



May 30, 2025

TODOV25304

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

**RE: COMPLETENESS REVIEW LETTER
 Dover Business Park LLC
 158 West Clinton Street
 Block 703 Lot 8
 App No: Z25-04
 App Type: Section 68 Review
 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. Letter prepared by Calli Law LLC dated May 7, 2025,
2. Dover-Victory Gardens Shared Municipal Court letter dated March 28, 2025,
3. Dover Municipal Court Violation Notice,
4. Lease Agreement dated January 1, 2011, and last amended March 1, 2015,
5. Scan of untitled Plan,
6. Plan entitled "Survey – Town of Dover – Morris County, New Jersey, - Tax Map Sheet 7, Block 703, Lot 8" prepared by Jaman Engineering Associates dated July 31, 1986, last revised 05/06/2017, and consists of two (2) sheets,
7. Board of Adjustment Fee and Escrow Payment Receipt.

SUMMARY OF APPLICATION

The Applicant, Dover Business Park LLC, is seeking a Section 68 courtesy review of the existing use of the subject property at Block 703 Lot 8. According to the Letter prepared by Calli Law LLC, a portion of the property is currently utilized as a residential dwelling, which is not permitted within this district. The Applicant has been issued a violation by the Town of Dover dated March 28, 2025, under Complaint No. 1409 SC 2025 0033293/94 denoting "no certificate of compliance for an illegal dwelling on Unit C." There are no improvements proposed on-site. 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. We offer the following comments:

1. It is noted that the Applicant has requested a 200' Owners List and shall be provided upon receipt.

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



Lawrence A. Calli, Esq. (NJ, ME, PA & NY) – larry@callilawllc.com
Simone D. Calli, Esq. (NJ, ME, PA) – simone@callilawllc.com
ATTORNEYS AT LAW

973-291-8102
www.callilawllc.com

May 7, 2025

EMAIL & UPS

Town of Dover
37 N. Sussex Street
Dover, NJ 07801
Attn: Paula Mendelsohn, Board Secretary
Zoning Board of Adjustment

RE: Dover Business Park LLC
158 W. Clinton Street
Board of Adjustment Section 68 Review / Use Variance

Dear Ms. Mendelsohn:

This office represents the above-referenced property owner ("Applicant") in connection with matters related to the above-referenced property ("Property") and the within submission for a Section 68 review by the Board of Adjustment, relative to preexisting conditions on the Property pertaining to a residential dwelling unit, or, in the alternative, use variance relief from the Board to ratify the continued existence of same.

By way of background, our office is in receipt of a violation issued by the Town of Dover, dated March 28, 2025, under Complaint No. 1409 SC 2025 0033293/94 ("Violation") regarding the existing use of the Property, denoting "[n]o certificate of compliance for an illegal dwelling on Unit C." A copy of the Violation is attached and the municipal matter has been stayed, with the consent of Mr. Isselin, pending disposition by the Board of Adjustment.

In support of the Applicant's position, and to be discussed further in testimony before the Board, the use has existed on the Property prior to the Applicant's ownership, since approximately 1968 (per a year 2000 Jaman Engineering plan set, denoting same – copy attached) and corroborated by a 2015 lease copy (confirming the current tenancy as a nightwatchman living quarters – copy attached). There has been no (1) cessation nor (2) expansion of that use during this time period. Accordingly, please accept this letter submission as the Applicant's request for a review pursuant to N.J.S.A. 40:55D-68.

Attached herein please find seventeen (17) sets of the letter request and all backup material noted herein, together with two checks in the amount of \$600.00 and \$1,000.00 as and for the fee and escrow deposit associated with the alternative relief, to be sought by the Applicant pursuant to N.J.S.A. 40:55D-70d, as may be necessary, following the disposition of the Section 68 review.

Although no development is proposed, a copy of the most current property survey, prepared by Jaman Engineering Associates, dated February 28, 2012 is attached hereto.

170 E. Main Street Rockaway, NJ 07866
www.callilawllc.com
973-291-8102 (phone)
973-763-9065 (fax)

May 6, 2025

Furthermore, a comprehensive OPRA, seeking all Property history records, was filed on May 6, 2025, the results of which will be forwarded to your office upon receipt for the file records.

Additionally, the requisite certification from the Town Collector and radius list from the Town Assessor have been ordered, as the Applicant intends to notice for the ultimate hearing, in the event the Board deems variance relief pursuant to N.J.S.A. 40:55D-70d is required.

Upon review and distribution to the professional staff for completeness consideration, please advise when the matter may be scheduled to be heard by the Board.

As always, thank you for your courtesy and consideration.

Very truly yours,

Lawrence A. Calli, Esq.

Lawrence A. Calli

Email

Cc: Applicant

Alex Dougherty - Town of Dover Planner

William Isselin - Code Enforcement Director

Victor Guevara - Inspector

adougherty@doover.nj.us

wisselin@doover.nj.us

vguevara@doover.nj.us

DOVER – VICTORY GARDENS SHARED MUNICIPAL COURT

37 N. SUSSEX STREET
DOVER, NEW JERSEY 07801
973 366 2200 EXT 1136-1139, 1166, 1185
973 989 1526 fax
Irina.catano@njcourts.gov

Philip Maenza
Chief Judge

Sonia Barria
Court Administrator

March 28, 2025

Dover Business Park LLC
158 W Clinton St.
Dover NJ 07801

RE: 1409 SC 2025 0033293/94 Code Enf.

COURT DATE: May 5, 2025 @ 12:30 pm

Attached are copies of formal complaints filed against you in this Court. You are to appear on the above listed date for plea.

The hearing may take place Virtually so please fill out the attached separate form and return to this court as soon as possible.

Zoom meeting ID 93122006718 Password: 1409

Should you have any questions, please contact me at 973 366 2200 ext. 1137

Sincerely,

Irina A. Catano

Irina A. Catano
Deputy Court Administrator
DOVER-VG SHARED MUNICIPAL COURT



COURT ID PREFIX COMPLAINT NUMBER
1409 SC 033293

DOVER MUNICIPAL COURT
37 N. Sussex Street
Dover, NJ 07801

Complaint

The State of New Jersey
(Please Print) VS.
Defendant's Name: First Initial Last
DOVER BUSINESS PARK LLC
Address 158 W CLINTON ST. DOVER
State NJ Zip Code 07801 Telephone: Check if cell phone ☐
Birth Date: Mo. Day Yr. Sex Eyes Weight Height Restrictions
Email Address Ethnicity Race
Driver's Lic No. State Exp. Date

STATE OF NEW JERSEY
COUNTY OF MORRIS

Complaining Witness: M. CLARK / V. GUEVARA
of CODE ENFORCEMENT DEPT.
(Plaintiff's Dept./Agency Address) (Judge No.)

Residing at 100 PRINCETON AVE
by certification or on oath, says that to the best of his/her knowledge or
information and belief, the named defendant on or about the
MARCH 28 2025
Month Day Year Time

in DOVER County of MORRIS NJ
did commit the following offense:

NO CERTIFICATE OF COMPLIANCE FOR
ANTILEGAL DWELLING ON UNIT C
(DESCRIPTION OF OFFENSE)

in violation of (one charge only) P.M.C. SECT. 108.1
(Statute, Regulation or Ordinance Number)

LOCATION OF OFFENSE C D 5 8 Describe Location W CLINTON ST

OATH: Subscribed and sworn to before
me this ___ day of ___, yr. ___

(Signature of Complaining Witness) OR 3/28/25
(Signature of Person Administering Oath) (Date)
(Signature of Complaining Witness)

PROBABLE CAUSE DETERMINATION FOR ISSUANCE OF PROCESS:

COURT USE ONLY	LAW / CODE ENFORCEMENT USE ONLY
Probable cause is found for the issuance of this Complaint-Summons Yes No (Signature of Judicial Officer) Yes No (Signature of Judge)	<input checked="" type="checkbox"/> The complaining witness is a law enforcement officer or a code enforcement officer with territorial and subject matter jurisdiction and a judicial probable cause determination is not required prior to the issuance of this Complaint-Summons.

YOU ARE HEREBY SUMMONED TO APPEAR
BEFORE THIS COURT TO ANSWER THIS COMPLAINT. IF YOU FAIL TO APPEAR
ON THE DATE AND AT THE TIME STATED, A FINANCIAL SANCTION MAY BE
IMPOSED, A WARRANT MAY BE ISSUED FOR YOUR ARREST, OR BOTH.

NOTICE TO APPEAR

☒ COURT APPEARANCE REQUIRED COURT DATE 5 5 25 3:30 PM
Month Day Year Time

03/28/25 (Date Summons Issued) (Signature of Person Issuing Summons)

Complete Summons

CH: 12816 (Rev. 01/07/21)

COURT ID

PREFIX

COMPLAINT NUMBER

1409

SC

033294

DOVER MUNICIPAL COURT
37 N. Sussex Street
Dover, NJ 07801

Complaint

The State of New Jersey

(Please Print)

VS.

Defendant's Name: First		Initial		Last	
DOVER BUSINESS PARK LLC					
Address 158 W CLINTON ST					
State	Zip Code	Telephone:		Check if cell phone <input type="checkbox"/>	
NJ	07801				
Birth Date:	Mo.	Day	Yr.	Sex	Eyes
Email Address				Ethnicity	Race
Driver's Lic. No.					
				State	Exp. Date

STATE OF NEW JERSEY
COUNTY OF

MORRIS

Complaining Witness: M. Clark / J. GUEVARA

of CODE ENFORCEMENT DEPT.

Residing at 100 PRINCETON AVE

by certification or on oath, says that to the best of his/her knowledge or information and belief, the named defendant on or about the

MARCH 28 2025

in DOVER County of MORRIS NJ

did commit the following offense:

NO ZONING PERMIT / NO APPROVAL
FOR ILLEGAL DWELLING ON UNIT
ON TOP OF RECORD FACTORY

In violation of (one charge only) SECT. 236-45A

LOCATION OF OFFENSE C D B S W CLINTON ST

OATH: Subscribed and sworn to before
me this ___ day of ___, yr. ___CERTIFICATION: I certify that the foregoing
statements made by me are true. I am
aware that if any of the foregoing statements
made by me are untrue, I am subject
to perjury.

(Signature of Complaining Witness)

OR

3/28/25
(Date)

(Signature of Person Administering Oath)

(Signature of Complaining Witness)

PROBABLE CAUSE DETERMINATION FOR ISSUANCE OF PROCESS:

COURT USE ONLY

Probable cause is found for the issuance
of this Complaint-Summons

Yes

No

(Signature of Judicial Officer)

Yes

No

(Signature of Judge)

LAW / CODE ENFORCEMENT USE ONLY

☒ The complaining witness is a law
enforcement officer or a code
enforcement officer with territorial and
subject matter jurisdiction and a judicial
probable cause determination is not
required prior to the issuance of this
Complaint-Summons.

YOU ARE HEREBY SUMMONED TO APPEAR

BEFORE THIS COURT TO ANSWER THIS COMPLAINT. IF YOU FAIL TO APPEAR
ON THE DATE AND AT THE TIME STATED, A FINANCIAL SANCTION MAY BE
IMPOSED. A WARRANT MAY BE ISSUED FOR YOUR ARREST, OR BOTH.

NOTICE TO APPEAR

☒ COURT APPEARANCE
REQUIRED

COURT DATE

Month

Day

Year

Time

AM

PM

3/28/25

(Date Summons Issued)

(Signature of Person Issuing Summons)

Complaint-Summons

On 12/15 (Revised 4/1/21)

COMPLAINT

SUMMONS

SUMMONS

NOTES

1. Owner and Applicant
Dover Crafts Inc.
158 E West Clinton Street
Dover, NJ 07801
973-361-1300
2. Tract Area = 4.587 Acres
199,800 SQ. FT.
3. This map is based on a survey prepared by Jaman Engineering Associates dated July 31, 1996 and revised thru March 23, 2000.
4. This tract is in the IND Zone.
5. Parking

Required By Ordinance	182 Spaces
Existing	107 Spaces
Assigned	89 Spaces

BUILDING AREA	USE	DATE OF OCCUPANCY	PRINCIPAL USE	REQUIRED PARKING	ASSIGNED PARKING	PARKING LOCATION
2,695 SQ. FT.	Tool Maker	2004	Manufacturing	4	2	J
2,280 SQ. FT.	Warehouse	2005	Warehousing	1	1	J
1,392 SQ. FT.	Cable Forming	2001	Manufacturing	5	3	K
1,629 SQ. FT.	Metal Stampings	1985	Manufacturing	2	1	K
2,847 SQ. FT.	Printer	2000	Work Shop	3	2	G
6,873 SQ. FT.	Commercial Photography	1985	Work Shop	5	2	G, J
2,319 SQ. FT.	Woodworking	2000	Work Shop	3	1	I
2,626 SQ. FT.	Label Distributor	1996	Distribution	1	3	M
2,847 SQ. FT.	Woodworking	1996	Work Shop	4	2	E
6,882 SQ. FT.	Custom Woodworking	2000	Work Shop	9	4	D
9,338 SQ. FT.	Wholesale/Distributor	2005	Distribution	7	7	B,T
9,378 SQ. FT.	Automotive Parts Manufacturer	1985	Manufacturing	12	6	M
35,320 SQ. FT.	Picture Frame Manufacturer	1985	Manufacturing	45	13	O,P
7,684 SQ. FT.	Auto Body Shop	1985	Body Shop	24	8	N
6,024 SQ. FT.	ATM Installations	1996	Distribution	4	1	A
2,037 SQ. FT.	Retail Frame Shop	1968	Manufacturing	3	3	B
617 SQ. FT.	Property Manager	1997	Office	2	1	C
1,400 SQ. FT.	Fire Alarm Service	2000	Office	6	2	B
1,069 SQ. FT.			Office	5	1	A
1,508 SQ. FT.	Retail Frame Shop	1968	Retail	8	4	B,Q
884 SQ. FT.	Security Systems Installation	1998	Office	4	2	Q
690 SQ. FT.	Watchman's Office	1988	Office	3	1	Q
1,500 SQ. FT.	Woodworking	2004	Work Shop	2	1	B
5,023 SQ. FT.	Church	2000	Church	20	20	B,E,H,J, K,M,Q,R
TOTAL				182	89	

Based on 30 seats and a parking
service for the church are
at 7:30 PM and Sunday at
the during the off peak times

Lease Agreement

Business and Commercial

This Lease Agreement is made on January 1, 2011, amended March 1, 2015.

BETWEEN DOVER CRAFTS, INC

whose address is 158 W. CLINTON STREET, DOVER, NJ 07801

referred to as the "Landlord,"

AND Sandra & Russ Caron

Referred to as the "Tenant."

1. Premises: The Landlord does hereby lease to the Tenant and the Tenant does hereby rent from the Landlord, the following described premises: the watchman's apartment, unit 17 on the site plan, mailing address unit H.

2. Term: This Lease is for a term of 4 years commencing on March 1, 2015, and ending on February 28, 2019.

3. Use: The Premises are to be used and occupied only and for no other purpose than night watchman's living quarters and property surveillance. The Tenant will not, and will not allow others to occupy or use the Premises or any part thereof for any purposes other than as specified in this Paragraph 3, nor for any purpose deemed unlawful, disreputable, or extra hazardous, on account of fire or other casualty.

4. Rent: The Tenant agrees to pay as rent, as follows: \$ 600.00 per month, Due on the first day of each month. The first payment of rent and any security deposit is due upon the signing of this Lease by the Tenant. Rent is fixed at the above favorable rate due to night watchman responsibilities.

The Tenant must pay a late charge of \$5.00 as additional rent for each payment that is more than 15 days late. This late charge is due with the monthly rent payment. The Tenant must also pay a fee of \$25.00 as additional rent for any dishonored check.

5. Repairs and Care. The Tenant has examined the Premises and has entered into this Lease without any representation on the part of the Landlord as to the condition thereof. The Tenant will take good care of the Premises and will, at the Tenant's own cost and expense, make all non-structural repairs, including painting, decorating, and will maintain the Premises in good condition and state of repair, and at the end or other expiration of the term hereof, will deliver up the Premises in good order and condition, wear and tear from a reasonable use thereof, and damage by the elements not resulting from the neglect or fault of the Tenant, excepted. The Tenant will neither encumber nor obstruct the sidewalks, driveways, yards, entrances, hallways and stairs, but will keep and maintain the same in a clean condition, free from debris, trash, refuse, snow and ice. SEE PARAGRAPH #38.

Notwithstanding anything contained herein to the contrary, the Landlord shall be responsible, at Landlord's sole cost and expense, for all structural repairs and for the maintenance, repair and/or replacement of the heating, plumbing, electrical and air conditioning systems, except in the event same is due to the gross negligence of the Tenant, in which case it will be the Tenant's responsibility.

6. Alterations and Improvements. No alterations, additions or improvements may be made, and no climate regulating, air conditioning, cooling, heating or sprinkler systems, television or radio antennas, heavy equipment, apparatus and fixtures, may be installed in or attached to the Premises, without the written consent of the Landlord, which consent shall not be unreasonable withheld. Unless otherwise provided herein, all such alterations, etc., when made, installed in or attached to the Premises, will belong to and become the property of the Landlord and will be surrendered with the Premises and as part thereof upon the expiration or sooner termination of this Lease, without hindrance, molestation or injury.

7. Signs. The tenant may not place nor allow to be placed any signs upon, in or about the Premises, except as may be consented to by the Landlord in writing, which consent shall not be unreasonably withheld. The Landlord or the Landlord's agents, employees or representatives may remove any such signs in order to paint or make any repairs, alterations or improvements in or upon the Premises or any part thereof, but such signs will be replaced at the Landlord's expense when such repairs, alterations or improvements are completed. Any signs permitted by the Landlord will at all times conform to all municipal ordinances or other laws and regulations applicable thereto.

8. Utilities. Included in the base rent plus \$ 100.00 per month for cable services, payable to Helrick's Inc.

9. Compliance with Laws etc. The Tenant will promptly comply with all laws, ordinances, rules, regulations, requirements and directives of all Governmental or Public Authorities and of all their subdivisions, applicable to and affecting the Premises, or the use and occupancy of the Premises, and will promptly comply with all orders, regulations, requirements and directives of the Board of Fire Underwriters or similar authority and of any insurance companies which have issued or are about to issue policies of insurance covering the Premises and its contents, for the prevention of fire or other casualty, damage or injury, at the Tenant's own cost and expense.

10. Assignment. The Tenant will not, without the written consent of the Landlord, (which consent shall not be unreasonable withheld), assign, mortgage, or hypothecate this Lease, nor sublet or sublease the Premises or any part thereof. In connection with any assignment or sublease, the Tenant will pay the Landlord, as additional rent, the Landlord's actual out-of-pocket expenses, up to a maximum of \$ 700.00 per assignment or sublease, in connection with each such assignment or sublease. Any assignment or subletting will be on such terms and conditions as the Landlord may require as a condition of the Landlord's consent. The restrictions on assignment and subletting will also apply to: (a) any assignment or subletting that occurs by operation of law



Receipt

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

Date 5/19/2025 First Name Larry Last Name Calli

Address 170 E. Main Street Tax ID No. _____
Rockaway NJ 07866

Block 703 Lot 8 Location 158 W CLINTON ST Owner DOVER BUSINESS PARK LLC

Money Received For
Fee/Board of Adjustment

Payment Type
☐ Cash ☒ Check ☐ Money Order

Amount Department
\$600.00

Received By
Paula Mendelsohn

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

Check Number 566 Receipt Number 39260

Trust Acct. No. _____

Board Appl. No. Z25-04

Comments

Board Applicant Calli Law, LLC

Application Board Board of Adjustment

DOVER BUSINESS PARK LLC
158 W CLINTON ST
DOVER, NJ 07801-3491

566

55-760/0312
165

Pay to the
Order of

Town of Dover

\$ 600.00

Six Hundred Dollars & no/100

Dollars



Photo
Safe
Deposit
Drawn on back



PNCBANK

PNC Bank, N.A. 060

For

Zoning

[Signature]

⑆031207607⑆ 8060064475⑈ 0566

Revised Check

MARION SHEPHERD™



Receipt

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

Date 5/19/2025 First Name Larry Last Name Calli

Address 170 E. Main Street Tax ID No. _____
Rockaway NJ 07866

Block 703 Lot 8 Location 158 W CLINTON ST Owner DOVER BUSINESS PARK LLC

Money Received For
Escrow/Board of Adjustment

Payment Type
☐ Cash ☒ Check ☐ Money Order

Amount Department
\$1,000.00 Received By Paula Mendelsohn

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

Check Number 567 Receipt Number 39259

Trust Acct. No. _____

Board Appl. No. Z25-04
Board Applicant Calli Law, LLC

Comments
Please provide escrow number.

Application Board Board of Adjustment

DOVER BUSINESS PARK LLC
158 W CLINTON ST
DOVER, NJ 07801-3491

567
55-760/0312
165

Pay to the Order of Town of Dover \$ 1000.00
One thousand Dollars & 00/100



PNC BANK

PNC Bank, N.A. 060

For Zoning

⑆031207607⑆ 8060064475⑈ 0567

158 W. Clinton Street
P.O. Box 825
Dover, New Jersey 07801
Phone (973) 361-1300
Fax (973) 361-3511

4/9/2025

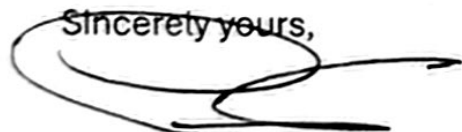
To Whom it May Concern:

Regarding Night watchman's apartment located at 158 W. Clinton St., Dover, NJ
My family owned this property from 1937 to 2011.

We always had watchman on the property. We always felt a sense of security. It gave us an off-hour presence for both security and immediate emergency maintenance needs.

It's been a while, but I thought this was grandfathered some years ago, but I'm not sure.

Sincerely yours,



Peter Harris

AFFIDAVIT OF PUBLICATION AND SERVICE

DOVER BUSINESS PARK, LLC

ZONING BOARD

TOWN OF DOVER

I, Lawrence A. Calli, Esq., being of full age and being duly sworn according to law deposes and says:

1. I am an attorney-at-law of New Jersey and managing member of the law firm Calli Law, LLC, 170 Kinnelon Road, Suite 6, Kinnelon, New Jersey, attorney for Dover Business Park, LLC, the Applicant herein. The subject property is identified as Block 703, Lot 8 on the current Tax Map of the Town of Dover, Morris County, New Jersey, which property is commonly known as 158 W. Clinton Street, Dover, New Jersey.

2. The public hearing before the Zoning Board in connection with this application has been scheduled for September 4, 2025 at 7:00 p.m.

3. With regard to public notice, the undersigned obtained a radius list from the Town of Dover listing all property owners and interested parties within 200 feet of the subject property that are entitled to a notice of the hearing. A true copy of the list is attached hereto as **Exhibit "A"**.

4. On August 19th and 20th, 2025, this office mailed to all property owners on the Town of Dover radius list within 200 feet of the subject property by Certified Mail, Return Receipt Requested, a Notice of Public Hearing for the Town of Dover Zoning Board. A copy of said Notice is attached hereto as **Exhibit "B"**. The original white certified mail postal receipts with the aforementioned August 19th and 20th, 2025 postmark date are attached as **Exhibit "C"**.

5. With regard to the requirement for publication in a newspaper of general circulation, I have attached hereto as **Exhibit "D"** a copy of the Affidavit of Publication of the Legal Notice from the Daily Record newspaper, same having been published on August 18, 2025.



Lawrence A. Calli

Sworn to and subscribed before me
This 26th day of August, 2025



Simone D. Calli, Esq.

Attorney at Law, State of New Jersey

EXHIBIT A

TOWN OF DOVER

Planning & Zoning Department

COUNTY OF MORRIS

Mail: 37 NORTH SUSSEX STREET

Office: 100 Princeton Ave.

DOVER, NEW JERSEY 07801

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

Email: boardsecretary@dover.nj.us



James P. Dodd – Mayor

Paula Mendelsohn – Planning Board, Board of Adjustment & Historic Preservation Secretary

MEMO

August 12, 2025

TO Calli Law

Angelique Koutsavlis

via email kiki@callilawllc.com

Re: 200' list request

Block 703 Lot 8

158 W. Clinton Street, Dover NJ

Attached find 200' list for above mentioned property, as per your request. The following utility list must be noticed as per MLUL:

JCP&L - Jersey Central Power and Light

300 Madison Avenue, Morristown, NJ 07960

New Jersey Natural Gas Co.

1415 Wyckoff Road, Wall, NJ 07719

New Jersey Verizon

540 Broad Street, Newark, NJ 07101

Cablevision

683 Route 10 East, Randolph, NJ 07869

Town of Dover Water Dept.

37 No. Sussex Street

Dover, NJ 07801

Attn: R. Kinsey

Town of Dover

Engineering Department
37 North Sussex Street
Dover, NJ 07801
(973) 366-2200 ext. 152/154

The following is a list of Properties within 200 feet of: Block 703 Lot 8

Per Tax Records in Tax Assessor's Office as of August 12, 2025

Paula J. [Signature] 8/12/2025
Administrative Officer Date

Block	Lot	Unit ID	Owner	Owner Address	Owner City State	Owner Zip
603	1		TOWN SQUARE INDUSTRIAL CENTER	22-44 RICHBOYNTON RD	DOVER NJ	07801
603	1	C22	TOWN SQUARE INDUSTRIAL CTR LLC	26 RICHBOYNTON RD	DOVER NJ	07801
603	1	C24	TOWN SQUARE INDUSTRIAL CTR LLC	26 RICHBOYNTON RD	DOVER NJ	07801
603	1	C26	TOWN SQUARE INDUSTRIAL CTR LLC	26 RICHBOYNTON RD	DOVER NJ	07801
603	1	C28	TOWN SQUARE INDUSTRIAL CTR LLC	26 RICHBOYNTON RD	DOVER NJ	07801
603	1	C30	TOWN SQUARE INDUSTRIAL CTR LLC	26 RICHBOYNTON RD	DOVER NJ	07801
603	1	C32	TOWN SQUARE INDUSTRIAL CTR LLC	26 RICHBOYNTON RD	DOVER NJ	07801
603	1	C34	TOWN SQUARE INDUSTRIAL CTR LLC	26 RICHBOYNTON RD	DOVER NJ	07801
603	1	C36.1	TOWN SQUARE INDUSTRIAL CTR LLC	26 RICHBOYNTON RD	DOVER NJ	07801
603	1	C36.2	TOWN SQUARE INDUSTRIAL CTR LLC	26 RICHBOYNTON RD	DOVER NJ	07801
603	1	C38	I DEAL HOLDINGS LLC	38 RICHBOYNTON RD	DOVER NJ	07801
603	1	C40	ACACIA PROPERTIES	40 RICHBOYNTON RD	DOVER, NJ	07801
603	1	C42	JCE ENTERPRISES LLC	44 RICHBOYNTON RD	DOVER NJ	07801
603	1	C44	JCE ENTERPRISES LLC	44 RICHBOYNTON RD	DOVER NJ	07801
603	2		DOVER MORRIS PROPERTIES LLC	400 MORRIS AVE - SUITE 276	DENVILLE, NJ	07834
603	3		DOVER MORRIS PROPERTIES LLC	400 MORRIS AVE - SUITE 276	DENVILLE, NJ	07834
604	5		DOVER & ROCKAWAY RIVER RR % K BURENGA	1076 GRONA-SCHANDUA RD	FREDERICKSBURG TX	78624

8/12/2025

Page 1

**Crossed out names are duplicates*

<u>Block</u>	<u>Lot</u>	<u>Unit ID</u>	<u>Owner</u>	<u>Owner Address</u>	<u>Owner City State</u>	<u>Owner Zip</u>
604	5	X	DOVER & ROCKAWAY RIVER RR % K BURENGA	1076 GRONA-SCHANDUA RD	FREDERICKSBURG TX	78624
606	2		DOVER MORRIS PROPERTIES LLC	400 MORRIS AVE - SUITE 276	DENVILLE NJ	07854
606	3		SIERRA, LUIS	140 W CLINTON ST	DOVER NJ	07801
606	4		AGUDELO, JAY/MALLACK, ALEXA	138 W CLINTON ST A&B	DOVER, NJ	07801
606	5		GRANADOS MAX A	9 FLAGLER ST, APT 2	MORRISTOWN, NJ	07960
606	6		DE LA CRUZ JUANA A/MALLE, CONCEPCION	134 W CLINTON ST	DOVER NJ	07801
606	7		AGRONT LLC	1 PRIDE CROSGING	SPARTA, NJ	07871
606	8		LANGDON MARK & SUSAN	54 E FAIRCHILD PL	WHIPPANY NJ	09781
606	9		GARCIA, WALTER / ROMERO-MOSCOSO, SARA	122 W CLINTON ST	DOVER NJ	07801
607	10		SCARLETT, DENETON A & PAULA F	67 GOODALE AVE	DOVER NJ	07801
607	11		AGUDELO, JUAN	22 ROBERT CT	SUCCASUNNA, NJ	07876
607	12		151 W CLINTON ST LLC	151 W CLINTON ST	DOVER, NJ	07801
607	13		SANCHEZ, LUIS G & BETTY A.	153 W CLINTON ST	DOVER NJ	07801
607	14		ROJAS, NELLY	155 W CLINTON ST	DOVER NJ	07801
607	15		RAMOS, RUPERTO & BURGUEÑO MARIA R	258 AUTUMN ST	PASSAIC NJ	07055
607	16		GOMEZ, ANDRES F	16 PARKER ST	DOVER NJ	07801
608	10		JOSHI MAKUND & MARGARITA	127 W CLINTON ST	DOVER NJ	07801
608	11		CASTELAN, PABLO & ILLESCA, ROSARIO	41 BAKER ST	DOVER NJ	07801
608	12		PAPAGELOPOULOS CHRISTOS & MIMIKA	137 W CLINTON ST	DOVER NJ	07801
608	13		PAXOS DEMOSTHENES & APHRODITE	141 W CLINTON ST	DOVER NJ	07801
608	14		COLON, LUIS CRUZ & LINDELLA	66 GOODALE AVE	DOVER NJ	07801
703	6		DOVER TUBULAR ALLOYS INC	P O BOX 915	DOVER NJ	07801
703	7		SIBONA HENRY	6 LORETTACONG DR	LAKE HOPATCONG	07849
704	38		ELLER OUTDOOR ADVERTISING-UNITED DV	185 RTE 46	FAIRFIELD NJ	07006
704	38	B01	ELLER OUTDOOR ADVERTIS - %CBS OUTDOOR	185 RTE R6	FAIRFIELD, NJ	07006
704	38	B02	ELLER OUTDOOR ADVERTIS - % CBS OUTDOOR	185 RTE 46	FAIRFIELD, NJ	07006
710	3		GARCIA, JOHN JAIRO CASTANO	13 JAMES ST	DOVER NJ	07801
710	4		GOMEZ, ELKIN J & LUZ M	11 JAMES ST	DOVER NJ	07801
710	4.01		QUINTERO, JENNIFER	24 TITUS ST	DOVER, NJ	07801

<u>Block</u>	<u>Lot</u>	<u>Unit ID</u>	<u>Owner</u>	<u>Owner Address</u>	<u>Owner City State</u>	<u>Owner Zip</u>
710	5		MORANTE, JAIME C & BLANCA L	7 JAMES ST	DOVER NJ	07801
710	6		MENDOZA, NANCY E/SANCHEZ,KIMBERLY L	3 JAMES ST	DOVER NJ	07801
710	7.01		ALI, LIAQAT/LIAQAT, RIZWANA	7 PARKER ST	DOVER NJ	07801
710	7.02		BOCHICCHIO, STEVEN / JANICE	9 PARKER ST	DOVER NJ	07801
710	8		WIRTH, STEVEN P & IRENE S	3 KATHAY TERRACE	DENVILLE NJ	07834
710	9		GROVES, YETUNDE G A/ET ALS	8 DAVIS AVE	DOVER NJ	07801
710	10		BOTERO, CAROLINA QUINTERO	10 DAVIS AVE	DOVER, NJ	07801
710	11		LEWIS, DOUGLAS	18 DAVIS AVE	DOVER NJ	07801

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

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

EXHIBIT B

**TOWN OF DOVER
MORRIS COUNTY, NJ
BOARD OF ADJUSTMENT
NOTICE OF HEARING**

Please take notice that Dover Business Park, LLC ("Applicant"), the owner of property located at 158 W. Clinton Street, Town of Dover, Morris County, NJ, identified on the Town of Dover Tax Map as Block 703, Lot 8 ("Property"), located in the Industrial zone has made application to the Town of Dover Zoning Board of Adjustment seeking certification of a preexisting use or, alternatively, use variance relief related to a residential dwelling unit / use located on the Property.

The Property is primarily developed with multiple commercial structures and uses / users. A residential dwelling unit is also located on the Property, predating the Applicant's ownership of the Property, estimated to be in existence since approximately 1968. No development is proposed at the present time, rather, the Applicant seeks Board review and approval to retain and continue the existence of the residential dwelling unit located on the Property.

The Applicant seeks Board certification of the preexisting (residential) use on the Property, pursuant to N.J.S.A. 40:55D-68 or, alternatively, if the Board declines to certify to same, use variance relief, pursuant to N.J.S.A. 40:55D-70d for the continued use of the residential dwelling unit (which is not permitted in the zone). The Applicant will also seek any additional variances, waivers or other relief that may be required by the Board at the time of the public hearing.

The matter is scheduled for a public hearing before the Town of Dover Zoning Board of Adjustment at 7:00 pm on September 4, 2025 at the Town of Dover Town Hall, 37 North Sussex Street, Dover, NJ 07801 and when the case is called you may appear either in person, or by agent or attorney, and present any objections which you may have to the granting of the approval sought in the petition. All information pertaining to the application is available for inspection at the Town of Dover Municipal Planning and Zoning Office / Dept. of Planning & Economic Dev., 100 Princeton Ave., Dover, NJ, 07801 and may be reviewed during normal business days and hours (Board contact: 973-366-2200, x 2141 or via email at boardsecretary@dover.nj.us).



By: Lawrence A. Calli, Esq.
Calli Law, LLC
170 Kinnelon Road - Suite 6
Kinnelon, NJ 07405
Larry@callilawllc.com
Attorney for Applicant

EXHIBIT C

9589 0710 5270 0143 7869 81

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$10.48

Total P \$10.48

Sent To JCP&L – JERSEY CENTRAL POWER AND LIGHT
300 MADISON AVENUE
MORRISTOWN, NJ 07960

Postmark Here 0589 05 08/19/2025

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Total F \$10.48

Sent To NEW JERSEY VERIZON
540 BROAD STREET
NEWARK, NJ 07101

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$10.48

Total P \$10.48

Sent To TOWN OF DOVER WATER DEPT.
37 NO. SUSSEX STREET
DOVER, NJ 07801
ATTN: R. KINSEY

Postmark Here 0589 05 08/19/2025

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Po \$10.48

Sent To NEW JERSEY NATURAL GAS CO.
1415 WYCKOFF ROAD
WALL, NJ 07719

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$10.48

Total F \$10.48

Sent To CABLEVISION
683 ROUTE 10 EAST
RANDOLPH, NJ 07869

Postmark Here 0589 05 08/19/2025

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Extra Services & Fees (check box, add fee as appropriate)

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total \$10.48

Sent To TOWN SQUARE INDUSTRIAL CENTER
22-44 RICHBOYNTON RD
DOVER NJ 07801

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- ☐ Certified Mail Restricted Delivery \$
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Postage

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Sent To

Street

City, State

TOWN SQUARE INDUSTRIAL CTR LLC
26 RICHBOYNTON RD
DOVER NJ 07801

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Street and

City, State,

I DEAL HOLDINGS LLC
38 RICHBOYNTON RD
DOVER NJ 07801

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- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

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Total Po

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City, State

ACACIA PROPERTIES
40 RICHBOYNTON RD
DOVER, NJ 07801

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9589 0710 5270 0143 7870 70

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- ☐ Certified Mail Restricted Delivery \$
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Street an

City, State

JCE ENTERPRISES LLC
44 RICHBOYNTON RD
DOVER NJ 07801

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- ☐ Certified Mail Restricted Delivery \$0.00
- ☐ Adult Signature Required \$0.00
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Postage \$0.78

\$10.48

\$10.48

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Street and

City, State

DOVER MORRIS PROPERTIES LLC
400 MORRIS AVE – SUITE 276
DENVER, NJ 07834

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- ☐ Return Receipt (electronic) \$0.00
- ☐ Certified Mail Restricted Delivery \$0.00
- ☐ Adult Signature Required \$0.00
- ☐ Adult Signature Restricted Delivery \$0.00

Postmark
Here

Postage \$0.78

\$10.48

\$10.48

Sent To

Street and

City, State

DOVER & ROCKAWAY RIVER
BURENGA
1076 GRONA-SCHANDUA RD
FREDERICKSBURG TX 78624

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
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140 W CLINTON ST.
DOVER NJ 07801

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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AGUDELO, JAY/MALLACK, ALEXA
138 W CLINTON ST A&B
DOVER, NJ 07801

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
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GRANADOS MAX A
9 FLAGLER ST, APT 2
MORRISTOWN, NJ 07960

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
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DE LA CRUZ JUANA A/MALLE, CONCEPCION
134 W CLINTON ST
DOVER NJ 07801

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Sparta, NJ 07871

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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AGRONT LLC
1 PRIDE CROSGING
SPARTA, NJ 07871

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For delivery information, visit our website at www.usps.com®.

LANGDON MARK & SUSAN
54 E FAIRCHILD PL
WHIPPANY NJ 09781

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<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
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Postage

Total Postage: \$ _____
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Street and Apt.: _____
City, State, ZIP+4: _____

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<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
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SCARLETT, DENETON A & PAULA F
67 GOODALE AVE
DOVER NJ 07801

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9589 0710 5270 0143 7871 86

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<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
Here

Postage

Total Postage: \$ _____
Sent To: _____
Street and Apt.: _____
City, State, ZIP+4: _____

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9589 0710 5270 0143 7871 93

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<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
Here

151 W CLINTON ST LLC
151 W CLINTON ST
DOVER, NJ 07801

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9589 0710 5270 0143 7872 09

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Certified Mail Fee

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<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
Here

Postage

Total Postage: \$ _____
Sent To: _____
Street and Apt.: _____
City, State, ZIP+4: _____

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Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
Here

ROJAS, NELLY
155 W CLINTON ST
DOVER NJ 07801

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9589 0710 5270 0143 7872 23

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☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

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Total

\$

Sent To

RAMOS, RUPERTO & BURGUEÑO MARIA R

258 AUTUMN ST

PASSAIC NJ 07055

Street

City, State

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9589 0710 5270 0143 7872 30

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☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark
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Total

\$

Sent To

GOMEZ, ANDRES F

16 PARKER ST

DOVER NJ 07801

Street

City, State

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☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

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Total Post

\$

Sent To

JOSHI MAKUND & MARGARITA

127 W CLINTON ST

DOVER NJ 07801

Street and

City, State

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☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

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Total Post

\$

Sent To

CASTELAN, PABLO & ILLESCA, ROSARIO

41 BAKER ST

DOVER NJ 07801

Street and

City, State

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Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$

Total Post

\$

Sent To

PAPAGELOPOULOS CHRISTOS & MIMIKA

137 W CLINTON ST

DOVER NJ 07801

Street and

City, State

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☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$

Total Post

\$

Sent To

PAXOS DEMOSTHENES & APHRODITE

141 W CLINTON ST

DOVER NJ 07801

Street and

City, State

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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$

Total F
\$

Sent To
\$

Street
\$

City, State, ZIP+4®
\$

COLON, LUIS CRUZ & LINDELLA
66 GOODALE AVE
DOVER NJ 07801

Postmark Here

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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$

Total
\$

Sent To
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Street
\$

City, State, ZIP+4®
\$

DOVER TUBULAR ALLOYS INC
P O BOX 915
DOVER NJ 07801

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Certified Mail Fee
\$15.30

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$10.00
<input type="checkbox"/> Return Receipt (electronic)	\$10.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$10.00
<input type="checkbox"/> Adult Signature Required	\$10.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$10.00

Postage
\$0.78

Total F
\$10.48

Sent To
\$

Street
\$

City, State, ZIP+4®
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ELLER OUTDOOR ADVERTIS - C/O CBS OUTDOOR
185 RTE R6
FAIRFIELD, NJ 07006

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Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$

Total Postage
\$

Sent To
\$

Street and P.O. Box
\$

City, State, ZIP+4®
\$

ELLER OUTDOOR ADVERTISING-UNITED DV
185 RTE 46
FAIRFIELD NJ 07006

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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$

Total
\$

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\$

Street
\$

City, State, ZIP+4®
\$

ELLER OUTDOOR ADVERTIS - C/O CBS OUTDOOR
185 RTE 46
FAIRFIELD, NJ 07006

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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$

Total Postage
\$

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Street and P.O. Box
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City, State, ZIP+4®
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GARCIA, JOHN JAIRO CASTANO
13 JAMES ST
DOVER NJ 07801

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
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Street and

City, State, ZIP+4[®]

GOMEZ, ELKIN J & LUZ M
11 JAMES ST
DOVER NJ 07801

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
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Postage

Total Post

Sent To

Street and

City, State

QUINTERO, JENNIFER
24 TITUS ST
DOVER, NJ 07801

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Postage

Total Post

Sent To

Street and

City, State

MORANTE, JAIME C & BLANCA L
7 JAMES ST
DOVER NJ 07801

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
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Total Post

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Street and

City, State

MENDOZA, NANCY E/SANCHEZ,KIMBERLY L
3 JAMES ST
DOVER NJ 07801

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
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Postage

Total Post

Sent To

Street and

City, State, ZIP+4[®]

ALI, LIAQAT/LIAQAT, RIZWANA
7 PARKER ST
DOVER NJ 07801

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
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Postage

Total Post

Sent To

Street and

City, State

BOCHICCHIO, STEVEN / JANICE
9 PARKER ST
DOVER NJ 07801

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☐ Certified Mail Restricted Delivery \$ _____

☐ Adult Signature Required \$ _____

☐ Adult Signature Restricted Delivery \$ _____

Postmark
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Postage

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Total P

Sent To

Street

City, State

WIRTH, STEVEN P & IRENE S
3 KATHAY TERRACE
DENVER NJ 07834

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☐ Return Receipt (electronic) \$ _____

☐ Certified Mail Restricted Delivery \$ _____

☐ Adult Signature Required \$ _____

☐ Adult Signature Restricted Delivery \$ _____

Postmark
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Postage

\$ _____

Total P

Sent To

Street

City, State

GROVES, YETUNDE G A/ET ALS
8 DAVIS AVE
DOVER NJ 07801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (electronic) \$ _____

☐ Certified Mail Restricted Delivery \$ _____

☐ Adult Signature Required \$ _____

☐ Adult Signature Restricted Delivery \$ _____

Postmark
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Postage

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Sent To

Street

City, State

BOTERO, CAROLINA QUINTERO
10 DAVIS AVE
DOVER, NJ 07801

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☐ Return Receipt (electronic) \$ _____

☐ Certified Mail Restricted Delivery \$ _____

☐ Adult Signature Required \$ _____

☐ Adult Signature Restricted Delivery \$ _____

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Sent To

Street

City, State, ZIP+4™

LEWIS, DOUGLAS
18 DAVIS AVE
DOVER NJ 07801

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$ _____

☐ Return Receipt (electronic) \$ _____

☐ Certified Mail Restricted Delivery \$ _____

☐ Adult Signature Required \$ _____

☐ Adult Signature Restricted Delivery \$ _____

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Street

City, State, ZIP+4™

COMMISSIONER OF NEW JERSEY DEPARTMENT OF
TRANSPORTATION
1035 PARKWAY AVE.
TRENTON, NJ 08650

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Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic) \$ _____

☐ Certified Mail Restricted Delivery \$ _____

☐ Adult Signature Required \$ _____

☐ Adult Signature Restricted Delivery \$ _____

Postmark
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Postage

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Total

Sent To

Street

City, State

CLERK OF THE TOWNSHIP OF DOVER
37 NORTH SUSSEX STREET
DOVER, NJ 07801

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total

MORRIS COUNTY PLANNING BOARD

30 SCHUYLER PL #4

MORRISTOWN, NJ 07960

City, S

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Lake Hopatcong, NJ 07849

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$11.10
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage

\$0.78

SIBONA HENRY

6 LORETTACONG DR

LAKE HOPATCONG 07849

City, S

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EXHIBIT D

AFFIDAVIT OF PUBLICATION

Order Number : 11580477

STATE OF WISCONSIN
Brown County

Of the **Daily Record**, a newspaper printed in Freehold, New Jersey and published in Parsippany, in State of New Jersey and Morris County, and of general circulation in Morris County, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in said newspaper in the issue:

08/18/2025

Legal Clerk

Notary Public State of Wisconsin County of Brown

My commission expires

DENISE ROBERTS
Notary Public
State of Wisconsin

**TOWN OF DOVER
MORRIS COUNTY, NJ
BOARD OF ADJUSTMENT
NOTICE OF HEARING**

Please take notice that Dover Business Park, LLC ("Applicant"), the owner of property located at 158 W. Clinton Street, Town of Dover, Morris County, NJ, identified on the Town of Dover Tax Map as Block 703, Lot 8 ("Property"), located in the Industrial zone has made application to the Town of Dover Zoning Board of Adjustment seeking certification of a preexisting use or, alternatively, use variance relief related to a residential dwelling unit / use located on the Property.

The Property is primarily developed with multiple commercial structures and uses / users. A residential dwelling unit is also located on the Property, predating the Applicant's ownership of the Property, estimated to be in existence since approximately 1968. No development is proposed at the present time, rather, the Applicant seeks Board review and approval to retain and continue the existence of the residential dwelling unit located on the Property.

The Applicant seeks Board certification of the preexisting (residential) use on the Property, pursuant to N.J.S.A. 40:55D-68 or, alternatively, if the Board declines to certify to same, use variance relief, pursuant to N.J.S.A. 40:55D-70d for the continued use of the residential dwelling unit (which is not permitted in the zone). The Applicant will also seek any additional variances, waivers or other relief that may be required by the Board at the time of the public hearing.

The matter is scheduled for a public hearing before the Town of Dover Zoning Board of Adjustment at 7:00 pm on September 4, 2025 at the Town of Dover Town Hall, 37 North Sussex Street, Dover, NJ 07801 and when the case is called you may appear either in person, or by agent or attorney, and present any objections which you may have to the granting of the approval sought in the petition. All information pertaining to the application is available for inspection at the Town of Dover Municipal Planning and Zoning Office / Dept. of Planning & Economic Dev., 100 Princeton Ave., Dover, NJ, 07801 and may be reviewed during normal business days and hours (Board contact: 973-366-2200, x 2141 or via email at boardsecretary@dover.nj.us).

By: Lawrence A. Calli, Esq.
Calli Law, LLC
170 Kinnelon Road - Suite 6
Kinnelon, NJ 07405
Larry@callilawllc.com
Attorney for Applicant
(\$35,95)