



**July 7, 2025**  
TODOV25305

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

**RE: ADMINISTRATIVE COMPLETENESS REVIEW LETTER**  
**Estithmar Holding LLC**  
**226 East McFarlan Street**  
**Block 1318 Lot 9**  
**App No: Z25-05**  
**App Type: Preliminary/Final Major Site Plan**  
**Zone: C-2 (General Commercial)**

Dear Ms. Mendelsohn,

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

1. Land Use Application for the above referenced project
2. Development Checklist – Administrative
3. Preliminary Major Site Plan Development Checklist
4. Final Major Site Plan Checklist
5. Receipt of payment for Application Fee and Escrow
6. Deed of the Property
7. Certification of all paid taxes on property
8. Morris County Land Development Review Application, dated July 1, 2025
9. Email Correspondence from Morris County Planning Board, dated July 2, 2025
10. Document entitled "Topographic Survey of Property" prepared by Lakeland Surveying, dated December 20, 2024, last revised May 23, 2025
11. Existing and Proposed Site Plan prepared by Emmanuel Kavrakis Architects, LLC, dated January 1, 2025, last revised March 11, 2025

#### **SUMMARY OF APPLICATION**

The subject property identified as Block 1318 Lot 9 currently consists of an asphalt parking lot with a concrete pad that contains broken cinder blocks within the C-2 General Commercial District. The Applicant proposes to redevelop the site into a Used Car Dealership containing a 1-story office building with a 480 SF footprint. Site improvements consist of on-site parking, drainage, landscaping, and signage. The application is exempt from Morris County Planning Board review.

Pennoni has reviewed the submitted documentation in accordance with the Town of Dover Ordinance §236-53, we offer the following comments:

1. The Applicant shall provide an Environmental Impact Statement in accordance with the Town of Dover Ordinance §236-63.
2. The Plans shall be revised to include the following per the Preliminary Major Site Plan Application Checklist:
  - a. North Arrow (Item #1)
  - b. Key Map (Item #2)
  - c. Signature Box (Item #3)
  - d. Names and Addresses of the Owner, Applicant and Plan Preparer and all property owners within 200 feet (Item #4)
  - e. A list of zone district requirements showing compliance with variances requested (Item #6); a zoning

- table was provided on the Existing and Proposed Site Plan (Sheet A-300.00); however, it does not include proposed items, and it indicates the incorrect zone.
- f. Design and capacity of off-street parking and pedestrian circulation plans (Item #13); no parking calculations are provided on the plans in accordance with the Town of Dover Ordinance §236-43(O). Additionally, it appears there is an ADA parking space proposed on the side of the building next to a curb, but there are no spot grades proposed to show the path for pedestrians from the ADA space to the building entrance. A grading plan needs to be provided to also indicate the finished floor elevation and the proposed grades around the building.
  - g. Utility Connections (Items #14-16); drainage and utility plans need to be provided to show where the storm drainage facilities, sanitary sewer, and other utilities will be connected within McFarlan Street.
  - h. A Soil Erosion and Sediment Control Plan must be provided (Item #18).
  - i. A Landscaping Plan must be provided (Item #19) to show the types of vegetation within the proposed planters.
  - j. A Lighting Plan must be provided (Item #20)
  - k. A comparison of the zone regulations to the proposed development (Item #22) must be provided on the plans.
  - l. Confirm the details of the site plan are in accordance with the standards of the required ordinances (Item #30); construction details shall be provided to show that the proposed items on the site plan comply with the Town's ordinance.
3. It is noted that the Applicant provided drainage calculations per Item #28 of the Preliminary Major Site Plan Development Checklist, but no calculations were received.
    - a. Please submit drainage calculations.
  4. It is noted that the Applicant provided a Stormwater Management Plan per Item #29 of the Preliminary Major Site Plan Development Checklist, but a plan was not received.
    - a. Please submit a Drainage/Stormwater Management Plan.
    - b. It appears per Sheet A-300.00 that the proposed improvements would result in a decrease in impervious coverage. Therefore, it is anticipated that this project is not a major development, but the Applicant shall demonstrate that stormwater runoff volume is being reduced under proposed conditions.

It is our opinion that the submission **does not meet** the criteria required to be deemed complete at this time.

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

Sincerely,

**PENNONI ASSOCIATES INC.**



Stephen Hoyt, PE  
Planning Board Engineer



**July 24, 2025**

TODOV25305

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

**RE: ADMINISTRATIVE COMPLETENESS REVIEW LETTER #2**  
**Estithmar Holding LLC**  
**226 East McFarlan Street**  
**Block 1318 Lot 9**  
**App No: Z25-05**  
**App Type: Preliminary/Final Major Site Plan**  
**Zone: C-2 (General Commercial)**

Dear Ms. Mendelsohn,

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

1. Land Use Application for the above referenced project
2. Development Checklist – Administrative
3. Preliminary Major Site Plan Development Checklist
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11. Major Site Plan prepared by Emmanuel Kavrakis Architects, LLC, dated January 1, 2025, last revised March 11, 2025

## **SUMMARY OF APPLICATION**

The subject property identified as Block 1318 Lot 9 currently consists of an asphalt parking lot with a concrete pad that contains broken cinder blocks within the C-2 General Commercial District. The Applicant proposes to redevelop the site into a Used Car Dealership containing a 1-story office building with a 480 SF footprint. Site improvements consist of on-site parking, drainage, landscaping, and signage. The application is exempt from Morris County Planning Board review.

Pennoni has reviewed the submitted documentation in accordance with the Town of Dover Ordinance §236-53, we offer the following comments as a follow up to our initial July 7, 2025 completeness letter:

1. The Applicant has requested a waiver for providing an Environmental Impact Statement in accordance with the Town of Dover Ordinance §236-63.

Based on the additional information that has been provided, it is our opinion that the submission now **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 'SH' or 'Stephen Hoyt', written over a faint, illegible stamp.

Stephen Hoyt, PE  
Zoning 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.:** \_\_\_\_\_ **Date Filed:** \_\_\_\_\_  
**Application Fees:** \_\_\_\_\_ **Initial Escrow Deposit:** \_\_\_\_\_  
**Taxes Paid To :** \_\_\_\_\_ **Meeting Date:** \_\_\_\_\_  
**Referrals:** ☐ **Police** ☐ **Fire** ☐ **Tax Assessor** ☐ **Shade Tree** ☐ **MCPB** ☐ **Other :** \_\_\_\_\_

**APPLICANT**

**Name:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**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**

	<b>Name</b>	<b>Address</b>	<b>Interest</b>
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____

**SUBJECT PROPERTY**

**Location/Address:** \_\_\_\_\_  
**Block:** \_\_\_\_\_ **Lot(s):** \_\_\_\_\_

**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:** \_\_\_\_\_ **Number of proposed dwelling units (if applicable):** \_\_\_\_\_

**Existing Use(s):** \_\_\_\_\_

**Proposed Use(s):** \_\_\_\_\_

**VARIANCE(S) / OTHER:**

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

**PROPERTY OWNER**

Property Owner is:

Same as Applicant ☐ Other Than Applicant ☐

*If property owner is other than the applicant, provide the following information on the property owner(s):*

Name of Property Owner: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

**SUBJECT PROPERTY**

Location: \_\_\_\_\_

Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Dimensions: Frontage \_\_\_\_\_ Depth \_\_\_\_\_ Total Area \_\_\_\_\_

Last Previous Occupancy: \_\_\_\_\_

Prop. Lot Coverage: \_\_\_\_\_ % Prop. Building Coverage: \_\_\_\_\_ % Prop. Height of Building: \_\_\_\_\_

<u>Yard</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Front	_____	_____	_____
Rear	_____	_____	_____
Side	_____	_____	_____

Prevailing setback of adjacent buildings within subject block: \_\_\_\_\_

**ZONING DISTRICT(S)**

RESIDENTIAL

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

NON-RESIDENTIAL

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

DOWNTOWN DISTRICTS

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

Access Location(s): \_\_\_\_\_

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):

\_\_\_\_\_

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):

\_\_\_\_\_

**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):

\_\_\_\_\_

\_\_\_\_\_

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

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

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**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>	
<hr/>	<hr/>	<hr/>	
<hr/>	<hr/>	<hr/>	
<hr/>	<hr/>	<hr/>	
<hr/>	<hr/>	<hr/>	
<hr/>	<hr/>	<hr/>	
			<i>Propose To Testify? (Yes/No)</i>

Applicant's Attorney(Required for Corporations) 

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Address 

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Telephone 

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 Fax 

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Email 

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Applicant's Engineer 

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Address 

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Telephone 

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 Fax 

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Email 

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Applicant's Planning Consultant 

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Address 

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Telephone 

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 Fax 

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Email 

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Other Professional 

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Field of Expertise 

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Address 

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Telephone 

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 Fax 

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Email 

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**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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

APPLICANT:

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Signature of Applicant)

**Owner Certification**

*I certify that I am the Owner of the property which is the subject of this application, and that I have authorized the applicant to make this application and that I agree to be bound by this application, the representations made and the decision in the same manner as if I were the applicant. I further certify that I am the individual Owner or that I am an Officer of the Corporate Owner and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership Owner.*

(If the applicant is a corporation this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

OWNER:

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

OWNER:

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Signature of Applicant)

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

APPLICANT:

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Signature of Applicant)

**Escrow**

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Applicant

**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
<b>Administrative</b>					
1. Application form(s): 17 copies.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Completed Checklist form(s): 17 copies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Plans prepared by an appropriate licensed professional in accordance with state law: 17 hard copies (1 rolled and unstapled, 16 stapled and folded) and one (1) digital copy (PDF).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Signature and seal of the appropriate licensed profession who prepared the plans, on the plans.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Environmental impact statement in accordance with the requirements of §236-63 Environmental impact statement, if required: 17 copies.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Proof of payment of taxes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Certification from the applicant's engineer on any development application stating that no wetlands exist on the property in question, in accordance with the requirements of N.J.A.C. 7:7A, as amended and supplemented, or, in the alternative, any of the following: (a) An exemption certificate issued by the New Jersey Department of Environmental Protection indicating that no wetlands exist on the property in question. (b) A wetlands permit issued pursuant to the New Jersey Administrative Code. (c) A certification by the applicant's engineer that application has been made to the New Jersey Department of Environmental Protection for an exemption or wetlands permit. (d) The applicant shall, in addition, submit a map delineating the wetlands if, in fact, wetlands exist on the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. A complete submission package with appropriate fee, for the Morris County Planning Board for all applicable applications.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. All current tenants on the property must have a Certificate of Compliance, a copy of which shall be submitted with the Application, and If the most recent Certificates of Compliance is more than 180 days old at the time of the filing of the Application, a copy of a current exterior inspection report shall be secured from the Code Enforcement Department and submitted with the Application.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 SUBDIVISION DEVELOPMENT CHECKLIST**

	BY APPLICANT			BY TOWN	
	<u>Provided</u>	<u>Request Waiver</u>	<u>Not Applic.</u>	<u>Provided</u>	<u>Waiver Granted</u>
<b>Preliminary Major Subdivision Application</b>					
In addition to the Administrative Form, all major subdivision, preliminary 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 at a scale of one inch equals 200 feet minimum, showing surrounding streets and tax lots.	<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. Existing structures and streams/waterbodies on adjacent properties.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. The names and addresses of the owner of the subject property, the applicant and the 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"/>
6. The size of the tract to the nearest square foot and the lot area of all proposed lots to the nearest square foot.	<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. All existing property lines, streets, buildings, watercourses, railroads, bridges, culverts, drain pipes and natural features, such as wooded areas and rock formations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. The dimensions of all lots, including bearings and distances of all existing and proposed lot lines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Rights-of-way, easements and all lands to be dedicated to the Town or reserved for specific use.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. The locations and dimensions of existing buildings and of all accessory structures, such as walls, fences, culverts, etc. Structures to be removed shall be indicated by dashed lines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Plan, profile and typical section of all proposed roads, including cross sections at fifty-foot minimum intervals.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. 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"/>
14. Plans of proposed utility layouts, including sanitary sewers, storm drains, water mains, gas lines, electric lines and cable television.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Connections to existing utility systems.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Delineation of all freshwater wetlands areas as defined under NJAC7:7A-1.4 – Freshwater Wetlands Protection Act Rules, on the property and within 50 feet of the property. All Regulated Activities as defined in NJAC7:7A-1.4 – Freshwater Wetlands Protection Act Rules, shall be delineated and identified on the plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**PRELIMINARY MAJOR SUBDIVISION DEVELOPMENT CHECKLIST**

17. 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Soil erosion and sediment control plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Soil balance calculations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. Drainage calculations for all required and proposed stormwater collection systems.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21. 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"/>	<input type="checkbox"/>	<input type="checkbox"/>
22. All existing and proposed curbs and sidewalks.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23. 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"/>
24. All variances requested, together with all appropriate applications.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25. Rights-of-way, easements and all land to be dedicated to the municipality or reserved for specific uses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26. A Soil Disturbance Plan containing all information required by §236-Article VII – Soil Disturbance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27. A tree removal plan, if necessary.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28. Such other information or data as may be required by the Planning Board in order to determine that the details of the minor subdivision are in accord with the standards of the required ordinances.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
29. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30. A signed and sealed current property survey prepared by a licensed Land Surveyor depicting the property lines and current conditions on the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31. If the 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 drawing(s) as required by law.	<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>
<b>Preliminary Major Site Plan Application</b>					
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Delineation of all floodways, flood hazard areas and riparian zones for regulated water on the property and within 50 feet of the property, including the top of bank, floodway line(s), flood hazard area limit line(s) and the flood hazard area design flood elevation. All Regulated Activities as defined in NJAC 7:13 – Flood Hazard Area Control Act Rules, shall be delineated and identified on the plan. If none of these items exist on the property or within 50' of the property, a note stating such shall be provided on the plan. (9)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. The 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



**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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Plans for potable water supply.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. The location and identification of proposed open space, park or recreation area.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Soil erosion and sediment control plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26. A soil fill plan for all soil to be brought to the site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27. A tree removal plan, if necessary.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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"/>	<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"/>	<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"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<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.		
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.		

## 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>
<b>Final Major Site Plan Application</b> 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## VARIANCE & WAIVER OF SITE PLAN CHECKLIST

	BY APPLICANT			BY TOWN	
	<u>Provided</u>	Request <u>Waiver</u>	Not <u>Applic.</u>	<u>Provided</u>	Waiver <u>Granted</u>
<b>Variance and Waiver of Site Plan Application</b> In addition to the Administrative Form, all variance applications that are not a part of any other development application or waiver of site plan review shall provide the following information					
1. A signed and sealed current property survey prepared by a licensed Land Surveyor depicting the property lines and current conditions on the property and 17 copies (6 copies for expedited waiver of site plan).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. A sketch of the proposed development superimposed on a copy of the property survey, with dimensions and distances to adjacent structures and property lines. The sketch shall include all existing and proposed uses on the property, geometrically delineated.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. The designation and calculations of steep slope areas and their adjustment to the developable area of the property in accordance with § 236-21.2, Steep slope development restrictions, where applicable.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AMENDED SITE PLAN OR SUBDIVISION 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>
<b>Amended Site Plan or Subdivision</b> In addition to the Administrative Form, all amended site plan or subdivision applications shall provide the following information:					
1. A complete set of the previously approved site plan or subdivision plan and approving Resolution(s), clearly marked with all revisions/amendments being sought.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Receipt

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

**Date** 6/18/2025 **First Name** Mikes **Last Name** Auto Sales LLC

**Address** 413 River DR **Tax ID No.**  
Garfield NJ 07026

Block	Lot	Location	Owner
1318	9	226 E MC FARLAN ST DOVER NJ	ALBA NEGGIA TRUST % ALBA NEGGIA

## Money Received For

Board of Adjustment Application Fee

## Payment Type

☐ Cash ☒ Check ☐ Money Order

## Amount Department

\$980.00 Board of Adjustment

## Received By

Paula Mendelsohn

**UCC Permit No.** \_\_\_\_\_

or

**S/W Case No.** \_\_\_\_\_

or

**Elev. No.** \_\_\_\_\_

or

**Board Appl. No.** <File Missing>

**Board Applicant** <File Missing>

**Application Board** <File Missing>

## Check Number

000932

## Receipt Number

39371

## Trust Acct. No.

N/A

## Comments

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

 **MIKES AUTO SALES LLC**  
413 RIVER DR  
GARFIELD-NJ 07026  
973-253-2222

000932

3-7615/360

DATE 6-18-2025

**PAY** Town of Dover

TO THE ORDER OF

\$ 980.00

DOLLARS

CITIZENS BANK  
1 OUTWATER LN  
GARFIELD-NJ 07026

**MEMO** 226 E McFarlan Application Fee

 MP

⑈000932⑈ ⑆036076150⑆ 1001752443⑈



# Receipt

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

**Date** 6/18/2025 **First Name** Mikes **Last Name** Auto Sales LLC

**Address** 413 River DR **Tax ID No.**  
Garfield NJ 07026

Block	Lot	Location	Owner
1318	9	226 E MC FARLAN ST DOVER NJ	ALBA NEGGIA TRUST % ALBA NEGGIA

## Money Received For

Board of Adjustment Escrow Deposit

## Payment Type

☐ Cash ☒ Check ☐ Money Order

## Amount Department

\$1,230.00 Board of Adjustment

## Received By

Paula Mendelsohn

**UCC Permit No.** \_\_\_\_\_  
or

**S/W Case No.** \_\_\_\_\_  
or

**Elev. No.** \_\_\_\_\_  
or

**Board Appl. No.** <File Missing>

**Board Applicant** <File Missing>

**Application Board** <File Missing>

## Check Number

000933

## Receipt Number

39372

## Trust Acct. No.

T-20-55-720-XXX

## Comments

Please provide escrow #

### MIKES AUTO SALES LLC

413 RIVER DR  
GARFIELD-NJ 07026  
973-253-2222

000933

3-7615/360

DATE 6-18-2025

PAY

Town of Dover

\$ 1230.00

TO THE ORDER OF

One thousand & Two hundred & Thirty

DOLLARS

CITIZENS BANK  
1 OUTWATER LN  
GARFIELD-NJ 07026

MEMO 226 E McFarlan Escrow

⑈000933⑈ ⑆036076⑆50⑆ 1001752443⑈

Security  
Features  
Details On  
Back



SECURITY FEATURES INCLUDED  
DETAILS ON BACK

MORRIS COUNTY, NJ  
JOAN BRAMHALL, COUNTY CLERK  
DEED-OR BOOK 21262 PG 0594  
RECORDED 04/08/2009 11:55:45  
FILE NUMBER 2009024156  
RCPT #: 377610; RECD BY: alyson  
RECORDING FEES 80.00  
MARGINAL NOTATION 0.00

This instrument was recorded at request of:

ALBA NEGGIA  
33 MASE AVE.  
DOVER, NEW JERSEY 07801

MAIL TAX STATEMENT TO ABOVE ADDRESS

The recording official is directed to return  
this instrument or copy to the above person

Space Reserved For Recording Information

QUIT CLAIM DEED

Effective Date: Jan. 1, 2009	County and State where Real Property is located MORRIS COUNTY, NEW JERSEY
GRANTOR (Name, Address, Zip Code) 554 ALBA NEGGIA --- -- -- 170 a single person 33 MASE AVE. DOVER, NEW JERSEY 07801  AKA: ORTENZIA E. NEGGIA	GRANTEE (Name, Address, Zip Code) ALBA NEGGIA TRUST; ALBA NEGGIA, (TRUSTEE) 33 MASE AVE. DOVER, NEW JERSEY 07801  (BENEFICIARY OF TRUST) ALBA NEGGIA
Subject Real Property (Address) 226 E. MCFARLAN ST. DOVER, NEW JERSEY 07801	ASSESSOR PARCEL NO. BLOCK 1318 LOT 9
Subject Real Property (Legal Description)	

SEE EXHIBIT A ATTACHED HERETO.

\*\* EXEMPT TRANSACTION \*\*

"This conveyance transfers the grantor's interest into his or her  
revocable living trust. Consideration is less than : \$100, A.M.

For valuable consideration, Grantor quit claims to Grantee all right,  
title and interest of Grantor in Subject Real Property together with all  
rights privileges appurtenant or to become appurtenant to Subject Real  
Property on effective date.

ALBA NEGGIA (Grantor)

(Grantor)

PREPARED BY DENNIS H. LAWRENCE LDP. AZ. LICENSE 80421  
X Dennis Lawrence 20258 S. 196th St.  
QUEEN CREEK, AZ. 85242 (5)

Book21262/Page594

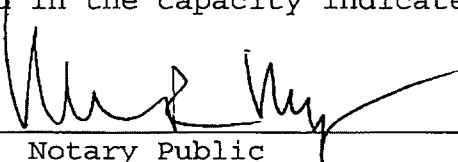
Re 4809



STATE OF NEW JERSEY     )  
  ) ss.  
COUNTY OF MORRIS        )

Acknowledgment. On this date, before me, a Notary Public, personally appeared: ALBA NEGGIA, known to me or satisfactorily proven to be the person whose name is subscribed to this instrument and acknowledged that he executed the same. If this person's name is subscribed in a representative capacity, is for the principal named and in the capacity indicated.

November 18, 2008  
Date of Acknowledgment

  
Notary Public

Notary Expiration Date:  
7-17-2013

MADELEINE R. VASQUEZ  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires July 17, 2013


DOCUMENT PREPARED BY: <sup>(v)</sup>   
DENNIS H. LAWRENCE, LDP  
AZ LICENSE NO. 80421  
20258 S. 196<sup>TH</sup> ST.  
QUEEN CREEK, ARIZONA 85242

EXHIBIT A

BEGINNING at a point in the southerly sideline of East McFarlan Street being the following two courses and distances from the intersection of the northerly sideline of Mase Avenue and the easterly sideline of Mercer Street:

(a) along said northerly sideline of Mase Avenue on a course of South 88 degrees 10 minutes 00 seconds East a distance of 294.50 feet

(b) on a course of North 1 degree 50 minutes 00 seconds East a distance of 172.79 feet to the Beginning point and running thence,

1. Along the southerly sideline of East McFarlan Street on a course of North 89 degrees 47 minutes 20 seconds East a distance of 47.08 feet; thence
2. On a course of South 1 degree 50 minutes 00 seconds West a distance of 67.47 feet to a point; thence
3. By a new line across the whole tract of which this is a part of a course of North 88 degrees 10 minutes 00 seconds West a distance of 47.00 feet to a point; thence,
4. On a course of North 1 degree 50 minutes 00 seconds East a distance of 65.79 feet to a point in the southerly sideline of East McFarlan Street being the point or place of beginning.

The above described parcel of land is in accordance with a subdivision prepared by Jaman Engineering Associates, 7 Nerewood Road, Randolph, New Jersey.

BEING the same premises conveyed to Alcide J. Neggia and Alba Neggia, his wife, under deed from Jose Valentin and Laura Valentin, his wife, dated June 12, 1986, and recorded in the Morris County Clerk's Office on July 14, 1986 in Deed Book 2871, page 597. The grantor herein being the surviving tenant by the entireties, Alcide J. Neggia having died on September 8, 1998.

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER  
(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)  
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.  
STATE OF NEW JERSEY

COUNTY MORRIS } SS. County Municipal Code 1409  
MUNICIPALITY OF PROPERTY LOCATION TOWN OF DOVER

FOR RECORDER'S USE ONLY

Consideration \$ 100  
RTF paid by seller \$ 0  
Date 4/8/09 By AM

\*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, ALBA NEGGIA 170 being duly sworn according to law upon his/her oath,  
(Name)  
deposes and says that he/she is the SOLE OWNER in a deed dated JAN 1, 2009 transferring  
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)  
real property identified as Block number 1318 Lot number 9 located at  
226 E. MCFARLAN ST. DOVER and annexed thereto.  
(Street Address, Town)

(2) CONSIDERATION \$ LESS THAN \$100.00 (See Instructions #1 and #5 on reverse side)

(3) Property transferred is Class 4A ☒ 4B ☐ 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS:  
(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$                      +                      % = \$                     

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.  
(a) For consideration of less than 100.

(a) FOR CONSIDERATION OF LESS THAN \$100.00

(5) PARTIAL EXEMPTION FROM FEE (See Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic Fee, Supplemental Fee, and General Purpose Fee, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) ☐ 62 years of age or over. \* (See Instruction #9 on reverse side for A or B)  
B. { BLIND PERSON Grantor(s) ☐ legally blind or; \*  
DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ Receiving disability payments ☐ Not gainfully employed\*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

- ☐ Owned and occupied by grantor(s) at time of sale. ☐ Resident of State of New Jersey.  
☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

\*IN THE CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEEDS TO QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (See Instruction #9 on reverse side)

- ☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.  
☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION (See Instructions #2, #10 and #12 on reverse side)

- ☐ Entirely new improvement. ☐ Not previously occupied.  
☐ Not previously used for any purpose. ☐ "NEW CONSTRUCTION" printed clearly at the top of the first page of the deed.

(7) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me  
this 26 day of January, 2009

Signature of Deponent

Grantor Name

ALBA NEGGIA  
Deponent Address

33 MASE AVE DOVER NJ  
Grantor Address at Time of Sale

MADELEINE R. VASQUEZ  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires July 17, 2013

Last 3 digits in Grantor's Social Security Number 170

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY

Instrument Number 200902415 County MORRIS  
Deed Number                      Book 21262 Page 594  
Deed Dated 1/1/09 Date Recorded 4/8/09

County Recording Officers shall forward one copy of each Affidavit of Consideration for Use by Seller when Section 3A is completed.

STATE OF NEW JERSEY - DIVISION OF TAXATION

PO BOX 251

TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at: [www.state.nj.us/treasury/taxation/lpt/localtax.htm](http://www.state.nj.us/treasury/taxation/lpt/localtax.htm).

State of New Jersey  
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION  
(C.55, P.L. 2004)

(Please Print or Type)

## SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s)

ALBA NEGGINA

Current Resident Address:

Street:

33 MASE AVE.

City, Town, Post Office

DOVER

State

NEW JERSEY

Zip Code

89801

## PROPERTY INFORMATION (Brief Property Description)

Block(s)

1318

Lot(s)

9

Qualifier

Street Address:

226 E. McFARLAN ST. (RT 46)

City, Town, Post Office

DOVER

State

NEW JERSEY

Zip Code

07801

Seller's Percentage of Ownership

100%

Consideration

LESS THAN \$1,000.00

Closing Date

Jan 1, 2009

## SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to NON-residents)

1. ☐ I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C.:s. 121.
3. ☐ I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. ☒ The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. ☐ The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale (see instructions).
8. ☐ Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.

## SELLER(S) DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

01-01-2009

Date

X

Alba Neggina

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact



# Welcome to the Town of D



Block/Lot/Qual:	1318. 9.	Tax Account Id:	2224
Property Location:	226 E MC FARLAN ST	Property Class:	4A - Commercial
Owner Name/Address:	ALBA NEGGIA TRUST % ALBA NEGGIA	Land Value:	219,900
	124 SUNNYVIEW AVE W	Improvement Value:	100
	HACKETTSTOWN, NJ 07840	Exempt Value:	0
		Total Assessed Value:	220,000
		Additional Lots:	None
Special Taxing Districts:		Deductions:	

## Taxes

<div><a href="#">Make a Payment</a><a href="#">View Tax Rates</a><a href="#">View Current Bill</a><a href="#">Project Interest</a></div>							
Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2025	02/01/2025	Tax	1,800.15	0.00	0.00	0.00	PAID
2025	05/01/2025	Tax	1,800.15	0.00	0.00	0.00	PAID
2025	08/01/2025	Tax	1,907.95	1,907.95	0.00	1,907.95	OPEN
Total 2025			5,508.25	1,907.95	0.00	1,907.95	
2024	02/01/2024	Tax	1,736.35	0.00	0.00	0.00	PAID
2024	05/01/2024	Tax	1,736.35	0.00	0.00	0.00	PAID
2024	08/01/2024	Tax	1,836.45	0.00	0.00	0.00	PAID
2024	11/01/2024	Tax	1,891.45	0.00	0.00	0.00	PAID
Total 2024			7,200.60	0.00	0.00	0.00	
2023	02/01/2023	Tax	1,625.80	0.00	0.00	0.00	PAID
2023	05/01/2023	Tax	1,625.80	0.00	0.00	0.00	PAID
2023	08/01/2023	Tax	1,662.10	0.00	0.00	0.00	PAID
2023	11/01/2023	Tax	2,031.70	0.00	0.00	0.00	PAID
Total 2023			6,945.40	0.00	0.00	0.00	
Last Payment: 05/09/25							

[Return to Home](#)



# Morris County Land Development Review Application

Morris County Office of Planning &  
Preservation

**Submitted On:**

Jul 1, 2025, 06:06PM EDT

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## SUBMISSION REQUIREMENTS

### Subdivision

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

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

### Site Plans

Site Plans will be reviewed to determine:

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

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

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

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## PROCEDURES:

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

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

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

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## REVISIONS:

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

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## REPORTS:

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

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

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## PAYMENT:

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

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

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

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

No fee is required for resubmissions.

## MAILED SUBMISSION PACKAGE:

**Hard copies of this application and supplementary materials are required.**

Follow these instructions for mailing:

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

Application package should be submitted via mail to:

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

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

Morris County Planning Board  
30 Schuyler Place, 4<sup>th</sup> Floor  
Morristown, New Jersey 07960

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

For more information, visit [morriscountynj.gov/LandDevReview](http://morriscountynj.gov/LandDevReview).

## I. Submission Requirements

Is this a new or revised submission?	New
Which municipal board are you submitting this application to?	Land Use Board

## II. Project Information

Project Name	Dover Car Lot
Municipality	Town of Dover
Block(s) and Lot(s)	Block 1318 Lot 9
Does this project include a second municipality?	No
Road Frontage Name	East McFarland Street
Applicant's Name	Estithmar Holding LLC
Applicant Phone Number	646-732-2377
Applicant Street Address	559 Paulison Avenue
Applicant Municipality	Clifton
Applicant State	NJ
Applicant Zip Code	07011
Applicant Email Address	mikesautocar@yahoo.com
Engineer's Firm	Emmanuel Kavrakis Architects
Engineer Street Address for Correspondence	440 Market Street, Suite 8A
Engineer Municipality for Correspondence	Elmwood Park
Engineer State for Correspondence	NJ
Engineer Zip Code for	07407



<b>Correspondence</b>	
<b>Engineer Phone Number</b>	201-773-0060
<b>Engineer Email Address</b>	ekaia@aol.com
<b>Attorney's Name</b>	John J Cardile
<b>Attorney's Firm</b>	Cardile Law
<b>Attorney Street Address for Correspondence</b>	170 Changebridge Rd Unit B2
<b>Attorney Municipality for Correspondence</b>	Montville
<b>Attorney State for Correspondence</b>	NJ
<b>Attorney Zip Code for Correspondence</b>	07045
<b>Attorney Phone Number</b>	973-227-2303
<b>Attorney Email Address</b>	cardilelaw@gmail.com

### III. Site Data

<b>What is being proposed?</b>	Used Car lot
<b>Zone District(s) in which property is located:</b>	C-2
<b>Present Use(s) - if mixed-use, complete both Residential and Non-Residential</b>	Non-Residential
<b>Non-Residential (for multiple uses, choose MIXED USE and add info to comment field)</b>	Vacant
<b>Proposed Use(s) - if mixed-use, complete both Residential and Non-Residential</b>	Non-Residential
<b>Proposed Non-Residential (for multiple uses, choose MIXED USE and add info to comment field)</b>	Commercial: Service (Storage, Auto-related, Animal care, etc.)
<b>Proposed Water Source</b>	Public
<b>Sewage Disposal</b>	Public
<b>Is this application for a subdivision or site plan? (Select all that apply)</b>	Site Plan

# Site Plan


How many acres are in the project area?	.158
Is this a residential, non-residential, or mixed-use property?	Non-residential
NEW Floor Area (square feet)	480
TOTAL Floor Area (square feet)	480
NEW Parking Spaces	21
TOTAL Parking Spaces	21
NEW Impervious Surface (square feet)	6719.3
TOTAL Impervious Surface (square feet)	6719.3

## Upload Attachments

Subdivision/Site Plan Drawings	A-300.00 Site Plan.pdf
Drainage Study	Drainage.pdf

## IV. Review Fees and Submit Application

Subdivision: Sketch	
Subdivision: Minor	
Subdivision: Preliminary	
Subdivision: Final	
Site Plan	Site Plan - \$500.00 Base Fee
Non-Residential: Number of new parking spaces (\$5.00 / new parking space)	21
Residential: Number of dwelling units (\$25.00 / dwelling unit)	0
TOTAL	\$605.00
What payment method will you use to pay your application fee?	Credit Card
Application completed by:	Attorney
Signature	First Name: John Last Name: Cardile Email Address: cardilelaw@gmail.com

A handwritten signature in black ink, consisting of a large, stylized initial 'J' followed by a series of loops and a long horizontal stroke extending to the right.

Signed at: July 1, 2025 6:06PM America/New\_York

**Receipt**

LDR2025-0000078



AJ Cardile <cardilelaw@gmail.com>

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**RE: Land Dev Review App: Dover Car Lot LDR2025-0000078**

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**Morris County Dev Review** <mcdevreview@co.morris.nj.us>

Wed, Jul 2, 2025 at 9:51 AM

To: "cardilelaw@gmail.com" <cardilelaw@gmail.com>

Cc: Morris County Dev Review <mcdevreview@co.morris.nj.us>, "DiGiulio, Mike" <MDiGiulio@co.morris.nj.us>

John,

Thank you for your submission. This application will be exempt from our review. Please send one hard copy of the materials to our office for processing. No fee is required.

Thanks,

**Mike DiGiulio, PP, AICP, CFM**

Senior Planner

Morris County Office of Planning and Preservation

PO Box 900

[30 Schuyler Place](#)

[Morristown, NJ 07963-0900](#)

Telephone: 973-829-8124

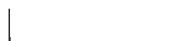
---

**From:** Morris County Office of Planning and Preservation <[noreply@seamlessdocs.com](mailto:noreply@seamlessdocs.com)>

**Sent:** Tuesday, July 1, 2025 6:08 PM

**To:** Morris County Dev Review <[mcdevreview@co.morris.nj.us](mailto:mcdevreview@co.morris.nj.us)>

**Subject:** Land Dev Review App: Dover Car Lot LDR2025-0000078



# New Submission

A new submission was received for the form below. Log into your Submission Manager to review and process it.

---

Form name	Morris County Land Development Review Application
-----------	---

---

## Submission Details:

Is this a new or revised submission?

New

Which municipal board are you submitting this application to?

Land Use Board

Project Name

Dover Car Lot

Municipality

Municipality

Town of Dover

Block(s) and Lot(s)

Block(s) and Lot(s)

Block 1318 Lot 9

Does this project include a second municipality?

No

**Road Frontage Name**

East McFarland Street

**Applicant's Name**

Estithmar Holding LLC

**Applicant Phone Number**

646-732-2377

**Applicant Street Address**

[559 Paulison Avenue](#)

**Applicant Municipality**

Clifton

**Applicant State**

NJ

**Applicant Zip Code**

07011

**Applicant Email Address**

[mikesautocar@yahoo.com](mailto:mikesautocar@yahoo.com)

**Engineer's Firm**

Emmanuel Kavrakis Architects

**Engineer Street Address for Correspondence**

440 Market Street, Suite 8A

**Engineer Municipality for Correspondence**

Elmwood Park

**Engineer State for Correspondence**

NJ

**Engineer Zip Code for Correspondence**

07407

**Engineer Phone Number**

201-773-0060

**Engineer Email Address**

[ekaia@aol.com](mailto:ekaia@aol.com)

**Attorney's Name**

John J Cardile

**Attorney's Firm**

Cardile Law

**Attorney Street Address for Correspondence**

[170 Changebridge Rd Unit B2](#)

**Attorney Municipality for Correspondence**

Montville

**Attorney State for Correspondence**

NJ

**Attorney Zip Code for Correspondence**

07045

**Attorney Phone Number**

973-227-2303

**Attorney Email Address**

[cardilelaw@gmail.com](mailto:cardilelaw@gmail.com)

**What is being proposed?**

Used Car lot

**Zone District(s) in which property is located:**

C-2

**Present Use(s) - if mixed-use, complete both Residential and Non-Residential**

Non-Residential

**Non-Residential (for multiple uses, choose MIXED USE and add info to comment field)**

**Non-Residential (for multiple uses, choose MIXED USE and add info to comment field)**

Vacant

**Proposed Use(s) - if mixed-use, complete both Residential and Non-Residential**

Non-Residential

**Proposed Non-Residential (for multiple uses, choose MIXED USE and add info to comment field)**

**Proposed Non-Residential (for multiple uses, choose MIXED USE and add info to comment field)**

Commercial: Service (Storage, Auto-related, Animal care, etc.)

**Proposed Water Source**

Public

**Sewage Disposal**

Public

**Is this application for a subdivision or site plan? (Select all that apply)**

Site Plan

**How many acres are in the project area?**

.158

**Is this a residential, non-residential, or mixed-use property?**

Non-residential



**NEW Floor Area (square feet)**

480

**TOTAL Floor Area (square feet)**

480

**NEW Parking Spaces**

21

**TOTAL Parking Spaces**

21

**NEW Impervious Surface (square feet)**

6719.3

**TOTAL Impervious Surface (square feet)**

6719.3

**Subdivision/Site Plan Drawings**

A-300.00 Site Plan.pdf

**Drainage Study**

Drainage.pdf

**Site Plan**

Site Plan - \$500.00 Base Fee

**Non-Residential: Number of new parking spaces (\$5.00 / new parking space)**

21

**Residential: Number of dwelling units (\$25.00 / dwelling unit)**

0

**TOTAL**

\$605.00

**What payment method will you use to pay your application fee?**

Credit Card

**Application completed by:**

Attorney

**Receipt**

**Receipt**

LDR2025-0000078

## **Attachments:**

A-300.00 Site Plan.pdf

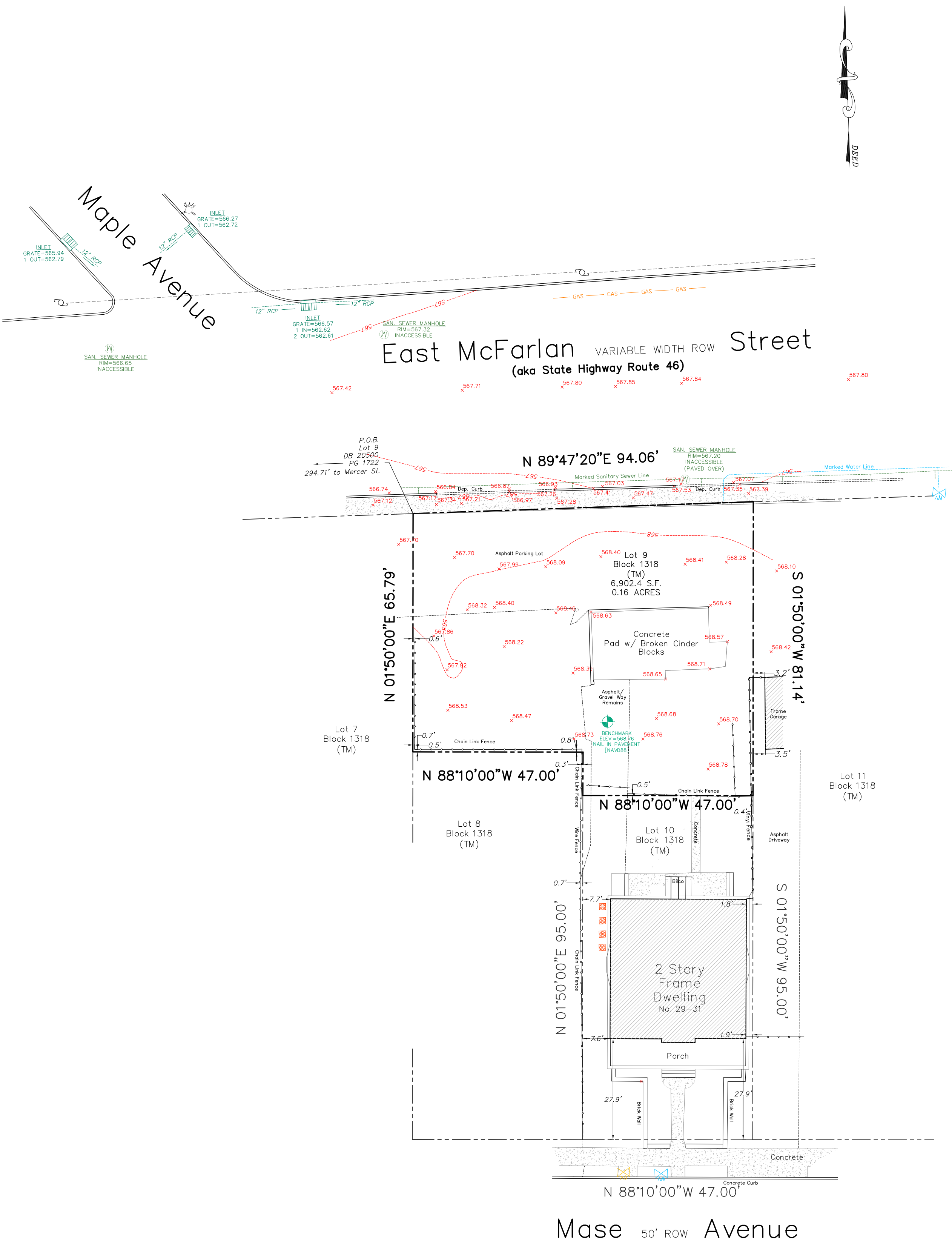
Drainage.pdf

View the submission and any attachments by following the link below and using this unique access code: yp469zzvVGFMJIDn

**View Submission**

[Log in to view in Submission Manager](#)

Morris County Office of Planning & Preservation | [30 Schuyler Place, 4th floor, Morristown, NJ 07960](#)



This survey certified to:  
MALEK ALIEWIE

This survey references:  
1) Survey of Property by Lakeland Surveying, Inc. dated 09/04/2007

- Notes:
- 1) Field Survey Performed on 12/16/2024
  - 2) Vertical Datum: NAVD88 | Horizontal Datum: assumed
  - 3) Subject to documents of record
  - 4) Survey performed without the benefit of a complete title search and subject to municipal restrictions, easements of record and other facts that a title search may disclose.
  - 5) No attempt should be made to establish the physical location of boundary lines for the purpose of construction of permanent improvements by using published offsets or scaled distances hereon.
  - 6) This survey depicts only those features which are both visible and above-ground. Underground features, e.g. underground utility lines, will require either the submission of plans detailing the location of same or the service of a private utility locator to mark out said underground utility lines.

TOPOGRAPHIC  
SURVEY OF PROPERTY  
Tax Lots 9 & 10 - Block 1318  
226 East McFarlan Street, Town of Dover  
Morris County, New Jersey

PROJECT NUMBER  
071317[24]  
REFERENCE NUMBER  
-

FIELD: PB DWN BY: PBJ/ES CHECKED: JSG PAPER SIZE: 18"x24" SCALE: 1"=20' DATE: 12/20/2024

Lakeland  
Surveying

Certificate of Authorization  
#24GA28090000

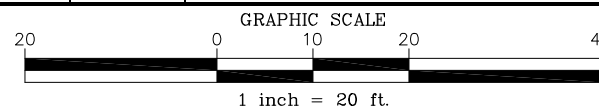
4 West Main Street | Rockaway | NJ | Ph: (973) 625-5670 | Fx: (973) 625-4121  
www.LakelandSurveying.com

- ☐ MARC J. CIFONE, N.J. P.L.S.  
☒ JEFFREY S. GRUNN, N.J. P.L.S.  
☐ WILLIAM C. BUCHOK, N.J. P.L.S.

N.J. LIC. NO. 24GS04132900  
N.J. LIC. NO. 24GS04339900  
N.J. LIC. NO. 24GS04341900

I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under direct supervision, in accordance with N.J.A.C. 13:40-5.1 and to the best of my professional knowledge, information, and belief, correctly represents the conditions found on the date of the field survey, except such as are noted hereon, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not transferable. Survey is valid only if print has original raised seal of the undersigned professional. This plan is made to provide information to the title insurer so that it may insure title to the lands shown hereon.

NO.	INITIALS	DATE	REVISIONS
1	JES	01/03/25	GENERAL REVISION PER REQUEST
1	PBJ/ES	05/23/25	SURVEY UPDATE AND UTILITIES



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).







# SURVEY



This survey certified to:  
MALEK ALWIE

**Lakeland**  
Surveying

234 East McFarlan Street, Town of Dover  
Morris County, New Jersey

PROJECT NUMBER: 071317[04]  
REVISION NUMBER: 1

DATE: 10/20/2024

4 West Main Street | Rockaway | NJ | Ph: (973) 625-5670 | Fax: (973) 625-4121  
www.lakelandsurveying.com

MARC J. OFONE, N.J. P.L.S.  
JEFFREY S. GRUNN, N.J. P.L.S.  
WILLIAM C. BUCHOK, N.J. P.L.S.

N.J. LIC. NO. 246504132900  
N.J. LIC. NO. 246504339800  
N.J. LIC. NO. 246504341900

NO. 1  
DATE: 01/23/25  
REVISIONS: GENERAL REVISION PER REQUEST  
09/23/25 SURVEY UPDATE AND UTILITIES

GRAPHIC SCALE: 1 inch = 20 ft

SEE ORIGINAL SIGNED AND SEALED

# CERTIFIED LIST OF NAME

**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:1318 Lot:9  
226 E.MCFARLAN ST DOVER NJ

Per Tax Records in Tax Assessor's Office as of March 14, 2025

Block	Lot	Unit ID	Owner	Owner Address	Owner City/State	Owner Zip
1318	7		KALAVRUZA LLC	26 CANFIELD AVE	RANDOLPH NJ	07869
1318	6		KALAVRUZA LLC	26 CANFIELD AVE	RANDOLPH, NJ	07869
1318	7		GONZALEZ GLORIA P	114 PEQUANNOCK ST	DOVER NJ	07801
1318	8		NIEVES ANDRES JR	27 MASE AVE	DOVER NJ	07801
1318	10		AVALLONE, ANTHONY	29-31 MASE AVE A & B	DOVER, NJ	07801
1318	11		GARCIA, ORALLA VARGAS	33 MASE AVE	DOVER NJ	07801
1318	12		DICKMAN STEVEN & SCOTT	69 MUNSONHURST ROAD	FRANKLIN, NJ	07416
1318	13		DOVER REALTY PARTNERS LLC	136 WALLINGTON AVE	WALLINGTON, NJ	07057
1318	14		OLAVE, MARIA N/ESCOBAR, PATRICIA LE	39 MASE AVE	DOVER NJ	07801
1318	15		TORRES, JULIAN/DEISY J	41 MASE AVE	DOVER NJ	07801
1318	16		DOVER REALTY PARTNERS LLC	136 WALLINGTON AVE	WALLINGTON NJ	07057
1318	24		42 MASE AVENUE LLC	49 E BLACKWELL ST	DOVER NJ	07866
1318	26		MARIN IVAN & ROSA	7 LAFAYETTE ST	WHARTON NJ	07885
1318	27		GOMEZ JESUS W & GLORIA A	36 MASE AVE	DOVER NJ	07801
1318	28		MALDONADO-DARDON, JOAQUIN/LUIS	1 EQUITY WAY	WESTLAKE, OH	44145
1318	29		RESTREPO/NARVAEZ, CARLOS / MARIA	32 MASE AVE	DOVER NJ	07801
1318	30		GOMEZ ISABEL	78 GUY ST	DOVER NJ	07801
1318	31		ESPINOZA JOHN & CARMEN	25 MEKEEL DR	ROCKAWAY, NJ	07866
1318	32		ALBERTO/VALENCIA, CARLOS / FANNERY	16 MASE AVE	DOVER NJ	07801
1318	33		UGALDE PEDRO	51 HARDING AVE	DOVER NJ	07801
1318	34		MASTROPIERRO, CATHERINE & JOSEPH	4 CHELSEA DRIVE	RANDOLPH, NJ	07869
2030	6		ROMAN, GILBERT/RENE	11 S ESSEX ST	DOVER NJ	07801
2030	7		ARROYO, MICHAEL K	1 POTTER LN	WHARTON, NJ	07885
2030	8		MEZA/FERNANDO & BLANCA LARA	6 GEORGIAN RD	RANDOLPH, NJ	07869
2030	9		Nieto MIRIAN	231 E MCFARLAN ST	DOVER NJ	07801
2030	11		N & K REALTY CORP	62 NATHAN DR	OLD BRIDGE NJ	08857
2030	12		JIMENEZ, JOHN G/RIVEROS, DIANA P	227 E MCFARLAN ST	DOVER, NJ	07801
2030	13		PEREZ MANUEL & CANDIDA	153 E MCFARLAN ST	DOVER NJ	07801
2030	14		LOPERA, KAREN/CECILIA	107 MAPLE AVE	DOVER NJ	07801
2030	15		FIACCARENTO, SLAVATORE	2413 CAMMER ST	FORT LEE NJ	07024
2030	16		TAPIA MARCOS J/MARIA L	99 MAPLE AVE	DOVER NJ	07801
2030	17		LEONTOPOULOS ARISTIDES & ELEFTHERI	95-97 MAPLE AVE	DOVER NJ	07801
2031	12		VALLE SANTOS A & KATHIA M	100 MAPLE AVE	DOVER NJ	07801
2031	13		ACEVEDO ALESAN	135 E MCFARLAN ST	DOVER NJ	07801

**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@dovertownnj.us



James P. Dodd - Mayor

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

## MEMO

TO: Emmanuel Kavrakis Architects, LLC  
Via email: heba@ekarchitectsllc.com

March 17, 2025

Re: 200' list request  
Block 1318 Lot 9  
226 E McFarlan Street, Dover NJ

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

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

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

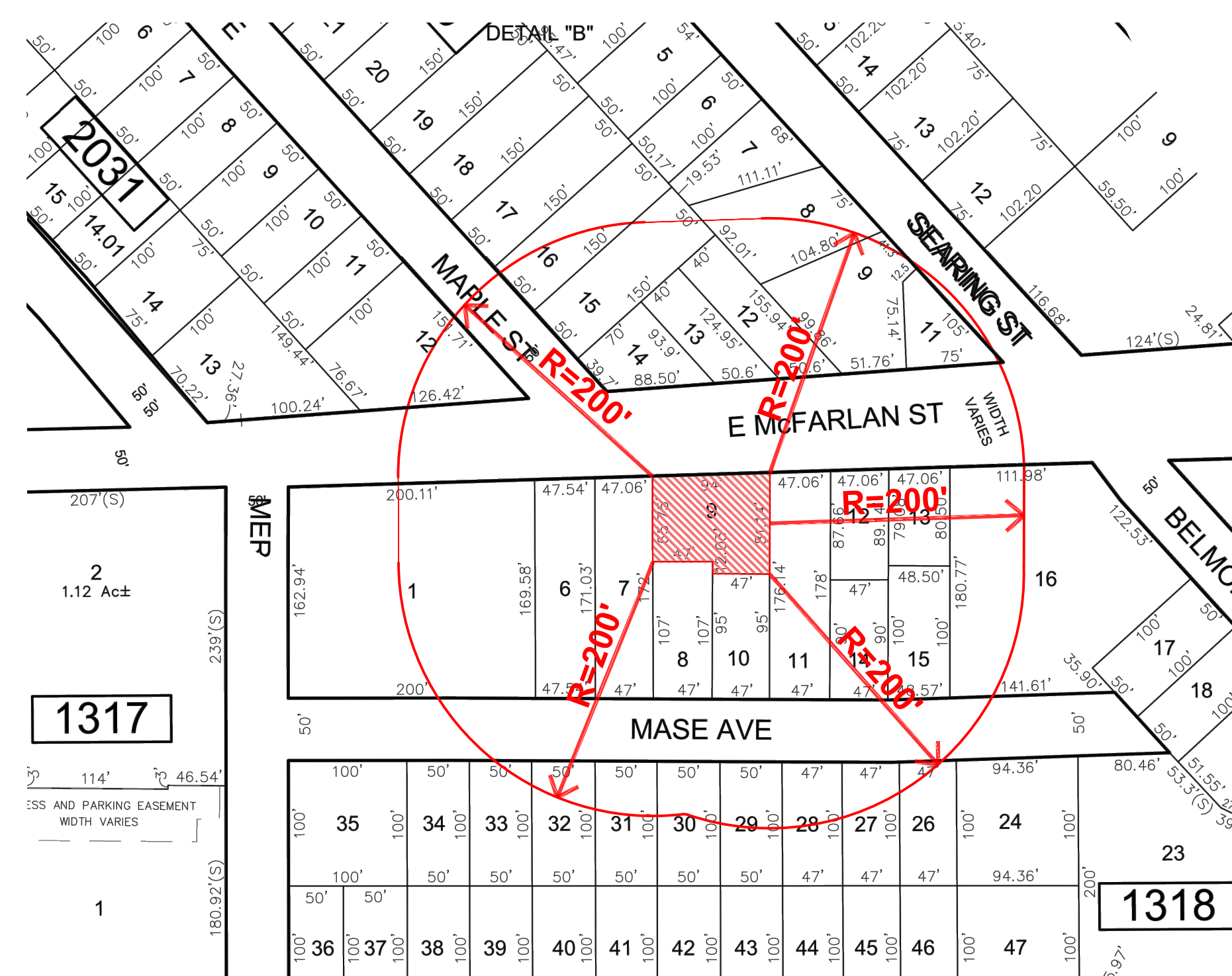
New Jersey Natural Gas Co.  
1415 Wyckoff Road, Wall, NJ 07719

New Jersey Verizon  
540 Broad Street, Newark, NJ 07101

Cablevision  
683 Route 10 East, Randolph, NJ 07869

## TAX MAP w/ (200 FT RADIUS)

SCALE: 1"=100'-0"



**EMMANUEL KAVRAKIS ARCHITECTS, LLC.**  
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ELMWOOD PARK, NJ 07407  
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PENNSYLVANIA	NO. RA403739
MARYLAND	NO. 18166
MASSACHUSETTS	NO. 31992
NEW HAMPSHIRE	NO. 04296
VIRGINIA	NO. 16689
RHODE ISLAND	NO. 4622
TENNESSEE	NO. 107496
WEST VIRGINIA	NO. 5409
KENTUCKY	NO. 8853
NCARB	NO. 47074

SIGNATURE

3/17/25 SUBMITTED TO ZBA

No. Date Revision

PROJECT NAME  
Used Car Dealer  
226 E. McFarlan Street  
Dover, NJ 07801

CITY	BLOCK	LOT	ZONE
DOVER	1318	9	C-2

JOB# A-2025-039

DRAWINGS ISSUED FOR

BUILDING PERMITS  
COST ESTIMATES  
PROGRESS DRAWINGS  
ISSUED FOR CONSTRUCTION  
ZONING ANALYSIS  
FLOOR PLAN APPROVALS

## SURVEY & TAX MAP

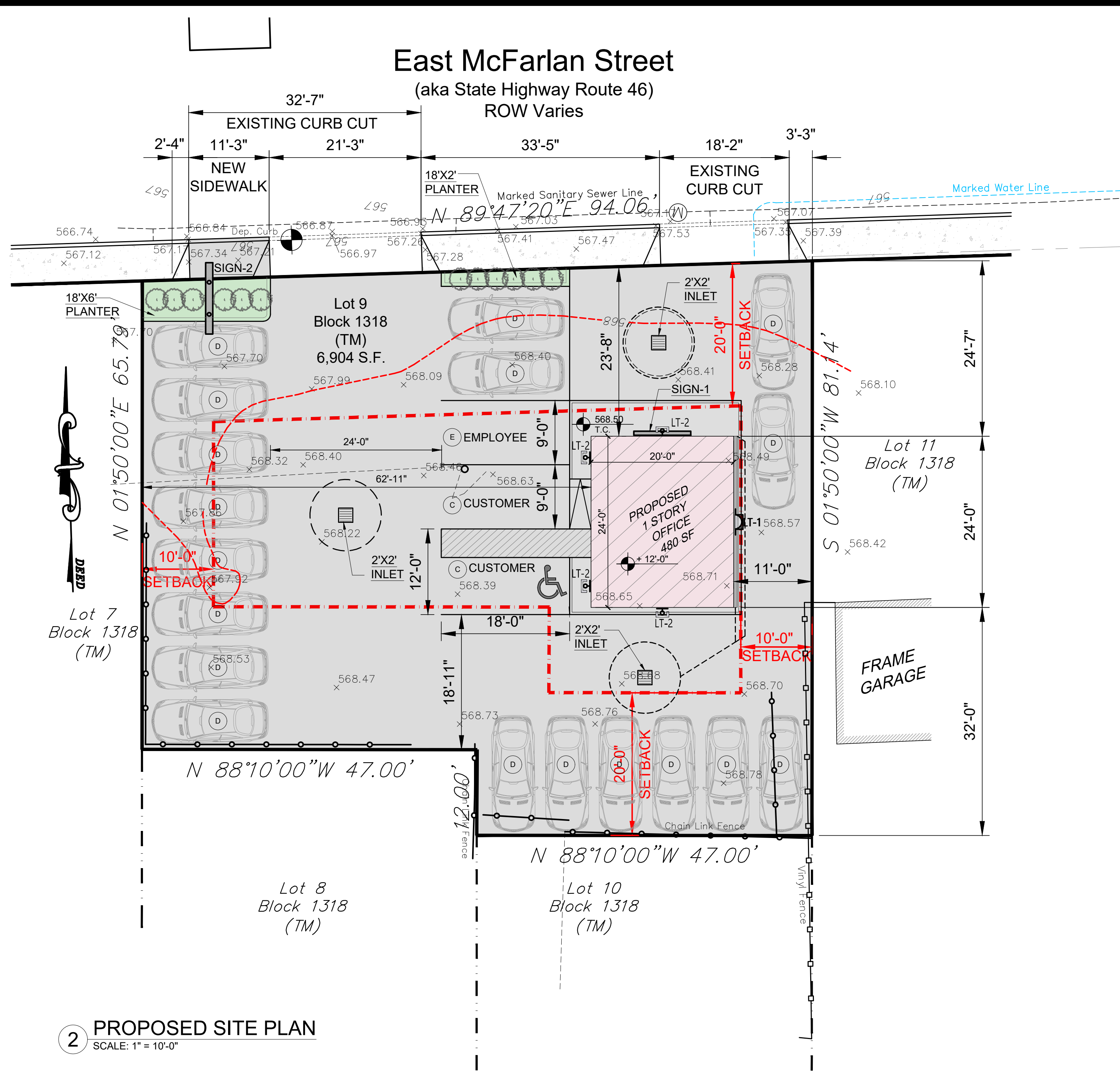
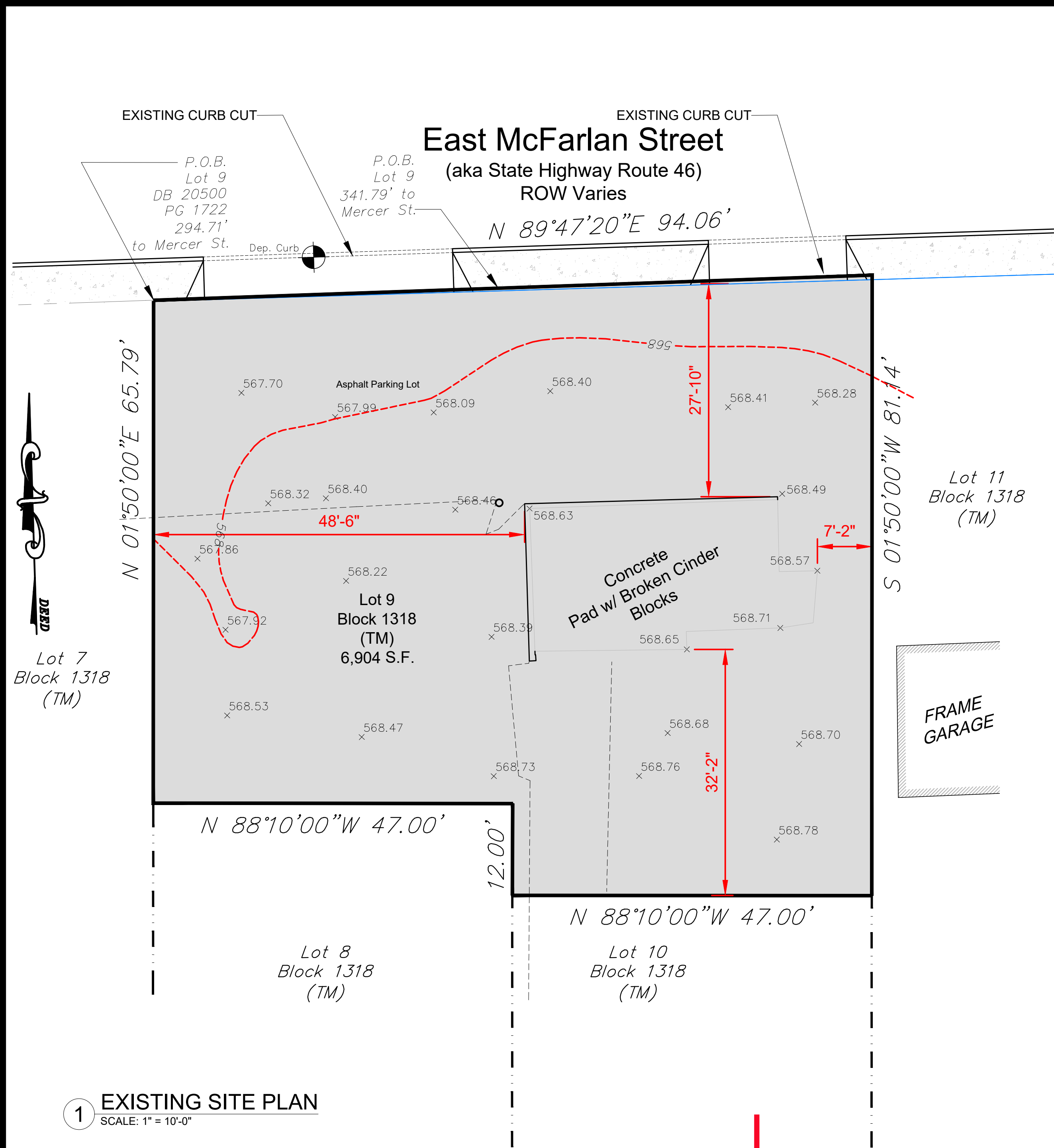
PROJECT DATE: 1-1-2025

DRAWING NUMBER

A 200.00

SHEET 2 OF 8





Town of Dover Zoning Table

Item	Requirement for Zone										IND	IND/OP	RAD	BHRPA
	R-1	R-1S	R-2	R-3	R-3A	R-4	C-1	C-2	C-3	C-3				
Zone Description	Single Family	Single Family / Sleep Slope (S)	Single family	Double family	Double Family / Rooming House	Multi-Family	Retail Commercial	General Commercial	Light Industrial Commercial	Industrial	Industrial	Industrial / Office Park		
Lot Area - min. (SF unless noted)	7,500	30,000	5,000	5,000	5,000	7,500	7,500	7,500	5 Acres	200	10,000	See §236-20.D	2 Acres	
Width at Street Line - min. (feet)	75	100	50	50	75	50	75	75	5 Acres	200	N/A	See §236-19.D	N/A	200 (3)
Yards - min. (feet)														
Front	20 (1)	35	20 (1)	20 (1)	20 (1)	20 (1)	20 (1)	20 (1)	30		20		75	
Rear	30	50	30	30	30	30	30	30	30		20		50	
Side (one)														
(principal structures built on or after 4/25/98)	10	10	10	10	10	10	10	10	10		10 (5)		30 (4, 5)	
(principal structures built before 4/25/98)	7	7	7	7	7	7	7	7	7					
Side (total of both)														
(principal structures built on or after 4/25/98)	25	30	17	17	25	17	25	25	25				N/A	
(principal structures built before 4/25/98)			15	15		15								
Other Setback Requirements														
Lot Coverage - max. (% / SF - whichever is smaller) (1)	65 / 4,300	30 / 20,000	65 / 4,300	65 / 4,300	65 / 4,300	65 / 4,300	65 / 4,300	65 / 4,300	65 / 4,300	N/A	80		N/A	
Lot Disturbance - max. (% / SF - whichever is smaller)	N/A	50 / 20,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A				N/A	
Building Coverage - max. (%) (1)	25	N/A	25	25	25	25	25	25	25		50		50	
Height - max. (feet / stories above grad)	30 / 2.5	35	30 / 2.5	35 / 2.5	35 / 2.5	35 / 2.5	35 / 2.5	35 / 2.5	35 / 2.5		160 / 14	65 / NA	45 / NA	
Floor Area - min. (SF per Unit)	1,000	1,000	1,000	800	800	1,000	800	800	800		See § 236-17	N/A	N/A	
Floor Area Ratio (FAR) - max. (%)	55	N/A	55	N/A	N/A	N/A	N/A	N/A	N/A		N/A	N/A	N/A	
Off-street parking - min. (spaces) (1)	2 (2)	2 (2)	2 (2)	2 (2)	4 (2)	4 (2)	4 (2)	4 (2)	4 (2)		2 (2)		2 (2)	

This Table is prepared as an aid and is to be used in conjunction with Chapter 236 of the Code of the Town of Dover.

Reference Notes

- (1) In Blocks where more than 50% of the properties abutting a common street line are developed, the front yard of a principal building may be the average of all the existing setbacks but in no case less than 10 feet.
- (2) For uses other than Single Family, Two Family or Duplex Dwelling Units, see §236.
- (3) The minimum lot depth shall be 300 feet.
- (4) No side yard shall be less than the height of the building or structure.
- (5) Value represents a minimum for any side yard.
- (6) The cluster development option exists in the R-1S Zone. See §236-21.1.1 for requirements.
- (7) See the "Steep Slope" Ordinance for various adjustments to Lot Coverage and Building Coverage.
- (8) Parking Requirements for Residential Uses before the Planning Board or Board of Adjustment shall be in accordance with the "Residential Site Improvement Standards - NJAC 5:21 et. seq. (RSIS).



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WEST VIRGINIA	NO. 5409
KENTUCKY	NO. 8853
NCARB	NO. 47074

Signature

SIGNATURE

No. Date Revision

3/11/25 SUBMITTED TO ZBA

No. Date Revision

PROJECT NAME

Used Car Dealer

226 E. McFarlan Street

Dover, NJ 07801

CITY BLOCK LOT ZONE

DOVER 1318 9 C-2

JOB# A-2025-039

DRAWINGS ISSUED FOR

BUILDING PERMITS

COST ESTIMATES

PROGRESS DRAWINGS

ISSUED FOR CONSTRUCTION

ZONING ANALYSIS

FLOOR PLAN APPROVALS

EXISTING & PROPOSED SIT PLAN

PROJECT DATE: 1-1-2025

DRAWING NUMBER

A-300.00

SHEET 3 OF 8

PRINT DATE: 7/9/2025 10:22 AM FILE NAME AND PATH: O:\A-2024-039 - MALEK - 226 E. McFarlan Street\CAD\Site PLAN.dwg





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~~Emile~~

GNATURE

[illegible]

3/11/25	SUBMITTED TO ZBA
Date	Revision

PROJECT NAME  
Used Car Dealer  
226 E. McFarlan Street  
Dover, NJ 07801

CITY	BLOCK	LOT	ZONE
DOVER	1318	9	C-2

JOB# A-2025-039

DRAWINGS ISSUED FOR

☒ BUILDING PERMITS  
COST ESTIMATES  
PROGRESS DRAWINGS  
ISSUED FOR CONSTRUCTION  
☐ ZONING ANALYSIS  
FLOOR PLAN APPROVALS

FLOOR PLAN  
SIGN LAYOUT

PROJECT DATE:	1-1-2025
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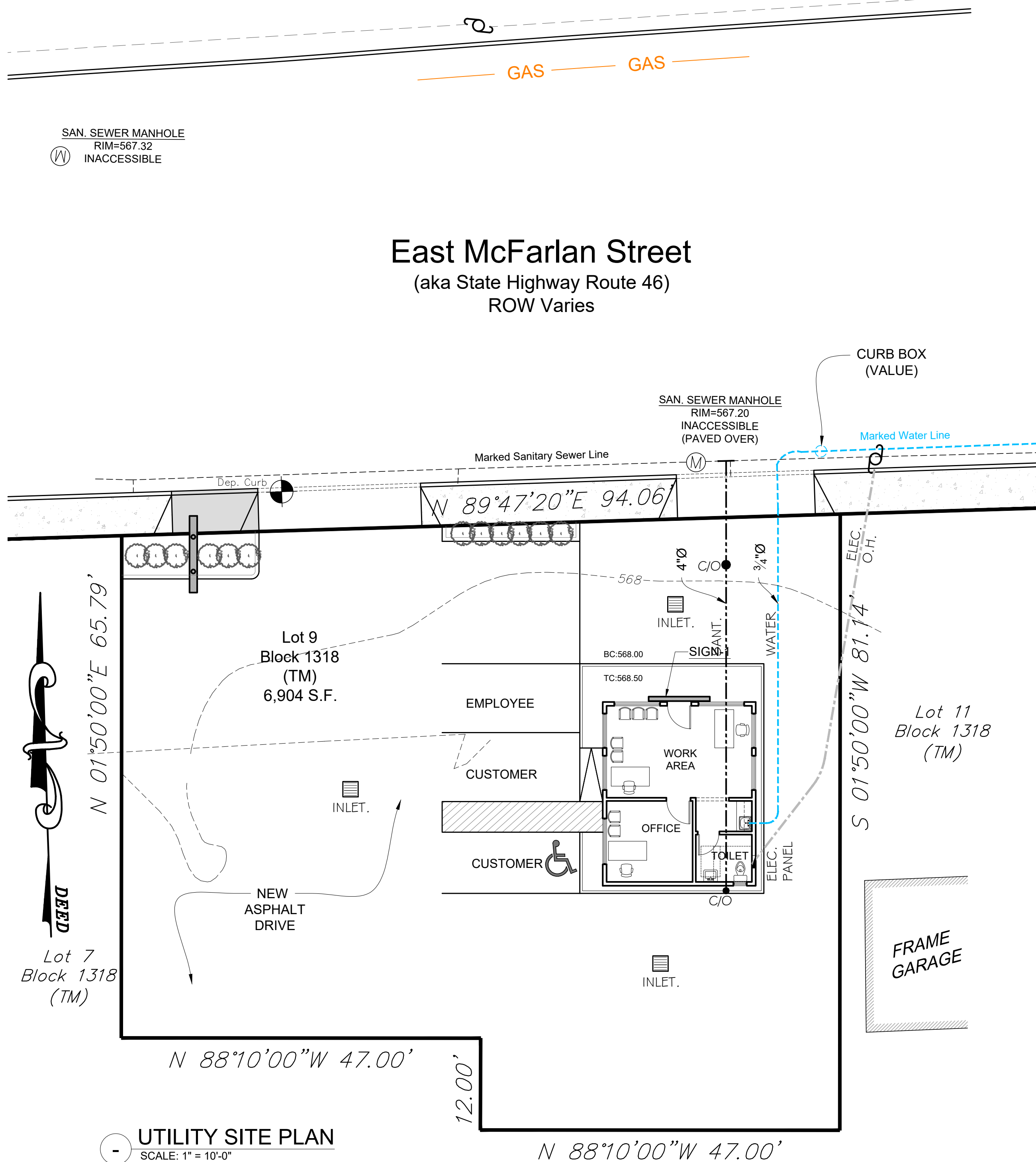
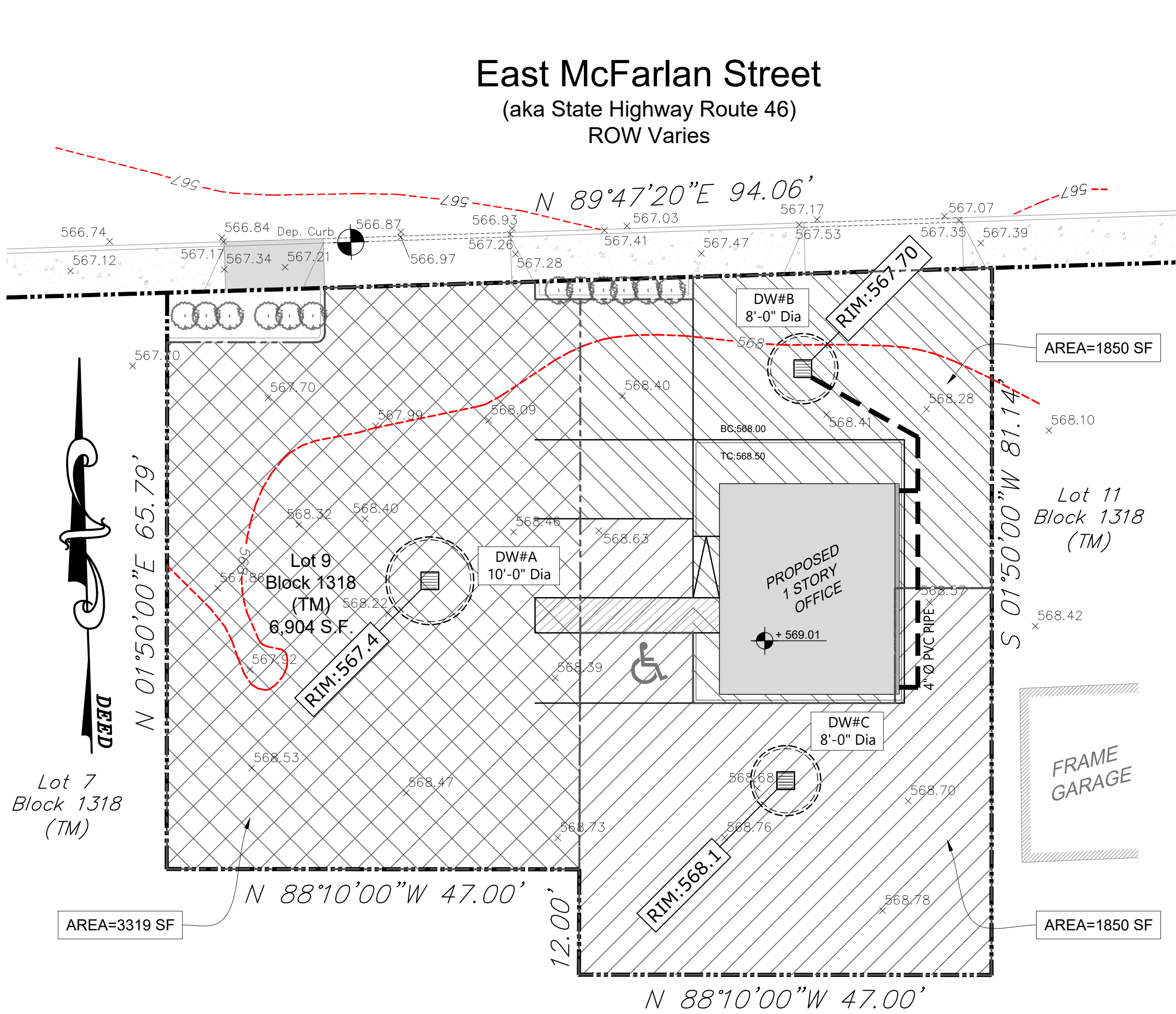
DRAWING NUMBER

A-400.00

SHEET 4 OF 8







**DRAINAGE SITE PLAN**  
SCALE: 1" = 10'-0"

**DRAINAGE CALCULATION:**

BUILDING = 480 SF X 3" HR = 1440 SF/12 = 102 CF STORAGE  
SITE = 6424 SF X 3" HR = 19272 SF/12 = 1606 CF STORAGE

SECTION (A) 10 FT DIA=

**REQUIRED:**

3006 SF X 1.25/12 = 313 CF

**PROVIDE:**

3.14 X (5)<sup>2</sup> = 78.5 SF  
78.5 SF X 4 FT = 314 CF WATER STORAGE PROVIDED.

**DRAINAGE CALCULATION:**

BUILDING = 480 SF X 3" HR = 1440 SF/12 = 102 CF STORAGE  
SITE = 6424 SF X 3" HR = 19272 SF/12 = 1606 CF STORAGE

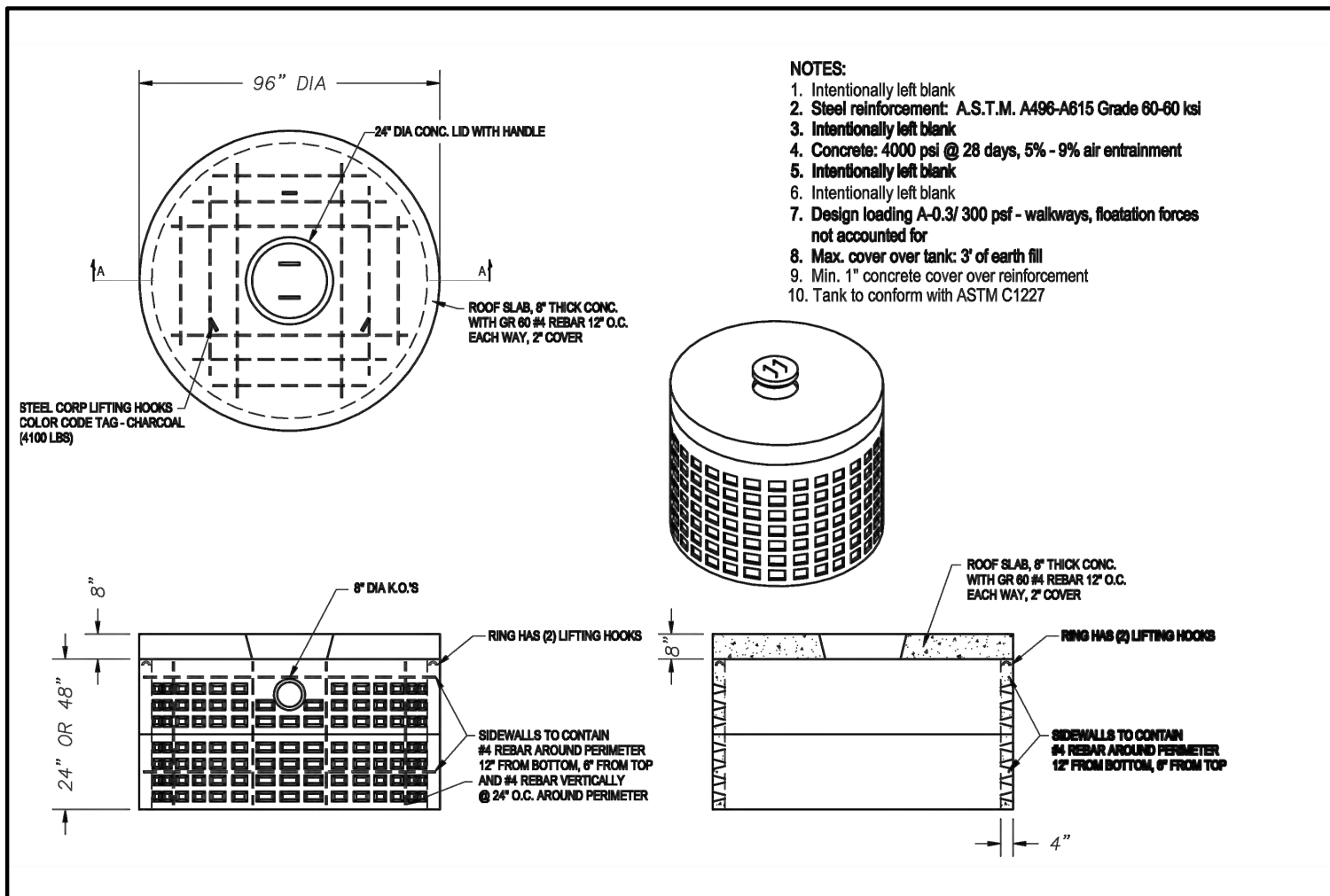
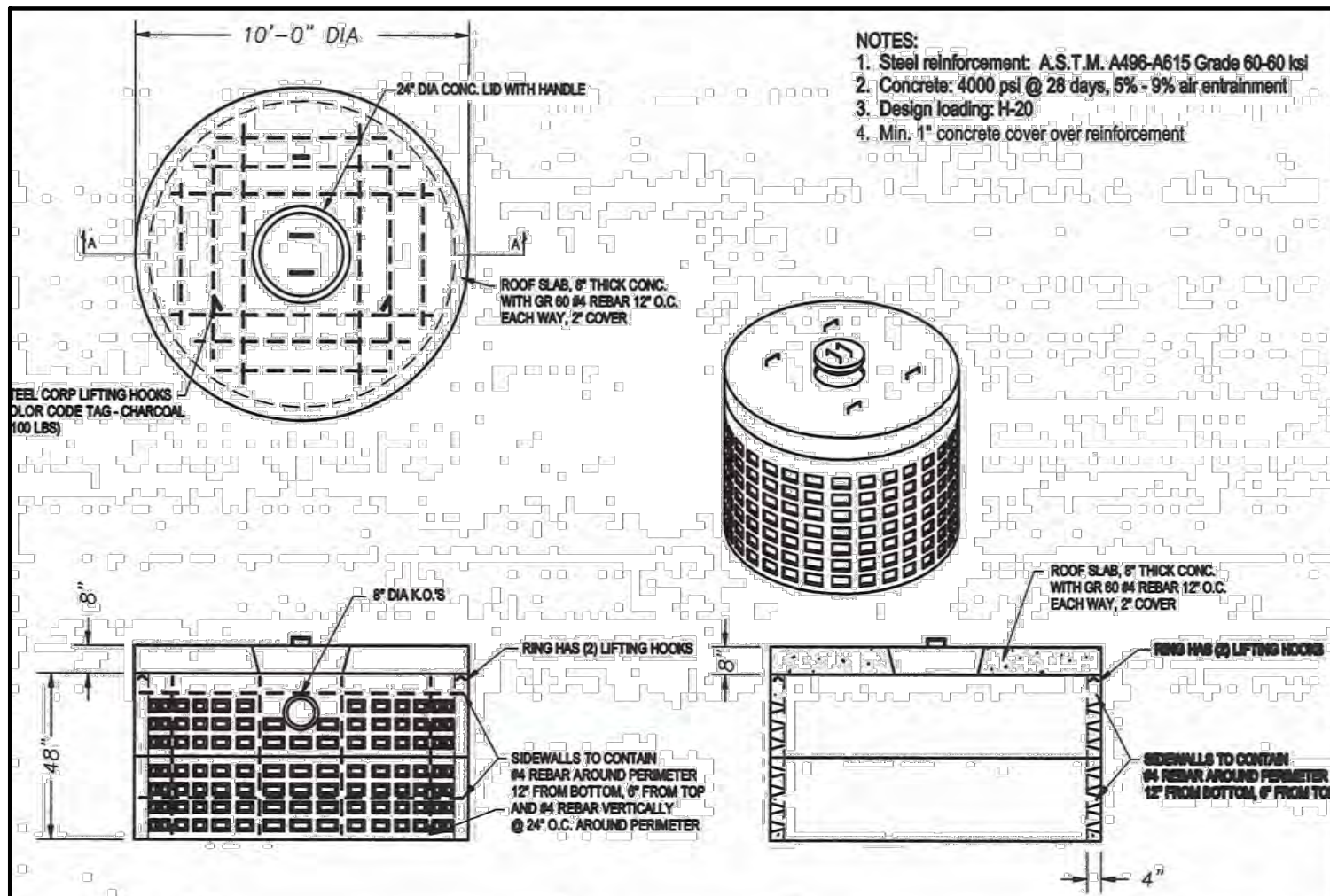
SECTION (B) & (C) 8 FT DIA

**REQUIRED**

1850 SF X 1.25/12 = 193 CF

**PROVIDE:**

3.14 X (4)<sup>2</sup> = 50.24 SF  
50.24 SF X 4 FT = 201 CF WATER STORAGE PROVIDED



**UTILITY SITE PLAN**  
SCALE: 1" = 10'-0"

**PROFILE OF STORM DRAINAGE & SEWER FACILITIES**  
SCALE: 1" = 10'-0"

**EK**  
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**Signature**

No.	Date	Revision
1	3/11/25	SUBMITTED TO ZBA

**PROJECT NAME**  
Used Car Dealer  
226 E. McFarlan Street  
Dover, NJ 07801

CITY	BLOCK	LOT	ZONE
DOVER	1318	9	C-2

**JOB#** A-2025-039

**DRAWINGS ISSUED FOR**  
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COST ESTIMATES  
PROGRESS DRAWINGS  
ISSUED FOR CONSTRUCTION  
ZONING ANALYSIS  
FLOOR PLAN APPROVALS

**DRAINAGE SITE PLAN  
& UTILITY SITE PLAN**

**PROJECT DATE:** 1-1-2025

**DRAWING NUMBER**

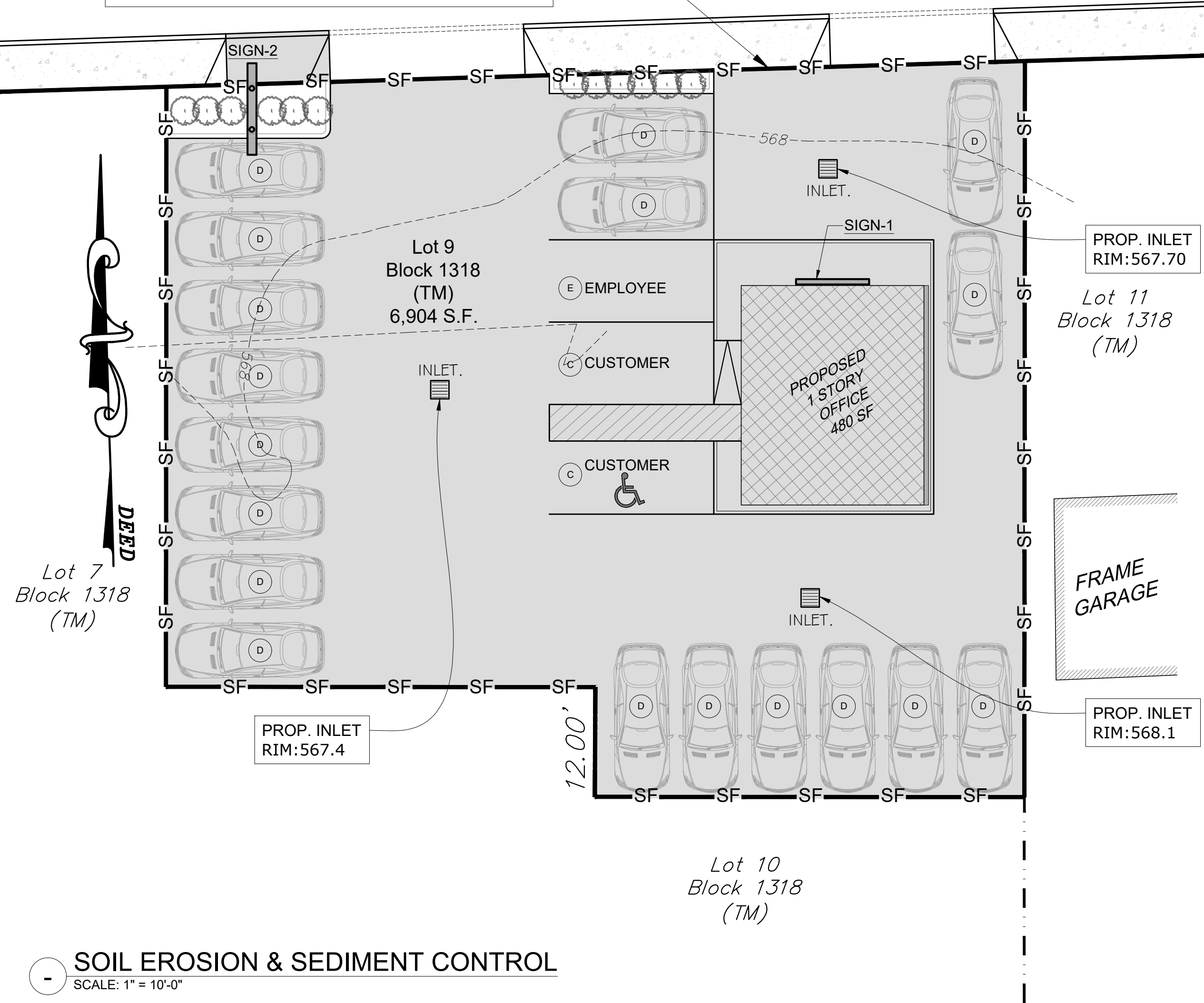
**A-500.00**

**SHEET 5 OF 8**



INSTALL PERIMETER SILT FENCE  
LIMIT OF DISTURBANCE AREA  
@6904 SR (0.16 ACRES)

## East McFarlan Street (aka State Highway Route 46) ROW Varies



### SOIL EROSION & SEDIMENT CONTROL

SCALE: 1" = 10'-0"

#### DUST CONTROL NOTES

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST: MULCHES - SEE STANDARD FOR STABILIZATION WITH MULCHES ONLY (PG. 5-1) OF STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY. NOTE: ALL PAGE REFERENCES ARE FOR ABOVE DOCUMENT DATED 7/99. VEGETATIVE COVER - SEE STANDARD FOR TEMPORARY VEGETATIVE COVER (PG. 7-1), PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION (PG 4-1), AND PERMANENT STABILIZATION WITH SOD (PG. 6-1) SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

TABLE 16-1:DUST CONTROL MATERIAL

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
BASIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM)-SPRAY ON	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS.  MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS.  SEE SEDIMENT BASIN STANDARD (PG.26-1)		
POLYACRYLAMIDE (PAM)-DRY SPRAYWATER			
ACIDULATED SOY BEAN SOAP STICK			

TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT. SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET. BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULATES OF FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS, OR ACCUMULATION AROUND PLANTS. STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

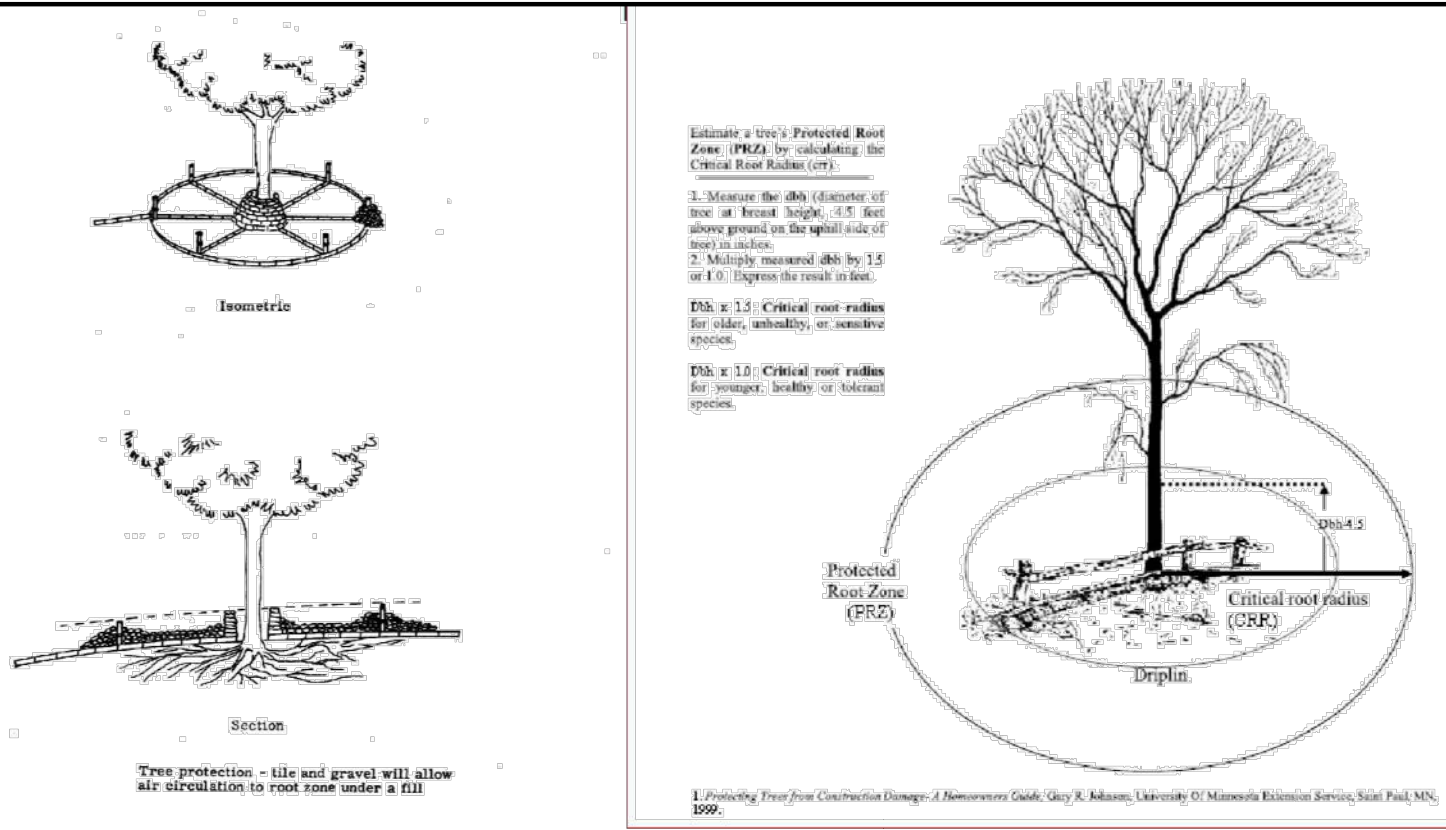
#### NOTES FOR ROAD WORK:

1. THE CONTRACTOR SHALL PREPARE A PLAN FOR THE PROPER DEWATERING OF EACH STREAM CROSSING PRIOR TO EXCAVATING THE STREAM BED. PLAN SHALL BE FORWARDED TO THE ENGINEER AND COUNTY SOIL CONSERVATION DISTRICT FOR APPROVAL. THE DISTRICT SHALL BE NOTIFIED FOR INSPECTION PRIOR TO EACH STREAM CROSSING CONSTRUCTION.

2. ANY AREAS USED FOR CONTRACTOR'S STAGING, INCLUDING BUT NOT LIMITED TO, TEMPORARY STORAGE OF STOCKPILE MATERIALS (e.g. CRUSHED STONE, QUARRY PROCESS STONE, SELECT FILL, EXCAVATED MATERIALS, ETC.) SHALL BE ENTIRELY PROTECTED BY A SILT FENCE ALONG THE LOW ELEVATION SIDE TO CONTROL SEDIMENT RUNOFF.

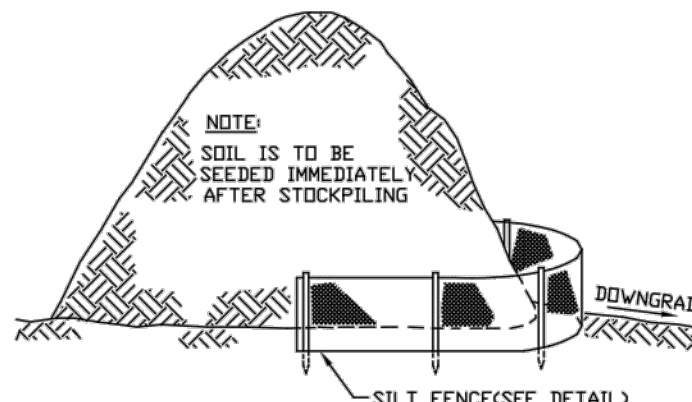
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE COUNTY SOIL CONSERVATION DISTRICT OF ANY STAGING AND/OR STOCKPILE LOCATION AREAS AND FOR OBTAINING A SOIL EROSION AND SEDIMENT CONTROL CERTIFICATION FOR THESE AREAS.

4. A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET SHALL BE INSTALLED AT THE CONTRACTOR'S STAGING YARD AND/OR STOCKPILE AREAS TO PREVENT OFF-SITE TRACING OF SEDIMENT BY CONSTRUCTION VEHICLE ONTO PUBLIC ROADS. BLANKET SHALL BE 15 FT. x 50 FT. x 6 IN. (MINIMUM), CRUSHED STONE 2-1/2 INCHES IN DIAMETER. SAID BLANKET SHALL BE UNDERLAIN WITH A SUITABLE SYNTHETIC SEDIMENT



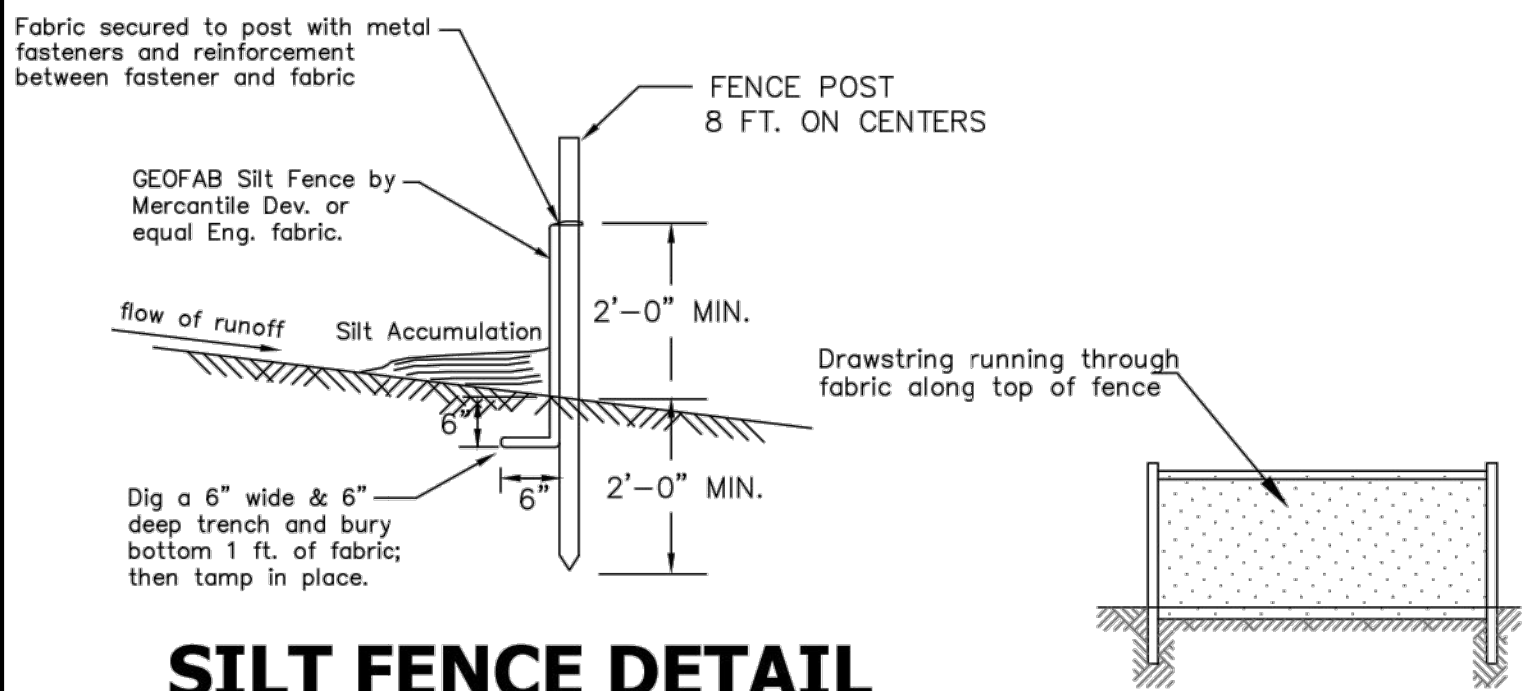
### TREE PROTECTION DETAIL

NOT TO SCALE



### TOPSOIL STOCKPILING DETAIL

NOT TO SCALE



### SILT FENCE DETAIL

NOT TO SCALE

#### PROPOSED SEQUENCE OF DEVELOPMENT

INSTALLATION OF ALL SEDIMENT AND EROSION CONTROL DEVICES (INCLUDING SILT FENCES AND STABILIZED CONSTRUCTION ACCESS) PRIOR TO ANY MAJOR SOIL DISTURBANCES OR IN THEIR PROPER SEQUENCE AND MAINTENANCE UNTIL PERMANENT PROTECTION IS ESTABLISHED	1 WEEK
SIT DEMOLITION, CLEARING, CLEAR AND REMOVE ALL DEBRIS AS NECESSARY ALL REMAINING VEGETATION TO BE PROPERLY AND TO REMAIN IN ITS NATURAL STATE	2 WEEK
GENERAL AND PRELIMINARY GRADING OF ALL PAVEMENT AREAS AND STORM WATER MANAGEMENT BASINS LAYOUT AND LOCATION OF ALL PROPOSED UTILITIES	2 WEEK 2 WEEKS
CONSTRUCTION OF ALL PROPOSED IMPROVEMENTS AND DRAINAGE FACILITIES INSTALLATION OF ALL EROSION CONTROL MEASURES AFFECTED BY SAID FACILITIES SUCH AS INLET SEDIMENT BARRIERS	25 WEEK
PAVEMENT SUBBASE COURSE TO BE APPLIED IMMEDIATELY FOLLOWING PRELIMINARY GRADING AND CONSTRUCTION OF IMPROVEMENTS IN ORDER TO STABILIZE PAVEMENT AREA	1 WEEK
INSTALLATION OF ALL PAVEMENT BASE MATERIAL	1 WEEK
FINE GRADING OF ALL LOT AREAS AND BASINS INCLUDING CONSTRUCTION OF ALL SOIL EROSION CONTROL AS NECESSARY	1 WEEK
STABILIZATION OF ALL OFF PAVEMENT AREAS	1 WEEK
FINAL OF THE SIT INCLUDING HARD SCAPING AND LANDSCAPING	1 WEEK
COMPLETE ALL LANDSCAPING AND VEGETATIVE COVER	1 WEEK
REMOVAL OF ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES	UPON COMPLETING

#### MORRIS COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES:

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, AND WILL BE IN PLACE PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH STRAW OR HAY AND TACKED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS. SEE NOTE 21 BELOW.
- PERMANENT VEGETATION IS TO BE ESTABLISHED ON EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH IS TO BE USED FOR PROTECTION UNTIL VEGETATION IS ESTABLISHED. SEE NOTE 22 BELOW.
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS (STEEP SLOPES, SANDY SOILS, WET CONDITIONS) SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN ACCORDANCE WITH NOTE 21 BELOW.
- TEMPORARY DIVERSION BERMS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS. SEE THE DIVERSION DETAIL.
- PERMANENT SEEDING AND STABILIZATION TO BE IN ACCORDANCE WITH THE "STANDARDS FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION COVER". SPECIFIED RATES AND LOCATIONS SHALL BE ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.
- THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SO THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
- ALL SEDIMENTATION STRUCTURES (SILT FENCE, INLET FILTERS, AND SEDIMENT BASINS) WILL BE INSPECTED AND MAINTAINED DAILY.
- STOCKPILES SHALL NOT BE LOCATED WITHIN 50' OF A FLOODPLAIN, SLOPE, DRAINAGE FACILITY, OR ROADWAY. ALL STOCKPILE BASES SHALL HAVE A SILT FENCE PROPERLY ENTRENCHED AT THE TOE OF SLOPE.
- A STABILIZED CONSTRUCTION ACCESS WILL BE INSTALLED, WHENEVER AN EARTHEN ROAD INTERSECTS WITH A PAVED ROAD. SEE THE STABILIZED CONSTRUCTION ACCESS DETAIL AND CHART FOR DIMENSIONS.
- ALL NEW ROADWAYS WILL BE TREATED WITH A SUITABLE SUB BASE UPON ESTABLISHMENT OF FINAL GRADE ELEVATIONS.
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- BEFORE DISCHARGE POINTS BECOME OPERATIONAL, ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AS REQUIRED.
- ALL DEWATERING OPERATIONS MUST BE DISCHARGED DIRECTLY INTO A SEDIMENT FILTER AREA. THE FILTER SHOULD BE COMPOSED OF A FABRIC OR APPROVED MATERIAL. SEE THE DEWATERING DETAIL.
- ALL SEDIMENTATION BASINS WILL BE CLEANED WHEN THE CAPACITY HAS BEEN REDUCED BY 50%. A CLEAN OUT ELEVATION WILL BE IDENTIFIED ON THE PLAN AND A MARKER INSTALLED ON THE SITE.
- DURING AND AFTER CONSTRUCTION, THE APPLICANT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE DRAINAGE STRUCTURES, VEGETATIVE COVER, AND ANY OTHER MEASURES DEEMED APPROPRIATE BY THE DISTRICT. SAID RESPONSIBILITY WILL END WHEN COMPLETED WORK IS APPROVED BY THE MORRIS COUNTY SOIL CONSERVATION DISTRICT.
- ALL TREES OUTSIDE THE DISTURBANCE LIMIT INDICATED ON THE SUBJECT PLAN OR THOSE TREES WITHIN THE DISTURBANCE AREA WHICH ARE DESIGNATED TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH TREE PROTECTION DEVICES. SEE THE TREE PROTECTION DETAIL.
- THE MORRIS COUNTY SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON SITE OR OFF SITE EROSION PROBLEMS DURING CONSTRUCTION.
- THE MORRIS COUNTY SOIL CONSERVATION DISTRICT MUST BE NOTIFIED, IN WRITING, AT LEAST 72 HOURS PRIOR TO ANY LAND DISTURBANCE, AND A PRE-CONSTRUCTION MEETING HELD.
- CONTRACTOR TO SET UP A MEETING WITH THE INSPECTOR FOR PERIODIC INSPECTIONS OF THE TEMPORARY SEDIMENT BASIN PRIOR TO AND DURING ITS CONSTRUCTION.

#### 21. TOPSOIL STOCKPILE PROTECTION

- APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ. FT.
- APPLY FERTILIZER (10-20-10) AT A RATE 11 LBS. PER 1000 SQ. FT.
- APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ. FT. AND ANNUAL RYEGRASS AT 1 LB. PER 1000 SQ. FT.
- MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
- APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
- PROPERLY ENTRENCH A SILT FENCE AT THE BOTTOM OF THE STOCKPILE.

#### 22. TEMPORARY STABILIZATION SPECIFICATIONS

- APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ. FT.
- APPLY FERTILIZER (10-20-10) AT A RATE 11 LBS. PER 1000 SQ. FT.
- APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ. FT. AND ANNUAL RYEGRASS AT 1 LB. PER 1000 SQ. FT.
- MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
- APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.

#### 23. PERMANENT STABILIZATION SPECIFICATIONS

- APPLY TOPSOIL TO A DEPTH OF 5 INCHES (UNSETTLED).
- APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ. FT. AND WORK FOUR INCHES INTO SOIL.
- APPLY FERTILIZER (10-20-10) AT A RATE 11 LBS. PER 1000 SQ. FT.
- APPLY HARD FESQUE SEED AT 2.7 LBS. PER 1000 SQ. FT. AND CREEPING RED FESQUE SEED AT 0.7 LBS. PER 1000 SQ. FT. AND PERENNIAL RYEGRASS SEED AT 0.25 LBS. PER 1000 SQ. FT.
- MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
- APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH. OTHER APPROVED METHODS (i.e. PEG AND TWINE, OR MULCH NETTING) MAY BE USED, IF POSSIBLE, PLANT BETWEEN MARCH 1 & MAY 15, OR BETWEEN AUGUST 15 & OCTOBER 1.

NOTE: 72 HOURS PRIOR TO ANY SOIL DISTURBANCE, NOTICE IN WRITING, SHALL BE GIVEN TO THE MORRIS COUNTY SOIL CONSERVATION DISTRICT AND A PRE-CONSTRUCTION MEETING HELD.

#### MORRIS COUNTY SOIL CONSERVATION DISTRICT NOTES FOR ROAD WORK:

1. THE CONTRACTOR SHALL PREPARE A PLAN FOR THE PROPER DEWATERING OF EACH STREAM CROSSING PRIOR TO EXCAVATING THE STREAM BED. PLAN SHALL BE FORWARDED TO THE ENGINEER AND MORRIS COUNTY SOIL CONSERVATION DISTRICT FOR APPROVAL. THE DISTRICT SHALL BE NOTIFIED FOR INSPECTION PRIOR TO EACH STREAM CROSSING CONSTRUCTION.

2. ANY AREAS USED FOR CONTRACTOR'S STAGING, INCLUDING BUT NOT LIMITED TO, TEMPORARY STORAGE OF STOCKPILE MATERIALS (e.g. CRUSHED STONE, QUARRY PROCESS STONE, SELECT FILL, EXCAVATED MATERIALS, ETC.) SHALL BE ENTIRELY PROTECTED BY A SILT FENCE ALONG THE LOW ELEVATION SIDE TO CONTROL SEDIMENT RUNOFF.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE MORRIS COUNTY SOIL CONSERVATION DISTRICT OF ANY STAGING AND/OR STOCKPILE LOCATION AREAS AND FOR OBTAINING A SOIL EROSION AND SEDIMENT CONTROL CERTIFICATION FOR THESE AREAS.

4. A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET SHALL BE INSTALLED AT THE CONTRACTOR'S STAGING YARD AND/OR STOCKPILE AREAS TO PREVENT OFF-SITE TRACING OF SEDIMENT BY CONSTRUCTION VEHICLE ONTO PUBLIC ROADS. BLANKET SHALL BE 15 FT. x 50 FT. x 6 IN. (MINIMUM), CRUSHED STONE 2-1/2 INCHES IN DIAMETER. SAID BLANKET SHALL BE UNDERLAIN WITH A SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED IN GOOD ORDER.



EMMANUEL KAVRAKIS ARCHITECTS, LLC.

440 MARKET STREET  
ELMWOOD PARK, NJ 07047  
T. 201.773.0060  
F. 201.773.0059  
EKAIA@AOL.COM  
WWW.EKARCHITECTSLLC.COM

#### TO THE CONSTRUCTION OFFICIAL:

THIS DOCUMENT SHALL NOT BE USED FOR A BUILDING PERMIT, UNLESS SIGNED AND SEALED WITH THE ARCHITECT'S NAME OR INKED SEAL IN THE STATES OF NEW YORK, NEW JERSEY AND PENNSYLVANIA. ALL RIGHTS RESERVED. THE ABOVE DRAWINGS, DESIGNS, AND IDEAS DESCRIBED THEREIN ARE THE PROPERTY OF EMMANUEL KAVRAKIS ARCHITECTS, LLC. AND SHALL NOT BE COPIED, REPRODUCED OR DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OTHER THAN THE PROJECT SPECIFIED HEREIN. THIS DOCUMENT IS INTENDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT IN THE LOCATION SHOWN, AND SHALL NOT BE USED FOR ANY OTHER CONSTRUCTION WITHOUT THE ARCHITECTS WRITTEN CONSENT. OUR WORK IS COPYRIGHT PROTECTED 1995-2017. EMMANUEL KAVRAKIS ARCHITECTS, LLC. UNDER THE COPYRIGHT PROTECTION ACT OF 1909.

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MARYLAND	NO. 18166
MASSACHUSETTS	NO. 31992
NEW HAMPSHIRE	NO. 04296
VIRGINIA	NO. 16689
RHODE ISLAND	NO. 4622
TENNESSEE	NO. 107496
WEST VIRGINIA	NO. 5409
KENTUCKY	NO. 8853
NCARB	NO. 47074

SIGNATURE

No.	Date	Revision
3/11/25	SUBMITTED TO ZBA	

#### PROJECT NAME

Used Car Dealer  
226 E. McFarlan Street  
Dover, NJ 07801

CITY	BLOCK	LOT	ZONE
DOVER	1318	9	C-2

JOB# A-2025-039

#### DRAWINGS ISSUED FOR

- BUILDING PERMITS
- COST ESTIMATES
- PROGRESS DRAWINGS
- ISSUED FOR CONSTRUCTION
- ZONING ANALYSIS
- FLOOR PLAN APPROVALS

### SOIL EROSION & SEDIMENT CONTROL PLAN, NOTES & DETAILS

PROJECT DATE: 1-1-2025

DRAWING NUMBER

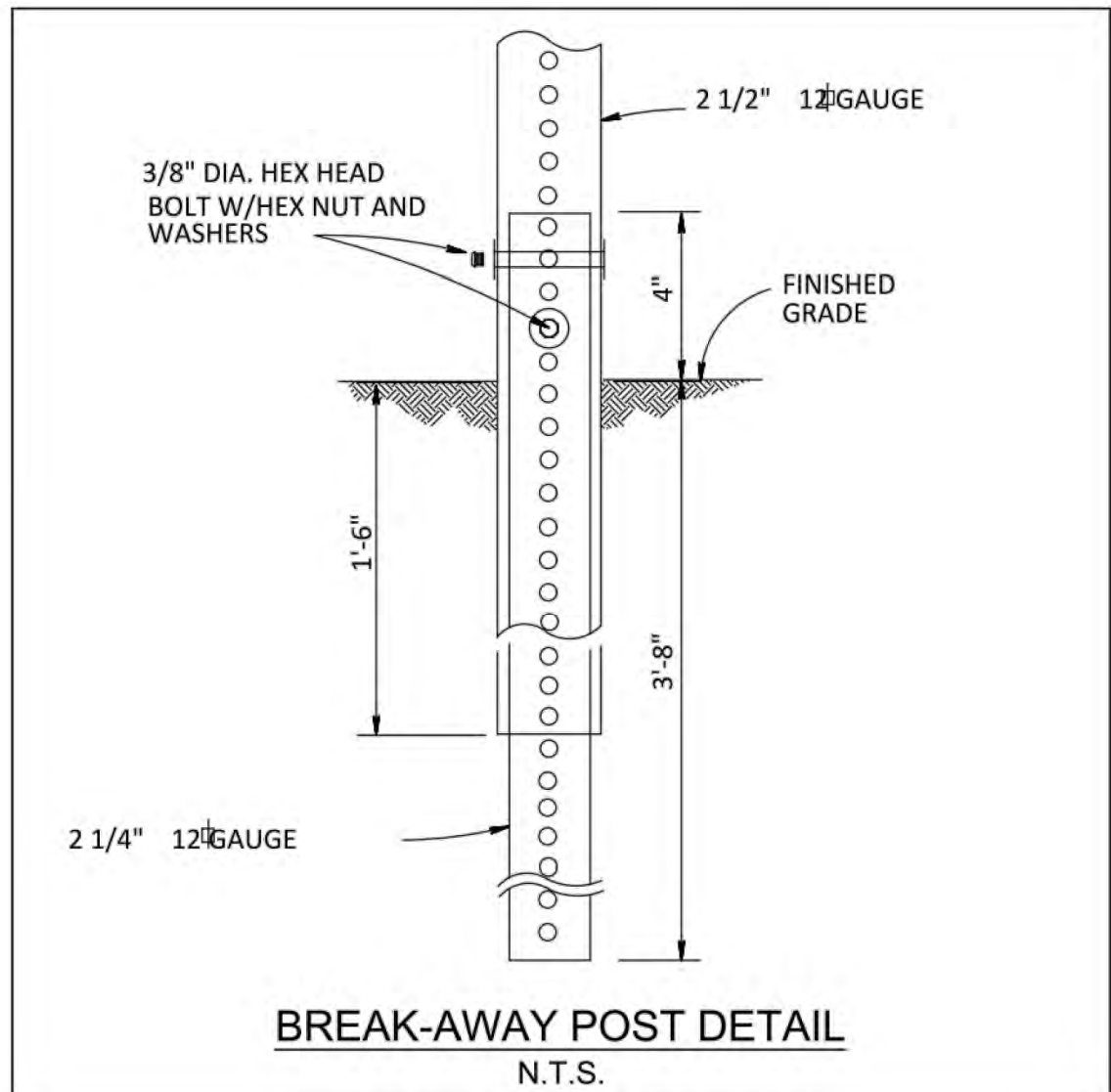
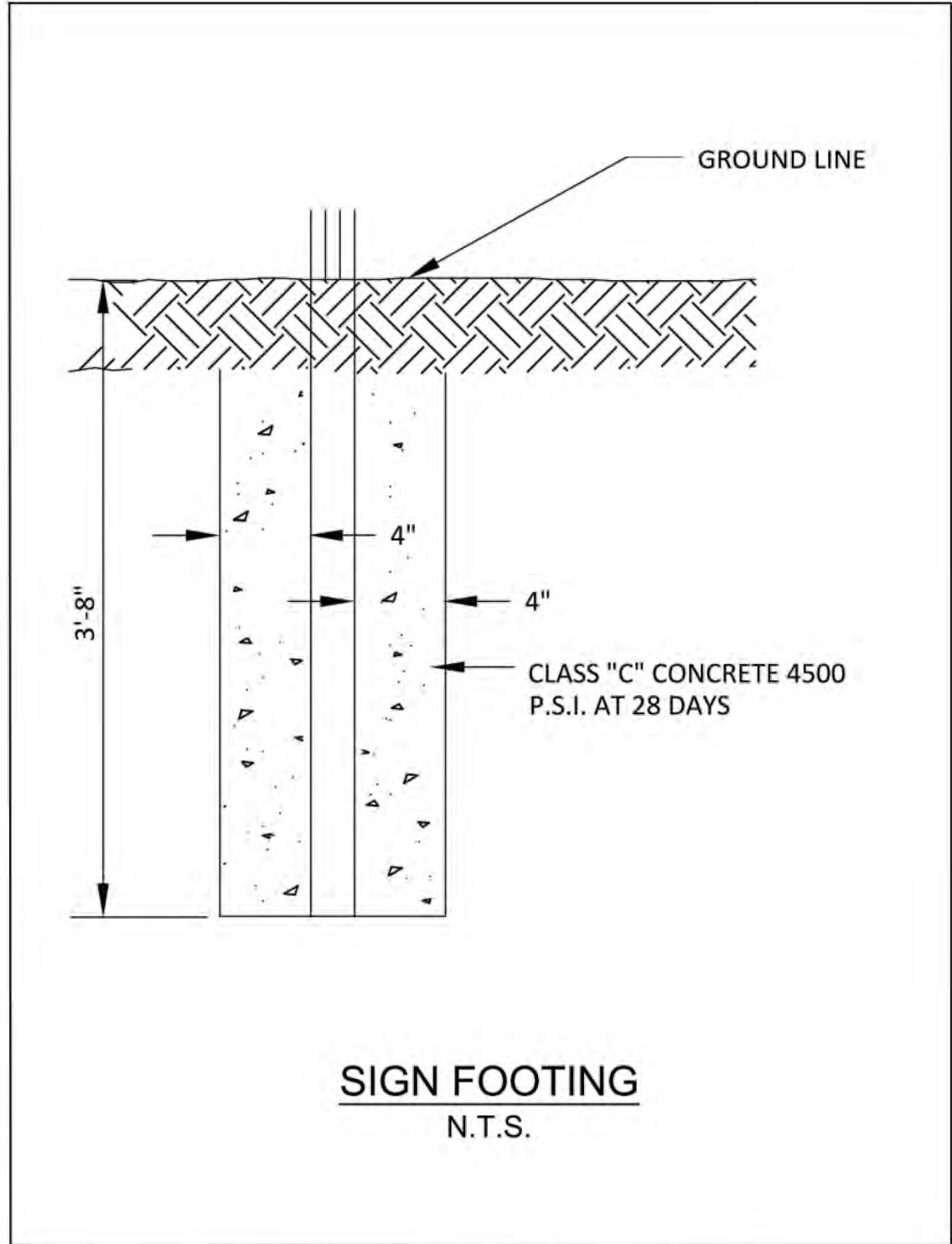
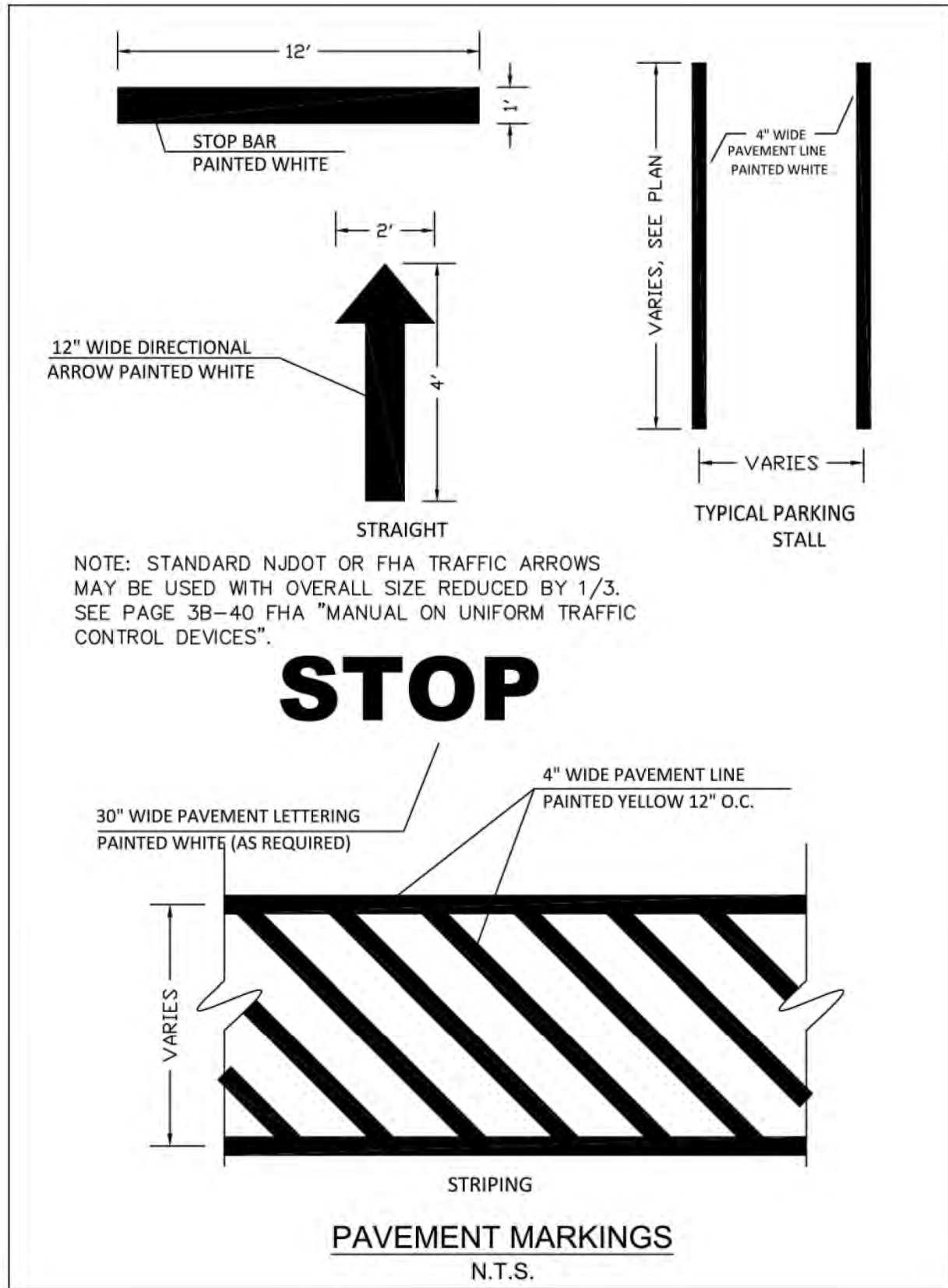
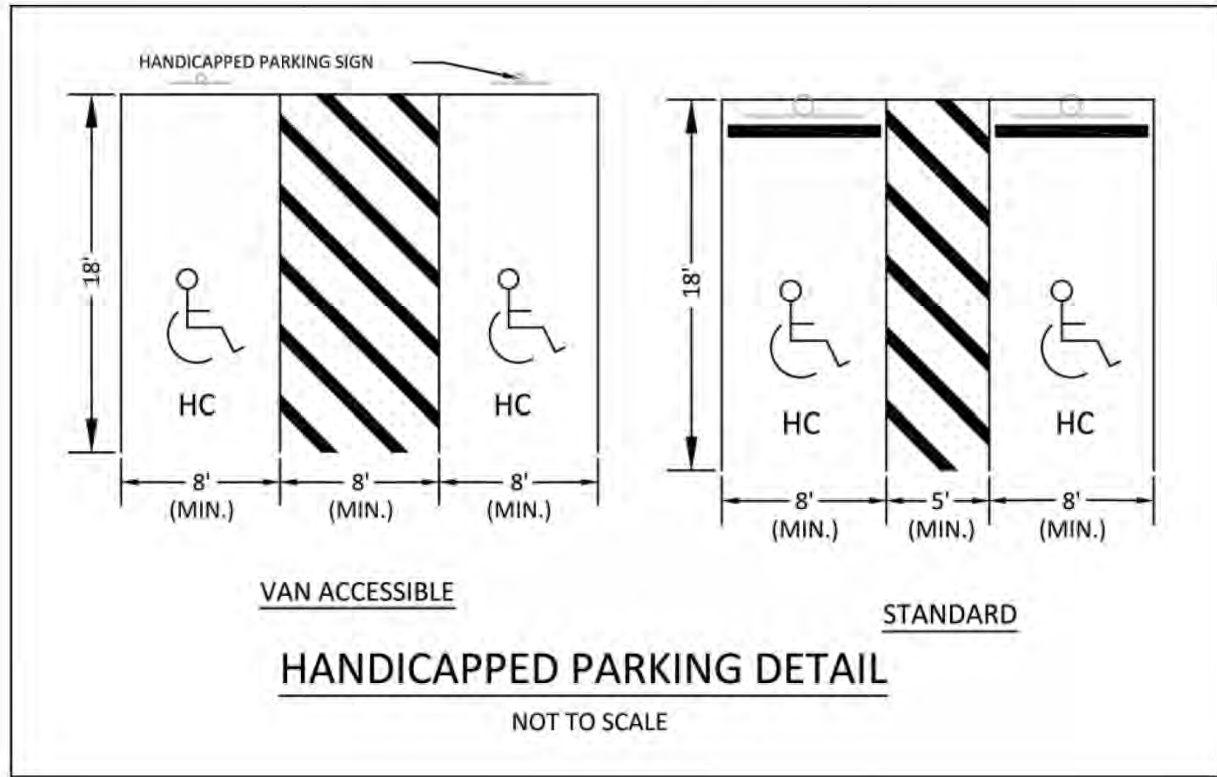
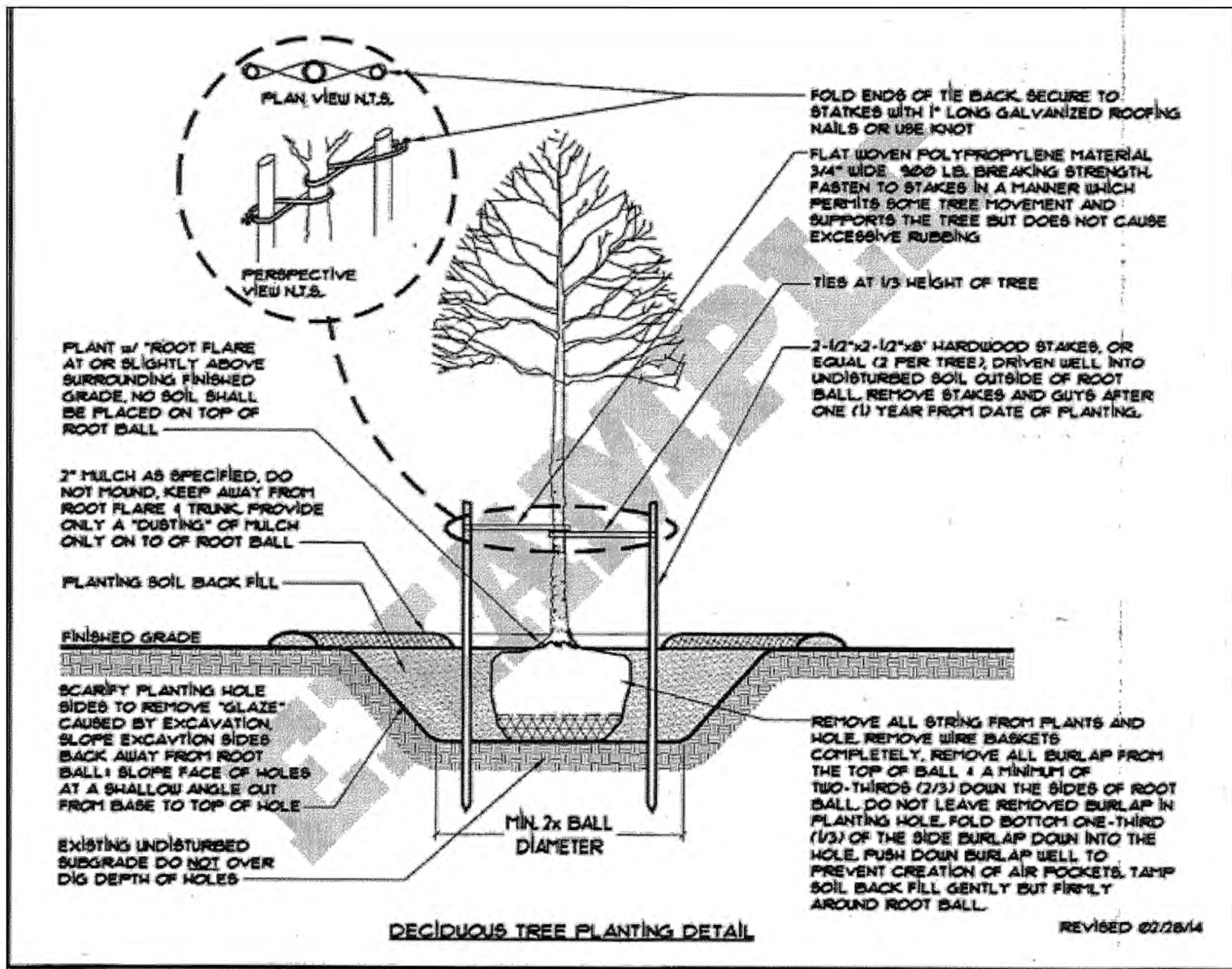
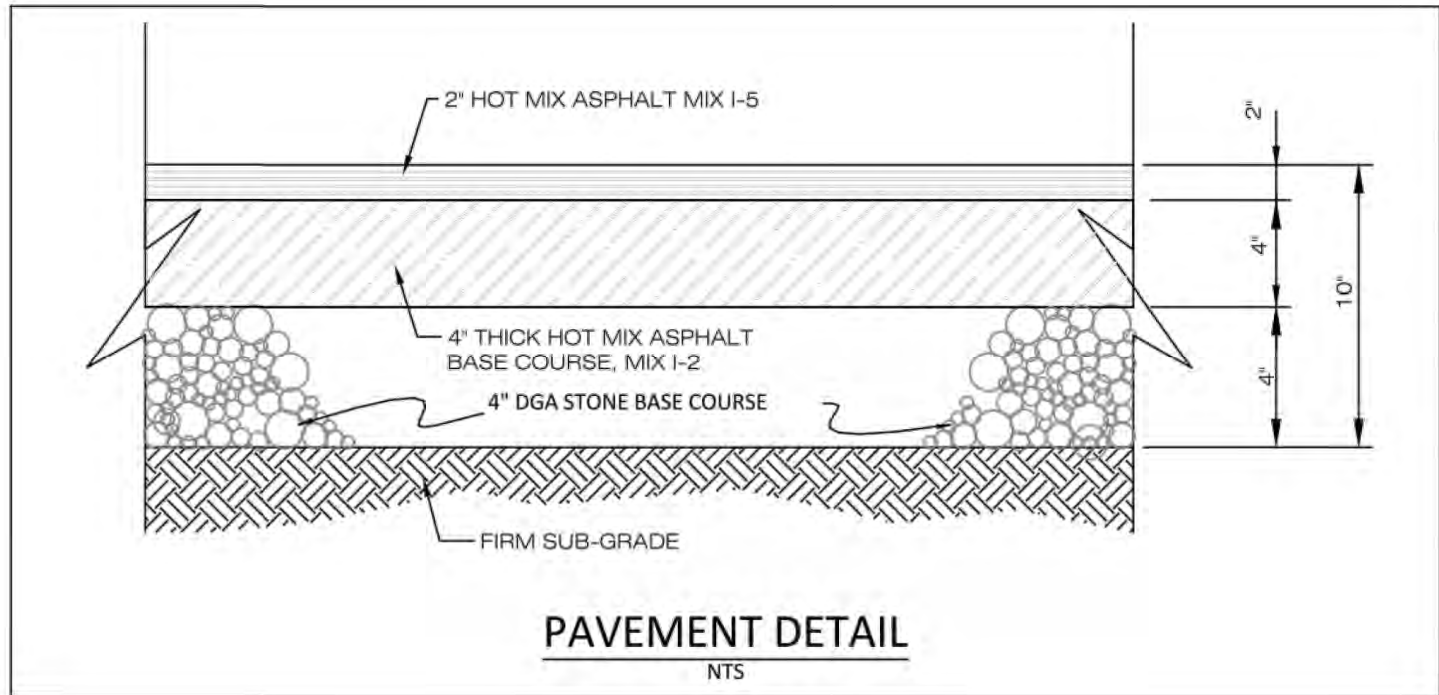
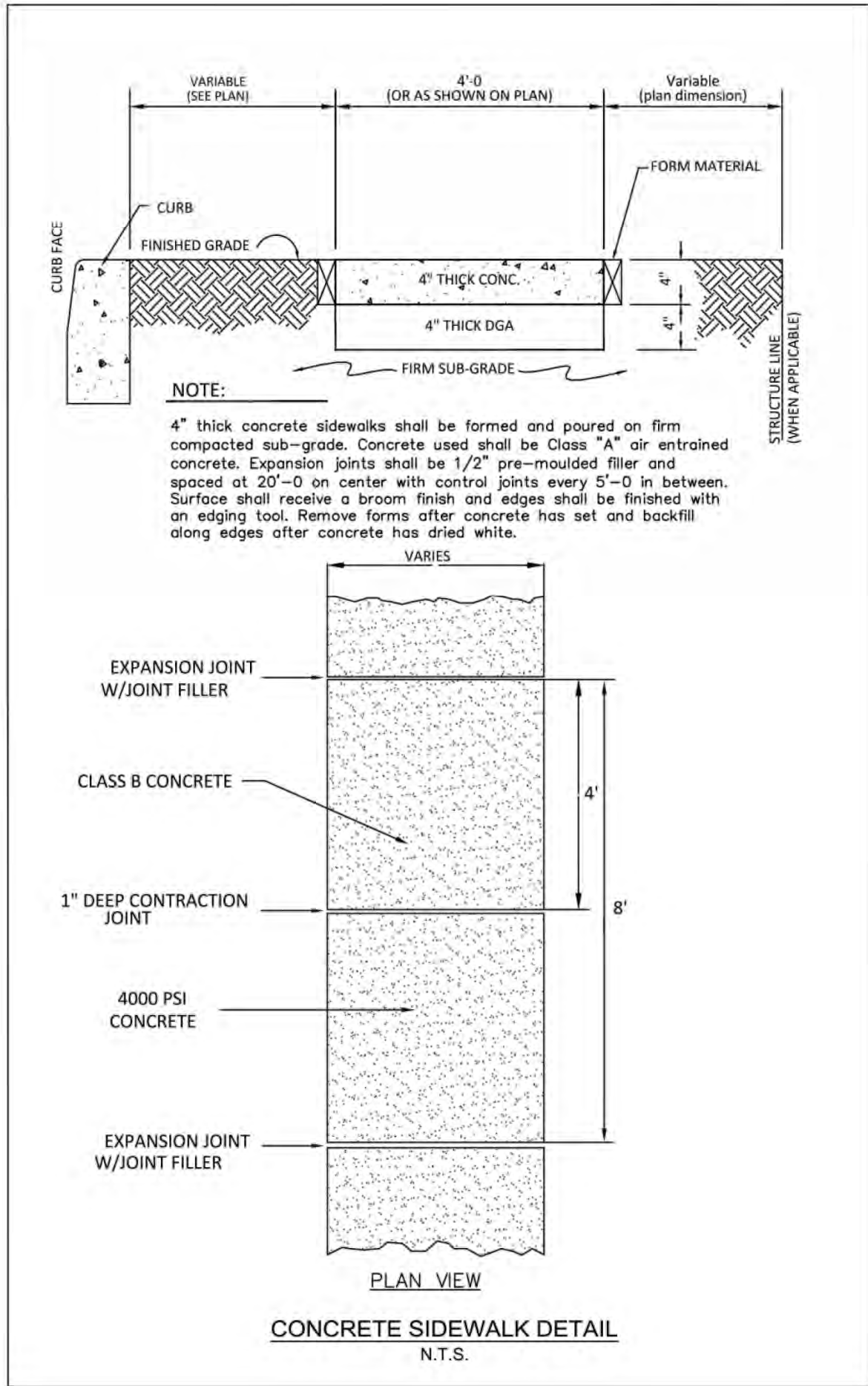
A-600.00

SHEET 6 OF 8









**EK**  
EMMANUEL KAVRAKIS ARCHITECTS, LLC.  
440 MARKET STREET  
ELMWOOD PARK, NJ 07407  
T. 201.773.0060  
F. 201.773.0059  
EKAIA@AOL.COM  
WWW.EKARCHITECTSLLC.COM

**TO THE CONSTRUCTION OFFICIAL:**  
THIS DOCUMENT SHALL NOT BE USED FOR A BUILDING PERMIT. IT IS THE PROPERTY OF EMMANUEL KAVRAKIS AND EMMANUEL KAVRAKIS ARCHITECTS, LLC. AND SHALL NOT BE COPIED, REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE WRITTEN CONSENT OF EMMANUEL KAVRAKIS ARCHITECTS, LLC. UNDER THE COPYRIGHT PROTECTION ACT OF 1976.

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RHODE ISLAND	NO. 4622
TENNESSEE	NO. 107496
WEST VIRGINIA	NO. 5409
KENTUCKY	NO. 8853
NCARB	NO. 47074

**Signature**  
[Signature]

No.	Date	Revision
1	3/11/25	SUBMITTED TO ZBA

**PROJECT NAME**  
Used Car Dealer  
226 E. McFarlan Street  
Dover, NJ 07801

CITY	BLOCK	LOT	ZONE
DOVER	1318	9	C-2

JOB# A-2025-039

**DRAWINGS ISSUED FOR**  
BUILDING PERMITS  
COST ESTIMATES  
PROGRESS DRAWINGS  
ISSUED FOR CONSTRUCTION  
ZONING ANALYSIS  
FLOOR PLAN APPROVALS

**CONSTRUCTION DETAILS**

**PROJECT DATE:** 1-1-2025

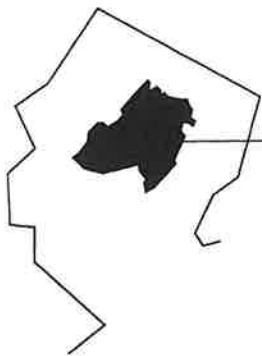
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**SHEET 7 OF 8**

FILE NAME AND PATH: O:\A-2024-039-MALEK - 226 E. McFarlan Street\Site PLAN.dwg  
PRINT DATE: 6/5/2025 9:25 AM





# Morris County Planning Board

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

Dover - Land Use Board  
37 N SUSSEX ST  
DOVER, NJ 07801-

Date: 7/25/2025

## EXEMPTION NOTICE

MUNICIPALITY	Dover
BOARD:	Land Use Board
PLAT or SITE PLAN NAME:	Dover Car Lot
APPLICANT:	Estithmar Holding LLC
LOCATION:	East McFarland Street

Block: 1318	Lot: 9
-------------	--------

DATE RECEIVED AT THE MCPB: 7/7/2025  
MCPB FILE NO: 2025-9-4-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

## AFFIDAVIT OF SERVICE

STATE OF NEW JERSEY County of Morris:

John J Cardile, Esq. of full age, being duly sworn according to law, on his oath deposes and says that his office is located at: 170 Changebridge Rd Unit B-2, Montville, NJ 07045 in the Municipality Montville of County of Morris and State of New Jersey and that he did on August 14, 2025 at least ten (10) days prior to hearing date, give personal notice to all property owners within 200 ft. of the property affected, which is located at. Said notice was given either by handing a copy to the property owner, or by sending said notice by certified mail. Copies of the registered receipts are attached hereto: A copy of said notice is attached hereto and marked "Exhibit A". Attached to this affidavit and marked "Exhibit B" is a list of property owners served, showing lot and block numbers of each property certified by the Tax Assessor. There is also attached a copy of the proof of publication of notice in the official newspaper of the municipality which is "Exhibit C".

  
John J Cardile

Sworn and subscribed to



**Jack J Lavelle**  
**Notary Public**  
**New Jersey**

My Commission Expires 12-03-2025

before me on \_\_\_\_\_ No. 50145063



STATE OF NEW JERSEY

IN SENATE

January 11, 1966

REPORT OF THE COMMISSIONER OF REVENUE

FOR THE YEAR ENDING DECEMBER 31, 1965

AS REQUIRED BY P.L. 1965, C. 121

AND BY RESOLUTION PASSED BY THE SENATE

ON JANUARY 11, 1966

AND BY THE HOUSE OF REPRESENTATIVES

ON JANUARY 11, 1966

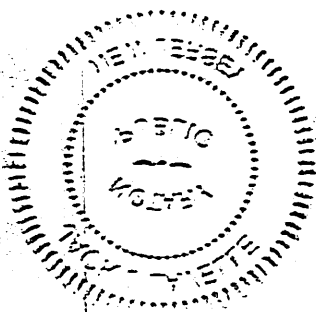
AND BY THE GOVERNOR

ON JANUARY 11, 1966

AND BY THE COMMISSIONER OF REVENUE

ON JANUARY 11, 1966

*[Handwritten signature]*



W. J. L. L. L.  
State Public  
New Jersey  
My Commission Expires 12-31-66  
No. 100-1000

# Exhibit A

**JOHN J. CARDILE**  
**Attorney at Law**  
170 Changebridge Road Unit B2  
Montville, New Jersey 07045  
Tel (973) 227-2303  
Fax (973) 276-0234

Member of NJ, NY & CA Bar

Cardilelaw@gmail.com  
www.Cardilelaw.com

August 13, 2025

Re: Estithmar Holding LLC - 226 E McFarlan, Dover, NJ

**MUNICIPALITY OF DOVER NOTICE TO BE SERVED  
ON OWNERS OF PROPERTY AFFECTED**

**PLEASE TAKE NOTICE:**

That Estithmar Holding LLC has filed an application for development with the Planning Board of the Town of DOVER to allow a Used Car Lot that is less than the minimum lot area, less than the minimum lot frontage and exceeds the maximum lot coverage for the zone located at 226 E McFarlan, Dover, NJ 07801 and designated as Block(s) 1318 lot(s) 9 on the Dover Town Tax Map, and this notice is sent to you as an owner of property in the immediate vicinity.

A public hearing has been set down for September 4, 2025 at 7:00 p.m. in the Municipal Building, 37 North Sussex Street, Town of Dover, New Jersey 07801 and when the case is called you may appear either in person, or by agent or attorney and present your support of or any objections which you may have to the granting of the relief sought in the petition. Letters sent cannot be submitted unless you are there in person to read them into the record.

Maps and papers are on file in the office of the Clerk of the Board during normal business hours for review.

This notice is sent to you by the applicant's attorney, by order of the Planning Board.

Very truly yours,

John J Cardile



7020 1290 0002 2252 4286

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 Fort Lee NJ 07024

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 Wharton, NJ 07885

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 13 Baker Ave  
 Wharton, NJ 07885

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7022 3330 0000 9298 7180

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 Randolph NJ 07869

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KALAVRUZA LLC  
26 CANFIELD AVE  
RANDOLPH NJ 07869

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City, State, ZIP

NIEVES ANDRES JR  
27 MASE AVE  
DOVER NJ 07801

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City, State, ZIP+4®

GARCIA, ORALLA VARGAS  
33 MASE AVE  
DOVER NJ 07801

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☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

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City, State, ZIP+4®

GONZALEZ GLORIA P  
114 PEQUANNOCK ST  
DOVER NJ 07801

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☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

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Street and Apt. No., or PO

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AVALLONE, ANTHONY  
29-31 MASE AVE A & B  
DOVER, NJ 07801

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Wallington, NJ 07057

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☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To

Street and Apt. No., or

City, State, ZIP+4®

DOVER REALTY PARTNERS LLC  
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WALLINGTON, NJ 07057

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Dover, NJ 07801

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<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	\$0.78
Total Postage and Fees	\$10.48

Sent To: OLAVE, MARIA N/ESCOBAR, PATRICIA LE  
 Street and Apt. No., or: 39 MASE AVE  
 City, State, ZIP+4®: DOVER NJ 07801

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9589 0710 5270 3101 5820 07

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Dover, NJ 07801

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<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	\$0.78
Total Postage and Fees	\$10.48

Sent To: TORRES, JULIAN/DEISY J  
 Street and Apt. No., or: 41 MASE AVE  
 City, State, ZIP+4®: DOVER NJ 07801

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Franklin, NJ 07416

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<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	\$0.78
Total Postage and Fees	\$10.48

Sent To: DICKMAN STEVEN & SCOTT  
 Street and Apt. No., or: 60 MUNSONHURST ROAD  
 City, State, ZIP+4®: FRANKLIN, NJ 07416

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Dover, NJ 07801

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<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	\$0.78
Total Postage and Fees	\$10.48

Sent To: 42 MASE AVENUE LLC  
 Street and Apt. No., or: 49 E BLACKWELL ST  
 City, State, ZIP+4®: DOVER NJ 07866

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Wharton, NJ 07885

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<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	\$0.78
Total Postage and Fees	\$10.48

Sent To: MARIN IVAN & ROSA  
 Street: 7 LAFAYETTE ST  
 City, State, ZIP+4®: WHARTON NJ 07885

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Dover, NJ 07801

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<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	\$0.78
Total Postage and Fees	\$10.48

Sent To: GOMEZ JESUS W & GLORIAA  
 Street and Apt. No.: 36 MASE AVE  
 City, State, ZIP+4®: DOVER NJ 07801

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Westlake, OH 44145

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$4.40
<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
<b>Total Postage and Fees</b>	<b>\$10.48</b>

Sent To  
 Street and Apt. No.: MALDONADO-DARDON, JOAQUIN/LUIS  
 1 EQUITY WAY  
 City, State, ZIP+4®: WESTLAKE, OH 44145

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

7020 1290 0002 2252 4132

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Dover, NJ 07801

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$4.40
<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
<b>Total Postage and Fees</b>	<b>\$10.48</b>

Sent To  
 Street and Apt. No.: ALBERTO/VALENCIA  
 CARLOS/FANNERY  
 16 MASE AVE  
 City, State, ZIP+4®: DOVER, NJ 07866

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3101 5816 04

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Dover, NJ 07801

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$4.40
<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
<b>Total Postage and Fees</b>	<b>\$10.48</b>

Sent To  
 Street and Apt. No.: ESPINOZA JOHN&CARMEN  
 35 MEKEEL DR  
 City, State, ZIP+4®: ROCKAWAY, NJ 07866

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Dover, NJ 07801

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$4.40
<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
<b>Total Postage and Fees</b>	<b>\$10.48</b>

Sent To  
 Street and Apt. No.: GOMEZ ISABEL  
 78 GUY ST  
 City, State, ZIP+4®: DOVER NJ 07801

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Dover, NJ 07801

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$4.40
<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
<b>Total Postage and Fees</b>	<b>\$10.48</b>

Sent To  
 Street and Apt. No.: RESTREPO/NARVAEZ, CARLOS / MARIA  
 32 MASE AVE  
 City, State, ZIP+4®: DOVER NJ 07801

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7020 1290 0002 2252 5412

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Dover, NJ 07801

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$4.40
<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
<b>Total Postage and Fees</b>	<b>\$10.48</b>

Sent To  
 Street and Apt. No.: UGALDE PEDRO  
 51 HARDING AVE  
 City, State, ZIP+4®: DOVER, NJ 07081

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Randolph, NJ 07889

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<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 \$0.78

Total Postage and Fee \$10.48

 Sent To **MASTROPIERRO, CATHERINE JOSEPH**  
 Street and Apt. No., or **4 CHELSEA DR**  
 City, State, ZIP+4® **RANDOLPH, NJ 07869**

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Wharton, NJ 07885

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<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 \$0.78

Total Postage and Fee \$10.48

 Sent To **ARROYO, MICHAEL K**  
 Street and Apt. No., or **1 POTTER LN**  
 City, State, ZIP+4® **WHARTON, NJ 07885**

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Old Bridge, NJ 08857

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<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 \$0.78

Total Postage and Fee \$10.48

 Sent To **N&K REALTY CORP**  
 Street and Apt. No. **62 NATHAN DR**  
 City, State, ZIP+4® **DOVER, NJ 08857**

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DOVER, NJ 07801

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<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 \$0.78

Total Postage and Fee \$10.48

 Sent To **ROMAN, GILBERTO/RENE**  
 Street and Apt. No. **11 S ESSEX ST**  
 City, State, ZIP+4® **DOVER, NJ 07801**

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DOVER, NJ 07801

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<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 \$0.78

Total Postage and Fee \$10.48

 Sent To **NIETO MIRIAN**  
 Street and Apt. No., or **231 E MC FARLAN ST**  
 City, State, ZIP+4® **DOVER, NJ 07801**

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DOVER, NJ 07801

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<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 \$0.78

Total Postage and Fee \$10.48

 Sent To **JIMENEZ, JOHN G**  
 Street and Apt. No., or **RIVEROS, DIANA P**  
 City, State, ZIP+4® **227 E MC FARLAN ST**  
**DOVER, NJ 07801**

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Dover, NJ 07801

Certified Mail Fee \$5.30

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$4.40
<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 Postage and Fees \$10.48

Sent To PEREZ MANUEL&CANDIDA  
153 E MC FARLAN ST.  
DOVER, NJ 07801

City, State, ZIP+4®

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Dover, NJ 07801

Certified Mail Fee \$5.30

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$4.40
<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 Postage and Fees \$10.48

Sent To LOPERA, KAREN/CECILIA  
107 MAPLE AVE  
DOVER, NJ 0701

City, State, ZIP+4®

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Dover, NJ 07801

Certified Mail Fee \$5.30

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$4.40
<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 Postage and Fees \$10.48

Sent To TAPIA MARCOS J/MARIA L  
99 MAPLE AVE  
DOVER, NJ 07801

City, State, ZIP+4®

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Dover, NJ 07801

Certified Mail Fee \$5.30

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$4.40
<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 Postage and Fees \$10.48

Sent To LEONTOPOULOS ARISTIDE  
ELETHERI  
95-97 MAPLE AVE  
DOVER, NJ 07801

City, State, ZIP+4®

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Dover, NJ 07801

Certified Mail Fee \$5.30

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$4.40
<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 Postage and Fees \$10.48

Sent To VALLE SANTOS  
KATTIA M  
100 MAPLE AVE  
DOVER, NJ 07801

City, State, ZIP+4®

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Dover, NJ 07801

Certified Mail Fee \$5.30

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$4.40
<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 Postage and Fees \$10.48

Sent To ACEVEDO ALESAN  
135 E MC FARLAN ST  
DOVER, NJ 07801

City, State, ZIP+4®

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Trenton, NJ 08619

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fees as appropriate)	\$4.40
<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	\$0.78
Total Postage and Fees	\$10.48

Sent To  
Street and Apt. No., or  
City, State, ZIP+4®

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

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Morristown, NJ 07960

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fees as appropriate)	\$4.40
<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	\$0.78
Total Postage and Fees	\$10.48

Sent To  
Street and Apt. No., or P.O.  
City, State, ZIP+4®

JCP&L -  
JERSEY CENTRAL POWER AND LIGHT  
300 MADISON AVENUE,  
MORRISTOWN, NJ 07960

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Farmingdale, NJ 07727

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fees as appropriate)	\$4.40
<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	\$0.78
Total Postage and Fees	\$10.48

Sent To  
Street and Apt. No., or  
City, State, ZIP+4®

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

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

9589 0710 5270 3101 5819 49

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Newark, NJ 07101

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fees as appropriate)	\$4.40
<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	\$0.78
Total Postage and Fees	\$10.48

Sent To  
Street and Apt. No., or P.O.  
City, State, ZIP+4®

NEW JERSEY VERIZON  
540 BROAD STREET,  
NEWARK, NJ 07101

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

9589 0710 5270 3101 5819 56

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**CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Randolph, NJ 07869

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fees as appropriate)	\$4.40
<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	\$0.78
Total Postage and Fees	\$10.48

Sent To  
Street and Apt. No., or  
City, State, ZIP+4®

CABLEVISION  
683 ROUTE 10 EAST,  
RANDOLPH, NJ 07869

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

9589 0710 5270 3101 5819 63

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Dover, NJ 07801

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fees as appropriate)	\$4.40
<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	\$0.78
Total Postage and Fees	\$10.48

Sent To  
Street and Apt. No., or P.O.  
City, State, ZIP+4®

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

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

# Exhibit B



# 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](mailto:boardsecretary@dover.nj.us)



*James P. Dodd – Mayor*

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

## MEMO

**TO:**

Emmanuel Kavrakis Architects, LLC

via email: [heba@ekarchitectsllc.com](mailto:heba@ekarchitectsllc.com)

Re: 200' list request

**Date:** August 14, 2025

**Property:**

Block 1318 Lot 9

226 E McFarlan Street, Dover NJ

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

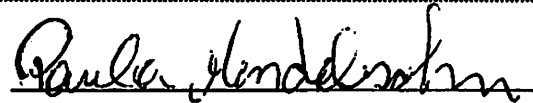
- **JCP&L - Jersey Central Power and Light**  
300 Madison Avenue, Morristown, NJ 07960
- **New Jersey Natural Gas Co.**  
1415 Wyckoff Road, Wall, NJ 07719
- **New Jersey Verizon**  
540 Broad Street, Newark, NJ 07101
- **Cablevision**  
683 Route 10 East, Randolph, NJ 07869
- **Town of Dover Water Dept.**  
37 No. Sussex Street, Dover NJ 07801 Attn: R Kinsey

# Town of Dover

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 1318 Lot 9 226 E McFarlan

Per Tax Records in Tax Assessor's Office as of August 14, 2025

  
Administrative Officer

8/14/25  
Date

<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>
1318	1		KALAVRUZA LLC	26 CANFIELD AVE	RANDOLPH NJ	07869
1318	6		KALAVRUZA LLC	26 CANFIELD AVE	RANDOLPH, NJ	07869
1318	7		GONZALEZ GLORIA P	114 PEQUANNOCK ST	DOVER NJ	07801
1318	8		NIEVES ANDRES JR	27 MASE AVE	DOVER NJ	07801
1318	10		AVALLONE, ANTHONY	29-31 MASE AVE A & B	DOVER, NJ	07801
1318	11		GARCIA, ORALLA VARGAS	33 MASE AVE	DOVER NJ	07801
1318	12		DICKMAN STEVEN & SCOTT	60 MUNSONHURST ROAD	FRANKLIN, NJ	07416
1318	13		DOVER REALTY PARTNERS LLC	136 WALLINGTON AVE	WALLINGTON, NJ	07057
1318	14		OLAVE, MARIA N/ESCOBAR, PATRICIA LE	39 MASE AVE	DOVER NJ	07801
1318	15		TORRES, JULIAN/DEISY J	41 MASE AVE	DOVER NJ	07801
1318	16		DOVER REALTY PARTNERS LLC	136 WALLINGTON AVE	WALLINGTON NJ	07057
1318	24		42 MASE AVENUE LLC	49 E BLACKWELL ST	DOVER NJ	07866
1318	26		MARIN IVAN & ROSA	7 LAFAYETTE ST	WHARTON NJ	07885
1318	27		GOMEZ JESUS W & GLORIA A	36 MASE AVE	DOVER NJ	07801
1318	28		MALDONADO-DARDON, JOAQUIN/LUIS	1 EQUITY WAY	WESTLAKE, OH	44145
1318	29		RESTREPO/NARVAEZ, CARLOS / MARIA	32 MASE AVE	DOVER NJ	07801
1318	30		GOMEZ ISABEL	78 GUY 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>
1318	31		ESPINOZA JOHN & CARMEN	35 MEKEEL DR	ROCKAWAY, NJ	07866
1318	32		ALBERTO/VALENCIA, CARLOS / FANNERY	16 MASE AVE	DOVER NJ	07801
1318	33		UGALDE PEDRO	51 HARDING AVE	DOVER NJ	07801
1318	34		MASTROPIERRO, CATHERINE & JOSEPH	4 CHIELSEA DRIVE	RANDOLPH, NJ	07869
2030	6		ROMAN, GILBERTO/RENE	11 S ESSEX ST	DOVER NJ	07801
2030	7		ARROYO, MICHAEL K	1 POTTER LN	WHARTON, NJ	07885
2030	8		MEZA FERNANDO & BLANCA LARA	9 GIORGIAN RD	RANDOLPH, NJ	07869
2030	9		NIETO MIRIAN	231 E MC FARLAN ST	DOVER NJ	07801
2030	11		JIMENEZ PROPERTY MANAGEMENT LLC	13 BAKER AVE	WHARTON, NJ	07885
2030	12		JIMENEZ, JOHN G/RIVEROS, DIANA P	227 E MC FARLAN ST	DOVER, NJ	07801
2030	13		PEREZ MANUEL & CANDIDA	153 E MC FARLAN ST	DOVER NJ	07801
2030	14		LOPERA, KAREN/CECILIA	107 MAPLE AVE	DOVER NJ	07801
2030	15		FIACCAVENTO, SLAVATORE	2413 CAMNER ST	FORT LEE NJ	07024
2030	16		TAPIA MARCOS J/MARIA L	99 MAPLE AVE	DOVER NJ	07801
2030	17		LEONTOPOULOS ARISTIDES & ELEFTHERI	95-97 MAPLE AVE	DOVER NJ	07801
2031	12		VALLE SANTOS A & KATTIA M	100 MAPLE AVE	DOVER NJ	07801
2031	13		ACEVEDO ALESAN	135 E MC FARLAN ST	DOVER NJ	07801

**Block Lot Unit ID Owner**

**Owner Address**

**Owner City State**

**Owner Zip**

**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 C

**NOTICE OF HEARING  
TOWN OF DOVER**

Please take notice that on the 4<sup>th</sup> day of September 2025, at 7:00p.m., a hearing will be held before the Dover Town Planning Board at the Municipal Building 37 North Sussex Street, Town of Dover, New Jersey 07801 on the appeal/application of the undersigned for variance(s) or other relief so as to permit:

to allow a Used Car Lot that is less than the minimum lot area, less than the minimum lot frontage and exceeds the maximum lot coverage for the zone located at 226 E McFarlan, Dover, NJ 07801 and designated as Block(s) 1318 lot(s) 9 on the Dover Town Tax Map.

Interested parties may appear at the meeting and be heard. A file on said application is available to the public at the Municipal Building at the office of the Board Secretary.

Name of Applicant: Estithmar Holding LLC

Address of Applicant: 559 Paulison Avenue, Clifton, NJ 07011

Attorney for Applicant:

Cardile Law

John J Cardile

170 Changebridge Road Unit B-2

Montville, New Jersey 07045

Day Time Tel: 973-227-2303



AD#: 0011020817

State of New Jersey,) ss  
County of Middlesex)

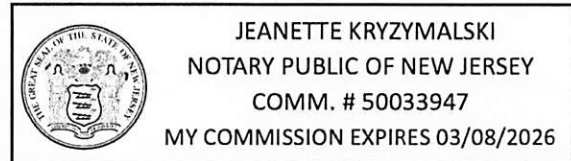
Maria Nunez being duly sworn, deposes that he/she is principal clerk of NJ Advance Media; that Star-Ledger is a public newspaper, with general circulation in Atlantic, Burlington, Cape May, Essex, Hudson, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Ocean, Passaic, Somerset, Sussex, Union, and Warren Counties, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

**Star-Ledger 08/19/2025**

\_\_\_\_\_  
Principal Clerk of the Publisher

Sworn to and subscribed before me this 19th day of August 2025

\_\_\_\_\_  
Notary Public



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

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Attorney for Applicant:  
Cardile Law  
John J Cardile  
170 Changebridge Road Unit B-2  
Montville, New Jersey 07045  
Day Time Tel: 973-227-2303  
8/19/25 \$56.96