the west by the Morristown & Erie Railroad and the Rockaway River, to the east by single and multi-family residences and to the north by the Rockaway River. The overall tract is also located in the Township of Rockaway and the Borough of Wharton. The municipal boundary between the Town of Dover and the Borough of Wharton is generally consistent with the center of the Rockaway River. The municipal boundary between the Town of Dover and the Township of Rockaway is located in the northern portion of the tract, beyond the developed limits of the facility.

The subject site is presently developed with the JCP&L First Energy Dover facility and serves as an office and line shop. There is an existing one-story office and shop building located in the center of the site. Parking for the facility is located south of the building and a fuel pump is located west of the building. There is a cell tower located within the site to the north of the building along with its appurtenances. The remaining developed area of the site are used for the storage and staging of new and decommissioned equipment such as utility poles and transformers.



As per site investigations performed as part of the proposed development, as well as a review of the NJGeoweb (www.nj.gov/dep/gis/geoweb splash.htm) freshwater wetlands are present in the northern portion of the site and is tributary to the Rockaway River. The remaining eastern bank of the Rockaway River along the project site is a state open water with no associated wetlands. NJGeoweb does not list the site as within a historic district and it is not a listed or eligible historic property.

The Rockaway River, which flows north to south to the west of the project area, is classified as an FW2-TMC1 stream according to the NJDEP Surface Water Quality rules at N.J.A.C. 7:9B. As a result of the Category 1 (C1) designation, there is a 300-foot riparian buffer that extends outward from the top of bank or the river. The property is located within a flood hazard area associated with the Rockaway River, per review of preliminary Flood Insurance Rate Map (FIRM) Panel 34027C0139F, revised February 26, 2016 (*See Figure 4*).

The Dover Town Zoning Map indicates the subject property is in the IND, Industrial Zone and R-2 Single Family Residential Zone (*See Figure 3*). The project area is limited to the portion of the site zoned IND. The properties to the south and west are also zoned IND, the properties to the north and east are zoned R-2, Residential Zone. In accordance with Chapter 236-20 A(3) of the Dover Town Regulations, machine repair shops and public utility storage yards are permitted uses in the IND zone. In accordance with Chapter 236-20 C(1) of the Dover Town Regulations, public utility buildings, structures and facilities are conditional uses in the IND Zone.

The project is suitable for the subject site since it is zoned for the proposed use. As discussed further in this assessment, the proposed project also meets the intent of local, county and state planning guidelines for this area. The principal change to the project site will be the construction of a storage building to house materials that are currently kept outdoors.

Section 2.0 – Inventory of Existing Environmental Conditions and Assessment of Impact

A. Air Quality

Existing Conditions

The level of air quality in the state of New Jersey is monitored on a regular basis by the NJDEP at a number of stations located throughout the state. The closest station is located in Chester, approximately 9 miles southwest of the site. Since this monitoring station is located in a similarly developed area, it is reasonable to assume that the ambient air quality at the site is similar to the monitoring station. Readings from the NJDEP Air Quality Monitoring Site (nj.gov/dep/airmon) indicate that the subject site had “GOOD” air quality (*Please see Appendix B*).

Assessment of Impact

The proposed project will not substantially impact the air quality of the Town of Dover. There are no new emission sources proposed as part of the project. Dust during construction will be mitigated in accordance with applicable Soil Erosion and Sediment Control Standards.



B. Water Quality

Existing Conditions

The site is developed and stormwater runoff is collected on site and discharged to the Rockaway River. There are no stormwater management facilities on the site. The majority of the property is located within the 300 foot riparian zone buffer.

Assessment of Impact

The proposed improvements will not result in more than ¼ acre of new impervious or vehicular impervious surfaces and nor will they cause more than one-acre of disturbance. Therefore, the improvements will be considered a 'minor development' and will not be subject to the NJDEP and Town's Stormwater Management regulations.

The proposed storage building will be built within the existing limits of impervious surfaces on the lot. As a result, there will be no change to the quantity of stormwater runoff or amount of groundwater recharge generated by the site. The project will result in an improvement to water quality as it will reduce the amount of outside storage subject to weather exposure. The storage building will be used to store materials that are most sensitive to this exposure. A summary of the stormwater management compliance is included in *Appendix C*.

The project will result in construction within the riparian buffer and is a regulated activity according to N.J.A.C. 7:13-2.1. The project qualifies for a permit-by-rule 10 for general construction activities located outside a flood hazard area in a riparian zone. The requirements to qualify for the permit-by-rule listed in N.J.A.C. 7:13-7.10 are:

1. *No fuel tank, solar panel, or underground utility line that conveys a gas or liquid is constructed;*
2. *No disturbance is located within 25 feet of any top of bank, unless the project lies adjacent to a lawfully existing bulkhead, retaining wall, or revetment along a tidal water or impounded fluvial water;*
3. *Any clearing, cutting, and/or removal of riparian zone vegetation is limited to actively disturbed areas; and*
4. *The project, in combination with all activities onsite since November 5, 2007, will not result in a net loss of greater than one-quarter acre of riparian zone vegetation.*

The proposed project meets these requirements and no further NJDEP DLRP permitting is required.

Therefore, since the project will comply with State and Local requirements, no negative impacts to this resource is anticipated.



C. Water Supply

Existing Conditions

The site is developed and is supplied by public potable water service. The property is serviced by the Dover Water Commission.

Assessment of Impact

The proposed project does not include any increase or change in demand for potable water service. Therefore, no negative impact to this resource is anticipated.

D. Hydrology

Existing Conditions

Stormwater for the site is conducted via surface and pipe flow from higher areas in the eastern portion of the property (elev. +625.0) towards the west (elev. +600.0.) and the Rockaway River. The northern wetland complex is tributary to the River and is located over 150 feet from the project area. Refer to the Freshwater Wetlands Assessment in *Appendix D*.

The property is located within a flood hazard area associated with the Rockaway River, per review of preliminary Flood Insurance Rate Map (FIRM) Panel 34027C0139F, revised February 26, 2016. The flood hazard design flood elevation in the project area ranges from 610 to 607 feet (NAVD88). This calculation was based upon a Method 3 delineation as prescribed in N.J.A.C. 7:13-3.4 (*Please see Figure 3*).

Assessment of Impact

Proposed stormwater patterns will continue as they do in the existing conditions. As noted, the proposed storage building will be in an area of existing impervious coverage so there will be no increase in runoff from the project. The building is also proposed outside of the Flood Hazard Area. There are no anticipated impacts to the hydrology as a result of the project.

E. Geology

Existing Conditions

The Town of Dover is located in the Highlands Province for New Jersey¹. The surficial geology of project area is mapped as Late Wisconsinian Glaciofluvial Terrace Deposits and Alluvium based upon a review of the NJGeoWeb database. The Late Wisconsinian Glaciofluvial Terrace Deposits consists of a series of unconsolidated deposits of sand and pebble to cobble sized gravel with some silt. The Alluvium consists of a series of unconsolidated deposits of sand, gravel, silt and peat with some clay. The formations of this area date from the late Wisconsinian, late Pleistocene and Holocene Periods.

¹ Source: Tedrow, JCF, Soils of New Jersey, 1986



Assessment of Impact

No negative impacts are anticipated to the geologic composition of the site. Acceptable engineering methods in accordance with the Dover Town planning and development regulations will be employed prior and during the construction of any site improvements. Test Pits to confirm/verify actual onsite conditions have also been performed to ensure that the development does not cause any negative impacts to the area's geology.

F. Soils

Existing Conditions

The subject site contains three (3) principal soil types (*see Figure 5*). A brief description of each series and their capabilities for community development are as follows².

1. **Urban Land and Urban Land Complexes (UR, USROCD, USROCC)** – These series are found in the developed portion of the site. This map unit consists of nearly level to moderately steep areas where the soils have been altered or obscured by urban works and structures. Buildings and pavement cover more than 85 percent of the surface. The depth to seasonal high water table is greater than six (6) feet.
2. **Hatboro-Codorus complex, 0% to 3% Slopes, frequently flooded (HcuAt)** – This series consists of very deep and poorly drained soils formed in alluvium derived from metamorphic and crystalline rock. It is found in the northern portion of the site along the Rockaway River. Depth to seasonal high water table is at the surface to one (1) foot below.
3. **Hibernia Loam, 3% to 15% Slopes, stony (HhmCa)** – This series consists of very deep, somewhat poorly drained soils in low positions on undulating uplands. The soils are shallow or moderately deep to a fragipan and are formed in till and colluvial material. It is found in the western portion of the site along the railroad. The seasonal high-water table is at a depth of two and a half (2.5) feet.

Assessment of Impact

No negative impacts will occur since the project proposes only disturbance previously disturbed areas. A soil erosion and sediment control plan has been submitted to the Morris County Soil Conservation District as part of the application to ensure that excessive surface erosion will not occur. Approval will be forwarded to the Town upon receipt.

Therefore, for the reasons stated above, the project complies with this section of the requirements.

² Source: USDA, NRCS, Soil Survey of Monmouth County and USDA Soils Website (nrcs.usda.gov)



G. Sewage Systems

Existing Conditions

The site is developed and is connected to the public sanitary sewer. The property is located in the Rockaway Valley Regional Sewer Authority sewer service area.

Assessment of Impact

The proposed project does not include any increase or change in demand for sanitary sewer service. Therefore, no negative impact to this resource is anticipated.

H. Topography / Slope

Existing Conditions

The site's topography slopes downward across the site from the highest point in the east (elevation +638.0) to the lowest point in the west (elevation +600.0.) The slopes at the site range from relatively level in the developed portion of the property to greater than 15% in the undeveloped areas to the east.

Assessment of Impact

The proposed project will maintain the existing topographic conditions of the site. Acceptable grading and drainage measures in accordance with the Dover Development Regulations have been incorporated into the site plans. A Soil Erosion and Sediment Control plan has been prepared and an application will be submitted to Morris County Soil Conservation District to ensure that excessive surface erosion does not occur. Approval from the District will be forwarded to the Township upon receipt. Therefore, no negative impact to this resource is anticipated.

I. Vegetation

Existing Conditions

As previously noted, the subject site is developed with buildings, parking, and outdoor storage areas. The undeveloped areas consist primarily of deciduous forest.

Assessment of Impact

No vegetation is proposed to be removed because of the project. The project area contains no vegetation. Therefore, no negative impact to this resource is anticipated.



J. Wildlife and Habitat

Existing Conditions

The undeveloped portions of the site are mapped for several threatened and endangered species based upon a review of the Skyland Region Landscape project on NJGeoWeb. These species are:

- Northern Myotis (*Myotis septentrionalis*), Federally Listed Threatened
- Indiana Bat (*Myotis sodalis*), Federally and State Listed Endangered
- Bobcat (*Lynx rufus*), State Listed Endangered
- Bald Eagle (*Haliaeetus leucocephalus*), State Listed Endangered

Assessment of Impact

The proposed project will not disturb the wooded areas where some of these species may dwell and will be limited to the developed portion of the site. Therefore, no negative impact to this resource is anticipated.

K. Aquatic Organisms

Existing Conditions

The Rockaway River is classified as a trout maintenance stream by the NJDEP. The River also supports other aquatic species though none that are threatened or endangered.

Assessment of Impact

The project will result in a benefit to water quality as discussed in Section B of this report. Therefore, no negative impact to this resource is anticipated.

L. Noise Characteristics and Levels

Existing Conditions

Table 1 displays common noise levels associated with a range of indoor and outdoor activities. Levels of 70 decibels (dBA) or above have been generally accepted as interfering with normal conversation. Noise levels in the range of 45 to 55 dBA can be disruptive to normal sleep patterns.

Assessment of Impact

Actual on-site measurements of noise levels were not conducted for this EIS, however, it can be concluded that there will be no changes to the noise generated by the proposed development. The project does not include any changes to the site operations and there is no noise generating equipment associated with the new structure. Temporary increased noise levels will be generated during construction, however, this will cease upon completion of the project. Construction shall be limited to times allowed by Dover Town.

Therefore, the project complies with this section of the requirements.



Table 1³
Common Noise Levels

Common Outdoor Noise Levels	Noise Level (DbA)	Common Indoor Noise Levels
Jet Flyover at 1,000 feet	110	Rock Band
Gas Lawn Mower at 3 feet	100	Inside Subway Station
Diesel Truck at 50 feet	90	Food Blender at 3 feet
Noisy Urban Daytime	80	Garbage Disposal at 3 feet Shouting at 3 feet
Gas Lawn Mower at 100 feet Commercial Area	70	Vacuum Cleaner at 10 feet Normal Speech at 3 feet
Heavy Traffic at 300 feet	60	Large Business Office
Quiet Urban Daytime	50	Dishwasher Next Room
Quiet Urban Nighttime Quiet Suburban Nighttime	40	Small Theater Large Conference (background) Room Library
Quiet Rural Nighttime	30	Bedroom at Night Concert Hall (background)
	20	Broadcast and Recording Studio
	10	Threshold of Hearing

³ Source: Bolt, Beranek & Newman, Inc. Fundamentals and Abatement of Highway Traffic Noise, Office of Environmental Policy, Federal Highway Administration, U.S. Department of Transportation, Washington D.C., 1973.



M. Land Use

Existing Conditions

The Dover Town Zoning Map indicates the subject property is in the IND, Industrial Zone (*See Figure 3*). The properties to the south and west are also zoned IND, the properties to the north and east are zoned R-2, Single-Family Residential Zone. In accordance with Chapter 236-20 C(1) of the Dover Town Regulations, public utility buildings, structures and facilities are conditional uses in the IND Zone.

Assessment of Impact

The proposed uses are permitted within the IND zone and are therefore in conformance with the intent of the Dover Town Ordinance, thus, no negative impacts will occur. Any variances or design waivers that are required will be identified and requested at the time of the project's site plan submission.

N. Traffic

Existing Conditions

As previously discussed, the site accesses from Richboynton Road and from there to NJSH Route 15. This route is through the IND district and avoids residential districts. The access is restricted and controlled by a sliding gate. The on-site circulation is divided to allow employee and visitor parking near the entrance to the site and work vehicles to access the storage and maintenance yard in the rear.

Assessment of Impact

The proposed storage building will not result in any change to the volume of traffic generated by the site, nor will it impact off-site circulation patterns. The location of the proposed building within the site will not have any impact on the internal circulation while still providing appropriate access to the building.

O. Aesthetics

Existing Conditions

As previously noted, the subject site is presently developed. There is a significant wooded buffer to the east of the site along the building and storage areas that is partially on the property and continues onto Block 803 Lot 4, which is owned by the Town of Dover. There is limited visibility into the site due to the large setback from Richboynton Road and its location along the river and railroad.

Assessment of Impact

It is our opinion that the proposed project will not have any negative visual impact on the area. The proposed storage building is located adjacent to the wooded area and Lot 4. The storage building is proposed in a location approximately 35 feet lower in elevation than the intersection of Bowlby Street



and White Street. As the proposed building will be 23 feet tall, the peak of the roof will be below the elevation of the intersection and will therefore have no visual impact on the surrounding residences.

P. History and Archaeology

Existing Conditions

A review of the NJGeoweb shows that the site is not listed as a Historical Site or within a Historic District.

Assessment of Impact

Since the existing site is not known to contain any historic and/or archeological landmarks, no negative impact to this resource is anticipated.

Section 3.0 – Steps to Minimize Environmental Impacts

Various mitigating measures will be implemented to reduce the minor short term and long-term environmental impacts that will occur from the new development. Certain steps will be undertaken to ensure the impacts that do occur are minimal and that the proposed project is compatible with the surrounding environment including:

1. **Noise** – Construction noise, which is a temporary impact, can be mitigated by the proper selection of construction equipment. The ambient noise level may limitedly increase during construction; however, it should not generally be uncomfortable or objectionable. Some of the methods of reducing noise impact during the construction phase may include the following:
 - a. Installation of noise suppressors on all construction equipment, where applicable.
 - b. Limitation of construction operations to normal working hours during weekdays and whenever possible, elimination of work on weekends.
 - c. Expeditious scheduling of those activities that generate noise to minimize their duration.
2. **Surface Water Runoff** – A Soil Erosion and Sediment Control Plan will be submitted as part of the application. District approval will be forwarded to the Township upon receipt. Some of the erosion control procedures shown on the plan include:
 - a. Installation of hay bale filters or silt fence to trap sediment before leaving the site.
 - b. Cleaning and maintenance of the site access to prevent off-site tracking of mud.
 - c. Installation of inlet filters
3. **Air Quality** – Construction work will also have a minimal temporary impact on air quality. This impact will occur mainly from truck and construction equipment exhaust emissions and dust associated with the construction. Both impacts, besides being temporary, will be mitigated by minimizing vehicular idling time, and using accepted construction techniques. Dust will be controlled in accordance with Soil Erosion and Sediment Control Standards as regulated by the local Soil Conservation District.



Section 4.0 – Commitment of Irreversible and Irretrievable Resources

Any type of development will have irreversible and irretrievable impacts. The proposed project will comply with all applicable rules, regulations, standards and procedures to minimize any adverse impacts. The existing site is not known to contain any significant or unique resource value elements; therefore, it is reasonable to assume that the construction of the project will not cause any detrimental impacts.

Natural materials used and displaced by the development of the project are recognized as irretrievable resources. The raw materials and minerals comprising common construction materials (concrete, wood, steel, etc.) are lost to future generations. Fossil fuels and other petroleum products consumed are effectively irreversible.

Section 5.0 – Evaluation of Project Alternatives

Alternative options for the proposed development were considered to reduce or eliminate the environmental effect of the proposed development. The proposed project location was selected because it has the least impact. Alternative locations on the site that were considered have greater potential environmental impacts, a summary of those locations is listed below. In all cases the temporary environmental impacts associated with the construction of the storage building would not be avoided.

- Locating the proposed building to another portion of the existing storage area would result in impacts to the internal circulation as well as potentially impacting the flood hazard area on site.
- Locating the proposed building to an undeveloped portion of the site would result in the removal of vegetation, land grading, an increase in stormwater runoff and construction within an undeveloped portion of the riparian buffer to the Rockaway River.
- Locating the proposed building within the parking area at the front of the site would impact internal circulation, reduce the available parking supply and be placed in a more visible location for the adjacent residential units.

The other alternative considered was a 'no build' option. In this case, the temporary environmental impacts associated with the construction of the storage building would be avoided. However, the long-term benefits to water quality and reduction in waste resulting from protecting the stored materials would not be realized.

Section 6.0 – List of Required Local, County, State and Federal Approvals

List of required known Local, County, State and Federal approvals:

A. Local

- Dover Town Planning Board: Site Plan Approval – *Pending*

B. County

- Morris County Planning Board – *Pending*

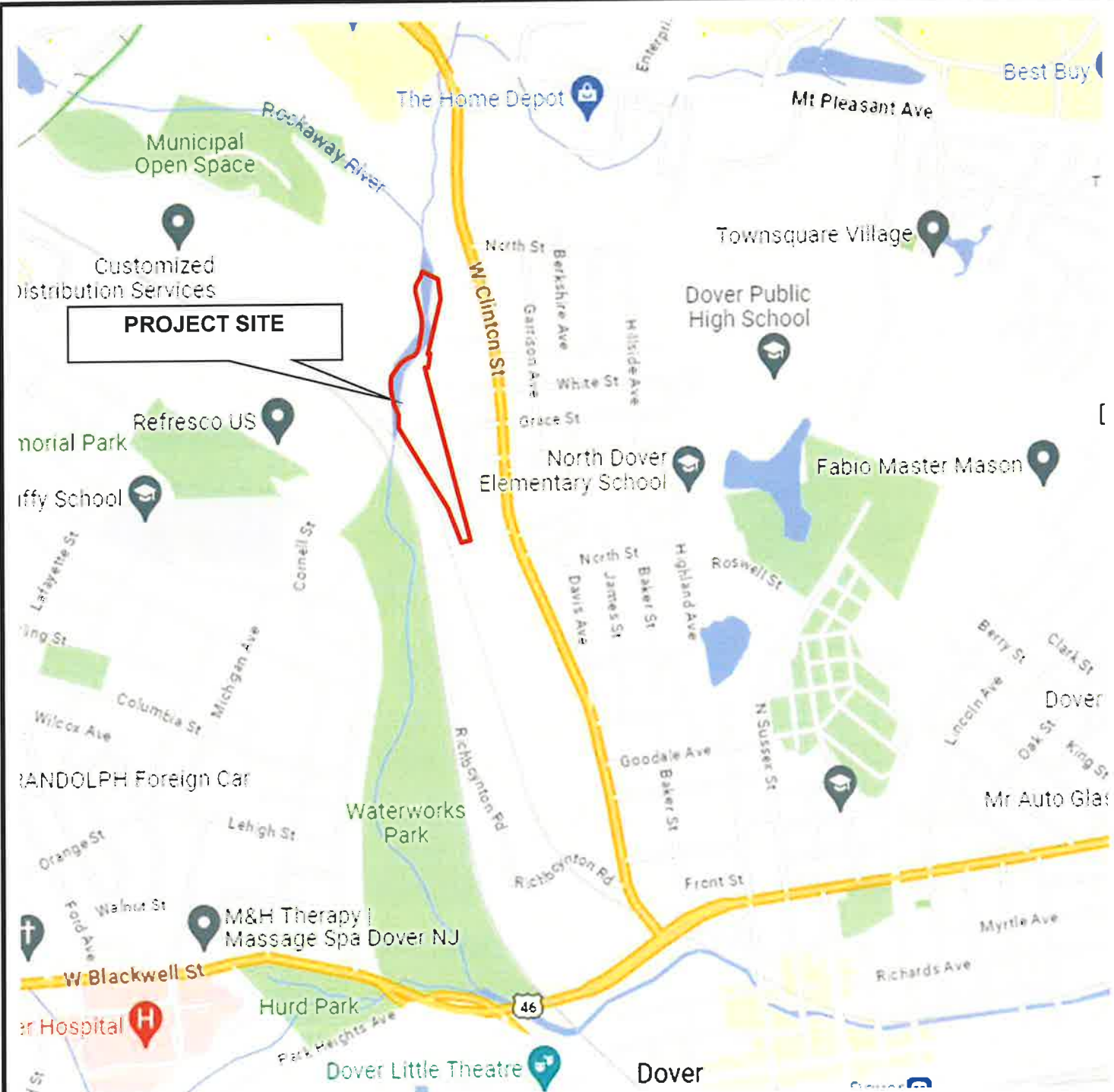
C. State

- Soil Erosion and Sediment Control Permit: Morris County SCD – *Pending*



Appendix A General Information Figures

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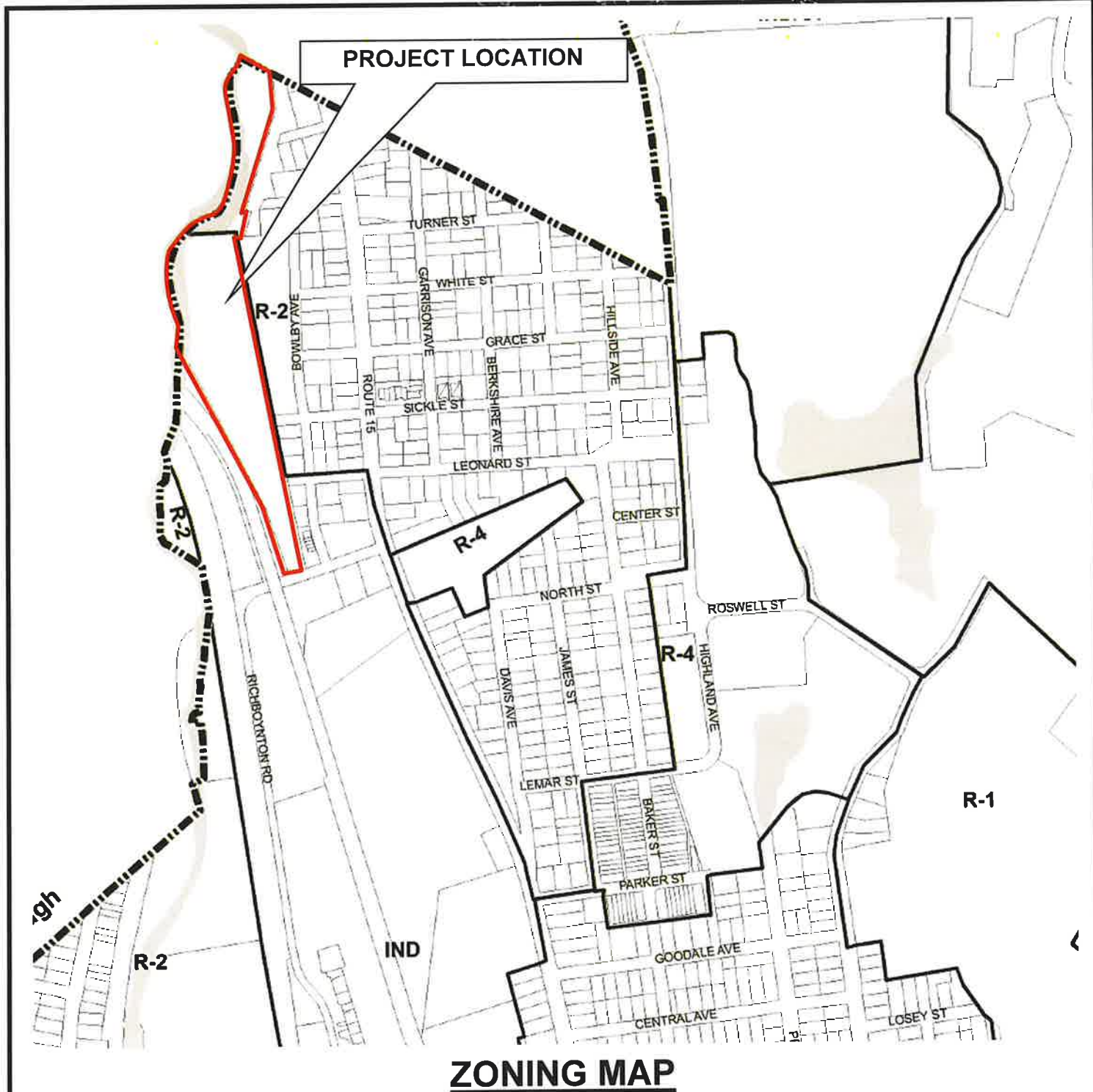


LOCATION MAP
MAP SOURCE : GOOGLE MAPS



**JCP&L FIRST ENERGY DOVER FACILITY
BLOCK 803 LOT 2
TOWN OF DOVER
MORRIS COUNTY, NEW JERSEY**

SCALE:	AS SHOWN	DATE:	OCT 2023	JOB No.:	10599.067	DRAWING No.:	2
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MAP SOURCE : TOWN OF DOVER ZONING MAP



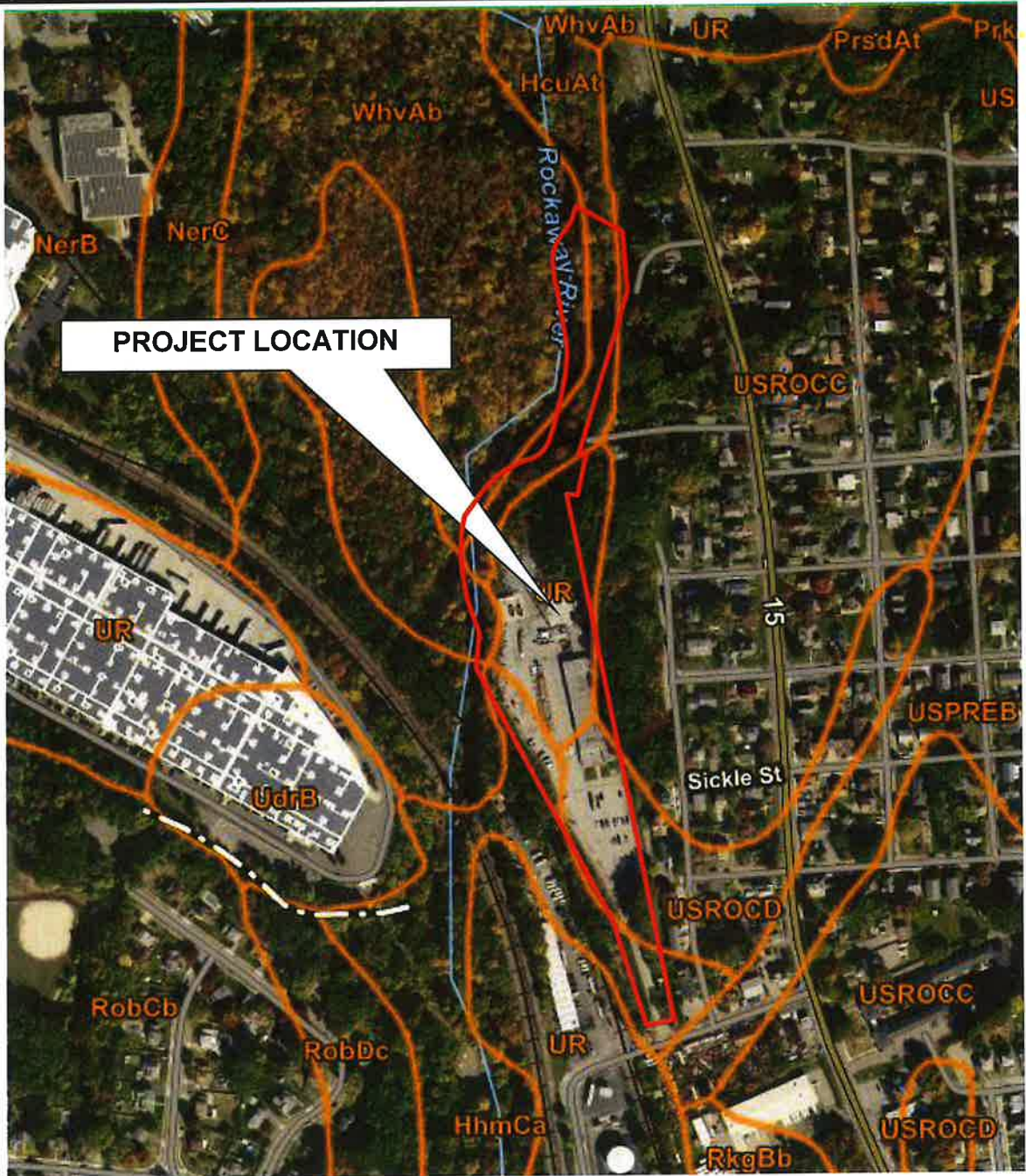
**JCP&L FIRST ENERGY DOVER FACILITY
BLOCK 803 LOT 2
TOWN OF DOVER
MORRIS COUNTY, NEW JERSEY**

SCALE: **AS SHOWN**

DATE: **OCT 2023**

JOB No.: **10599.067**

DRAWING No.: **3**



SOIL SURVEY MAP

HhmCa — Hibernia Loam, 3% to 15% Slopes, stony
HucAt — Hatboro-Codorus complex, 0% to 3% Slopes, frequently flooded
UR / USROCD / USROCC—Urban Land



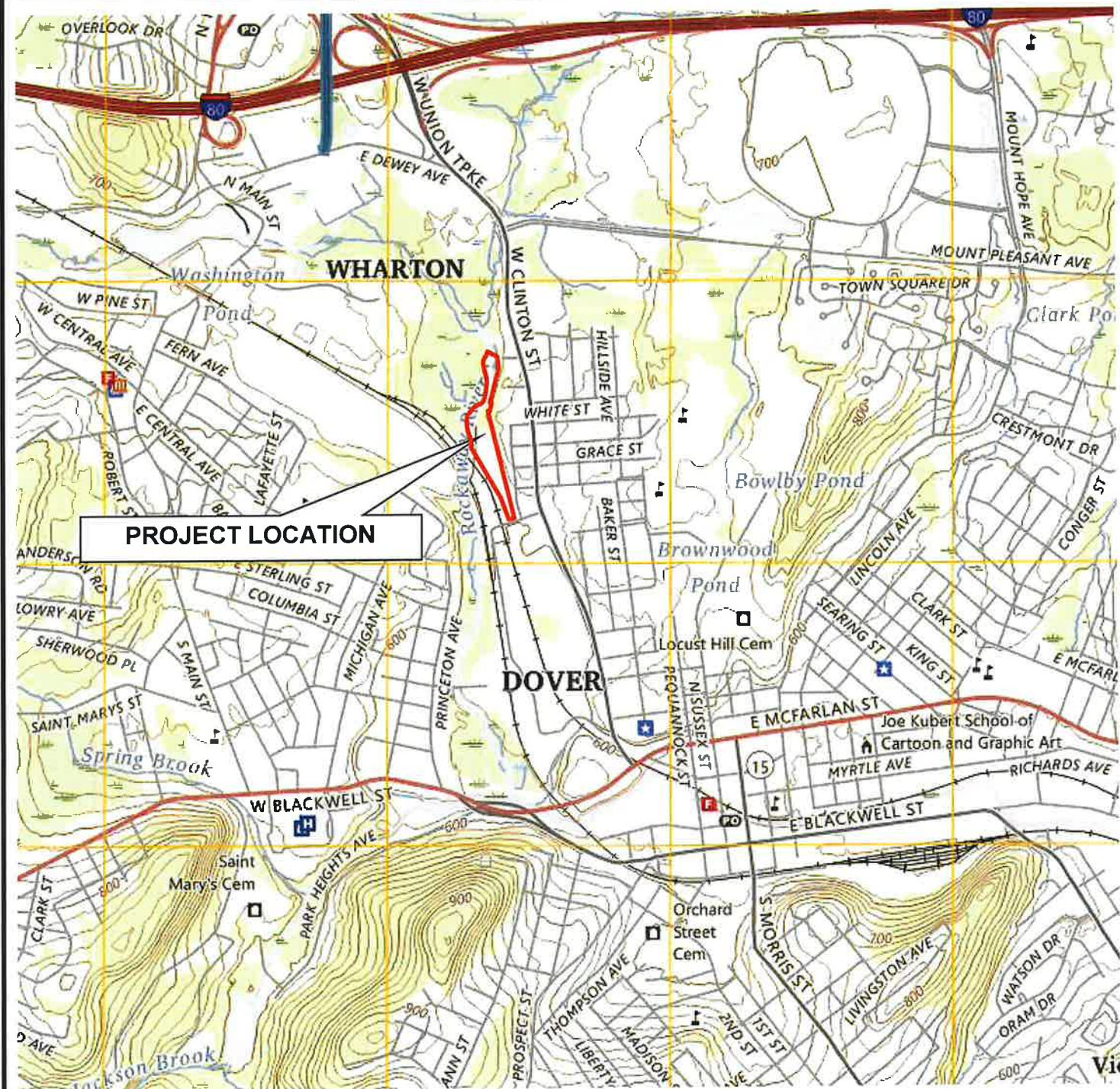
JCP&L FIRST ENERGY DOVER FACILITY
BLOCK 803 LOT 2
TOWN OF DOVER
MORRIS COUNTY, NEW JERSEY

SCALE: AS SHOWN

DATE: OCT 2023

JOB No.: 10599.067

DRAWING No.: 5



USGS TOPOGRAPHIC MAP

MAP SOURCE : DOVER QUADRANGLE



JCP&L FIRST ENERGY DOVER FACILITY
BLOCK 803 LOT 2
TOWN OF DOVER
MORRIS COUNTY, NEW JERSEY

SCALE: **AS SHOWN**

DATE: **OCT 2023**

JOB No.: **10599.067**

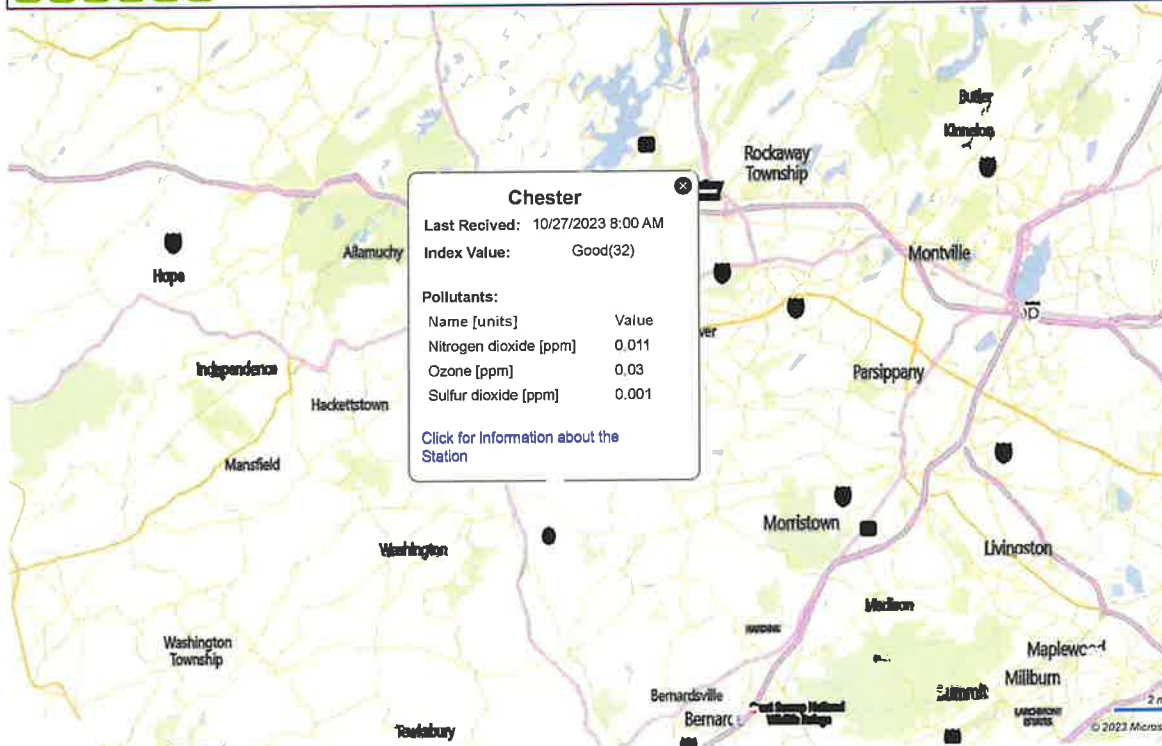
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Appendix B **Air Quality Readings**

Map of the Latest Data

Air Quality - All Sites



Click on a station to see the latest hourly readings. (MAP ONLY)

The monitoring system is on Eastern Standard Time (EST) year-round. If you are viewing it during Eastern Daylight Savings Time (EDST), the data will appear to lag by 1 hour. For example, 2:00 EDST is 1:00 EST.

All data shown here is preliminary and subject to change. It has not been reviewed or edited.



Air Quality Index Legend

GOOD MODERATE UNHEALTHY FOR SENSITIVE GROUPS UNHEALTHY
 VERY UNHEALTHY HAZARDOUS NO DATA

KEY

O ₃	Ozone
SO ₂	Sulfur Dioxide
NO ₂	Nitrogen Dioxide
PM _{2.5}	Particle Matter
CO	Carbon Monoxide
ppm	Parts per Million
ug/m ³	Micrograms per Cubic Meter

The following ozone monitoring stations operate only during ozone season (March 1 through October 31);

Ancora,
 Clarksboro,
 Colliers Mills,
 Leonia,
 Monmouth University,
 Ramapo

Close

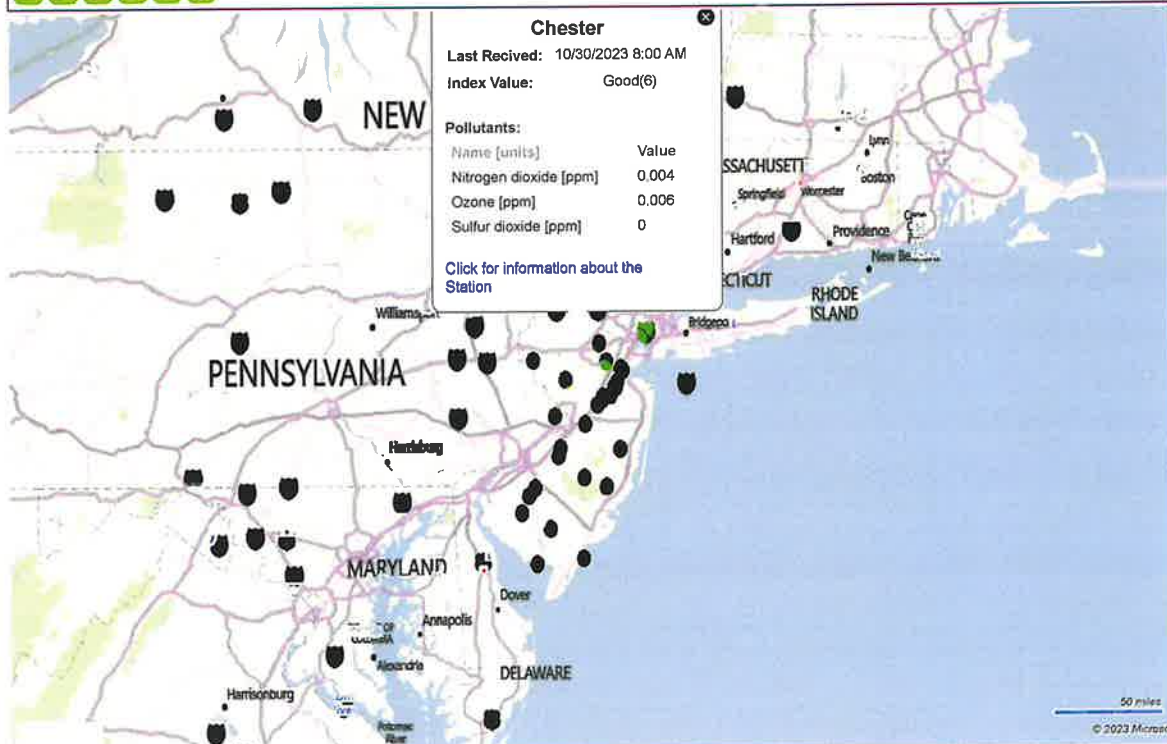
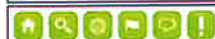
TODAY'S FORECAST



SIGN UP FOR AIR QUALITY

Map of the Latest Data

Air Quality - All Sites



Click on a station to see the latest hourly readings. (MAP ONLY)

The monitoring system is on Eastern Standard Time (EST) year-round. If you are viewing it during Eastern Daylight Savings Time (EDST), the data will appear to lag by 1 hour. For example, 2:00 EDST is 1:00 EST.

All data shown here is preliminary and subject to change. It has not been reviewed or edited.



Air Quality Index Legend

GOOD MODERATE UNHEALTHY FOR SENSITIVE GROUPS UNHEALTHY
VERY UNHEALTHY HAZARDOUS NO DATA

KEY

O ₃	Ozone
SO ₂	Sulfur Dioxide
NO ₂	Nitrogen Dioxide
PM _{2.5}	Particle Matter
CO	Carbon Monoxide
ppm	Parts per Million
ug/m ³	Micrograms per Cubic Meter

The following ozone monitoring stations operate only during ozone season (March 1 through October 31);

Ancora,
Clarksboro,
Colliers Mills,
Leonia,
Monmouth University,
Ramapo

Close

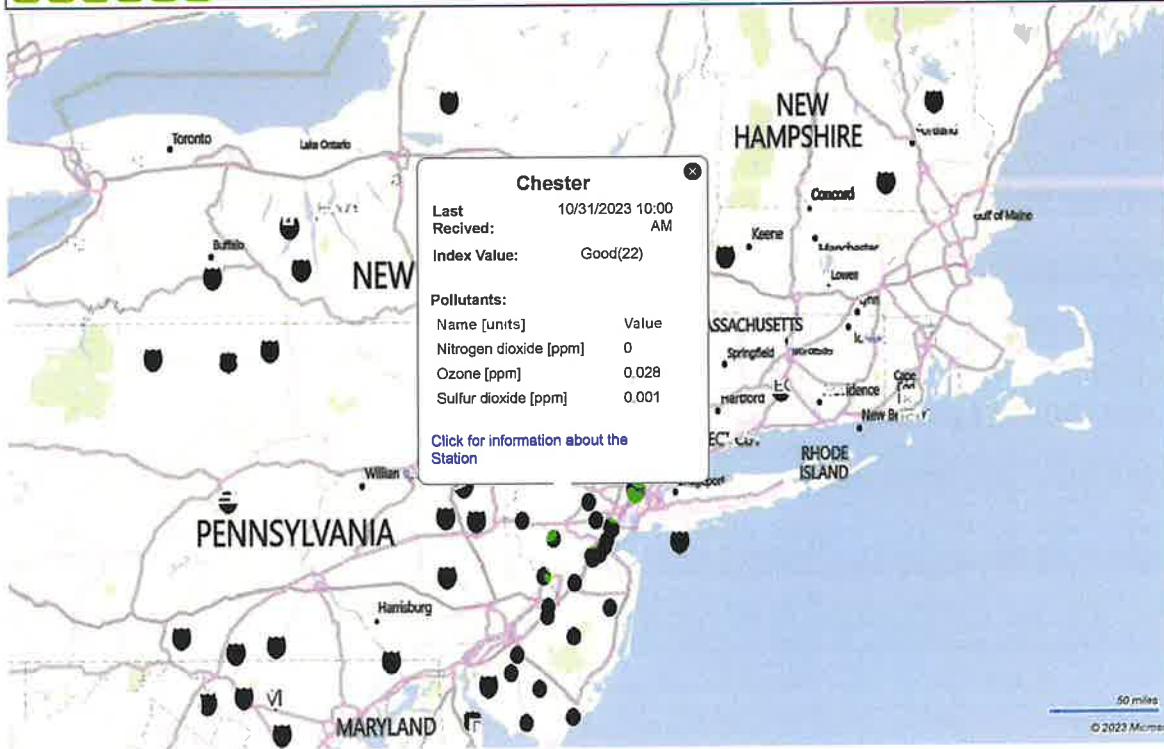
TODAY'S FORECAST



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Close

TODAY'S FORECAST



SIGN UP FOR AIR QUALITY



Appendix C **Stormwater Management Assessment**

November 6, 2023

Mr. Aaron Dickerson
FirstEnergy
300 Madison Avenue
Madison, NJ 07960

RE: Stormwater Management Assessment for
Dover Facility – Materials Storage Building
Block 802, Lot 2
Township of Dover, Morris County, NJ
FPA Project No. 10599.067

Dear Mr. Dickerson:

French & Parrello Associates (FPA) has prepared this stormwater management assessment for the referenced project to document compliance with Chapter 236 Article VB Stormwater Management of the Town of Dover Ordinances, as updated by Ordinance 19-2021. The project does not meet the thresholds of a “major project” as defined in the ordinance and is therefore a “minor project”. The project is also proposed on top of existing impervious surfaces and will not result in an increase in stormwater runoff. As a result, no stormwater management measures are required or necessary for the project.

The project is a minor project pursuant to the Town ordinance. The proposed improvements includes:

- Less than one acre of disturbance since February 2, 2004;
- The creation of less than ¼ acre of “regulated impervious surfaces” since February 2, 2004; and,
- The creation of less than ¼ acre of “regulated motor vehicle surfaces” since March 2, 2021.

The project will not have any adverse impacts on the existing stormwater runoff from the property. The proposed improvements will be built within the limits of existing impervious surfaces on the lot. As a result, there will be no change to the quantity of stormwater runoff or amount of groundwater recharge generated by the site. The project will result in an improvement to water quality as it will reduce the area of “regulated motor vehicle surfaces” on the site.

Respectfully submitted,
FRENCH & PARRELLO ASSOCIATES



Denis F. Keenan, PE, CME
Vice President



Appendix D **Freshwater Wetlands Assessment**



1800 Route 34, Suite 101
Wall Township, New Jersey 07719
T: 732.312.9800
F: 732.312.9801
fpaengineers.com

November 2, 2023

Mr. Aaron Dickerson
FirstEnergy
300 Madison Avenue
Madison, NJ 07960

Re: Freshwater Wetlands Letter for
Dover Facility – Materials Storage Building
Block 802, Lot 2 & 3
Township of Dover, Morris County, NJ
FPA No. 10599.067

Dear Mr. Dickerson,

As per your request, please be advised that we have prepared this Freshwater Wetlands Letter to provide support regarding the submission to NJDEP. French and Parrello Associates (FPA) visited the above referenced project to review the site for the presence of freshwater wetlands and we offer this Freshwater Wetlands Letter as support that submission to NJDEP is not required for the development of the project site.

The project site is located on Richboynton Road within the Township of Dover, Morris County, New Jersey. The subject property is known as Block 802, Lots 2 and 3 and is approximately 12.26 acres. The current use of the property is a JCP&L substation. The applicant is proposing a materials storage building.

The property contains Rockaway River flowing through the site, which is a Category One Waterway. Category One waterways are issued a 300' Riparian Zone buffer from the top of bank. The existing JCP&L substation directly abuts Rockaway River, however the proposed site improvements are located within the existing paved/disturbed portion of the project site therefore no Riparian Zone vegetation will be disturbed. The freshwater wetlands are located over 150 feet from the location of the proposed site improvements, therefore the site improvements will not be within any issued associated wetland buffer.

A certified wetlands delineation was performed by French and Parrello Associates for the project site on October 25, 2023 and the wetlands were delineated using the following regulatory requirements and methodology;



REGULATORY REQUIREMENTS AND METHODOLOGY

The field assessment performed by FPA was conducted using the methodology presented in the Federal Manual for Identifying and Delineating Jurisdictional Wetlands, published in 1987 by the EPA, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service and the U.S. Department of Agriculture's Natural Resources Conservation Service. The methodology outlined in the 1987 Federal manual is required by the New Jersey Department of Environmental Protection Freshwater Wetlands Rules, N.J.A.C. 7:7A, effective October 3, 2004, for identification of freshwater wetlands.

The 1987 Corps of Engineers Delineation Manual states in most instances for an area to be considered a wetland all three of the following parameters must be present:

1. Hydric soils;
2. A predominance of hydrophytic vegetation;
3. Evidence of wetland hydrology.

The freshwater wetlands and open waters were delineated in the field by a certified wetlands delineator. The wetlands flags were located using handheld GPS and shown on the topographic survey of the property. The wetlands are located across Rockaway River over 150' from the proposed site improvements. We reviewed the New Jersey Department of Environmental Protection Environmental Management Bureau of GIS (NJ-GeoWeb) and the GIS data analysis indicates that the Freshwater Wetlands on the project site shall be considered exceptional resource value, which has a 150 foot buffer.

OBSERVATIONS AND CONCLUSIONS


Based on the certified wetland delineation of the subject property and the GIS data from the NJDEP Geoweb, the proposed site improvements are located in the existing paved/disturbed area of the project site and not within the wetland and/or wetland buffer area or Riparian Zone vegetation area. Therefore, submission to NJDEP is not required for the development of this project site. Based upon our assessment, it is our opinion that the construction of the site improvements will not be impacted by the regulatory requirements of the Freshwater Wetlands Protection Act Rules and Flood Hazard Area Control Act Rules.

If you should have any questions regarding the findings contained in this report, please contact the undersigned at (732) 312-9800.

Respectively Submitted by;
FRENCH & PARRELLO ASSOCIATES

A handwritten signature in black ink, appearing to read 'Jack Bianco', is written over a horizontal line.

Jack Bianco
Certified Wetland Delineator
John.Bianco@FPAengineers.com



Appendix E Preliminary and Final Site Plans (Attached Separately)