

DOUGLAS J. KINZ

A PROFESSIONAL CORPORATION

COUNSELLOR AT LAW

ATTORNEY I.D. #029931981

356 LAFAYETTE AVENUE
HAWTHORNE, NEW JERSEY 07506

TELEPHONE: 973.636.0600
TELEFAX: 973.636.0602
E.MAIL: djkinzlaw@gmail.com

March 11, 2026

Via email to: boardsecretary@dover.nj.us

Paula Mendelsohn, Zoning Board Secretary
TOWN OF DOVER BOARD OF ADJUSTMENT
37 North Sussex Street
Dover, New Jersey 07801

RE: Applicant: Antonio Poccia Jr.
Property: 86 Millbrook Avenue
Block 1708, Lot 1

Dear Ms. Mendelsohn:

As you are aware, my office previously filed an application before the Dover Planning Board for site plan approval and a steep slope variance with reference to the above-described property. In view of the fact that the Planning Board has determined that site plan approval is not necessary to develop the property as a single-family residence, that application has been withdrawn and is being re-filed before the Dover Zoning Board of Adjustment. In this regard, I am enclosing the following materials for the Zoning Board's preliminary review:

1. Three copies of the Land Use Application which has been duly completed and signed by Mr. Poccia as both the owner and applicant of the proposed development.
2. Town of Dover Development Checklist.
3. Three copies of a Descriptive Statement on my letterhead setting forth the nature of the application and the basis for the variance relief.
4. Three copies of a signed and sealed survey prepared by the applicant's engineer, Frederick C. Meola, P.E., together with a copy of the Deed to the property.
5. Verification from the Dover tax collector that taxes on the property are current.
6. Three copies of engineering plans prepared by Frederick Meola, P.E., together with his list of revisions that were made based on comments from the Planning Board engineer.

Kindly transmit these materials to your professionals for their review and comment. It is my understanding that once the materials have been reviewed my office will be notified as to the required escrows. Naturally, if there is any additional information or documentation which is needed in order to undertake the review, please let me know.

It is my understanding that this application has been assigned a tentative hearing date of April 2, 2026, pending the Board's completeness review. Assuming the application is deemed complete in time, I will undertake to file the additional copies of the plans required by the Board.

Thank you for your continued courtesies in this matter.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Douglas J. Kinz". The signature is fluid and cursive, with a large initial "D" and "K".

Douglas J. Kinz

DJK/kk

Enc.

cc: Frederick C. Meola, P.E.
Mr. Antonio Poccia Jr.

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: Antonio Poccia

Address:

Telephone Number:

SUBJECT PROPERTY

Location: 86 Millbrook Avenue

Block: 1708 Lot(s): 1

Dimensions: Frontage 216.5 Depth 186 Total Area 38,770 sq. ft.

Last Previous Occupancy: Vacant land

Prop. Lot Coverage: 11.8 % Prop. Building Coverage: 3.5 % Prop. Height of Building: 25.8 ft

Yard	Required	Existing	Proposed
Front	20 Feet	N/A	85.3 Feet
Rear	30 Feet	N/A	76.1 Feet
Side	10 Feet	N/A	20 Feet

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): Millbrook Avenue

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 236-21.2: Applicant requires a critical slope variance to develop the Dover lot

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):

Please refer to the attached Descriptive Letter from applicant's attorney.

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

Applicant proposes to construct a single-family dwelling together with a paved access driveway and retaining walls.

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

A prior application for minor subdivision and slope variances was submitted to the Planning Board in 2024, but was withdrawn. On July 7, 2025 an application was filed with the Planning Board for site plan approval and a steep slope variance to construct a single family dwelling on the lot. That application was withdrawn because site plan approval is not necessary.

SUBMITTALS

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

<i>Title</i>	<i>No. of Copies</i>	<i>Prepared By</i>
<u>Conceptual Grading and SFSC Plan</u>	<u>12</u>	<u>Frederick C. Meola, P.E.</u>
<u>Earthwork Calculation</u>	<u>12</u>	<u>Frederick C. Meola, P.E.</u>
<u>Existing and Proposed Conditions Plan</u>	<u>12</u>	<u>Frederick C. Meola, P.E.</u>
<u>Pavement and Planting Details</u>	<u>12</u>	<u>Frederick C. Meola, P.E.</u>

Propose To Testify? (Yes/No)

Applicant's Attorney(Required for Corporations) Douglas J. Kinz, Esq.
 Address 356 Lafayette Avenue
Hawthorne, NJ 07506 #
 Telephone 973-636-0600 Fax 973-636-0602
 Email djkinzlaw@gmail.com

Applicant's Engineer Frederick C. Meola, P.E.
 Address 28 Whippany Road
Whippany, NJ 07981 #
 Telephone 973-538-8863 Fax 973-538-5175
 Email fred@fcmeola.com

Applicant's Planning Consultant John McDonough, P.P.
 Address 101 Gibraltar Drive, Suite 1A
Morristown, NJ #
 Telephone 973-222-6011 Fax 973-786-6357
 Email jmmcdonoughpp@gmail.com

Other Professional
 Field of Expertise _____
 Address _____
 Telephone _____ Fax _____
 Email _____

CERTIFICATIONS

Applicant's Certification

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant.

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

Sworn to and subscribed before me this 10th day of March, 2026

APPLICANT:

Lenore Madrachimov
NOTARY PUBLIC

Antonio Poccia
(Printed Name)
Antonio Poccia
(Signature of Applicant)

LENORE MADRACHIMOV
Commission # 2336527
Notary Public, State of New Jersey
My Commission Expires
October 27, 2030

Owner Certification

I certify that I am the Owner of the Property 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 10th day of March, 2026

OWNER:

Lenore Madrachimov
NOTARY PUBLIC

Antonio Poccia
(Printed Name)
Antonio Poccia
(Signature of Applicant)

LENORE MADRACHIMOV
Commission # 2336527
Notary Public, State of New Jersey
My Commission Expires
October 27, 2030

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 10th day of March, 2026

OWNER:

Lenore Madrachimov
NOTARY PUBLIC

Antonio Poccia
(Printed Name)
Antonio Poccia
(Signature of Applicant)

LENORE MADRACHIMOV
Commission # 2336527
Notary Public, State of New Jersey
My Commission Expires
October 27, 2030

Sworn to and subscribed before me this 10th day of March, 2026

APPLICANT:

Lenore Madrachimov
NOTARY PUBLIC

Antonio Poccia
(Printed Name)
Antonio Poccia
(Signature of Applicant)

LENORE MADRACHIMOV
Commission # 2336527
Notary Public, State of New Jersey
My Commission Expires
October 27, 2030

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

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

DOUGLAS J. KINZ
A PROFESSIONAL CORPORATION
COUNSELLOR AT LAW
ATTORNEY I.D. #029931981

356 LAFAYETTE AVENUE
HAWTHORNE, NEW JERSEY 07506

TELEPHONE: 973.636.0600
TELEFAX: 973.636.0602
E.MAIL: djkinzlaw@gmail.com

March 11, 2026

Town of Dover
Zoning Board of Adjustment
37 North Sussex Street
Dover, NJ 07801

RE: Descriptive Statement
Applicant: Antonio Poccia Jr.
Property: 86 Millbrook Avenue
Block 1708, Lot 1

Dear Sir/Madam:

Please be advised that my office represents the applicant, Antonio Poccia Jr., in connection with the above-referenced application for a steep slope variance which is being presented to the Dover Zoning Board of Adjustment. Kindly accept this letter memorandum in support of the application.

The site in question, which is comprised of 38,770 square feet (.89 acres), is located on the easterly side of Millbrook Avenue near its intersection with Boyd Lane. A small portion of the interior of the site adjoins a cul-de-sac known as Comfort Court. The site, which actually straddles the Township of Randolph and the Town of Dover, is approximately 216.50 feet in width along Millbrook Avenue by approximately 186 feet in depth. The site slopes downward from Millbrook Avenue to the rear property line by approximately 34 feet. The portion of the site which lies in Randolph is known as Block 133, Lot 1 on the Randolph Tax Map. The portion which lies in Dover is known as Block 1708, Lot 1 on the Dover Tax Map. Although the site itself is rectangular-shaped, the municipal boundary line cuts across the property at an angle, which creates two triangular-shaped lots on the Municipal Tax Maps.

Upon information and belief, approximately 60 years ago the site was improved with a farmhouse and was operated as a pig farm. In fact, remnants of the dwelling's foundation and stone steps leading up to Millbrook Avenue are still visible. The applicant's father acquired the property in 1981, by which time the improvements had been removed and the site had become overgrown. The property was deeded to the applicant by his father in 1993. Since then, although the site has remained vacant, the applicant has regularly pruned many of the trees and removed overgrown brush, fallen timbers and debris.

The applicant previously sought to subdivide the site into two lots and construct a single-family residence on each lot. However, due to certain limitations affecting the site the subdivision has been abandoned. The applicant now seeks merely to construct one single-family dwelling on the entire site. As set forth in the attached engineering plans, the dwelling would be located entirely on the Dover side of the property, and would conform with all height, setback, and lot coverage requirements of the Dover Zoning Ordinance. Access to the dwelling would be provided by a driveway leading from Millbrook Avenue. As depicted in the Plan, a small portion of the driveway would be located on the Randolph side of the property.

The construction of the driveway will require steep slope variances from both Dover and Randolph Townships. This is due to the fact that the site slopes significantly downward from its westerly side along Millbrook Avenue, although the grading eases significantly toward the middle and rear of the property. As set forth in the Site Plan, the slope variance needed for the Dover lot is as follows:

SLOPE	TOTAL AREA	MAXIMUM DISTURBANCE PERMITTED	AREA DISTURBED
>25%	2631 sq. ft.	0	263 sq. ft.

Unfortunately, due to the topography of the site it is not possible to design an effective driveway access without cutting into the slopes at the western side of the site. It is the applicant's position, to be buttressed by expert testimony, that this is a classic hardship variance case. Specifically, due to the topographical conditions uniquely affecting the site, strict enforcement of the steep slope provisions of the zoning ordinance would result in exceptional practical difficulties to, or exceptional hardship upon, the applicant with regard to the development of the site. In fact, it is quite clear that strict enforcement of the steep slope requirements would make it nearly impossible to install a driveway which provides ingress to and egress from the site onto Millbrook Avenue. The only possible alternative would be to provide such access via the cul-de-sac known as Comfort Court, which adjoins the site at its southerly corner. However, there is only 19.15 feet of frontage on Comfort Court, which would create several additional zoning problems, and no doubt spawn objections from nearby neighbors along the Randolph side of the property.

It is also submitted that the granting of the slope variances will not substantially impair the intent and purpose of the zone ordinance or the health, safety and general welfare of the surrounding community. As to the zone ordinance, it should be noted that the area of the steep slope disturbance occupies only a small section of the overall site. Further, it is only the access drive, and not the dwelling itself, which implicates the disturbance. Finally, the impact from cutting into the slopes will be entirely remediated with a properly constructed retaining wall where necessary along the drive.

As to impact upon the community, the applicant does not envision any negative impact at

all. Indeed, the dwelling to be constructed will be fully compliant with all setback requirements, and therefore not intrude upon ventilation or light affecting adjoining residential properties. Further, there are other residences along Millbrook Road, including two directly across the street from the subject site, which have driveways adjoining Millbrook Avenue. In addition, the location and configuration of the access drive will have to be approved by the County Planning Board to ensure safety and effectiveness.

For all of the foregoing reasons, it is respectfully submitted that my client's application for the steep slope variance be approved.

Thank you for your kind consideration.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Douglas J. Kinz". The signature is fluid and cursive, with a large initial "D" and "K".

Douglas J. Kinz

DJK/bc

Enc.

cc: Mr. Antonio Poccia Jr.



Douglas Kinz <djkinzlaw@gmail.com>

86 Millbrook Ave Taxes - 2025 Q4, 2026 Q1, 2026 Q2

Fran Poccia <fran.poccia@gmail.com>

Tue, Mar 10, 2026 at 10:49 AM

To: djkinzlaw@gmail.com, Fran Poccia <fran.poccia@gmail.com>, apocciajr@optonline.net

Please see attached per your request. Thank you!

----- Forwarded message -----

From: **Maria Acuria** <MAcuria@dover.nj.us>

Date: Wed, Oct 29, 2025, 9:22 AM

Subject: RE: Request: 86 Millbrook Ave Taxes - 2025 Q4, 2026 Q1, 2026 Q2

To: Fran Poccia <fran.poccia@gmail.com>

Good morning Franca,

I attached a copy of your billing payment as requested. Have a great day.

Thank you,

Maria Acuria

Maria Acuria

Town of Dover / Water Department
Bilingual Principal Account Clerk

973-366-200 Ext. 1151
macuria@dover.nj.us
37 N. Sussex St.
Dover, NJ 07801

From: Fran Poccia <fran.poccia@gmail.com>

Sent: Tuesday, October 28, 2025 4:46 PM

To: Maria Acuria <MAcuria@Dover.NJ.US>

Cc: Fran Poccia <fran.poccia@gmail.com>

Subject: Request: 86 Millbrook Ave Taxes - 2025 Q4, 2026 Q1, 2026 Q2

Hi Maria,

BLQ: 1708. 1.
Owner Name: POCCIA ANTONIO JR

Tax Year: 2025 to 2026
Property Location: 86 MILLBROOK AVE

Tax Year: 2025	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	732.34	732.33	776.19	882.69	3,123.55
Payments:	732.34	732.33	776.19	882.69	3,123.55
Balance:	0.00	0.00	0.00	0.00	0.00


Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2025 Prin Balance
								3,123.55		3,123.55
			Original Billed							
12/04/24	1	Payment	001	5303	CK	28272	16 TAX 12-4	732.33	0.00	2,391.22
12/04/24	1	Payment	001	5302	CK	28272	17 TAX 12-4	0.01	0.00	2,391.21
12/04/24	2	Payment	001	5302	CK	28272	18 TAX 12-4	732.33	0.00	1,658.88
06/26/25	3	Payment	001	5430	CK	29154	27 TAX 6-26	776.19	0.00	882.69
10/09/25	4	Payment	001	5500	CK	29617	16 TAX 10-9	882.69	0.00	0.00

Tax Year: 2026	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	780.89	780.89	0.00	0.00	1,561.78
Payments:	780.89	780.89	0.00	0.00	1,561.78
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2026 Prin Balance
								1,561.78		1,561.78
			Original Billed							
10/09/25	1	Payment	001	5501	CK	29617	17 TAX 10-9	780.89	0.00	780.89
10/09/25	2	Payment	001	5502	CK	29617	18 TAX 10-9	780.89	0.00	0.00

Total Principal Balance for Tax Years in Range: 0.00

Save & Delete Close | Save & Forward New | Send to OneNote | **General** | Details | Certificates | All Fields | Show | Communicate | Email Meeting More | Address Book Names | Check Names | Business Card | Picture Card | Options | Follow Up | Private Tags | Immersive Reader | Immersive | Zoom | Zoom

Full Name... 

Company

Job title

File as

Maria Acuria
 Town of Dover / Water Department
 Bilingual Principal Account Clerk

973-366-200 Ext. 1151
 macuria@dover.nj.us
 37 N. Sussex St.
 Dover, NJ 07801

Internet

Email...

Display as

Web page address

IM address

Notes

Phone numbers

Business...

Home...


Business Fax...

Mobile...

Addresses

Business...

This is the mailing address

 Map It

VST-2

Copyright © 1982 By ALL-STATE LEGAL SUPPLY CO.
One Commerce Drive, Cranford, N.J. 07016

DEED

This Deed is made on **October 22**, 19 **93**

Prepared by: (Print signer's name below signature)
Caterina Poccia
Caterina Poccia

BETWEEN

ANTONIO POCCIA, individually

140562

whose address is **831 Tabor Road, Morris Plains, NJ 07950**

AND

ANTONIO POCCIA, JR.

referred to as the Grantor.

whose post office address is **831 Tabor Road, Morris Plains, NJ 07950**

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of

-----\$1.00-----ONE DOLLAR-----The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of **DOVER**
Block No. **1708** Lot No. **1** and **2**
 No property tax identification number is available on the date of this deed. (Check box if applicable)

Property. The property consists of the land and all the buildings and structures on the land in the Townships of **Dover and Randolph** County of **Morris** and State of New Jersey. The legal description is:

FIRST TRACT: BEGINNING at a point in the southeasterly side of Millbrook Avenue, also being the beginning point in the deed to Dora Bates by Augusta S. Campfield dated April 21, 1943, and recorded in the Morris County Clerk's Office on May 5, 1943, in Book R-37 of Deeds at Pages 52 & c thence (1) South 47 degrees 26 minutes East 186.83 feet to a point in the outside boundary line of Rose Haven Estates, Section 2, a map of Rose Haven Estates is filed in the Morris County Clerk's Office as Map # 1856-G, filed on November 13, 1957, thence (2) along said outside line in part North 51 degrees 21 minutes East 98.84 feet to an iron pin being an angle point in said outside line also being a corner of property owned by Howard Stephens, said point is distant 82.90 feet on a course of North 85 degrees 17 minutes West from a concrete monument in the Southerly side line of Central Avenue, thence (3) along the line of said Howard Stephens North 44 degrees 50 minutes West 150.19 feet to an iron pin, also being a corner of property of said Howard Stephens, thence (4) North 43 degrees 10 minutes West 50.00 feet to an iron pin set in the southeasterly side of Millbrook Avenue, thence (5) along the southeasterly line of Millbrook Avenue South 43 degrees 53 minutes West 100.00 feet to an iron pin, thence (6) still along the southeasterly line of Millbrook Avenue South 40 degrees 37 minutes West 8.25 feet to a point, being the point and place of BEGINNING.

(Description continued on next page.)

SECOND TRACT: BEGINNING at a point in southeasterly side of Millbrook Avenue, being the first corner as set forth in a deed from Augusta S. Campfield to Dora Bates, dated April 21, 1943, and recorded in the Morris County Clerk's Office in Book R-37 of Deeds at Page 52 &c and from thence runs (1) along the southeasterly line of Millbrook Avenue South 40 degrees 37 minutes West 108.25 feet to an iron pin, thence (2) along the remains of an old stone wall South 54 degrees 48 minutes East 33.00 feet to an iron pin, thence (3) still along the remains of said old stone wall South 44 degrees 50 minutes East 133.63 feet to an iron pin, being a point in the outside boundary line of Rose Haven Estates, Section 2, a map of Rose Haven Estates, Section 2 is filed in the Morris County Clerk's Office as Map # 1856-G on November 13, 1957, thence (4) along said outside in part North 51 degrees 21 minutes East 111.26 feet to a point being the second corner of a lot known and designated as #80 Millbrook Avenue, Dover, NJ, thence (5) along the first line reversed of lot known as #80 Millbrook Avenue, Dover, NJ, North 47 degrees 26 minutes West 186.83 feet to a point in the southeasterly side of Millbrook Avenue being the point and place of BEGINNING.

The above descriptions being in accordance with a survey prepared by Richard L. Bassett, Land Surveyor No. 11382, Mine Hill, New Jersey, dated October 28, 1977.

BEING the same land and premises conveyed to Samuel Medore and Mary Medore, his wife, by Edward Bates, Jr. and Lois Bates, his wife, by deed dated June 14, 1961, and recorded in the Morris County Clerk's Office on January 5, 1962, in Deed Book 1824 on Pages 215 &c.

BEING the same lands and premises conveyed to Antonio Poccia and Mary Poccia, his wife, by deed dated November 11, 1977 from Samuel Medore and Mary Medore, his wife, and recorded November 16, 1977 in the Morris County Clerk's Office in Deed Book 2434 at Page 93 &c.

ALSO BEING the same lands and premises (Block 133, Lot 1 only) conveyed to Antonio Poccia and Mary Poccia, his wife, by deed dated May 7, 1981 by the Township of Randolph, and recorded June 12, 1981 in the Morris County Clerk's Office in Deed Book 2592 at Page 719.

ALSO BEING the same lands and premises conveyed to Antonio Poccia, individually, by deed dated July 18, 1990 from Antonio Poccia and Mary Poccia, his wife, and recorded September 24, 1990 in the Morris County Clerk's Office in Deed Book 3348 at Page 227.

DB3873 P278

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

Salvatore Poccia

Antonio Poccia (Seal)
ANTONIO POCCIA

.....(Seal)

STATE OF NEW JERSEY, COUNTY OF MORRIS

I CERTIFY that on *October 22*, 19 *93*

SS.:

Antonio Poccia

and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person): personally came before me
(a) is named in and personally signed this Deed;
(b) signed, sealed and delivered this Deed as his or her act and deed; and
(c) made this Deed for \$ *1.00* as the full and actual consideration (in paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

Salvatore Poccia
(Print name and title)



SALVATORE POCCIA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Jan. 24, 1997

DB3873 P279

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 49, P.L. 1968)

ALL STATE RECORDS
One Commission Order Cover
D. N. J.

PARTIAL EXEMPTION
(c. 176, P. L. 1975)

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-2 et seq.)

STATE OF NEW JERSEY }
COUNTY OF MORRIS } ss.

FOR RECORDER'S USE ONLY
Consideration \$ 100
Realty Transfer Fee \$ EXEMPT - S
Date _____ By _____

*Use symbol "C" to indicate that fee is exclusively for County.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side)

Deponent, ANTONIO POCCIA
(Name) GRANTOR

says that he/she is the GRANTOR

in a deed dated October 22, 1993, transferring real property identified as Block No. 170B, Lot 1
Lot No. _____ located at 86 Millbrook, 80 Millbrook, 100 Millbrook Avenue,
Randolph, NJ Morris County

(2) CONSIDERATION (See Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 1.00

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c.49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient
as per 7j, transfer is in family

(4) PARTIAL EXEMPTION FROM FEE 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. (See Instructions #8 and #9)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c.176, P.L. 1975 for the following reason(s):

- a) SENIOR CITIZEN (See Instruction #8)
 - Grantor(s) 62 yrs. of age or over.*
 - One or two-family residential premises.
 - Owned and occupied by grantor(s) at time of sale.
 - No joint owners other than spouse or other qualified exempt owners.
- b) BLIND (See Instruction #8)
 - Grantor(s) legally blind.*
 - One or two-family residential premises.
 - Owned and occupied by grantor(s) at time of sale.
 - No joint owners other than spouse or other qualified exempt owners.
- DISABLED (See Instruction #8)
 - Grantor(s) permanently and totally disabled.*
 - One or two-family residential premises.
 - Receiving disability payments.
 - Owned and occupied by grantor(s) at time of sale.
 - Not gainfully employed.
 - No joint owners other than spouse or other qualified exempt owners.
- IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.
- c) LOW AND MODERATE INCOME HOUSING (See Instruction #8)
 - Affordable According to H.U.D. Standards.
 - Meets Income Requirements of Region.
 - Reserved for Occupancy.
 - Subject to Rents Controls.
- d) NEW CONSTRUCTION (See Instruction #9)
 - Entirely new improvement.
 - Not previously used for any purpose.
 - Not previously occupied.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and Sworn to before me
this 22 day of October, 1993
Antonio Poccia Antonio Poccia
Name of Deponent (sign above line) Name of Grantor (type above line)
Salvatore Poccia 831 Tabor Rd., Morris Morris Plains, NJ 07950
Address of Grantor at Time of Sale

SALVATORE POCCIA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Jan. 24, 1997

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.
Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.
This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.
ORIGINAL - White copy to be retained by County.
DUPLICATE - Yellow copy to be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:10-8.12).
TRIPPLICATE - Pink copy is your file copy.

DB3873 P280

STATE OF NEW JERSEY
DEPARTMENT OF TREASURY
DIVISION OF TAXATION
COUNTY RECORDING OFFICE

SUPPLY CO.
N. J. 07010



spaces and

Lot 1

ed hereto

of value
amount
umbrance

posed by

APRIATE

75 for the

where

where

party

7950

RECEIVED

Nov 15 3 22 PM '93

ALFONSE W. SCERBO
MORRIS CO. CLERK

COUNTY OF MORRIS	
Consideration	100
Base Tax	
Additional Tax	
REALTY TRANSFER FEE	EXEMPT-G
Date	11-15-93
By	SK
RECORDING FEE	26.00 PD CASH

DEED

Dated: October 22, 19 93

ANTONIO POCCIA, individually

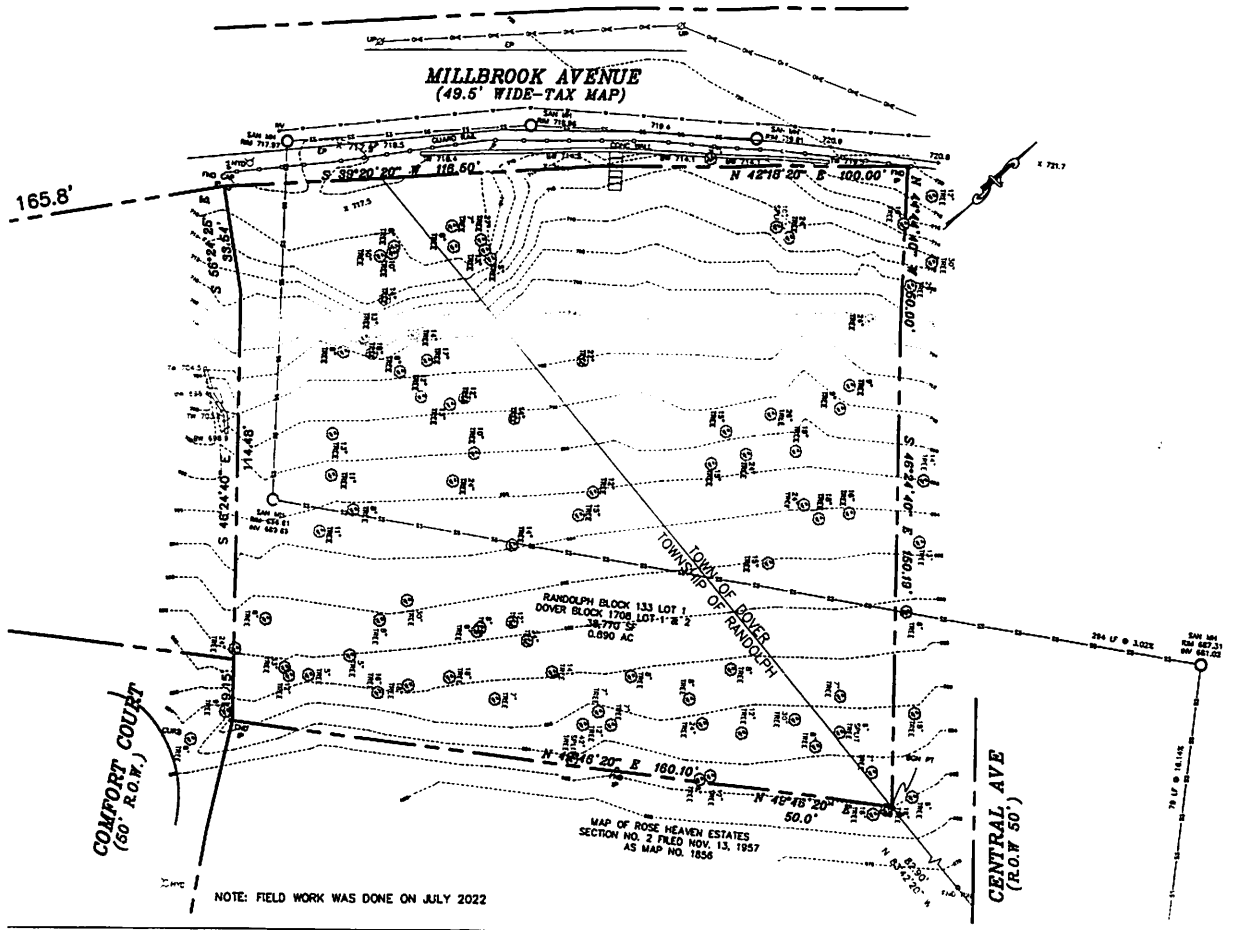
Record and return to:

Grantor,

ANTONIO POCCIA, JR.

Antonio Poccia
831 Tabor Road
Morris Plains, NJ 07950

Grantee.



REFERENCE:
 DB: 3873 PG: 277
 F.M. 1856

THIS DECLARATION IS MADE TO THE NAMED PARTIES ONLY. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR TO ANY PERSON OR PARTY NOT LISTED IN THIS DECLARATION. THIS SURVEY IS INVALID WITHOUT THE EMBOSSED SEAL AND ORIGINAL SIGNATURE OF THE SURVEYOR IN GREEN INK. CORNER MARKERS NOT SET AS PER CONTRACT WITH THE ULTIMATE USER.

IN MY PROFESSIONAL OPINION AND BELIEF AND BASED ON THE REFERENCED DOCUMENTATION I DECLARE THIS SURVEY TO BE CORRECT AND ACCURATE TO THE FOLLOWING PARTIES ONLY: ANTONIO POGGIA, JR.

TOPOGRAPHIC SURVEY
 BLOCK 1708 LOT 1 & 2
 TOWN OF DOVER
 MORRIS COUNTY, NEW JERSEY

BLOCK 133 LOT 1
 TOWNSHIP OF RANDOLPH
 MORRIS COUNTY, NEW JERSEY

Frederick C. Meola

FREDERICK C. MEOLA

NJ PROFESSIONAL ENGINEER & LAND SURVEYOR #22708
 FC MEOLA LLC

CERTIFICATE OF AUTHORIZATION # No. 24GA26140200
 28 WHIPPANY ROAD PHONE: (973) 538-8563
 WHIPPANY, NEW JERSEY, 07981 FAX: (973) 538-5713

FILE NO. 140211	C.D. 140211	FIELD BOOK XX/XX
DATE 08-09-2024	SCALE 1"=50'	DRAWN BY VG



March 17, 2026

TODOV26301

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

RE: ADMINISTRATIVE COMPLETENESS REVIEW LETTER
Antonio Poccia
86 Millbrook Avenue
Block 1708 Lot 1
App No: Z26-01
App Type: Variance Relief – “hardship” (NJSA 40:55D-70c(1))
Zone: R-2 (Single Family-5,000 SF)

Dear Ms. Mendelsohn,

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

1. Transmittal Letter prepared by Douglas J. Kinz, dated March 11, 2026
2. Land Use Application
3. Development Checklist – Administrative
4. Variance & Waiver of Site Plan Checklist
5. Descriptive Statement prepared by Douglas J. Kinz, dated March 11, 2026
6. Proof of Payment of Taxes
7. Deed of the Property
8. Document entitled “Topographic Survey” prepared by FC Meola LLC Engineering and Land Surveying, dated August 9, 2024
9. 200’ Property Owner’s List prepared by the Town of Dover Planning & Zoning Department dated March 11, 2026
10. Receipt of Payment for Application Fee and Escrow
11. Document entitled “Site Plan” prepared by FC Meola LLC Engineering and Land Surveying, dated January 3, 2018, last revised February 26, 2026

SUMMARY OF APPLICATION

The subject property identified as Block 1708 Lot 1 within the Town of Dover and Block 133, Lot 1 within the Township of Randolph currently consists of wooded, vacant land within the R-2 Single-Family District. The Applicant proposes to redevelop the site into one (1) single family dwelling consisting of a 1,375 SF footprint with an associated 12’ wide paved access driveway and retaining walls. Site improvements consist of grading, drainage and landscaping. This application was previously filed before the Dover Planning Board for site plan approval and a steep slope variance. The Planning Board determined that site plan approval is not required for developing the property as a single-family residence, so the application was withdrawn and is being refiled before the Dover Zoning Board of Adjustment for the steep slope variance.

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

1. Per the Development Checklist – Administrative, a complete submission package with appropriate fee, for the Morris County Planning Board for all applicable applications is noted as not applicable.
 - a. Millbrook Avenue is identified as Morris County Route 656; therefore, an application to the Morris County Planning Board is required for the proposed 12’ wide paved access driveway.

It is our opinion that the submission **does meet** the criteria required to be deemed complete at this time.

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

Sincerely,

PENNONI ASSOCIATES INC.



Stephen Hoyt, PE
Board Engineer



March 17, 2026
TODOV26301

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

RE: ENGINEERING REVIEW LETTER #1
Antonio Poccia
86 Millbrook Avenue
Block 1708 Lot 1
App No: Z26-01
App Type: Variance Relief – “hardship” (NJSA 40:55D-70c(1))
Zone: R-2 (Single Family-5,000 SF)

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A. SUMMARY OF VARIANCES & WAIVERS

1. The Applicant has requested a variance for the disturbance of 263 SF within critical slope areas. Critical slope areas are defined as previously undeveloped areas having a grade of 25% or greater. Per §236-21.2.B.(2)(a), there shall be no site disturbance, no structures, and no impervious coverage permitted within critical slope areas. Driveways are excluded from this limitation, however, they must be designed and constructed with a maximum grade of 15% at any point and disturb no more than 25 feet of width parallel to the driveway. Testimony shall be provided regarding the exclusion of the area within 25’ from the edge of the driveway for the disturbance calculation. The 263 SF is the area disturbed outside of 25’ from the driveway.

2. The Applicant is requesting a variance for a lot coverage of 4,595 SF. Per the Town of Dover Zoning Table last revised April 17, 2008, the maximum lot coverage permitted is 65% or 4,300 SF, whichever is smaller.
3. The Applicant has requested a waiver for the following items and testimony shall be provided addressing each:
 - i. Environmental Impact Statement in accordance with the requirements of §236-63 Environmental impact statement
 - ii. 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.

B. SITE PLAN

1. The Applicant shall provide architectural plans addressing building materials and colors for all faces of the proposed building.
2. The plan shall be revised to include a statistical area summary table indicating compliance with the Town's lighting ordinance.
3. It appears Sheet 2 of 3 shows the proposed utility connections for water, gas, and sanitary, but not for electric. Please revise the plan to show the utility connection for electric.
4. The Applicant shall provide will-serve letters from the various utility companies for water, sewer, gas, and electric confirming that utility service can be provided to the proposed dwelling.
5. The Applicant shall provide testimony regarding how stormwater will be managed.
 - a. It appears the proposed limit of disturbance is less than one acre, so this application does not qualify for a major development per NJAC 7:8; however, an analysis needs to be completed showing that post construction peak flows are reduced from pre-construction peak flows for stormwater runoff.
 - b. Stormwater shall not sheet flow from the property to adjacent properties. It appears that the design intent is for overflow of stormwater to flow towards the southwestern corner of the site if the proposed system capacity is exceeded. Testimony shall be provided.
 - c. It appears that the Applicant is proposing drywells. A note shall be added to the plans indicating that infiltration testing in accordance with current NJDEP requirements shall be performed by the Applicant, and observed by the Town of Dover, prior to installation of the drywells.
 - i. Testimony shall be provided regarding the installation of these drywells. The detail provided indicated an approximately 11' deep structure that is proposed to be installed near the existing sanitary line.
 - d. The Applicant shall provide routing calculations supporting the proposed pipe sizes and slopes. These calculations should include both pervious and impervious runoff to ensure capacity.
6. The Applicant shall review the proposed sanitary connection invert elevations and slope of the 4" PVC pipe from the proposed house and revise as necessary. It appears that the pipe is proposed at a 41.56% slope based on the provided inverts for the pipe connecting to the existing main (INV IN 686.35) and the proposed clean out (INV 693).
7. The Applicant has prepared a Tree Replacement Table per Ordinance No. 01-2025. Sheet 1 shows that fourteen (14) trees are to be removed, twenty-nine (29) are required to be replaced, and twenty (20) are proposed. The Applicant shall provide testimony regarding which option will be taken below:
 - a. Revise the plan to show where nine (9) additional trees with a minimum DBH of 2" can be planted to meet the tree replacement criteria, or

- b. Pay a fee to the tree preservation fund. The fee is calculated based on the Replacement Tree Value Calculations Table on Page 5.
 - c. Additionally, the American Yellowwood is not on the preferred Tree List prepared by the Dover Shade Tree Commission on Page 6. The plan shall be revised to show an alternate species.
8. As the total limit of disturbance exceeds 5,000 square feet, the Applicant shall apply for a soil erosion and sediment control permit with the Morris County Soil Conservation District. The Applicant shall provide a copy of the certification as a condition of approval.
9. Per the Site Plan, Sheet 1, a 12' wide paved access driveway is proposed on Millbrook Avenue, which is identified as Morris County Route 656. An application to the Morris County Planning Board is required. The Applicant shall submit the results of that application upon receipt.
10. The plans shall be revised to provide the following construction details:
 - a. "Sanitary Cleanout"
 - b. "Overflow Reverse Elbow"

C. MISCELLANEOUS

1. The Applicant shall obtain all other applicable approvals required by outside agencies, including but not limited to the Morris County Soil Conservation District, Morris County Planning Board, the Town of Dover Building Department, the Department of Public Works, etc. Copies of said approvals shall be provided upon receipt.

We reserve the right to present additional comments, variances, and/or design waivers pending testimony of the Applicant before the Board. The Applicant shall submit a point-by-point response letter to accompany any revised submission detailing how each of the above is being addressed. Should you have any questions, please do not hesitate to contact us.

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

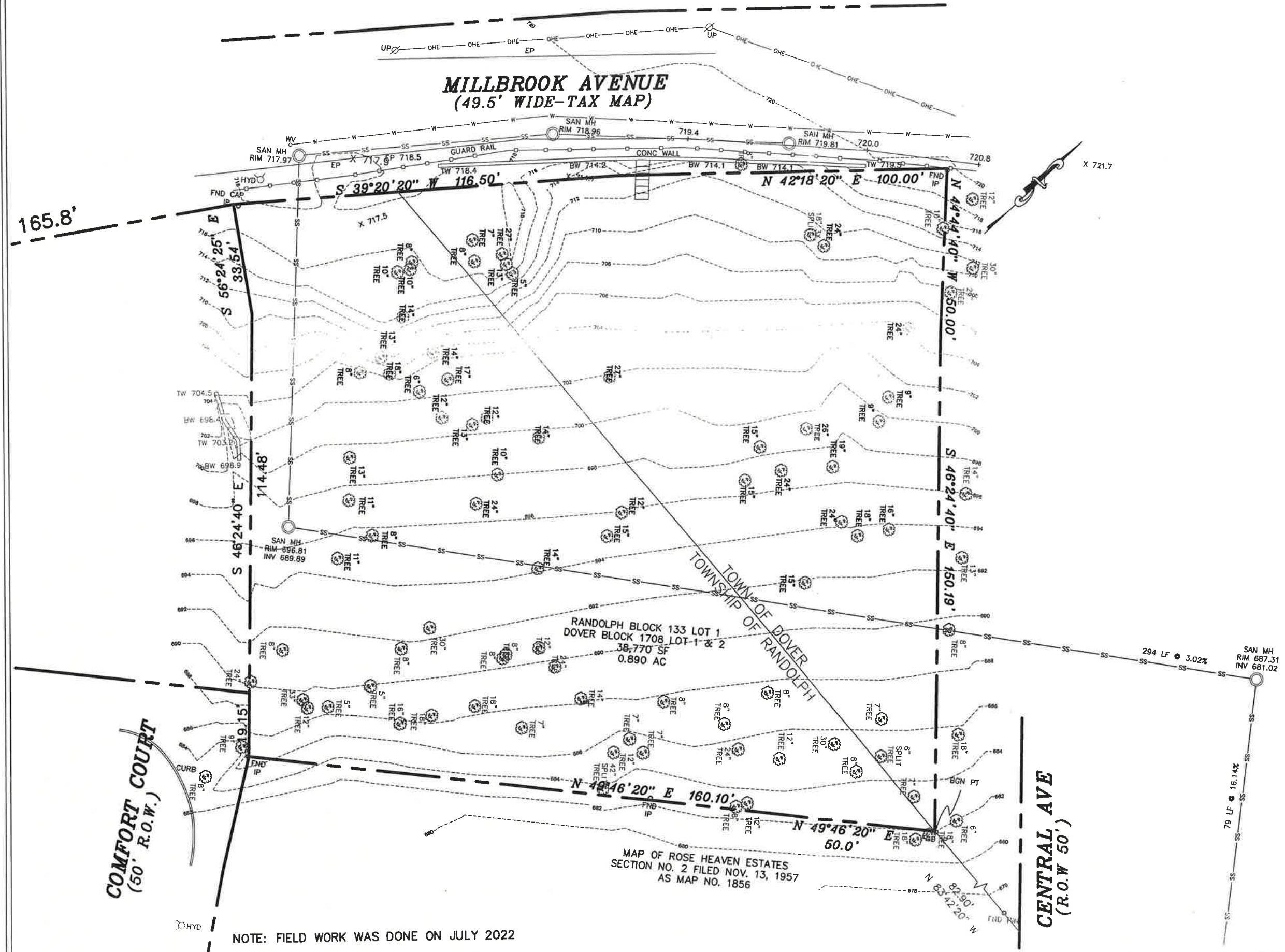
Sincerely,

PENNONI ASSOCIATES INC.



Stephen Hoyt, PE
Board Engineer

**MILLBROOK AVENUE
(49.5' WIDE-TAX MAP)**



165.8'

**COMFORT COURT
(50' R.O.W.)**

**CENTRAL AVE
(R.O.W 50')**

RANDOLPH BLOCK 133 LOT 1
DOVER BLOCK 1708 LOT-1 & 2
38,770 SF
0.890 AC

MAP OF ROSE HEAVEN ESTATES
SECTION NO. 2 FILED NOV. 13, 1957
AS MAP NO. 1856

NOTE: FIELD WORK WAS DONE ON JULY 2022

REFERENCE:
DB: 3873 PG: 277
F.M. 1856

THIS DECLARATION IS MADE TO THE NAMED PARTIES ONLY. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR TO ANY PERSON OR PARTY NOT LISTED IN THIS DECLARATION. THIS SURVEY IS INVALID WITHOUT THE EMBOSSED SEAL AND ORIGINAL SIGNATURE OF THE SURVEYOR IN GREEN INK. CORNER MARKERS **NOT** SET AS PER CONTRACT WITH THE ULTIMATE USER.

IN MY PROFESSIONAL OPINION AND BELIEF AND BASED ON THE REFERENCED DOCUMENTATION I DECLARE THIS SURVEY TO BE CORRECT AND ACCURATE TO THE FOLLOWING PARTIES ONLY:
ANTONIO POCCIA, JR.

TOPOGRAPHIC SURVEY
BLOCK 1708 LOT 1 & 2
TOWN OF DOVER
MORRIS COUNTY, NEW JERSEY

BLOCK 133 LOT 1
TOWNSHIP OF RANDOLPH
MORRIS COUNTY, NEW JERSEY

Frederick C. Meola

FREDERICK C. MEOLA
NJ PROFESSIONAL ENGINEER & LAND SURVEYOR #22708

FC MEOLA LLC
CERTIFICATE OF AUTHORIZATION : No. 24GA28140200

28 WHIPPANY ROAD PHONE: (973) 538-8863
WHIPPANY, NEW JERSEY, 07981 FAX: (973) 538-5715

FILE NO. 140211	C.D. 140211	FIELD BOOK XX/XX
DATE 08-09-2024	SCALE 1"=30'	DRAWN BY YG

ZONING BOARD OF ADJUSTMENT

TOWNSHIP OF DOVER

**NOTICE OF DEVELOPMENT APPLICATION
SERVED ON OWNERS WITHIN 200 FEET**

To: Owner of Premises

PLEASE TAKE NOTICE that the undersigned has made application on behalf of Antonio Poccia Jr. to the Town of Dover Board of Adjustment, for a steep slope variance in order to construct a single-family dwelling located on a site on the easterly side of Millbrook Avenue, near its intersection with Boyd Lane, which straddles the Township of Randolph and the Town of Dover. The site approximates 216.5 feet in width along Millbrook Avenue by approximately 186 in depth. The portion of the site which lies in Randolph Township is known as Block 133, Lot 1. The portion which lies in the Town of Dover is known as Block 1708, Lot 1. The proposed dwelling would be located entirely on the Dover side of the property, and would conform with all height, setback and lot coverage requirements of the Dover Zoning Ordinance. Access to the dwelling will be provided by a driveway leading from Millbrook Avenue. A small portion of the driveway would be located on the Randolph side of the property.

Construction of the driveway will require steep slope variances from both the Town of Dover and Randolph Township due to the fact that the site slopes significantly downward from its westerly side along Millbrook Avenue. As set forth in the site plan filed with the Town of Dover, the slope variance needed for the Dover lot is as follows:

SLOPE	TOTAL AREA	MAXIMUM DISTURBANCE	AREA DISTURBED
>25%	2631 sq. ft.	0	263 sq. ft.

The street address of the applicant's premises, which is located within 200 feet of certain property owned by you, is 86 Millbrook Avenue and also known as Block 133, Lot 1 on the Tax Map of the Township of Dover.

A public hearing has been scheduled for December 18, 2025, at 7:00 p.m., at the Town of Dover Board of Adjustment, 37 North Sussex Street, Dover, NJ 07801, and when the case is called you may appear either in person, or by agent or attorney, and present any objections which you may have to the granting of the relief sought in the petition.

This notice is sent to you by the applicant's attorney at the direction of the Zoning Board of Adjustment of the Town of Dover. The application and related plans and papers are on file and available for public inspection during normal business hours in the Township's offices at the aforesaid location.

Respectfully,

A handwritten signature in black ink, appearing to read "Douglas J. Kinz". The signature is fluid and cursive, with a large initial "D" and "K".

DOUGLAS J. KINZ, ESQ.
Attorney for Applicant,
Antonio Poccia Jr.

7011 2970 0000 6802 2043

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Dover, NJ 07801

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Certified Fee	\$4.40	55
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$10.48	

Postmark Here

03/17/2026

Luis F Giraldo
 15 Cottage Street
 Dover, NJ 07801

PS Form 3800, August 2006 See Reverse for Instructions

9589 0710 5270 3440 8875 59

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Dover, NJ 07801

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Return Receipt (electronic)	\$0.00	
Certified Mail Restricted Delivery	\$0.00	
Adult Signature Required	\$0.00	
Adult Signature Restricted Delivery	\$0.00	
Total Postage and Fees	\$10.48	

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03/17/2026

Oswaldo A. Barrera
 39 Millbrook Ave
 Dover, NJ 07801

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

9589 0710 5270 3440 8875 66

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Dover, NJ 07801

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Extra Services & Fees (check box, add fee as appropriate)	\$4.40	
Return Receipt (hardcopy)	\$0.00	
Return Receipt (electronic)	\$0.00	
Certified Mail Restricted Delivery	\$0.00	
Adult Signature Required	\$0.00	
Adult Signature Restricted Delivery	\$0.00	
Total Postage and Fees	\$10.48	

Postmark Here

03/17/2026

Harold A. Garcia
 67 Millbrook Ave
 Dover, NJ 07801

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

7011 2970 0000 6802 2067

U.S. Postal Service™
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Dover, NJ 07801

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Certified Fee	\$4.40	55
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$10.48	

Postmark Here

03/17/2026

Dale Barrett/Louisa Morales
 67 Millbrook Ave
 Dover, NJ 07801

PS Form 3800, August 2006 See Reverse for Instructions

9589 0710 5270 3440 8875 73

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

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

Dover, NJ 07801

Certified Mail Fee	\$5.30	0703
Postage	\$0.78	55
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	
Return Receipt (hardcopy)	\$0.00	
Return Receipt (electronic)	\$0.00	
Certified Mail Restricted Delivery	\$0.00	
Adult Signature Required	\$0.00	
Adult Signature Restricted Delivery	\$0.00	
Total Postage and Fees	\$10.48	

Postmark Here

03/17/2026

Town of Dover
 37 N Sussex Street
 Dover, NJ 07801

PS Form 3800, August 2006 See Reverse for Instructions

7011 2970 0000 6802 2074

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Randolph, NJ 07869

Postage	\$5.30	0703
Certified Fee	\$4.40	55
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$10.48	

Postmark Here

03/17/2026

Edward P./Soteroula Nuttall
 44 Sandra Lane
 Randolph, NJ 07869

PS Form 3800, August 2006 See Reverse for Instructions

7011 2970 0000 6802 2050

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Dover, NJ 07801

Postage	\$5.30	0703
Certified Fee	\$4.40	55
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$10.48	

Postmark Here
03/17/2026

Eladio Manriques/Elsa Paredes
2 Wayside Ave
Dover, NJ 07801

9589 0710 5270 3440 8875 97

U.S. Postal Service™
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Domestic Mail Only

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Florham Park, NJ 07932

Certified Mail Fee	\$5.30	0703
Postage	\$0.78	55
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	
Total Postage and Fees	\$10.48	

Postmark Here
03/17/2026

Dwight Henning
254 Brooklake Road
Florham Park, 07932

7011 2970 0000 6802 2036

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Dover, NJ 07801

Postage	\$5.30	0703
Certified Fee	\$4.40	55
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$10.48	

Postmark Here
03/17/2026

Allison V Kloss/Coleman Degeorges
13 Cottage Street
Dover, NJ 07801

9589 0710 5270 3440 8875 80

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Domestic Mail Only

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Dover, NJ 07801

Certified Mail Fee	\$5.30	0703
Postage	\$0.78	55
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	
Total Postage and Fees	\$10.48	

Postmark Here
03/17/2026

Jorge Eduardo Sarmiento Montero
69 Millbrook Ave
Dover, NJ 07801

7011 2970 0000 6802 2159

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Randolph, NJ 07869

Postage	\$5.30	0703
Certified Fee	\$4.40	55
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$10.48	

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Jordyn Gangemi
31 Harmony Road
Randolph, NJ 07869

7011 2970 0000 6802 2081

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Morristown, NJ 07963

Postage	\$5.30	0703
Certified Fee	\$4.40	55
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$10.48	

Postmark Here
03/17/2026

Morris County Planning Board
CN 900
Morristown, NJ 07963

7011 2970 0000 6802 2098

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Randolph, NJ 07869

Postage	\$5.30
Certified Fee	\$4.40
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$10.48

0703 55
Postmark Here
03/17/2026

Municipal Clerk Township of Randolph
502 Millbrook Ave
Randolph, NJ 07869

PS Form 3800, August 2006

See Reverse for Instructions

7011 2970 0000 6802 2104

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Morristown, NJ 07960

Postage	\$5.30
Certified Fee	\$4.40
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$10.48

0703 55
Postmark Here
03/17/2026

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

PS Form 3800, August 2006

See Reverse for Instructions

7011 2970 0000 6802 2029

U.S. Postal Service™
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Dover, NJ 07801

Postage	\$5.30
Certified Fee	\$4.40
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$10.48

0703 55
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03/17/2026

Robert/Constance Williamson
9 Cottage Street
Dover, NJ 07807

PS Form 3800, August 2006

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7011 2970 0000 6802 2142

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Dover, NJ 07801

Postage	\$5.30
Certified Fee	\$4.40
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$10.48

0703 55
Postmark Here
03/17/2026

Town of Dover Water Dept.
37 No. Sussex Street
Dover, NJ 07801 - Attn: D. Dotty

PS Form 3800, August 2006

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7011 2970 0000 6802 2166

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Denville, NJ 07834

Postage	\$5.30
Certified Fee	\$4.40
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$10.48

0703 55
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03/17/2026

David/Adriana Valvano
22 Mary Ave.
Denville, NJ 07801

PS Form 3800, August 2006

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7011 2970 0000 6802 2135

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Randolph, NJ 07869

Postage	\$5.30
Certified Fee	\$4.40
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$10.48

0703 55
Postmark Here
03/17/2026

Cablevision
683 Route 10 East
Randolph, NJ 07869

PS Form 3800, August 2006

See Reverse for Instructions

7011 2970 0000 6802 2128

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

Newark, NJ 07102

Postage	\$5.00
Certified Fee	\$4.40
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$0.78
	\$10.48

0703
55
Postmark
Here
03/17/2026

New Jersey Verizon
540 Broad Street
Newark, NJ 07102

PS Form 3800, August 2006

See Reverse for Instructions

7011 2970 0000 6802 2111

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

Wall, NJ 07727

Postage	\$5.30
Certified Fee	\$4.40
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$0.78
	\$10.48

0703
55
Postmark
Here
03/17/2026

New Jersey Natural Gas Co.
1415 Wyckoff Road
Wall, NJ 07727

PS Form 3800, August 2006

See Reverse for Instructions

USA TODAY CO.



Agency:

Douglas Kinz
 Douglas Kinz Esq
 356 Lafayette AVE
 Hawthorne NJ 07506-2545
 Acct: 1185558

Client:

Douglas Kinz
 Douglas Kinz Esq
 356 Lafayette AVE
 Hawthorne NJ 07506-2545
 Acct: 1185558

This is not an invoice

Order #	Advertisement / Description	Columns x Lines x Insertions	Rate Per Line	Cost
12176134	NOTICE OF HEARING NOTICE IS HEREBY GIVEN that Antonio Poccia Jr. has filed an a	2 x 41.00 x 2	\$0.39	\$66.98
Net Total Due:				\$66.98

Costs above include daily print ad cost, online publication and any associated affidavit charges, where applicable

of Copies :

1

PO #: Poccia

Check #: _____

Date: _____

CERTIFICATION BY RECEIVING AGENCY
 I, HAVING KNOWLEDGE OF THE FACTS, CERTIFY AND DECLARE THAT THE GOODS HAVE BEEN RECEIVED OR THE SERVICES RENDERED AND ARE IN COMPLIANCE WITH THE SPECIFICATIONS OR OTHER REQUIREMENTS, AND SAID CERTIFICATION IS BASED ON SIGNED DELIVERY SLIPS OR OTHER REASONABLE PROCEDURES OR VERIFIABLE INFORMATION.

SIGNATURE: _____

TITLE: _____ DATE: _____

CERTIFICATION BY APPROVAL OFFICIAL
 I CERTIFY AND DECLARE THAT THIS ORDER CONFIRMATION IS CORRECT, AND THAT SUFFICIENT FUNDS ARE AVAILABLE TO SATISFY THIS CLAIM. THE PAYMENT SHALL BE CHARGEABLE TO:


APPROPRIATION ACCOUNT(S) AND AMOUNTS CHARGED: P.O.# _____

SIGNATURE: _____

TITLE: _____ DATE: _____

CLAIMANT'S CERTIFICATION AND DECLARATION:
 I DO SOLEMNLY DECLARE AND CERTIFY UNDER THE PENALTIES OF THE LAW THAT THIS ORDER CONFIRMATION IS CORRECT IN ALL ITS PARTICULARS; THAT THE GOODS HAVE BEEN FURNISHED OR SERVICES HAVE BEEN RENDERED AS STATED HEREIN; THAT NO BONUS HAS BEEN GIVEN OR RECEIVED BY ANY PERSON OR PERSONS WITHIN THE KNOWLEDGE OF THIS CLAIMANT IN CONNECTION WITH THE ABOVE CLAIM; THAT THE AMOUNT HEREIN STATED IS JUSTLY DUE AND OWING; AND THAT THE AMOUNT CHARGED IS A REASONABLE ONE.

Date: 03/19/2026

Signature: 

Federal ID #: 061032273

Official Position: Clerk

Kindly return a copy of this order confirmation with your payment so that we can assure you proper credit.

Daily Record

www.dailyrecord.com

USA TODAY Media Corp.

PO Box 631202, Cincinnati, OH 45263-1202

AFFIDAVIT OF PUBLICATION

Order Number : 12176134

STATE OF WISCONSIN
Brown County

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

MDR dailyrecord.com 03/19/2026
MDR Morristown Daily Record 03/19/2026

[Handwritten Signature]

Legal Clerk

[Handwritten Signature: Denise Roberts]

Notary Public State of Wisconsin County of Brown

[Handwritten: 4-6-27]

My commission expires

DENISE ROBERTS
Notary Public
State of Wisconsin

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that Antonio Poccia Jr. has filed an application with the Town of Dover Zoning Board of Adjustment for the premises known as 86 Millbrook Avenue, and also known as Block 1708, Lot 1, on the Tax Map of the Town of Dover, for a steep slope variance in order to construct a single-family dwelling located on a site located on the easterly side of Millbrook Avenue near its intersection with Boyd Lane, which straddles the Township of Randolph and the Town of Dover. The site approximates 216.5 feet in width along Millbrook Avenue by approximately 186 in depth. The portion of the site which lies in Randolph Township is known as Block 133, Lot 1. The portion which lies in Town of Dover is known as Block 1708, Lot 1. The proposed dwelling would be located entirely on the Dover side of the property, and would conform with all height, setback and lot coverage requirements of the Dover Zoning Ordinance. Access to the dwelling will be provided by a driveway leading form Millbrook Avenue. A small portion of the driveway would be located on the Randolph side of the property. Construction of the driveway will require steep slope variances from both Dover and Randolph

Townships due to the fact that the site slopes significantly downward from its westerly side along Millbrook Avenue. As set forth in the site plan filed with the Town of Dover, the slope variance needed for the Dover lot are as follows:

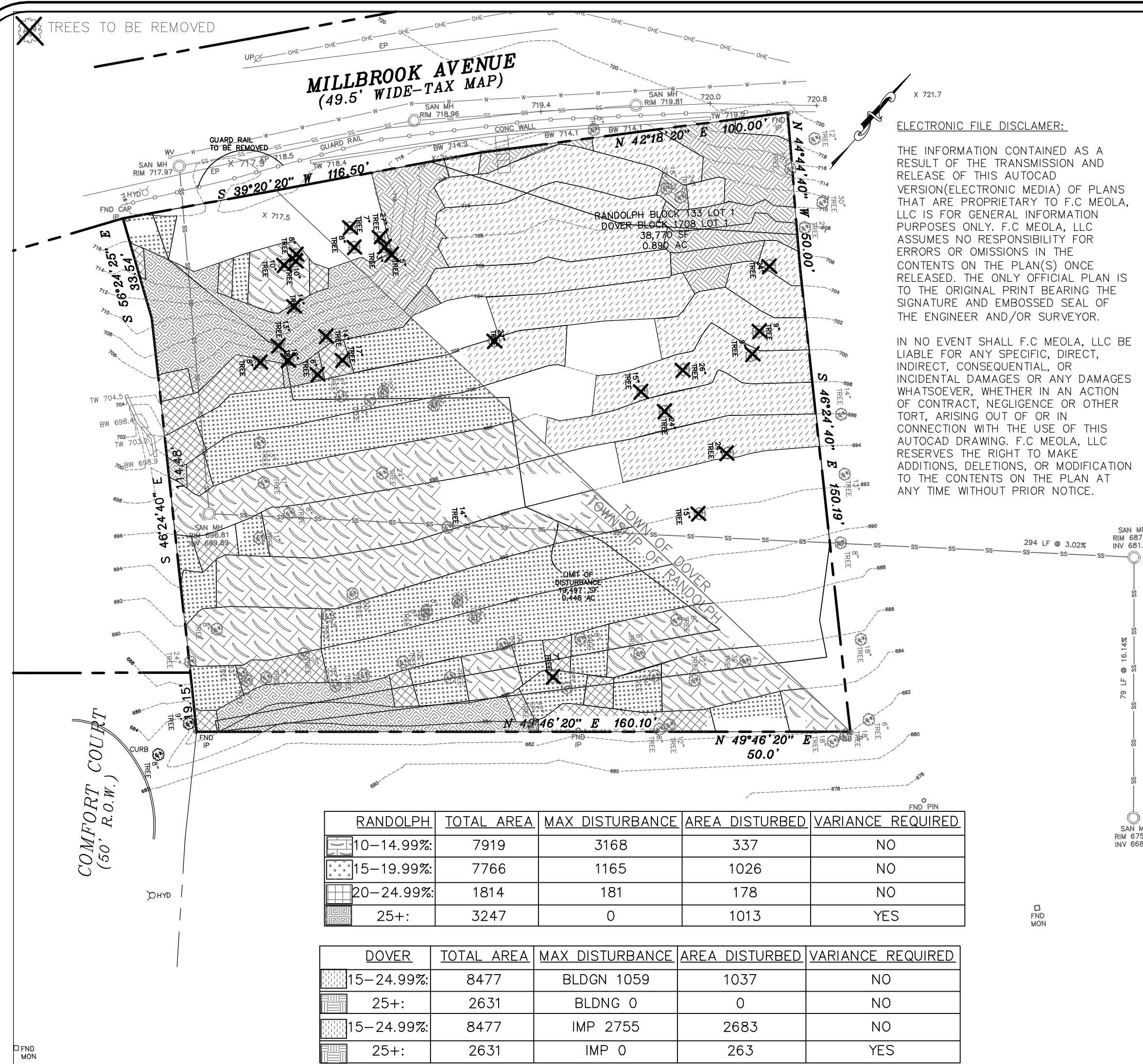
SLOPE	TOTAL AREA	MAXIMUM DISBURBANCE	AREA DISTURBED
>25%	2631	0	263 sq. ft.

A hearing on this application has been scheduled by the Board for April 2, 2026, at 7:00 p.m., in the Dover Municipal Building, 37 North Sussex Street, Dover, NJ, at which time you or any interested party, as defined in N.J.S.A. 40:55D-4, may appear and be heard either in person or by agent or attorney. Copies of the documents submitted with the application are on file at the above-stated Municipal Building for public inspection between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday.

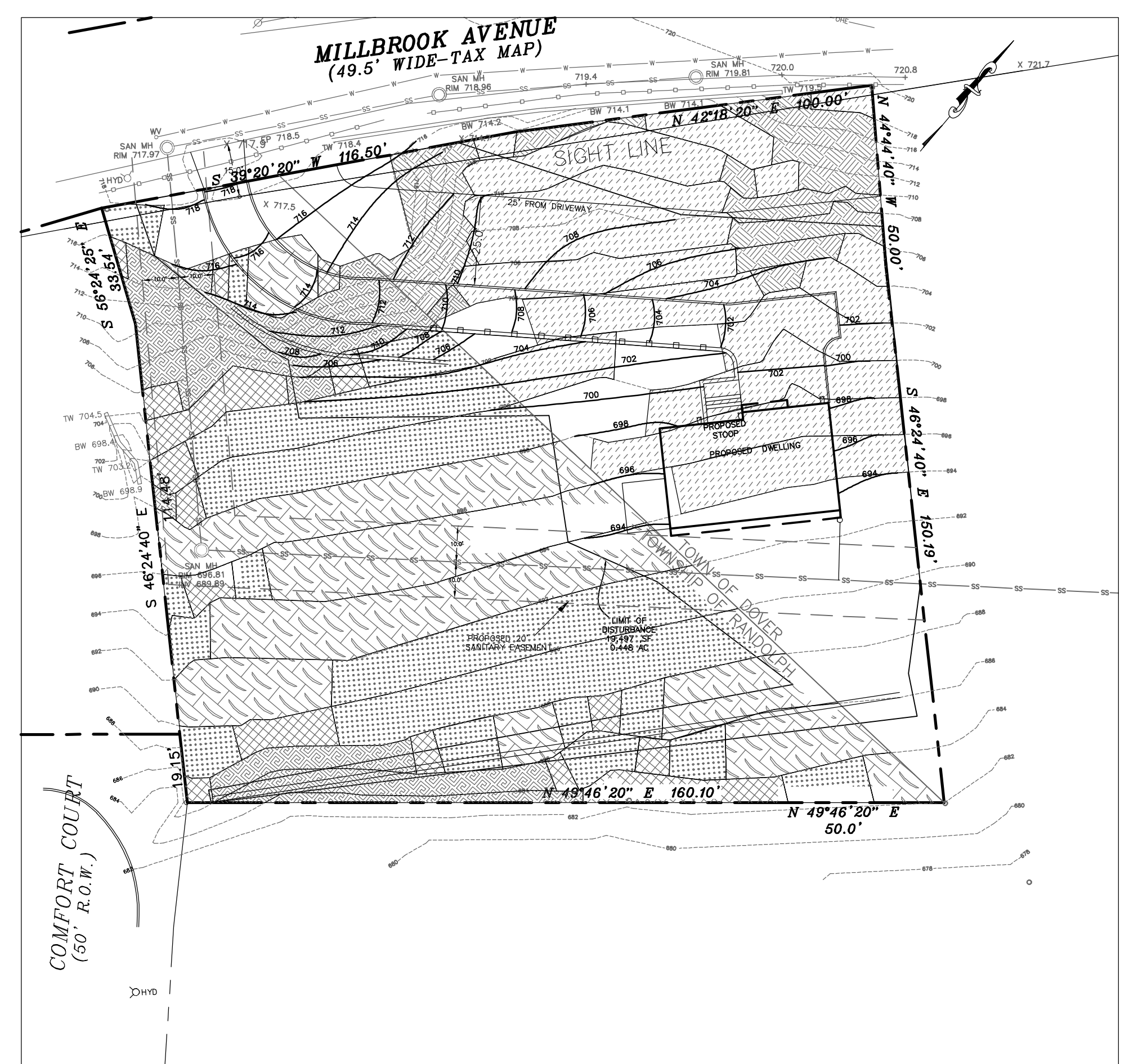
Antonio Poccia Jr.

Applicant's Name

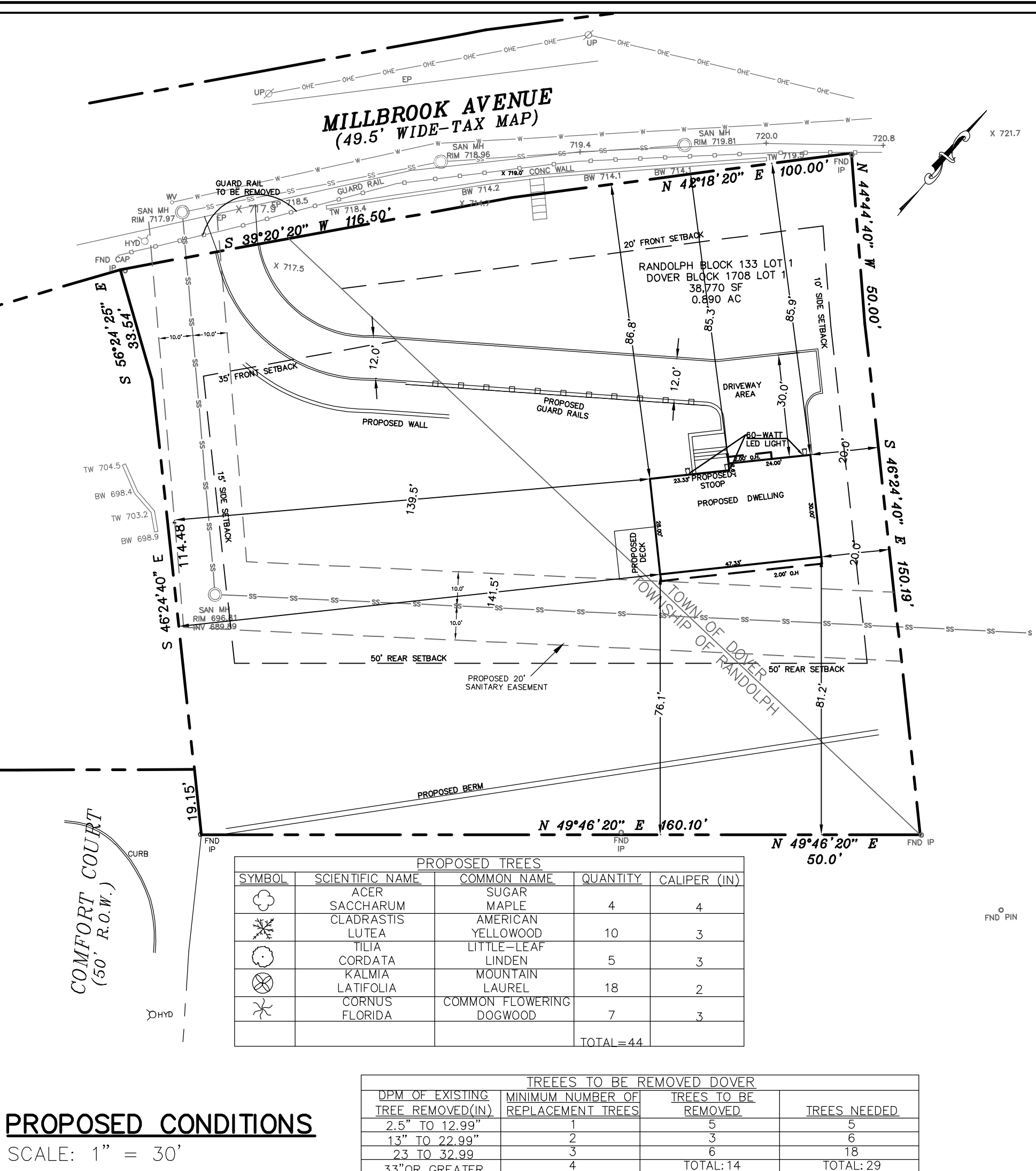
3/19/2026 (\$31.98)



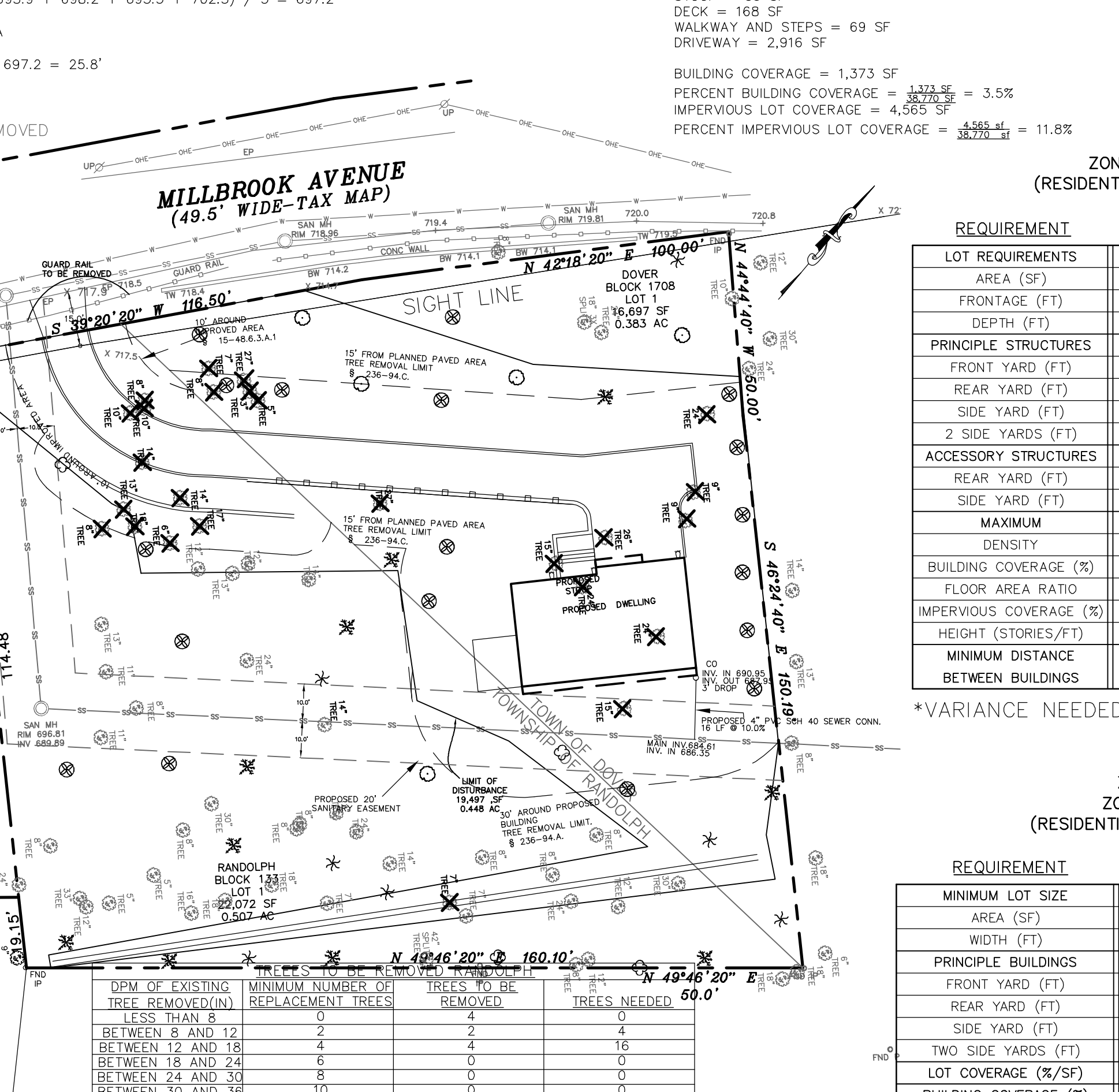
EXISTING CONDITIONS
SCALE: 1" = 30'



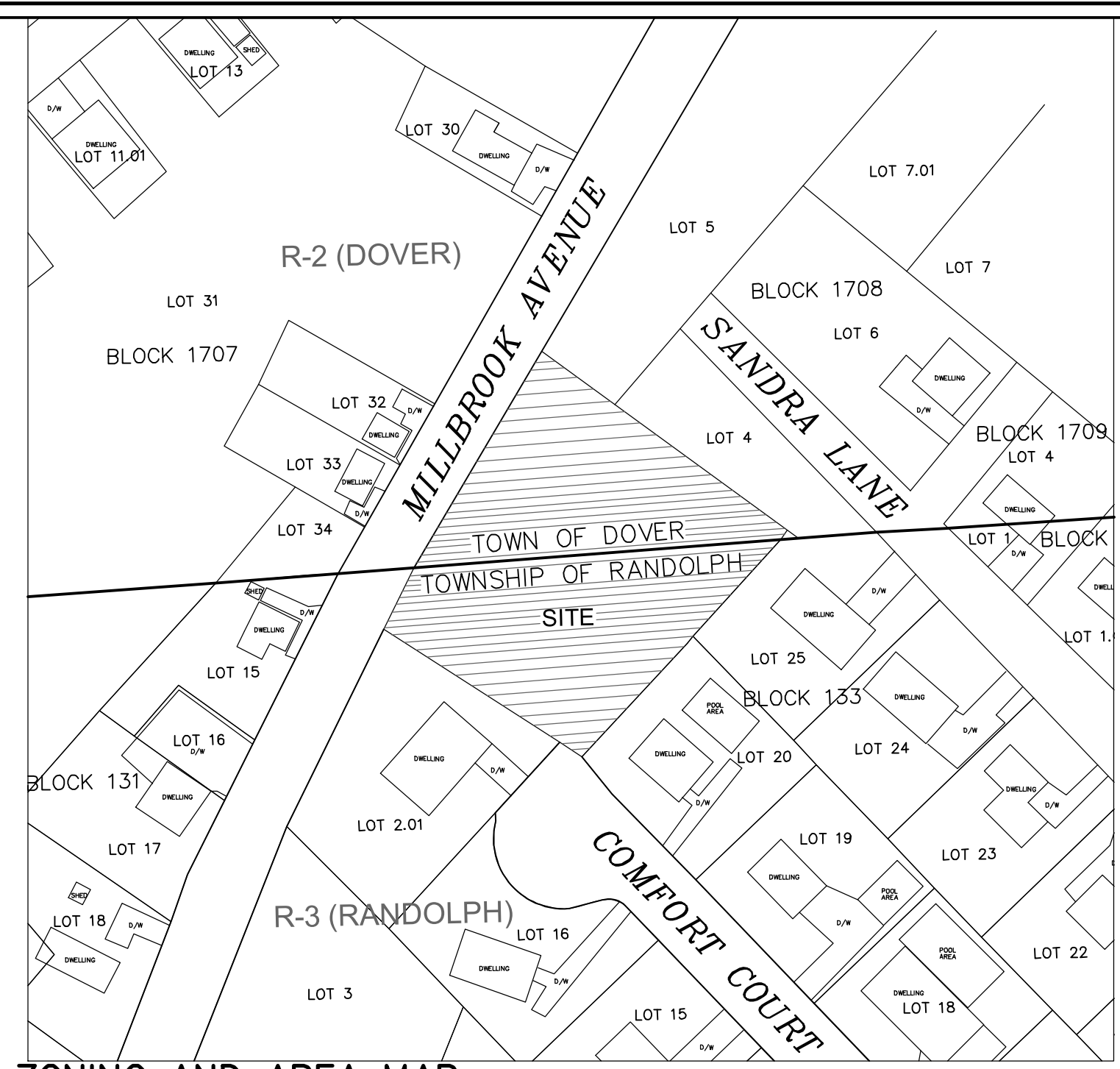
STEEP SLOPES MAP
SCALE: 1" = 30'



PROPOSED CONDITIONS
SCALE: 1" = 30'



LANDSCAPING
SCALE: 1" = 30'



ZONING AND AREA MAP
SCALE: 1" = 100'

- GENERAL NOTES:**
- THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND SHALL NOT BE USED WITHOUT HIS CONSENT.
 - CONTRACTOR SHALL CHECK AND VERIFY ALL PLAN DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.
 - ALL UTILITY LOCATIONS TO BE DETERMINED APPROXIMATE. THE CONTRACTOR IS TO VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO START OF CONSTRUCTION.
 - ALL EQUIPMENT, MATERIALS, ETC. SHALL BE CONFINED TO THE PROPERTY IN QUESTION. NO ENCROACHMENT ONTO TOWN R.O.W. OR ADJACENT PROPERTIES IS PERMITTED, UNLESS OTHERWISE SPECIFIED ON THE PLAN.
 - THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION SITE SAFETY. ALL SAFETY PRECAUTIONS MUST BE UNDERTAKEN AND MAINTAINED AS REQUIRED BY LOCAL, STATE, AND FEDERAL CODES.
 - MORRIS COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED 72 HOURS PRIOR TO ANY LAND DISTURBANCE.
 - ALL AREA LEADERS/ROOF DRAINS TO BE CONNECTED TO DRYWELL WITH MIN. 4" SCHEDULE 40 PVC WITH MINIMUM ONE FOOT COVER.
 - PRIOR TO CONSTRUCTION/INSTALLATION OF DRYWELL, SOIL PERMEABILITY TEST TO BE PERFORMED AND DESIGN ENGINEER MUST BE NOTIFIED 72 HOURS IN ADVANCE.
 - ALL UTILITIES TO BE UNDERGROUND.
 - TREE REMOVAL PERMIT APPLICATION IN ACCORDANCE WITH TOWNSHIP ORDINANCE MUST BE FILED AND APPROVED PRIOR TO REMOVAL OF TREES PRIOR TO OBTAINING A BUILDING PERMIT.
 - ALL LOT GRADING TO BE APPROVED BY THE TOWNSHIP ENGINEER.
 - INDIVIDUAL GRADING PLANS FOR EACH PROPOSED LOT MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE TOWNSHIP ENGINEER.
 - APPLICANT TO SUBMIT QUANTITY OF SOIL FILLING OR REMOVAL AT THE TIME OF APPLICATION FOR A GRADING PERMIT.
 - ELEVATIONS SHOWN ARE BASED ASSUMPTION.
 - APPLICANT IS RESPONSIBLE FOR OBTAINING A ROAD OPENING PERMIT FOR ANY WORK WITHIN THE RIGHT OF WAY PRIOR TO OBTAINING A BUILDING PERMIT.
 - THERE ARE NO DEED RESTRICTIONS OR COVENANTS FOR THE LANDS BEING SUBDIVIDED.
 - MINOR SUBDIVISION MUST BE PERFECTED BY DEED.
 - F.C. MEOLA, LLC REPRESENTS THE PLANS TO BE COMPLETE AS OF THE LAST REVISION DATE. SHOULD THE OWNER, BUILDER AND/OR CONTRACTOR CHOOSE SOMEONE OTHER THAN F.C. MEOLA, LLC TO STAKE OUT THE PROPOSED IMPROVEMENTS INDICATED ON THESE PLANS, THE OWNER, BUILDER CONTRACTOR AND/OR SURVEYOR SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY TO REVIEW THE SITE CONDITIONS AND MAKE ANY NECESSARY FIELD ADJUSTMENTS TO COMPLY WITH THE SCOPE OF THESE PLANS.
 - APPLICANT TO REPAIR ALL TRENCH RESTORATIONS WITHIN THE ROADWAY OF MILLBROOK AVENUE AND COMFORT COURT WITH INFRARED PAVEMENT REPAIR TO THE SATISFACTION OF THE BOROUGH ENGINEER.

*STEEP SLOPE VARIANCE REQUESTED
REQUIRED PERMITS
COUNTY ROAD OPENING

ZONING SCHEDULE
ZONE : R-3 (RANDOLPH)
(RESIDENTIAL ZONE - SINGLE FAMILY)

REQUIREMENT	REQUIRED /PERMITTED	EXISTING	PROPOSED LOT 1
LOT REQUIREMENTS			
AREA (SF)	15,000	38,770	38,770
FRONTAGE (FT)	100	216.50	216.50
DEPTH (FT)	150	186	186
PRINCIPLE STRUCTURES			
FRONT YARD (FT)	35	N/A	85.3
REAR YARD (FT)	50	N/A	76.1
SIDE YARD (FT)	15	N/A	20.0
2 SIDE YARDS (FT)	N/A	N/A	N/A
ACCESSORY STRUCTURES			
REAR YARD (FT)	20	N/A	N/A
SIDE YARD (FT)	15	N/A	N/A
MAXIMUM			
DENSITY	N/A	N/A	N/A
BUILDING COVERAGE (%)	20	N/A	3.5
FLOOR AREA RATIO	N/A	N/A	N/A
IMPERVIOUS COVERAGE (%)	N/A	N/A	11.8
HEIGHT (STORIES/FT)	2 1/2 / 35	N/A	1 1/2 / 25.8
MINIMUM DISTANCE BETWEEN BUILDINGS	N/A	N/A	N/A

*VARIANCE NEEDED
REQUIRED EASEMENTS
20' WIDE SANITARY SEWER

ZONING SCHEDULE
ZONE : R-2 (DOVER)
(RESIDENTIAL ZONE - SINGLE FAMILY)

REQUIREMENT	REQUIRED /PERMITTED	EXISTING	PROPOSED
MINIMUM LOT SIZE			
AREA (SF)	5,000	38,770	38,770
MINIMUM LOT SIZE	WIDTH (FT)	50	216.50
PRINCIPLE BUILDINGS	FRONT YARD (FT)	20	N/A
PRINCIPLE BUILDINGS	REAR YARD (FT)	30	N/A
PRINCIPLE BUILDINGS	SIDE YARD (FT)	10	N/A
PRINCIPLE BUILDINGS	TWO SIDE YARDS (FT)	17	N/A
PRINCIPLE BUILDINGS	LOT COVERAGE (%/SF)	65 / 4,300	N/A
PRINCIPLE BUILDINGS	BUILDING COVERAGE (%)	25	N/A
PRINCIPLE BUILDINGS	BUILDING HEIGHT (STORIES/FT)	2 1/2 / 30	N/A
PRINCIPLE BUILDINGS	MINIMUM GROSS FIRST FLOOR AREA (SF)	800	N/A
PRINCIPLE BUILDINGS	FLOOR AREA RATIO (FAR)	0.55	N/A

TAX MAP DATA

TOWN OF DOVER TOWNSHIP OF RANDOLPH
BLOCK 1708 BLOCK 133
LOT 1 LOT 1

OWNER AND APPLICANT

ANTONIO POCCIA, JR.
40 BROOKSTONE DR.
MORRIS PLAINS, NJ 07950
(973) 222 - 4262

APPLICANT _____ DATE _____

BOARD APPROVALS

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

TOWN ENGINEER _____ DATE _____

SITE PLAN

BLOCK 1708 LOT 1
TOWN OF DOVER
MORRIS COUNTY, NEW JERSEY
BLOCK 133 LOT 1
TOWNSHIP OF RANDOLPH
MORRIS COUNTY, NEW JERSEY

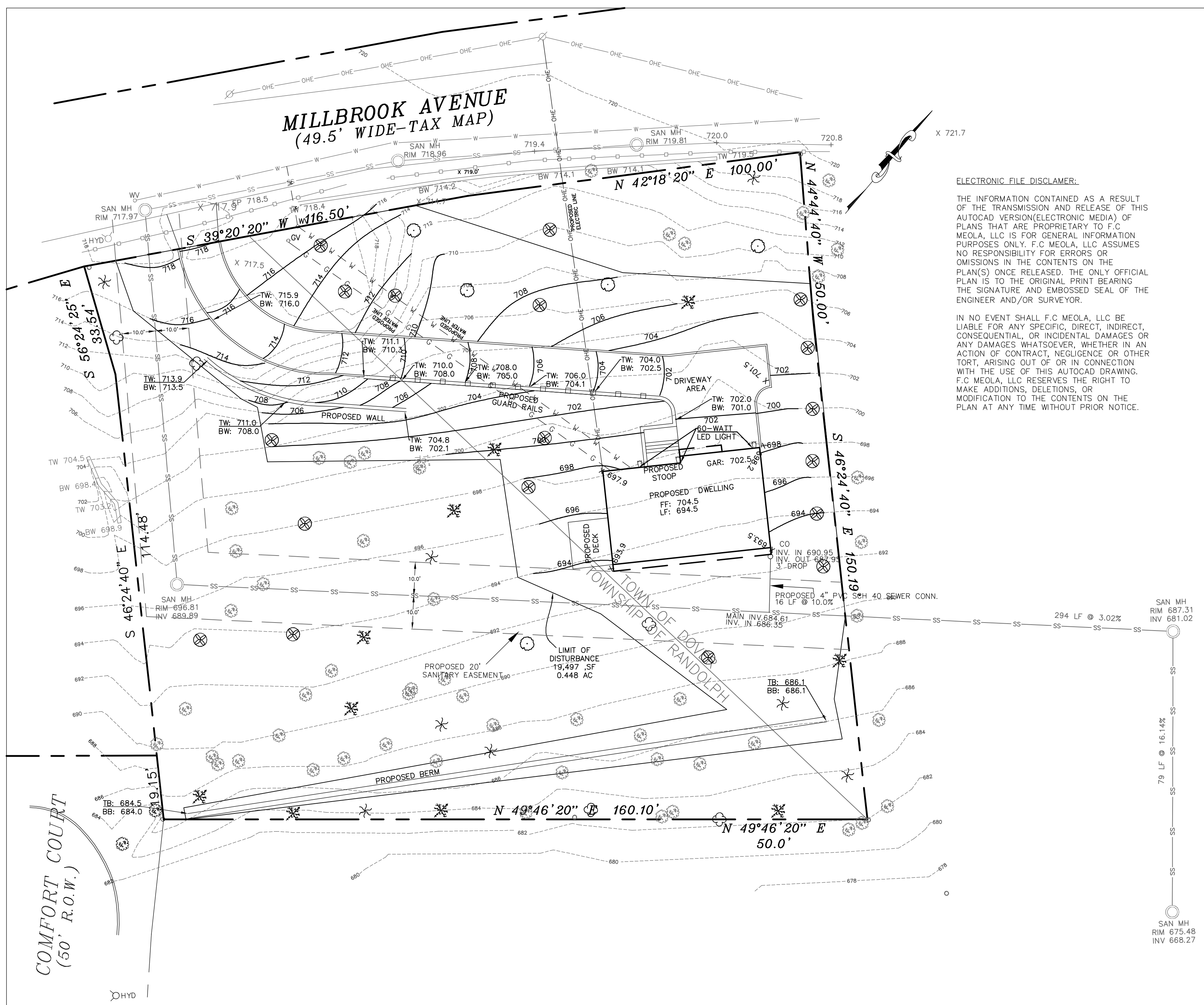
REV	DATE	DESCRIPTION
1	01/03/18	ORIGINAL
2	10/03/19	REVISED
3	04/12/21	REVISED
4	06/22/21	REVISED
5	01/26/22	REVISED
6	06/14/22	REVISED
7	07/17/22	REVISED
8	08/08/22	REVISED
9	11/20/23	REVISED
10	01/30/23	REVISED
11	02/12/23	REVISED
12	04/24/23	REVISED
13	05/12/23	REVISED
14	12/18/23	REVISED
15	02/18/26	REVISED
16	02/26/26	REVISED

FREDERICK C. MEOLA
LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR
CERTIFICATE OF AUTHORIZATION : No. 246A28140200
28 WHIPPANY ROAD, WHIPPANY, NEW JERSEY
PHONE (973)538-8863 FAX (973)538-5715
N.J. LIC. # 22708
FILE# 140211 C.D. # 140211

OWNER AND APPLICANT
ANTONIO POCCIA, JR.
40 BROOKSTONE DR.
MORRIS PLAINS, NJ 07950

#86 MILLBROOK AVE
EXISTING AND PROPOSED CONDITION
BLOCK 1708 LOT 1
TOWN OF DOVER
MORRIS COUNTY, NEW JERSEY
BLOCK 133 LOT 1
TOWNSHIP OF RANDOLPH
MORRIS COUNTY, NEW JERSEY

FILE NUMBER	ID	FIELD BOOK
140211	140211	XX/XX
DATE	SCALE	DRAWN BY
LATEST REV.	AS SHOWN	RAC
PAGE		



PROPOSED GRADING & DRAINAGE

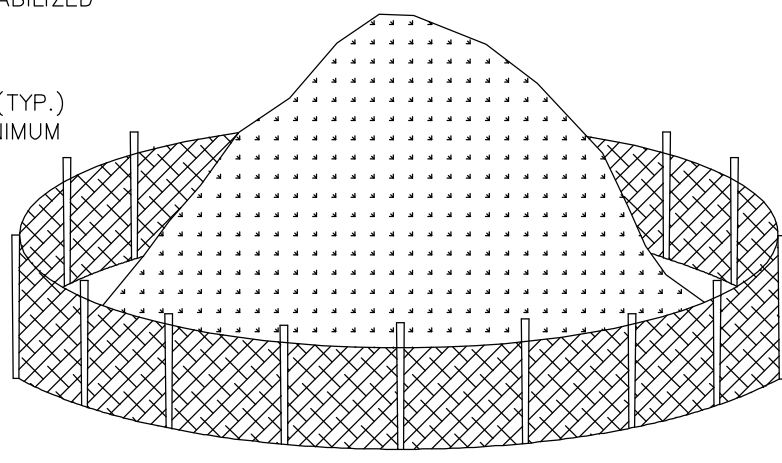


GRAPHIC SCALE: 1" = 20'

- | SEQUENCE OF CONSTRUCTION | WEEKS |
|--|-------|
| 1. INSTALL SOIL EROSION AND SEDIMENT CONTROL DEVICES | 1 |
| 2. DEMOLITION OF EXISTING DAMAGED DWELLING | 1 |
| 3. ROUGH GRADE SITE | 3 |
| 4. CONSTRUCT UTILITIES AND FOUNDATION | 12 |
| 5. CONSTRUCT DWELLING | 12 |
| 6. FINAL GRADE SITE, INSTALL LANDSCAPING | 2 |
| 7. PERMANENT SEED ALL AREAS | 1 |
| 8. REMOVE SOIL EROSION CONTROL DEVICES WHEN SITE IS STABILIZED | 1 |

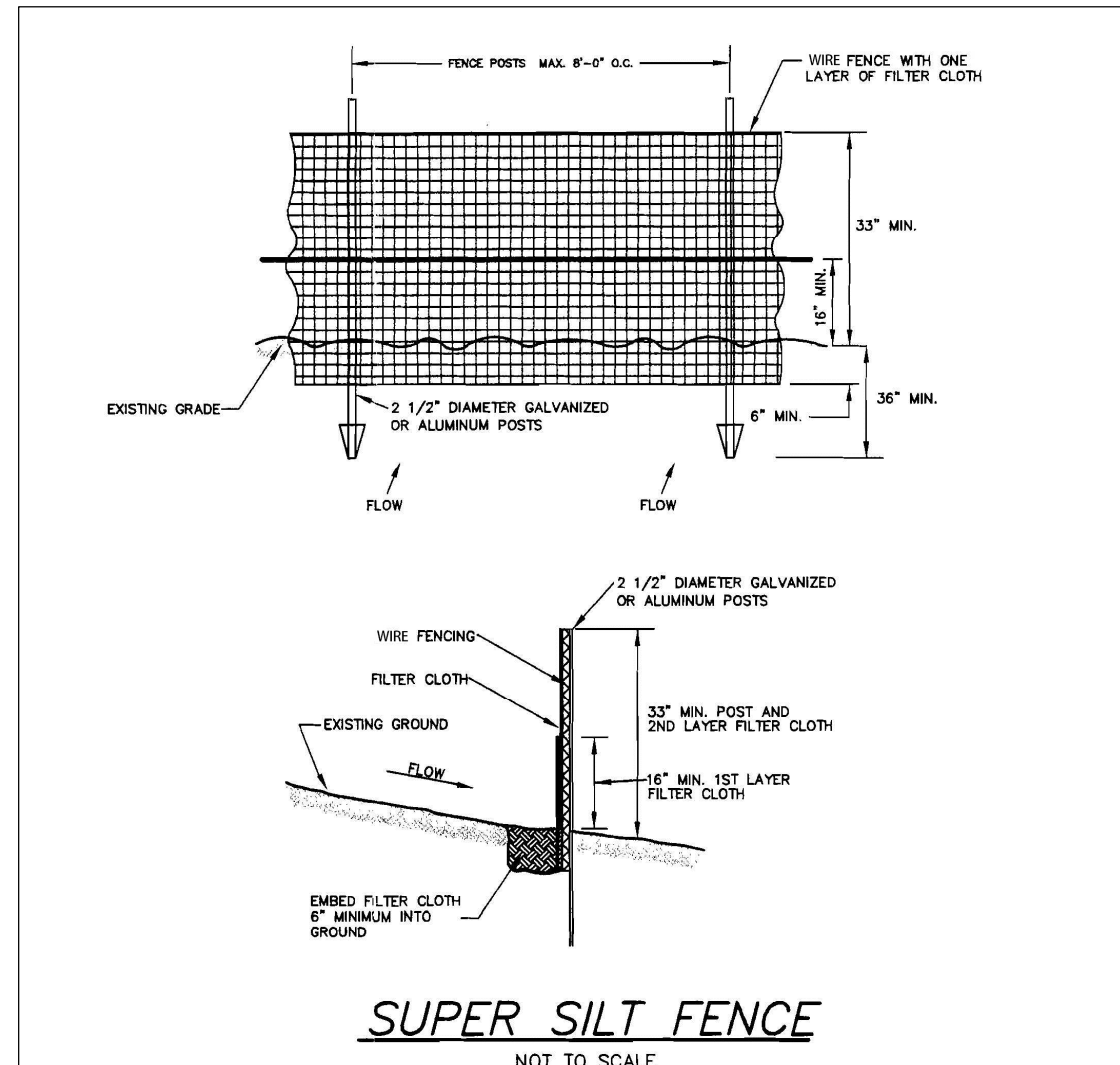
SILT FENCE (TYP.)

- 2' HIGH MINIMUM



- AN ON-SITE DRAINAGE SWALE SHALL BE LOCATED BETWEEN THE TOPSOIL STOCKPILE AND OFF-SITE PROPERTY.
- REFERENCE IS MADE TO THE SILT FENCE DETAIL FOR MATERIALS AND INSTALLATION METHODS.
- IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, IT SHALL BE STABILIZED WITH A BURLAP MATTING OR SEEDED WITHIN DAYS OF COMPLETION TO MINIMIZE EROSION.
- INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF 1/2". REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- SEDIMENT TRAPPED BY THE FENCES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SIGNIFICANT ACCUMULATION OCCURS.

REFER TO STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY - 3.9.1



SUPER SILT FENCE
NOT TO SCALE

STANDARD DUST CONTROL NOTES

DEFINITION - The control of dust on construction sites and roads.
PURPOSE - To prevent blowing and movement of dust from exposed soil surfaces, reduce on and off-site damage and health hazards, and improve traffic safety.
WHERE APPLICABLE - This practice is applicable to areas subject to dust blowing and movement where on- and off-site damage is likely without treatment. Consult with local municipal ordinances on any restrictions.

WATER QUALITY ENHANCEMENT

Sediments deposited as "dust" are often fine colloidal material which is extremely difficult to remove from water once it becomes suspended. Use of this standard will help to control the generation of dust from construction sites and subsequent blowing and deposition into local surface water resources.

PLANNING CRITERIA - The following methods should be considered for controlling dust:

- Mulch:** See Standards for Stabilization with mulches only (pg. 5-1)
- Vegetative Cover:** See Standards for Temporary Vegetative Cover (pg. 7-1), Permanent Vegetative Cover (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.

Water Dilution	Type of Nozzle	Gal./Acres
Anionic asphalt emulsion	Coarse Spray	1,200
Latex Emulsion	Fine Spray	235
Resin in Water	Fine Spray	300

Polyacrylamide (PAM) - spray on according to manufacturer's instructions. May also be used as an additive to sediment basins to flocculate and precipitate suspended solids. See Sediment Basin standards p. 26-1

Acidulated Soy Bean Soap Stick - None Coarse spray 1,200

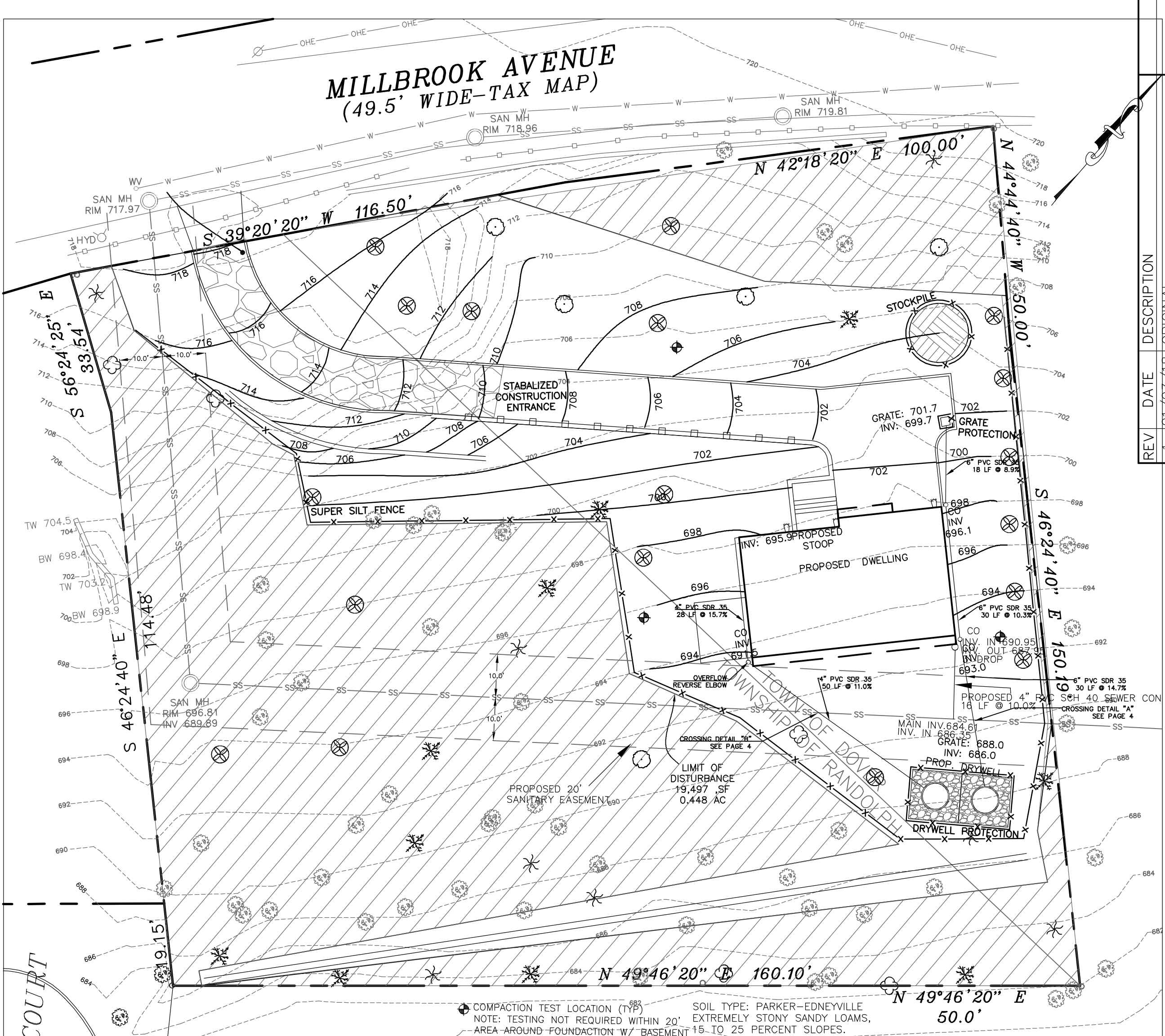
Tillage: To roughen surface and bring clods to the surface. This is a temporary emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12 inches apart, and spring-toothed harrows are examples of equipment which may produce 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 granules 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.

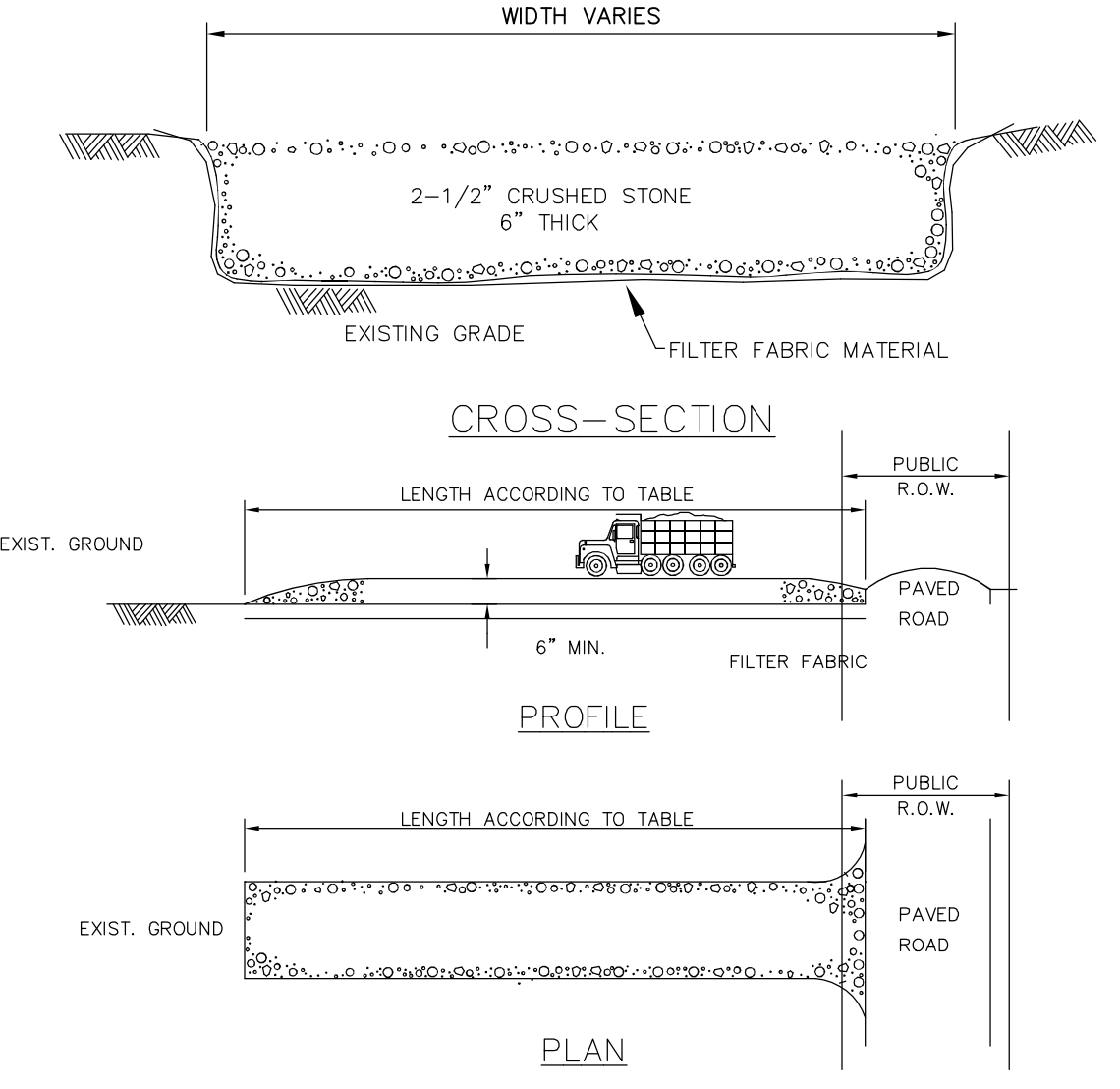
Stones: Cover surface with crushed stone or coarse gravel.



SOIL EROSION AND SEDIMENT CONTROL

SCALE: 1" = 20'

- 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 22 BELOW.
 - PERMANENT VEGETATION IS TO BE ESTABLISHED ON EXPOSED AREAS WITHIN TEN (10) DAYS AFTER THE FINAL GRADING. MULCH IS TO BE USED FOR PROTECTION UNTIL VEGETATION IS ESTABLISHED. SEE NOTE 21 BELOW.
 - IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS (STEEP SLOPES, ANDY 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 IS TO BE IN ACCORDANCE WITH THE "STANDARDS FOR PERMANENT 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) SHALL BE INSPECTED AND MAINTAINED DAILY.
 - STOCKPILES SHALL NOT BE LOCATED WITHIN 50 FEET OF A FLOOD PLAIN, SLOPE, DRAINAGE FACILITY, OR ROADWAY. ALL STOCKPILE BASES SHALL HAVE A SILT FENCE PROPERLY ENTRENCHED AT THE TOE OF THE SLOPE.
 - A STABILIZATION 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 SUITABLE SUBBASE 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.
 - ALL SEDIMENT 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, VEGETATION COVER, AND ANY OTHER MEASURES DEEMED APPROPRIATE BY THE DISTRICT. SAID RESPONSIBILITIES 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.
 - 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.
 - TOPSOIL STOCKPILE PROTECTION
 - APPLY GROUND LIMESTONE AT A RATE OF 90 lbs. PER 1000 sf.
 - APPLY FERTILIZER (10-20-10) AT A RATE OF 11 lbs. PER 1000 sf.
 - APPLY PERENNIAL RYE GRASS SEED AT 1 lb. PER 1000 sf. AND ANNUAL RYE GRASS AT 1 lb. PER 1000 sf.
 - MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 lbs. PER 1000 sf.
 - PROPERLY ENTRENCH A SILT FENCE AT THE BOTTOM OF THE STOCKPILE.
 - TEMPORARY STABILIZATION SPECIFICATIONS
 - APPLY TOPSOIL TO A DEPTH OF 5 INCHES (UNSETTLED)
 - APPLY GROUND LIMESTONE AT A RATE OF 90 lbs. PER 1000 sf. AND WORK 4 INCHES INTO THE SOUL.
 - APPLY FERTILIZER (10-20-10) AT A RATE OF 11 lbs. PER 1000 sf.
 - APPLY PERENNIAL RYE GRASS SEED AT 1 lb. PER 1000 sf. AND ANNUAL RYE GRASS AT 1 lb. PER 1000 sf.
 - MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 lbs. PER 1000 sf.
 - APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
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 - APPLY TOPSOIL TO A DEPTH OF 5 INCHES (UNSETTLED)
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 - MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 lbs. PER 1000 sf.
 - APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
- NOTE: 72 HOURS PRIOR TO ANY SOIL DISTURBANCE, NOTICE OF SUCH IN WRITING SHALL BE GIVEN TO THE MORRIS COUNTY SOIL CONSERVATION DISTRICT.



NOTES

STONE SIZE 1 1/2" - 2 1/2" CRUSHED STONE
 WIDTH NOT LESS THAN FULL WIDTH AT POINTS OF EGRESS AND INGRESS.
 WASHING: WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC R.O.W. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN.
 MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC R.O.W. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRAPPED ONTO PUBLIC R.O.W. MUST BE REMOVED IMMEDIATELY.
 WHEN THE CONSTRUCTION ACCESS EXITS ONTO A MAJOR ROADWAY, A PAVED TRANSITION AREA MAY BE INSTALLED BETWEEN THE MAJOR ROADWAY AND THE STONED ENTRANCE TO PREVENT LOOSE STONES FROM BEING TRANSPORTED OUT ONTO THE ROADWAY BY HEAVY EQUIPMENT ENTERING OR LEAVING THE SITE.

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED
0 TO 2%	COARSE GRAINED SOILS 50 FL. FINE GRAINED SOILS 100FL.
2 TO 5%	100FL. 200FL.
>5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE 1"

1. AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY
 N.T.S.

STABILIZED CONSTRUCTION ENTRANCE

REV.	DATE	DESCRIPTION
1	10/07/18	ORIGINAL
2	10/03/19	REVISED
3	04/17/21	REVISED
4	06/22/21	REVISED
5	01/26/22	REVISED
6	06/14/22	REVISED
7	07/11/22	REVISED
8	08/08/23	REVISED
9	11/20/23	REVISED
10	01/30/23	REVISED
11	02/12/25	REVISED
12	04/24/25	REVISED
13	05/17/25	REVISED
14	12/18/25	REVISED
15	02/18/26	REVISED
16	02/26/26	REVISED

FREDERICK C. MEOLA
 LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR
 CERTIFICATE OF AUTHORIZATION: No. 246A28140200
 28 WHIPPANY ROAD, WHIPPANY, NEW JERSEY
 PHONE (973)538-8863 FAX (973)538-5715
 N.J. LIC. # 22708
 C.D. 140211

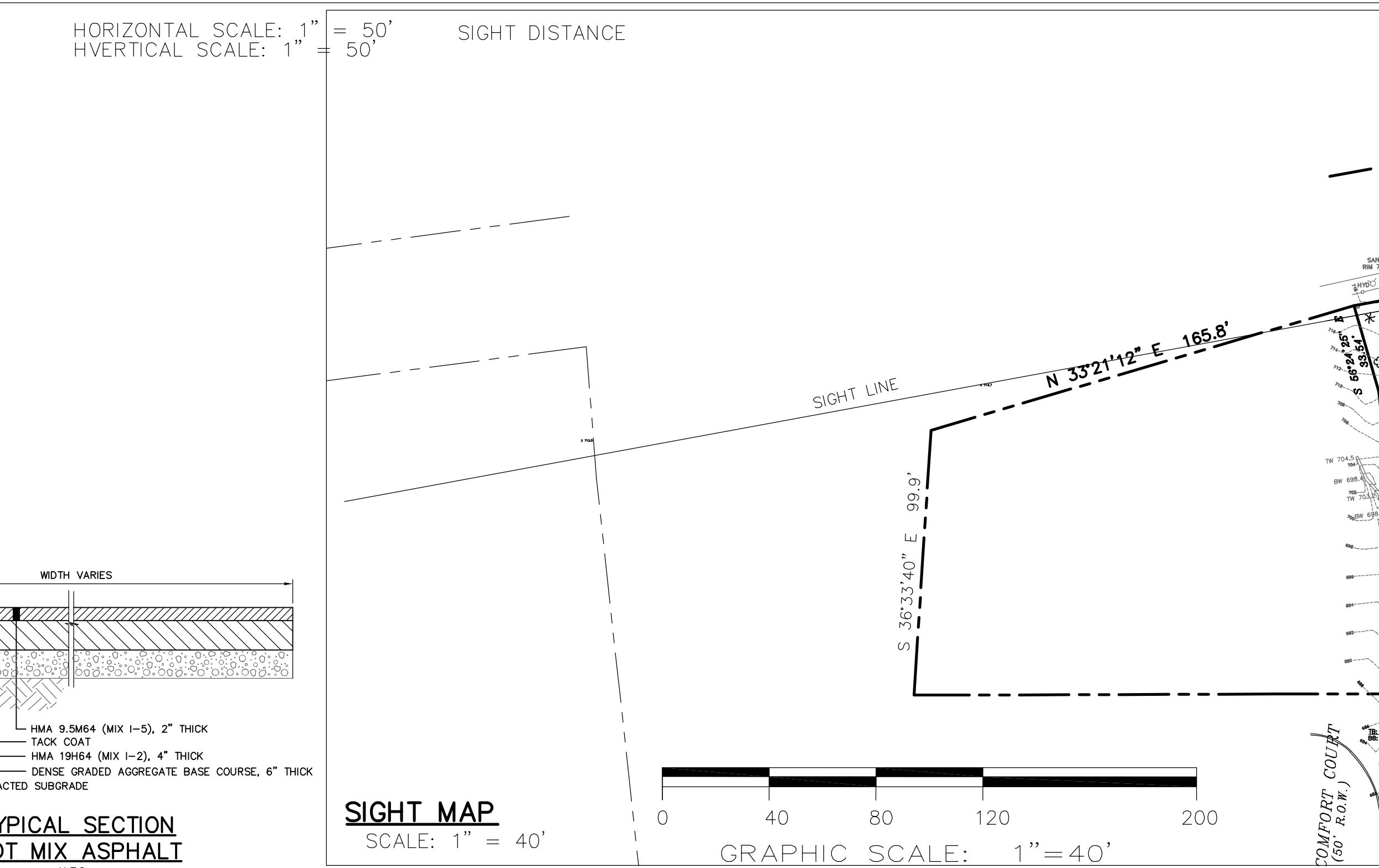
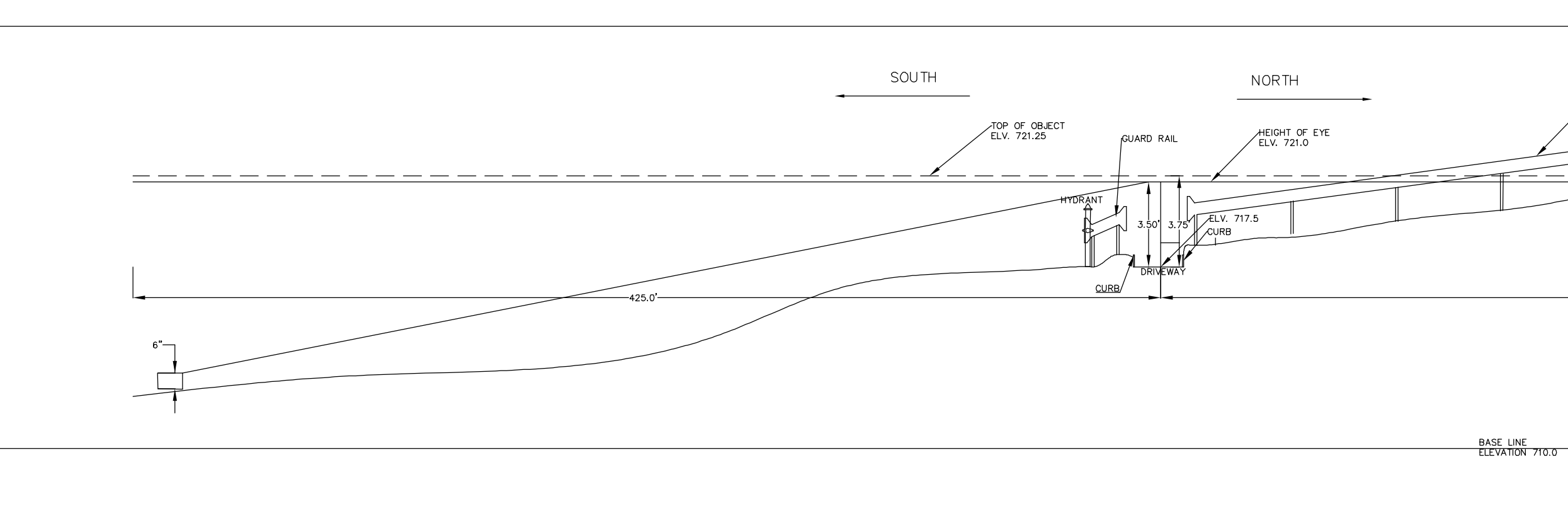
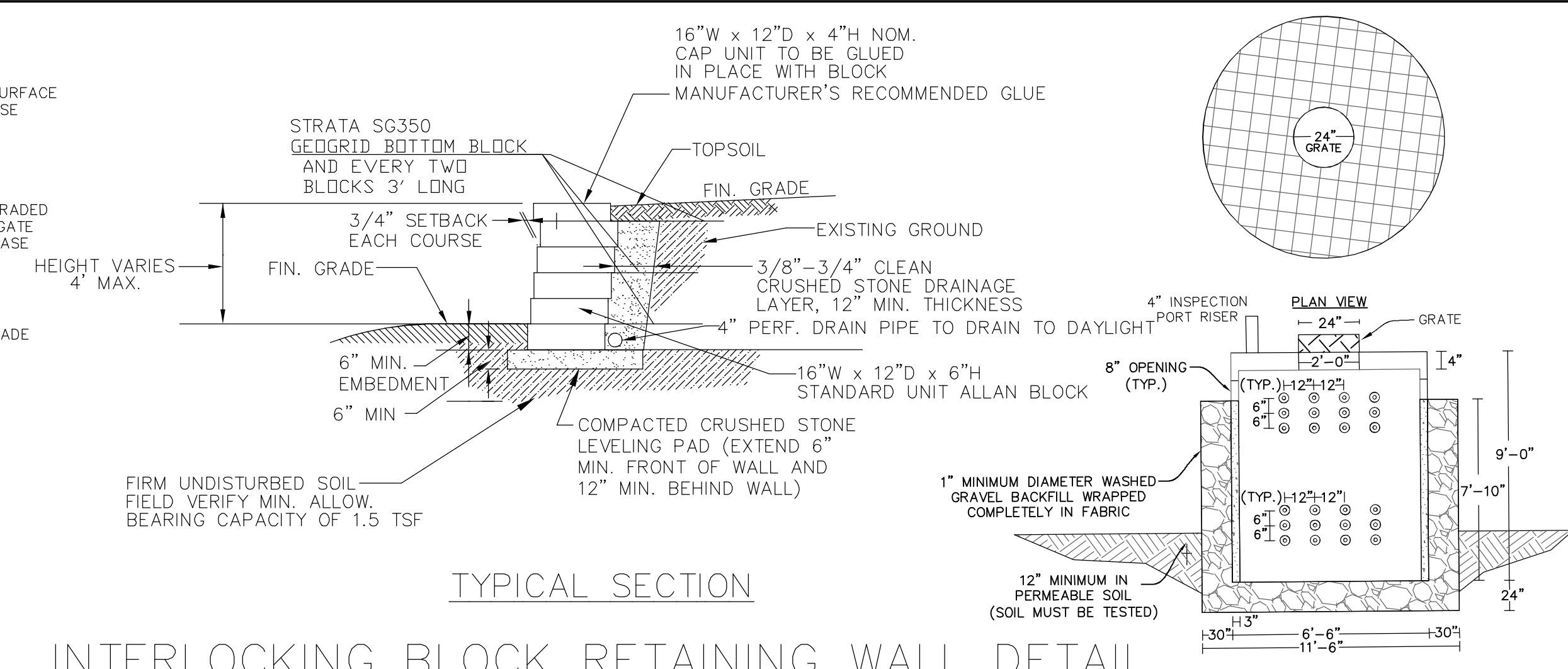
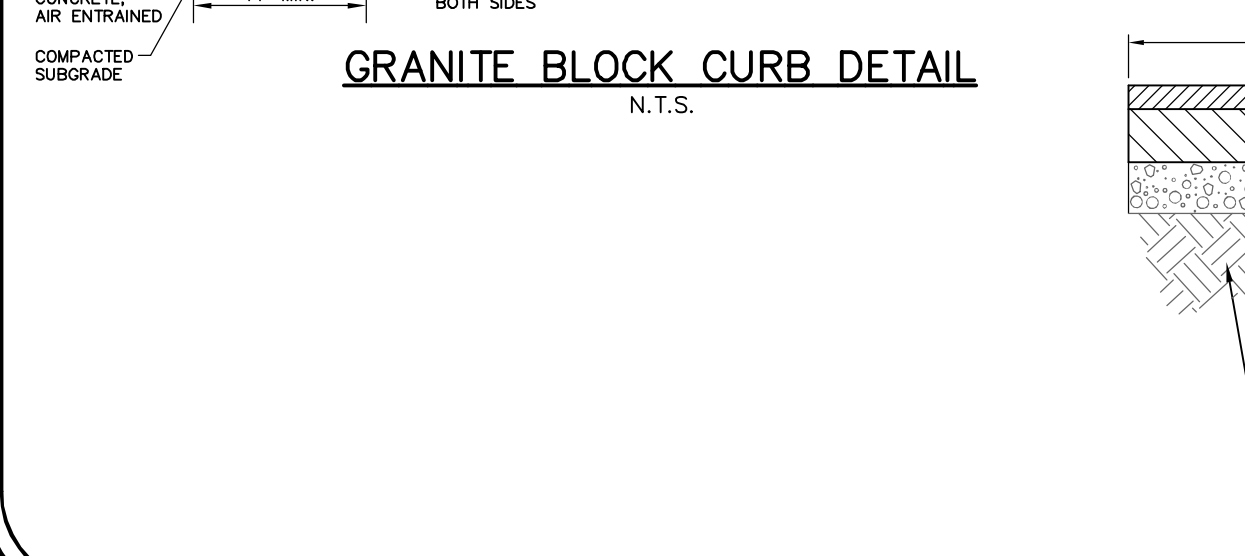
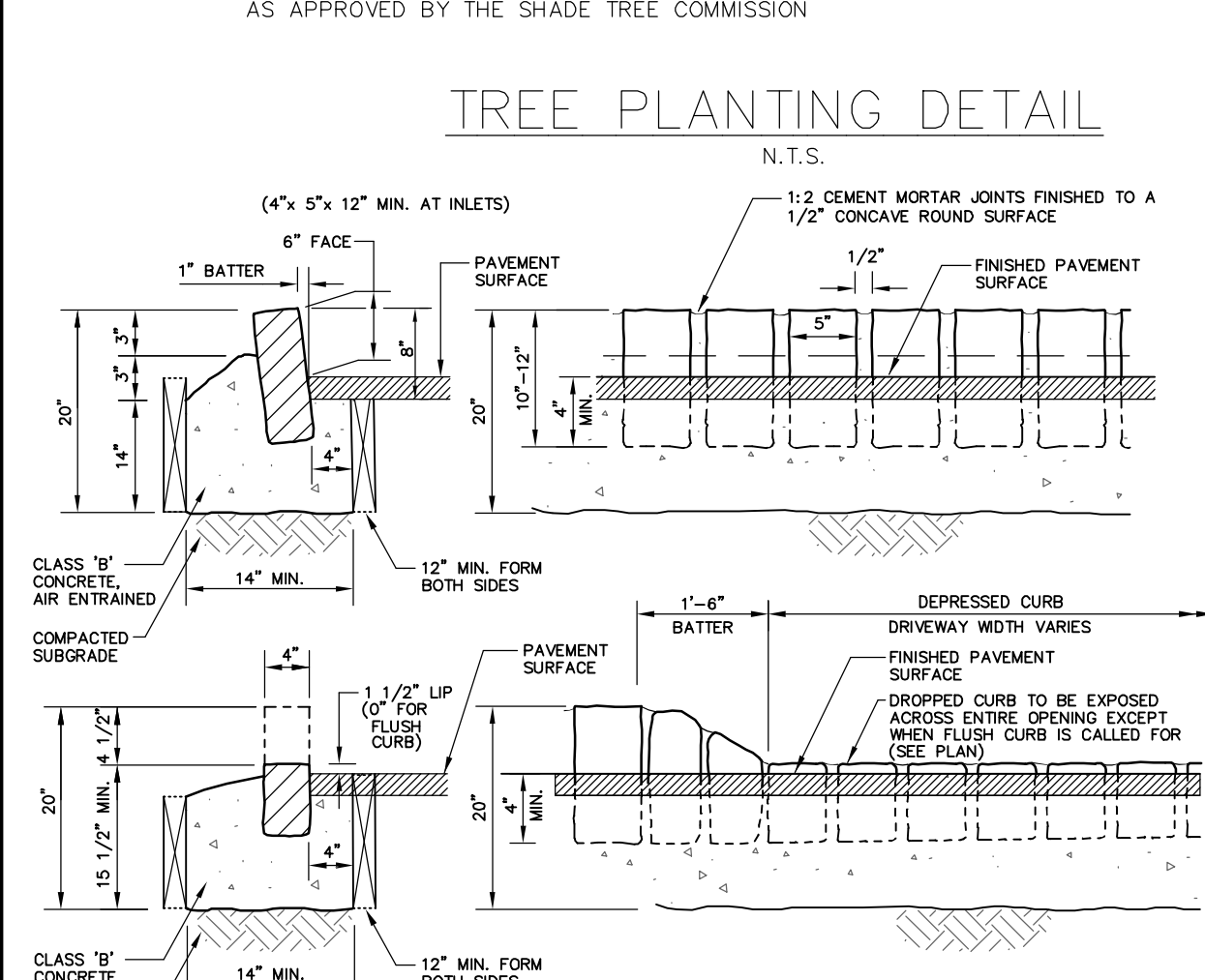
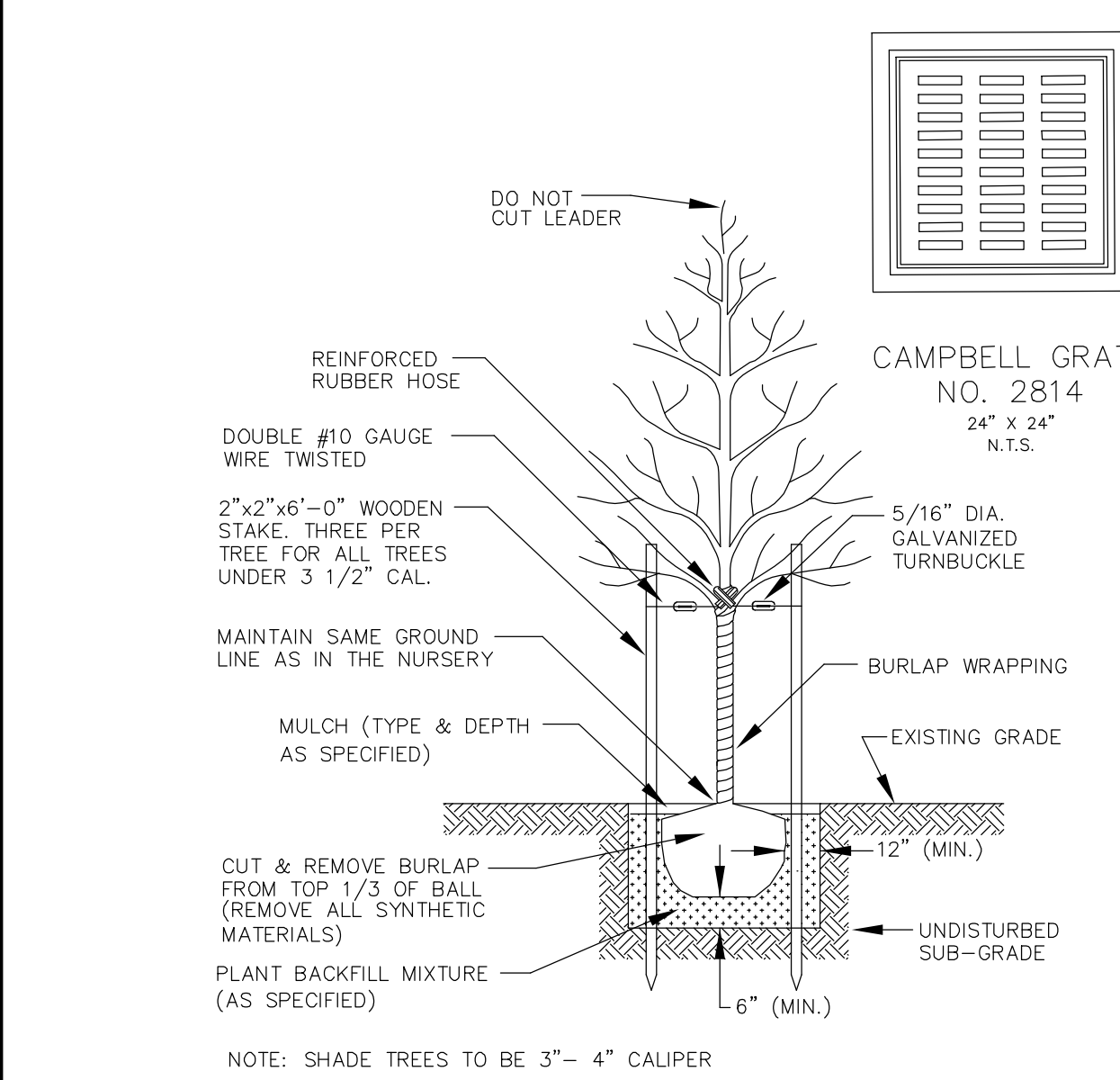
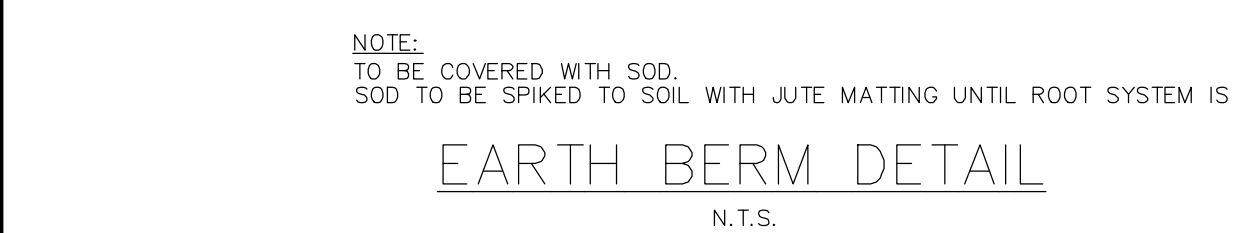
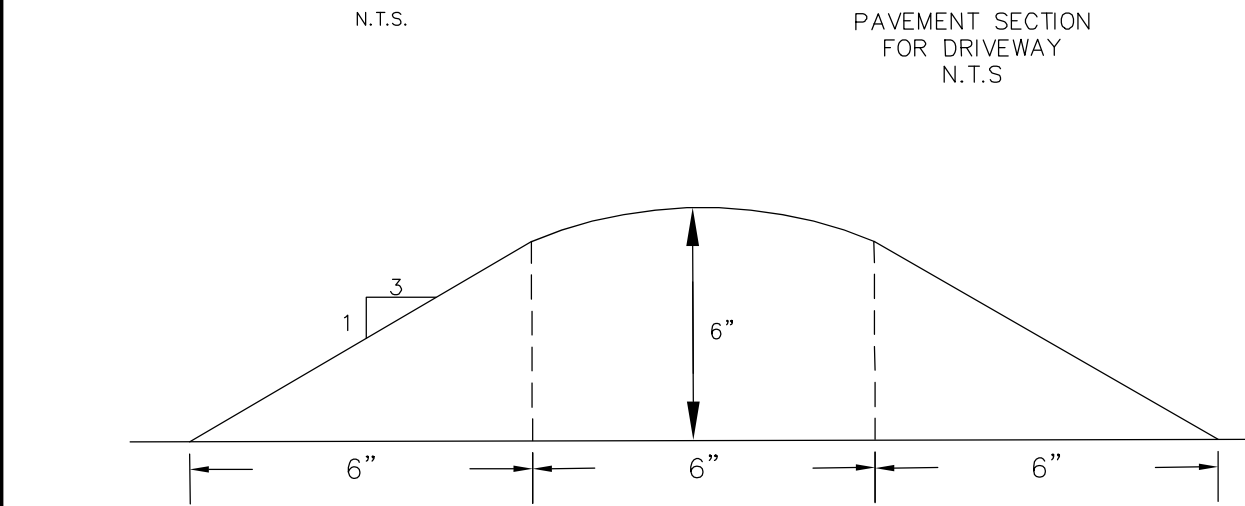
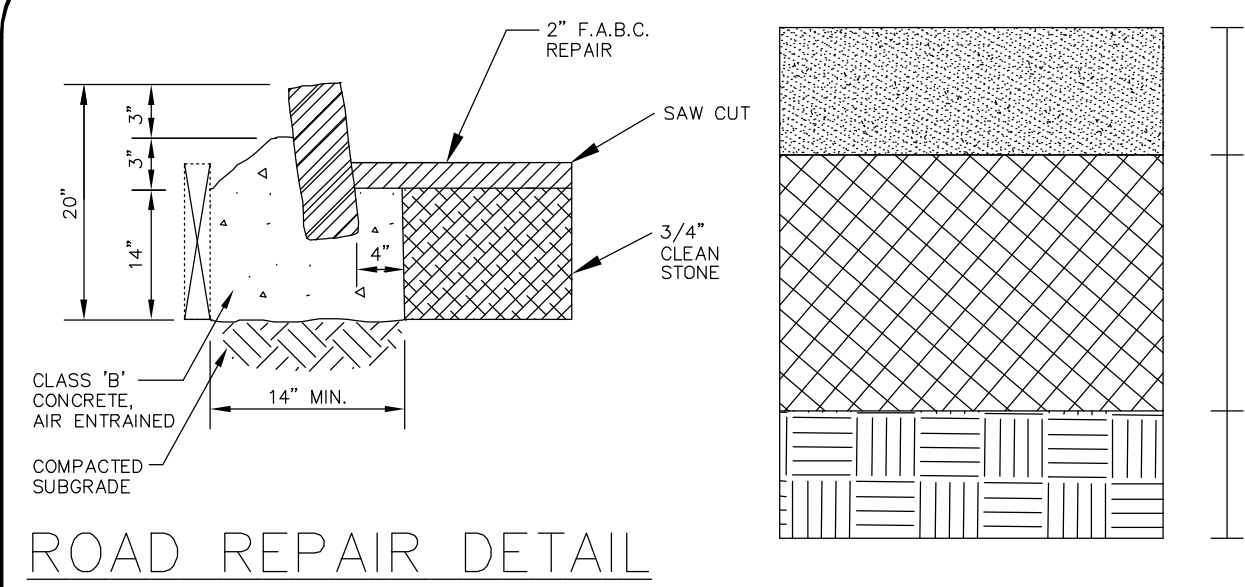
FCMeola
 Engineering & Land Surveying

"SURVEYING THE PRESENT TO ENGINEER THE FUTURE"

OWNER AND APPLICANT
 ANTONIO POCIA, JR.
 40 BROOKSTONE DR.
 MORRIS PLAINS, NJ 07950

#86 MILLBROOK AVE
CONCEPTUAL GRADING AND SESC PLAN
 BLOCK 1708 LOT 1 & 2
 TOWN OF DOVER
 MORRIS COUNTY, NEW JERSEY
 BLOCK 133 LOT 1
 TOWNSHIP OF RANDOLPH
 MORRIS COUNTY, NEW JERSEY

FILE NUMBER	CD	140211	FIELD BOOK	XX/XX
DATE	SCALE	AS SHOWN	DRAWN BY	RAC
LATEST REV.	AS SHOWN	RAC		
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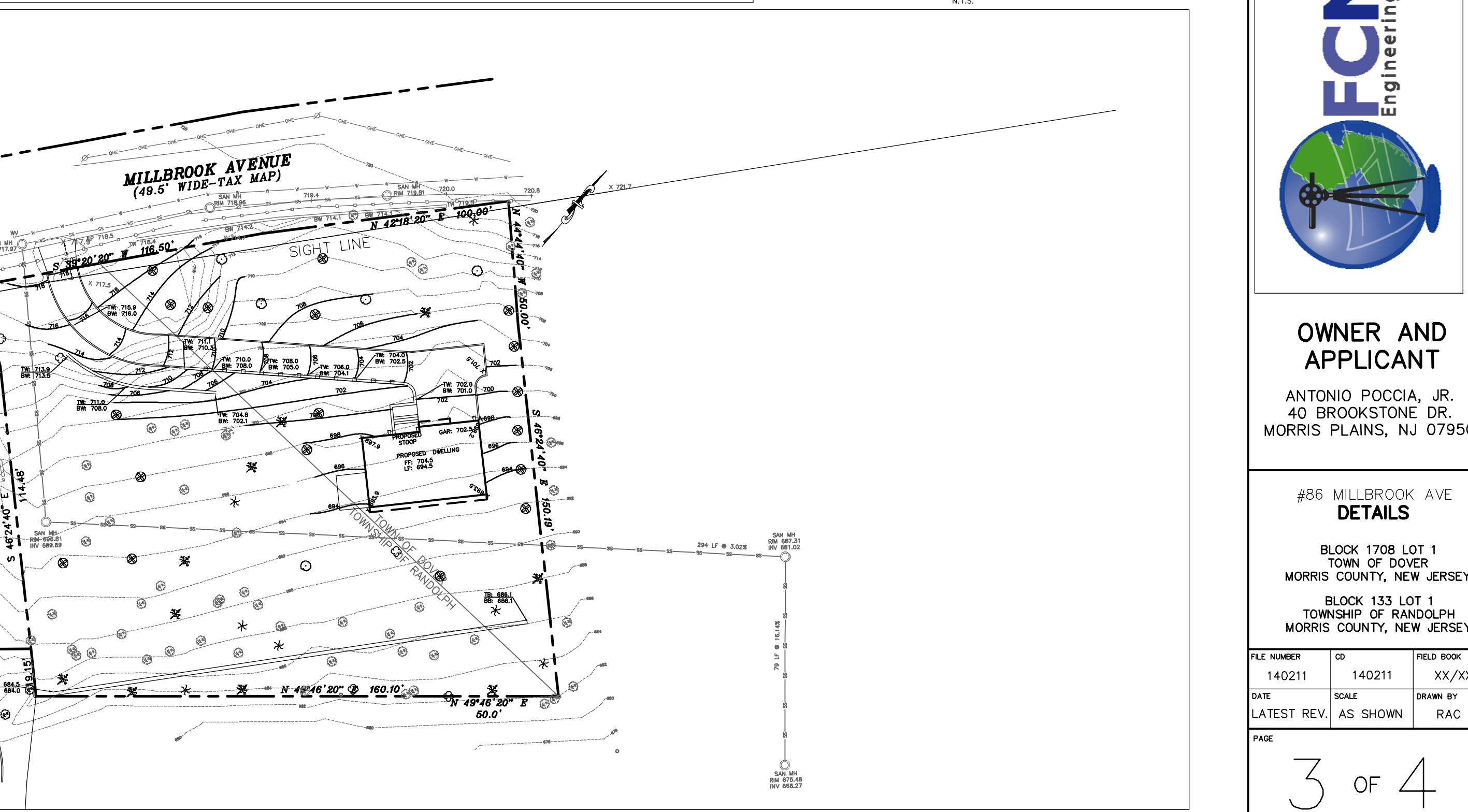
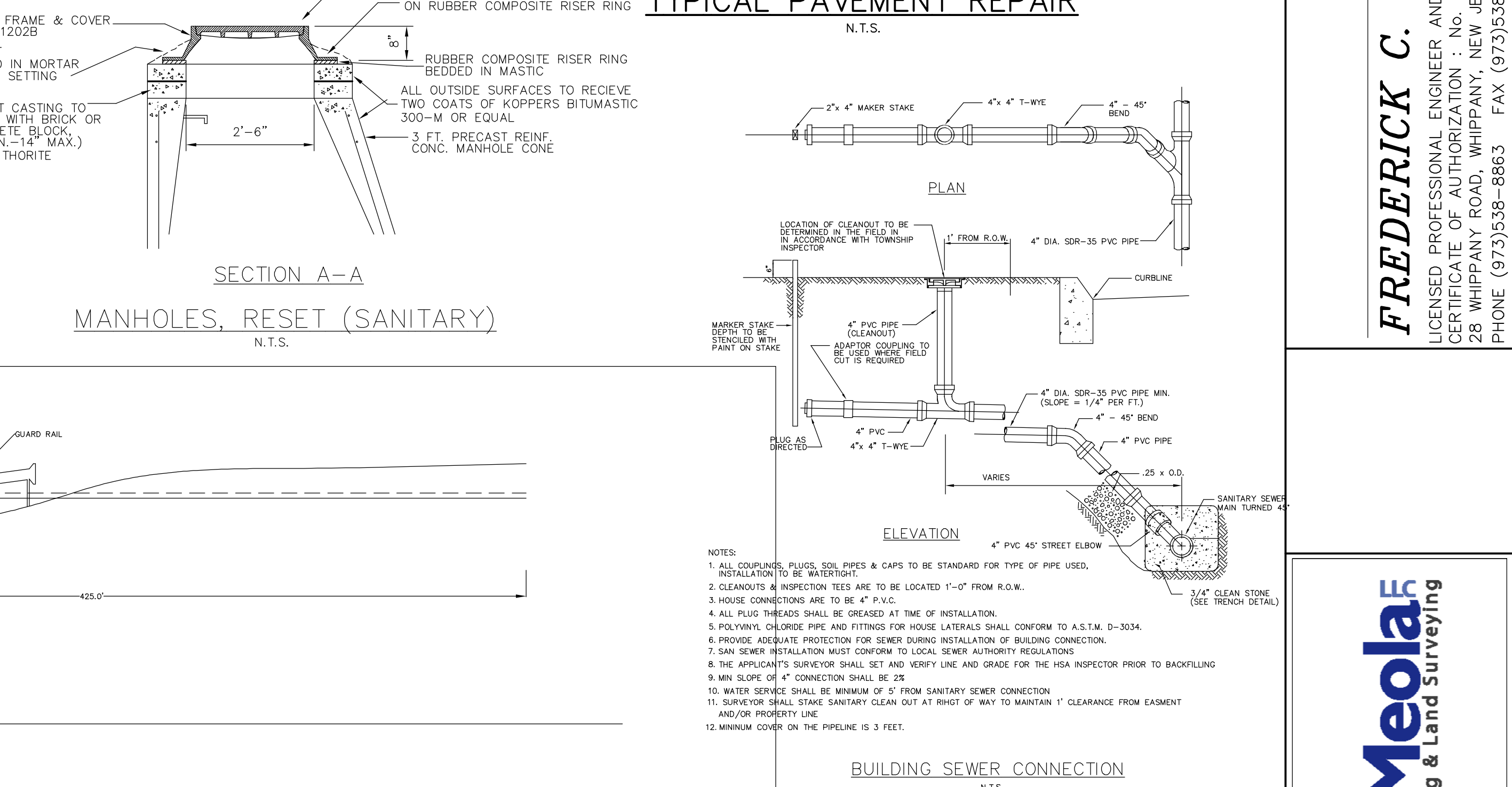
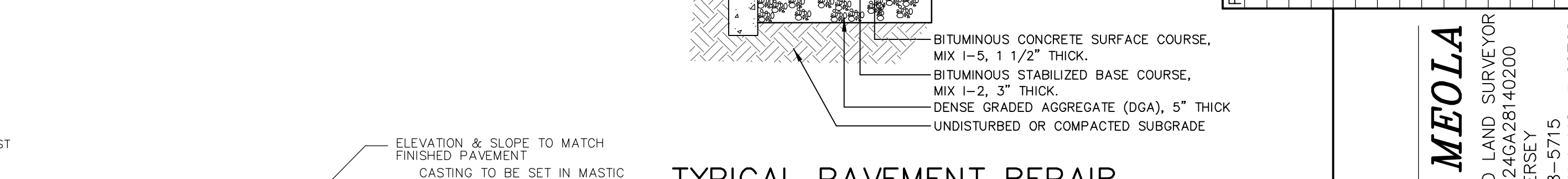
DRYWELL NOTES:

- SEEPAGE PIT/DRYWELL TO BE PROTECTED FROM SILT/SEDIMENT BY GRADING RUNOFF AWAY FROM DRYWELL DURING CONSTRUCTION. PROVIDE FILTER FABRIC ON DRYWELLS DURING CONSTRUCTION TO PREVENT MALFUNCTIONING DUE TO ACCUMULATION OF SEDIMENT AT THE BOTTOM AND SIDES OF THE DRYWELL.
- PEERLESS CONCRETE PRODUCTS CO. IS THE MANUFACTURER FOR THE PRECAST TANK.
- SOIL TEST TO BE PERFORMED PRIOR TO INSTALLATION OR CONSTRUCTION OF SEEPAGE PITS. DESIGN ENGINEER MUST NOTIFY 72 HOURS IN ADVANCE FOR SOIL TEST.

DRY-WELL CALCULATIONS RANDOLPH LOT

AREA DIVERTED TO DRYWELL (IMPERVIOUS) = 4,397 SF
 STORAGE REQUIRED = 4,397 SF x 0.25 FT = 1,099.25 CF
 6.5' DIAMETER RING = 33.18 SF
 DRYWELL STORAGE VOLUME = 28.27 SF * 7.83 FT = 221.35 CF
 STONE VOLUME AROUND DRYWELL = 99.07 SF * 7.83 FT = 775.71 CF
 STONE VOLUME UNDER DRYWELL = 132.25 SF * 2.0 FT = 264.5 CF
 STONE STORAGE = (775.71 + 264.5) * 0.40 VOIDS = 416.08 CF
 TOTAL STORAGE = 221.35 + 416.08 = 637.43 CF
 637.43 CF * 2 = 1,274.86 CF
 STORAGE PROVIDED IS OK

NOTE: SOIL PERMEABILITY TEST TO BE PERFORMED PRIOR TO INSTALLATION OF SEEPAGE PITS. NOTIFY DESIGN ENGINEER 72 HRS IN ADVANCE. DESIGN SUBJECT TO MODIFICATION BASED ON SOIL PERMEABILITY.



REV	DATE	DESCRIPTION
1	01/03/18	ORIGINAL
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 FILE# 140211 C.D. # 22708



OWNER AND APPLICANT
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 40 BROOKSTONE DR.
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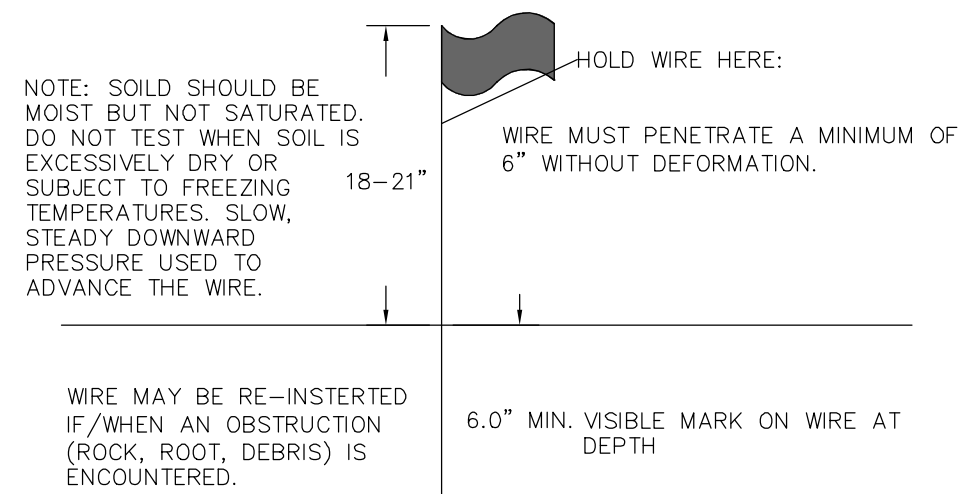
#86 MILLBROOK AVE
DETAILS

BLOCK 1708 LOT 1
 TOWN OF DOVER
 MORRIS COUNTY, NEW JERSEY

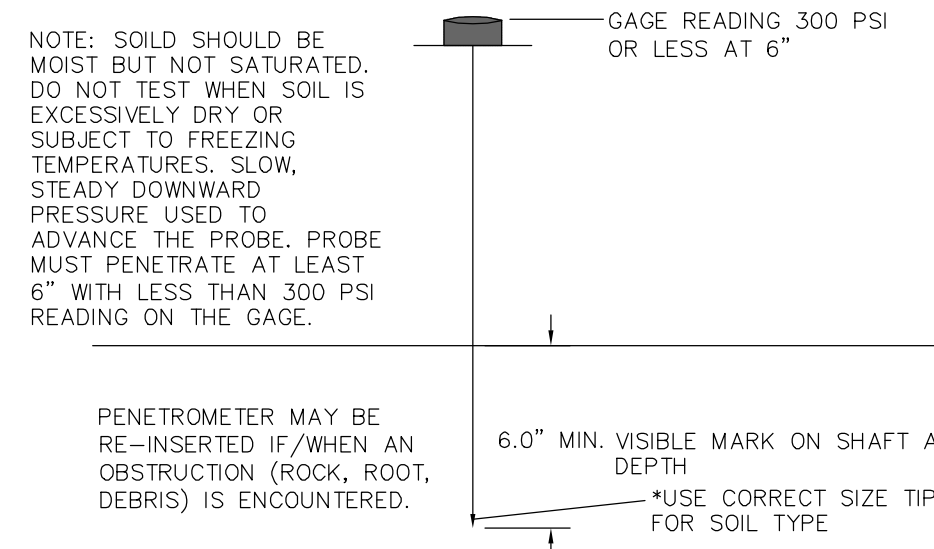
BLOCK 133 LOT 1
 TOWNSHIP OF RANDOLPH
 MORRIS COUNTY, NEW JERSEY

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PAGE	3 OF 4	

PROBING WIRE TEST- 15.5 GA STEEL WIRE (SURVEY FLAG)



HANDHELD SOIL PENETROMETER TEST



SOIL DE-COMPACTION AND TESTING REQUIREMENTS:

A. SOIL COMPACTION TESTING REQUIREMENTS

1. SUBGRADE SOILS PRIOR TO THE APPLICATION OF TOPSOIL (SEE PERMANENT SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
2. AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND /OR MITIGATION ARE GRAPHICALLY DENOTED ON THE CERTIFIED SOIL EROSION CONTROL PLAN.
3. COMPACTION TESTING LOCATIONS ARE DENOTED ON THE PLAN. A COPY OF THE PLAN OR PORTION OF THE PLAN SHALL BE USED TO MARK LOCATIONS OF TESTS, AND ATTACHED TO THE COMPACTION REMEDIATION FORM, AVAILABLE FROM THE LOCAL SOIL CONSERVATION DISTRICT. THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO RECEIVING A CERTIFICATE OF COMPLIANCE FROM THE DISTRICT.
4. IN THE EVENT THAT TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLDS INDICATED FOR THE SIMPLIFIED TESTING METHODS (SEE DETAILS BELOW), THE CONTRACTOR/OWNER SHALL HAVE THE OPTION TO PERFORM EITHER:
 - (1) COMPACTION MITIGATION OVER THE ENTIRE MITIGATION AREA DENOTED ON THE PLAN (EXCLUDING EXEMPT AREAS), OR
 - (2) PERFORM ADDITIONAL, MORE DETAILED TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION. ADDITIONAL DETAILED TESTING SHALL BE PERFORMED BY A TRAINED, LICENSED PROFESSIONAL.

B. COMPACTION TESTING METHODS

1. PROBING WIRE TEST (SEE DETAIL)
2. HAND-HELD PENETROMETER TEST (SEE DETAIL)
3. TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
4. NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)

NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL. SOIL COMPACTION TESTING IS NOT REQUIRED IF WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE (6" MINIMUM DEPTH OR SIMILAR) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.

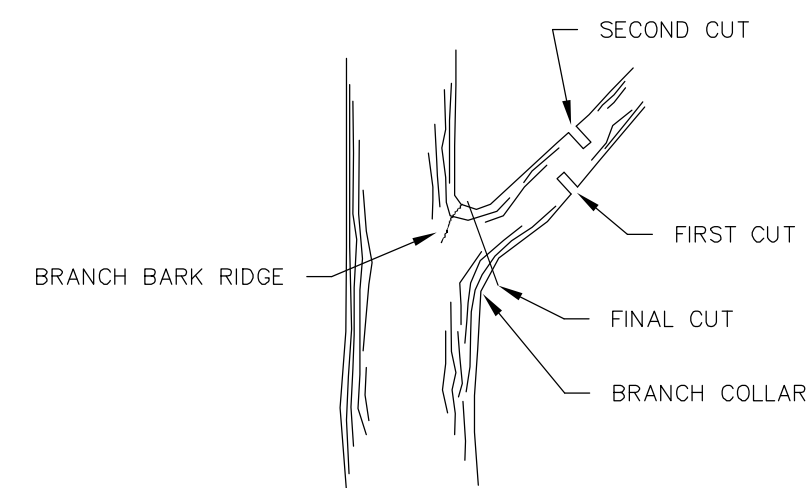
C. PROCEDURES FOR SOIL COMPACTION MITIGATION

PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.

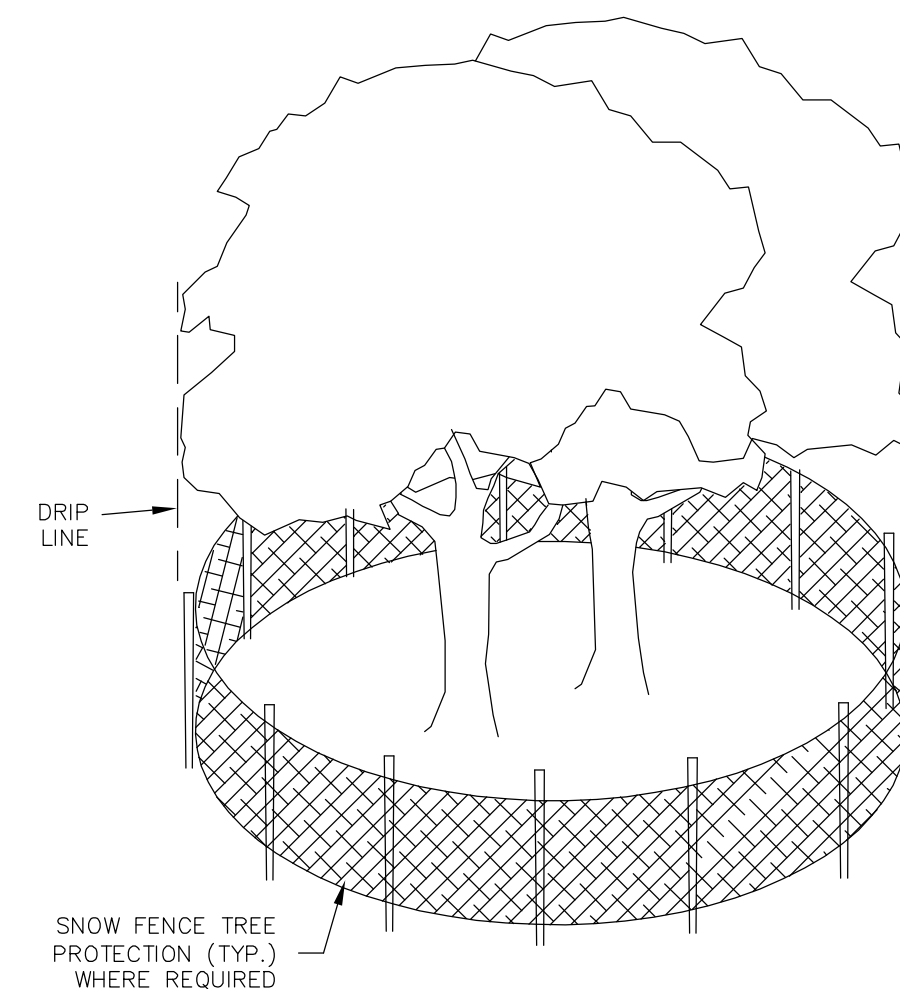
RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.

EXISTING TREE PROTECTION NOTES

1. TREE PROTECTION SHALL BE PROVIDED FOR ANY AND ALL TREES TO BE PRESERVED DURING AND AFTER CONSTRUCTION. THE CONTRACTOR SHALL TAKE WHATEVER ADDITIONAL MEASURES NECESSARY TO PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING AND BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIAL WITHIN DRIP LINE, EXCESS FOOT TRAFFIC OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE.
2. TREE PROTECTION TO BE INSTALLED PRIOR TO CLEARING OF WOODED AREA. ONCE CONSTRUCTION HAS BEEN COMPLETED AND THE AREA AROUND THE PROTECTED TREES HAS BEEN PERMANENTLY SEEDED AND MULCHED, THE TREE PROTECTION FENCE CAN BE REMOVED.
3. 4' HIGH SNOW FENCE SHALL BE PLACED AT THE DRIP LINE OF THE TREE OR GROUP OF TREES TO BE PROTECTED AND SHALL ENCLOSE THE ENTIRE TREE OR GROUP.
4. BOARDS AND FENCING SHALL NOT BE NAILED TO TREES DURING CONSTRUCTION.
5. ROOTS EXPOSED AND/OR DAMAGED DURING GRADING AND CONSTRUCTION OPERATIONS SHALL BE CUT OFF CLEARLY INSIDE THE EXPOSED OR DAMAGED AREA, AND TOPSOIL PLACED OVER THE ROOTS IMMEDIATELY.
6. TREES WITHIN THE LIMITS OF CONTRACT WORK SHALL BE WATERED AS REQUIRED TO MAINTAIN THEIR HEALTH.



REMOVAL OF TREE LIMB

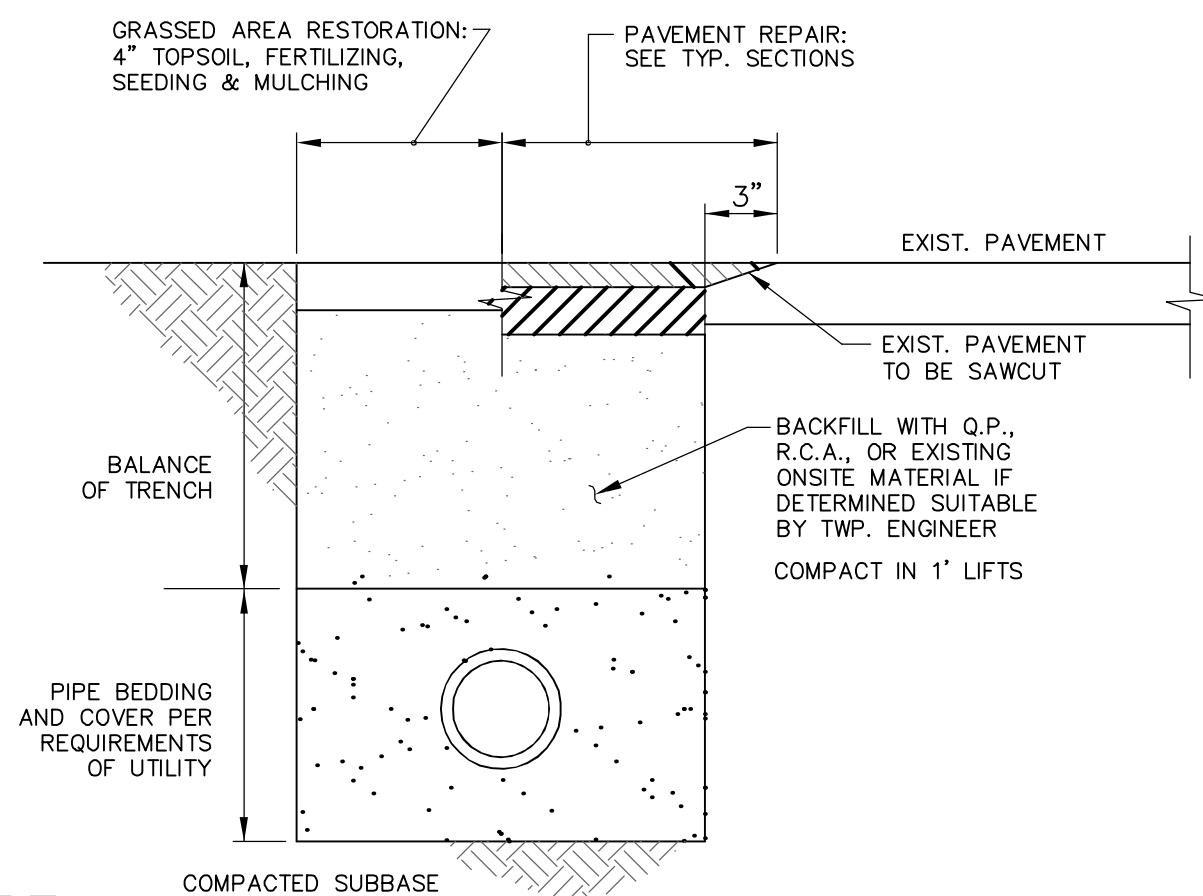


TREE PROTECTION DETAIL

REFER TO STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY: 9.1

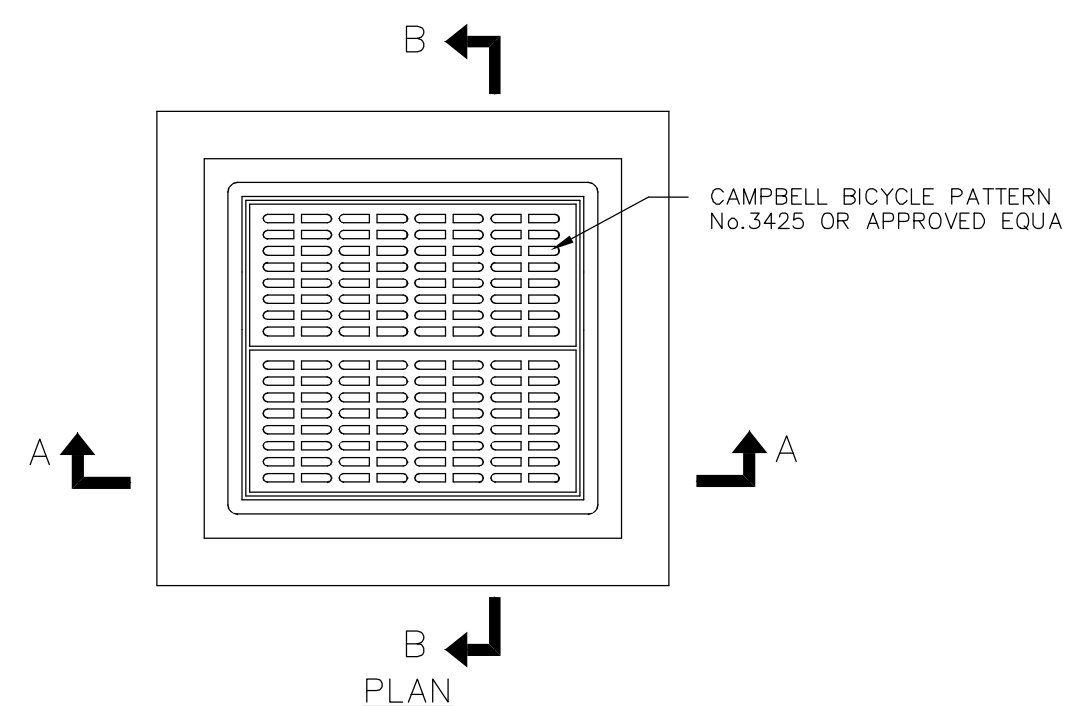
NOTES:

1. IF PAVEMENT IS 5 YEARS OLD OR NEWER, INFRA-RED RESTORATION MUST BE DONE
2. THE UTILITY COMPANY SHALL PROVIDE A STREET OPENING PERMIT APPLICATION TO THE TOWNSHIP AT LEAST 5 DAYS PRIOR TO NON-EMERGENCY WORK AND WITHIN 2 DAYS AFTER EMERGENCY WORK
3. OTHER THAN EMERGENCIES, ALL PAVEMENT SHALL BE SAWCUT. PNEUMATIC TRENCH CUTTING IS NOT PERMITTED.
4. PRIOR TO SURFACE PAVEMENT RESTORATION, THE EXISTING PAVEMENT SHALL BE PREPARED WITH A SAW CUT BEVELED EDGE, THEN TACK COATED JUST PRIOR TO PAVING
5. PAVEMENT AND RESTORATION SHALL BE IN ACCORDANCE WITH MOST CURRENT NJDOT STANDARDS
6. PIPELINE BEDDING AND COVER SHALL BE A GRANULAR BORROW MATERIAL OR QUARRY PROCESS STONE. EXISTING SOIL SHALL BE REMOVED UNLESS OTHERWISE APPROVED BY THE MUNICIPALITY.



UTILITY TRENCH

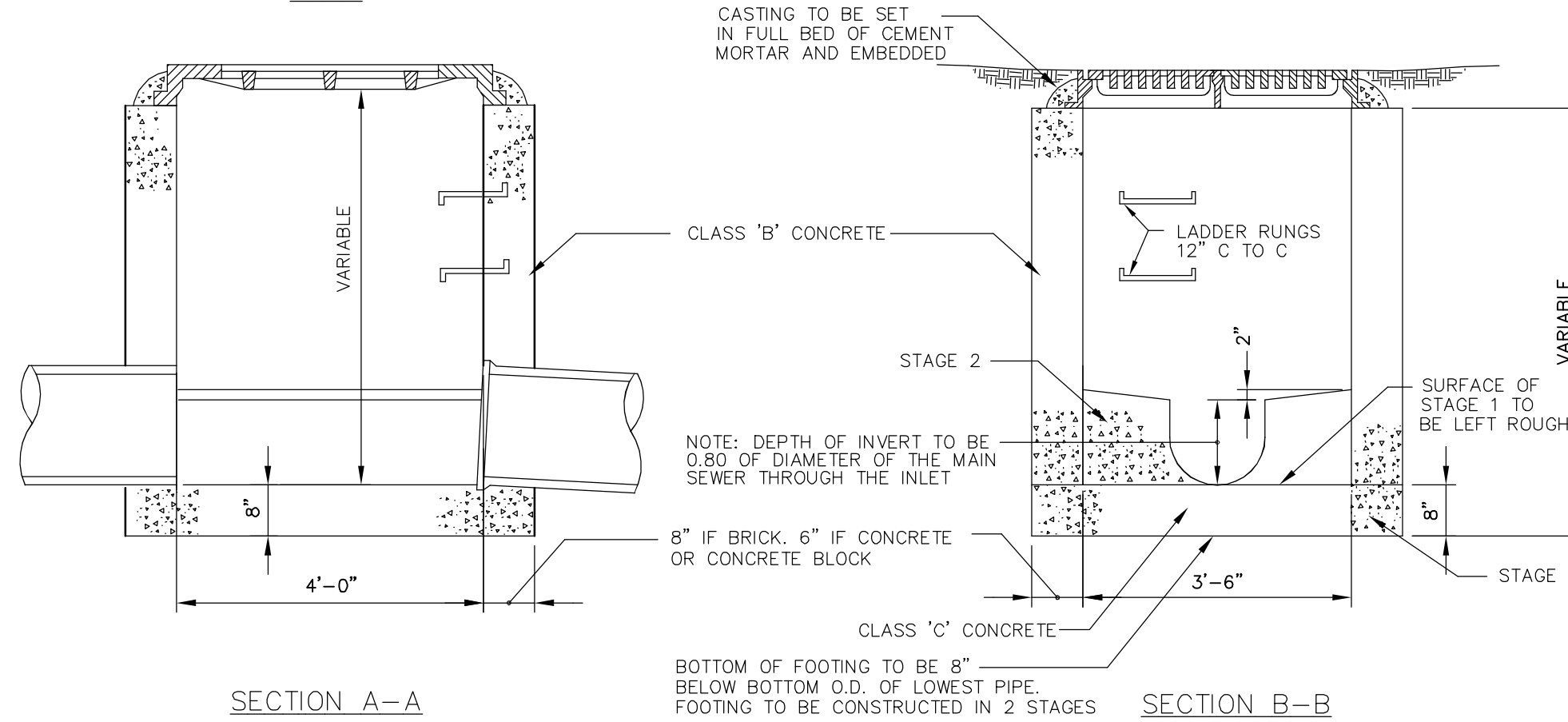
N.T.S.



INLET TYPE "E"

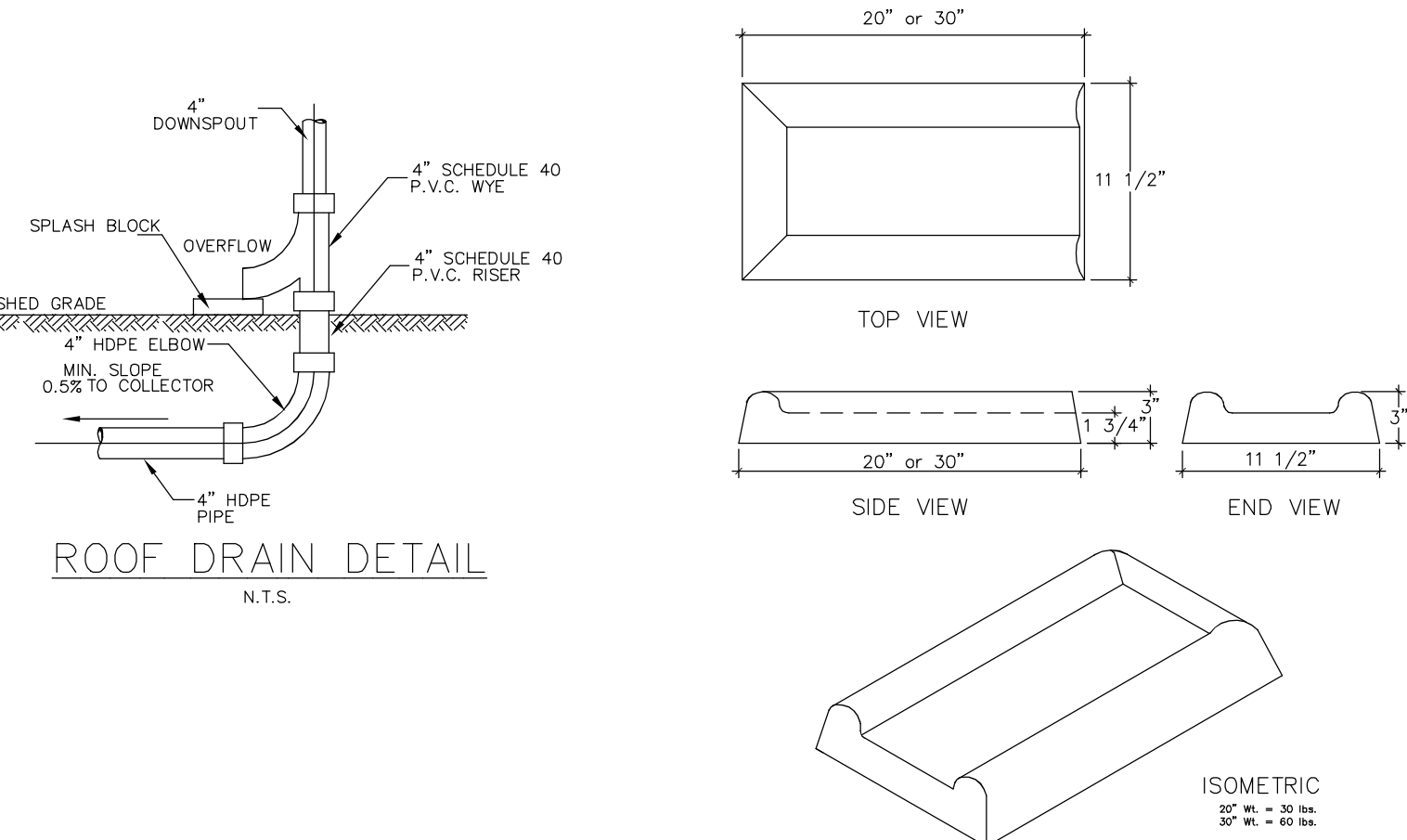
SCALE: N.T.S.

THIS INLET MAY BE CONSTRUCTED OF BRICK, CONCRETE OR CONCRETE BLOCK. IF BRICK OR CONCRETE BLOCK IS USED THE BOTTOM SHALL BE AS SHOWN FOR CONCRETE.



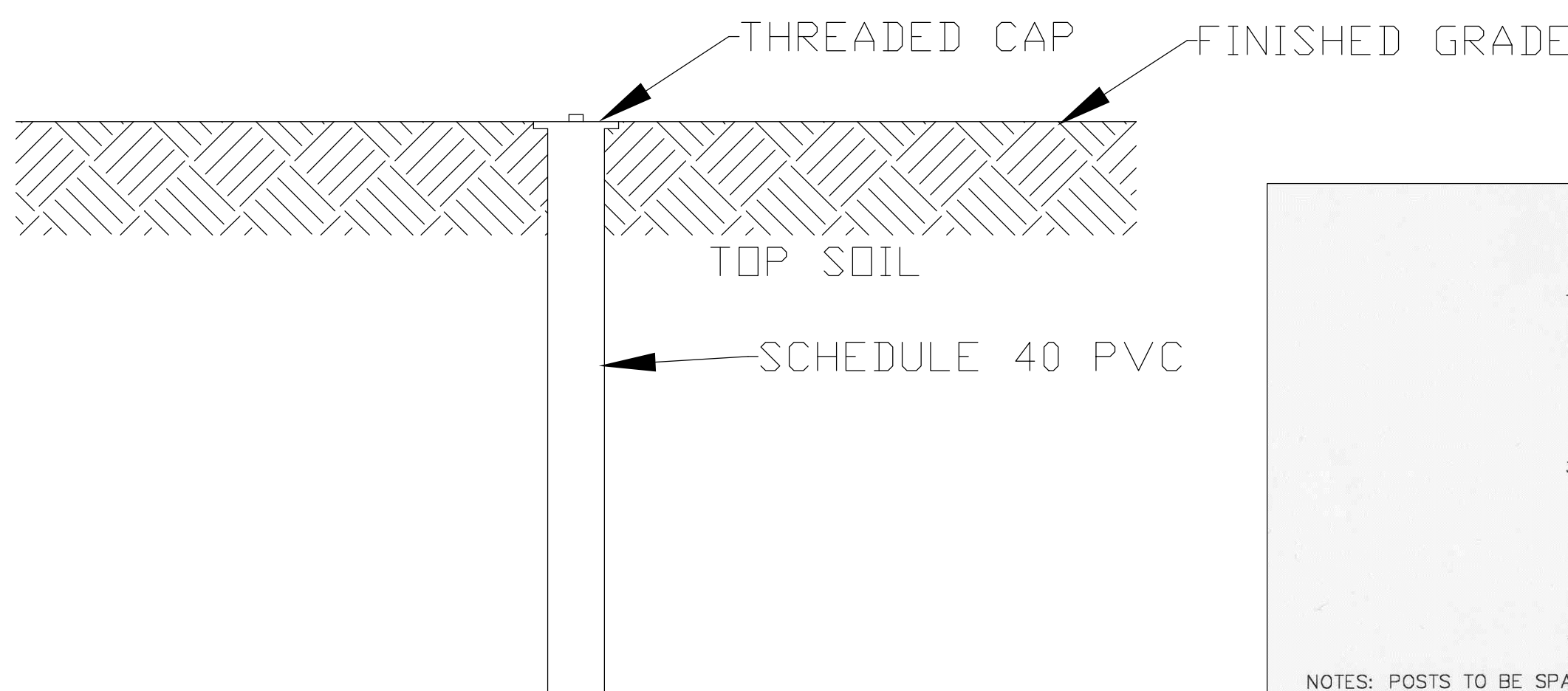
SECTION A-A

SECTION B-B



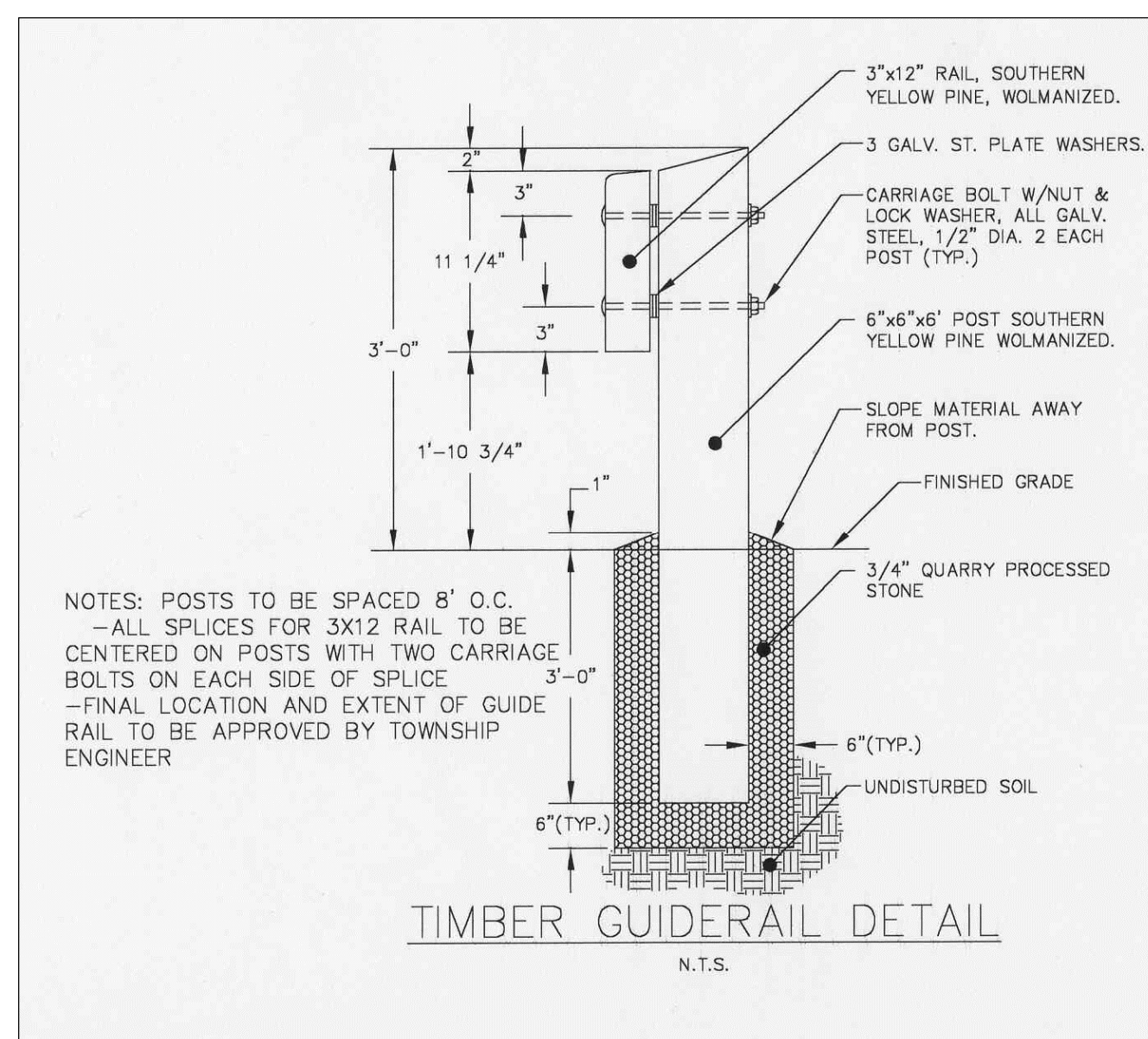
ROOF DRAIN DETAIL

N.T.S.



STORM CLEAN OUT

NOT TO SCALE



TIMBER GUIDERAIL DETAIL

N.T.S.

- NOTES: POSTS TO BE SPACED 8' O.C.
 -ALL SPLICES FOR 3X12 RAIL TO BE CENTERED ON POSTS WITH TWO CARRIAGE BOLTS ON EACH SIDE OF SPLICE
 -FINAL LOCATION AND EXTENT OF GUIDE RAIL TO BE APPROVED BY TOWNSHIP ENGINEER

REV	DATE	DESCRIPTION
1	01/03/18	ORIGINAL
2	10/03/19	REVISED
3	04/12/21	REVISED
4	06/22/21	REVISED
5	01/26/22	REVISED
6	06/14/22	REVISED
7	07/11/22	REVISED
8	08/08/22	REVISED
9	11/20/23	REVISED
10	01/30/23	REVISED
11	02/12/25	REVISED
12	04/24/25	REVISED
13	05/12/25	REVISED
14	12/16/25	REVISED
15	02/26/26	REVISED

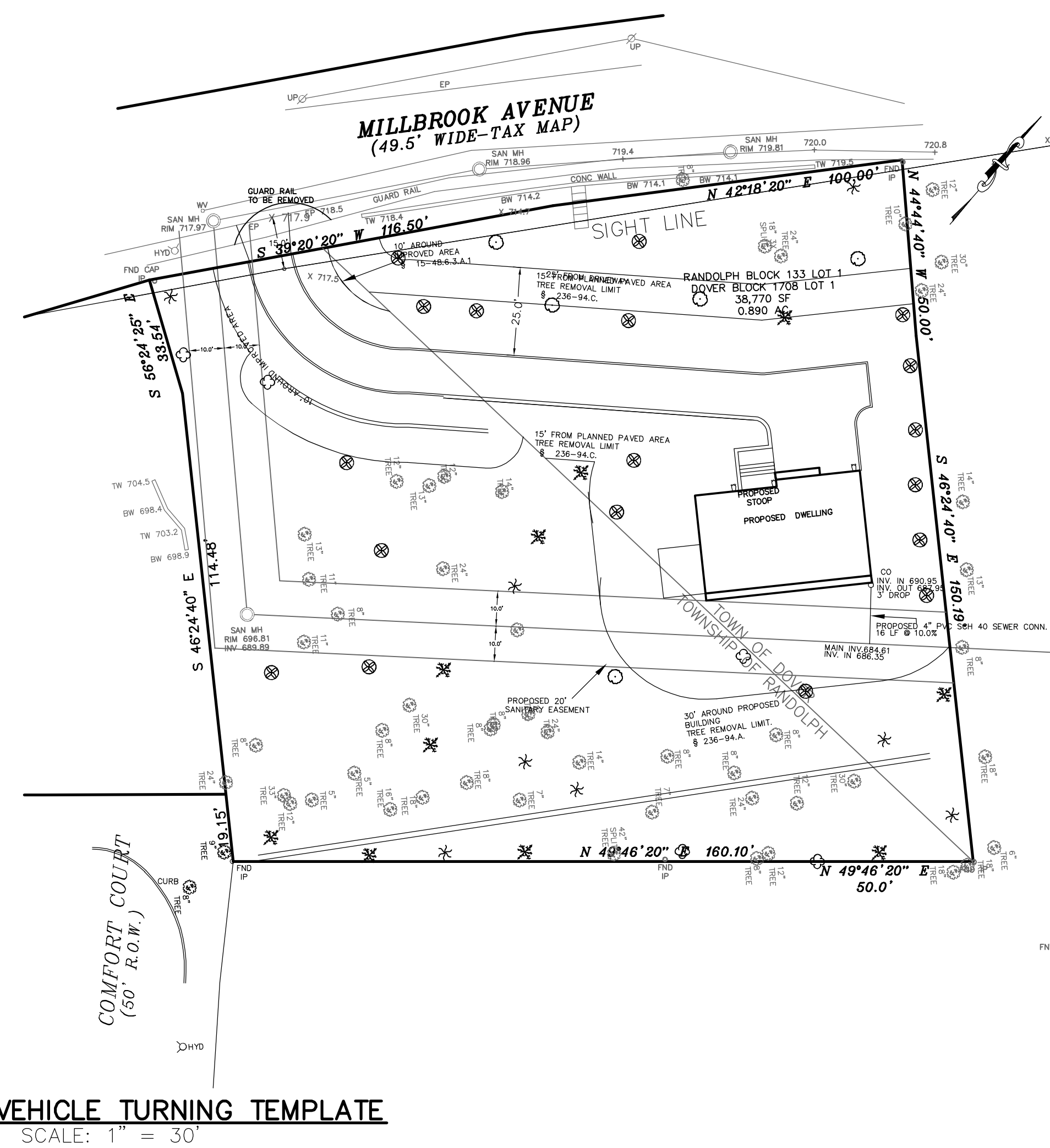
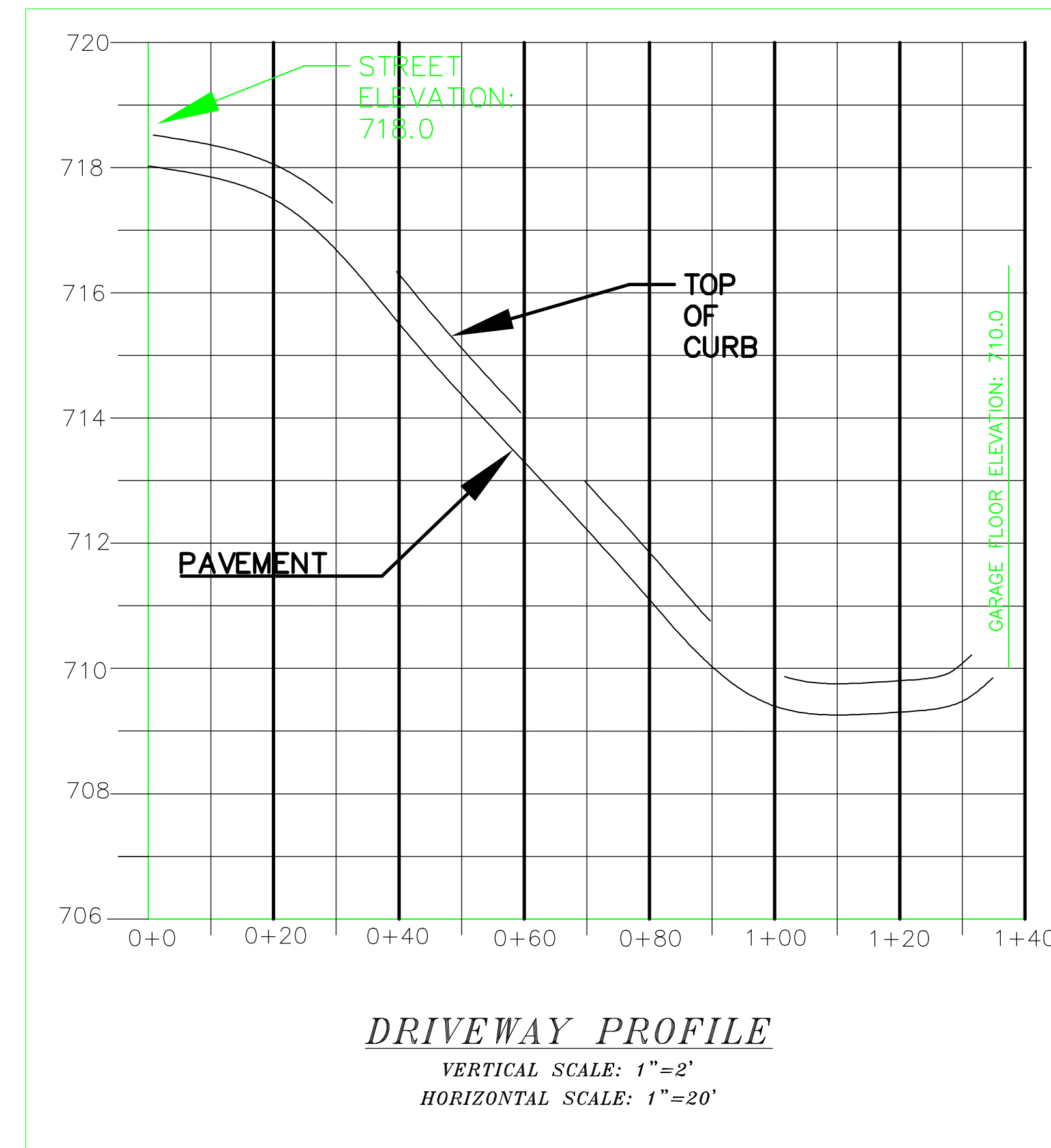
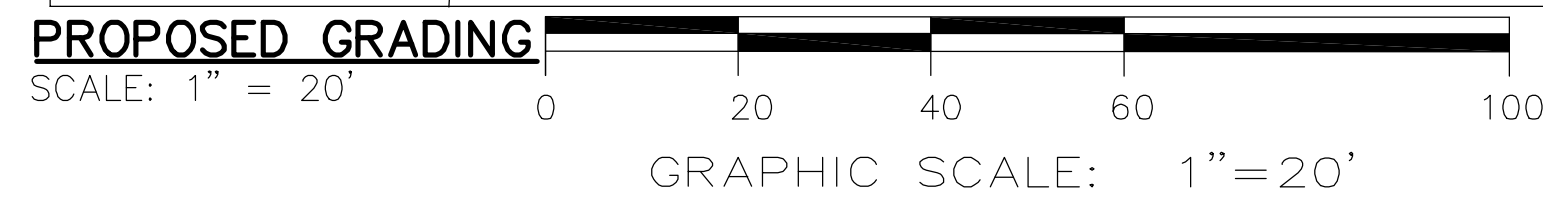
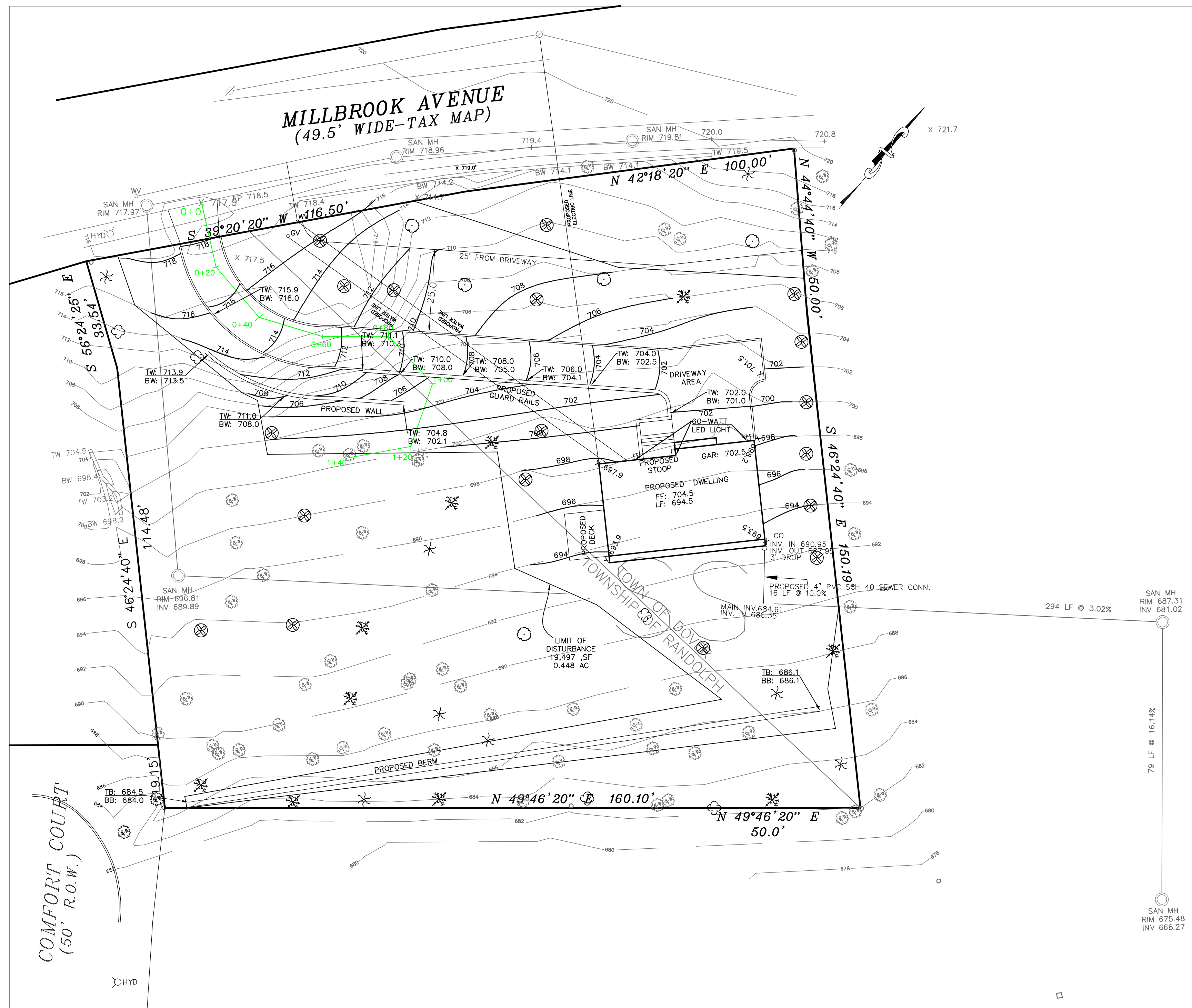
FREDERICK C. MEOLA
 LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR
 CERTIFICATE OF AUTHORIZATION : No. 246A28140200
 28 WHIPPANY ROAD, WHIPPANY, NEW JERSEY
 PHONE (973)538-8863 FAX (973)538-5715
 FILE# 140211 C.D. 140211 N.J. LIC. # 22708



OWNER AND APPLICANT
 ANTONIO POCCIA, JR.
 40 BROOKSTONE DR.
 MORRIS PLAINS, NJ 07950

#86 MILLBROOK AVE
DETAILS AND SECS
 BLOCK 708 LOT 1
 TOWN OF DOVER
 MORRIS COUNTY, NEW JERSEY
 BLOCK 133 LOT 1
 TOWNSHIP OF RANDOLPH
 MORRIS COUNTY, NEW JERSEY

FILE NUMBER	CD	FIELD BOOK
140211	140211	XX/XX
DATE	SCALE	DRAWN BY
LATEST REV.	AS SHOWN	RAC



REV.	DATE	DESCRIPTION	DRAWN BY
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5	07/26/22	REVISED	
6	06/14/22	REVISED	
7	07/11/22	REVISED	
8	08/08/22	REVISED	
9	11/20/23	REVISED	
10	10/30/23	REVISED	
11	102/12/25	REVISED	
12	104/24/25	REVISED	YG

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SEAL



OWNER AND APPLICANT

ANTONIO POCIA, JR.
40 BROOKSTONE DR.
MORRIS PLAINS, NJ 07950

#XXX
EXISTING AND PROPOSED CONDITIONS PLAN
BLOCK 1708 LOT 1
TOWN OF DOVER
MORRIS COUNTY, NEW JERSEY
BLOCK 133 LOT 1
TOWNSHIP OF RANDOLPH
MORRIS COUNTY, NEW JERSEY

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