

NOTICE

PLEASE TAKE NOTICE that WW Realty Holdings, LLC has made an application to the Town of Dover Planning Board for the property known as Block 512, Lot 13 located at 90 ½ W. Blackwell Street, Town of Dover, Morris County, New Jersey. The property is situated in the Town's "R-3" Zone District. The Applicant is seeking preliminary and final site plan approval and bulk variance relief to convert the existing two-story commercial building into a two-family residential consisting of two 3-bedroom units, which is a permitted use in the "R-3" zone. Bulk variance relief is requested for the following:

1. Minimum lot area – 7,500 square feet permitted and 3,159 square feet is existing (pre-existing non-conforming).
2. Minimum lot width at the street line – 75 feet is required and 52.65 feet is existing (pre-existing non-conforming).
3. Minimum principal building front yard setback – 18.2 feet is required and 14.5 feet is existing (pre-existing non-conforming).
4. Minimum principal building side yard setback (one) – 10 feet is required and 6 feet is proposed to the East (pre-existing non-conforming) and 6 feet to the West property lines.
5. Minimum principal building side yard setback (total) – 25 feet is required and 12 feet is proposed.
6. Minimum principal building rear yard setback – 30 feet is required and 5.3 feet is existing (pre-existing non-conforming).
7. Maximum building coverage – 25% is permitted and 60.2% is proposed.
8. Maximum lot (impervious) coverage – 65% is permitted and 71.3% is proposed.
9. Maximum off-street parking – 4 spaces required and 0 spaces proposed.

The Applicant further requests such variances, waivers, permits, approvals or licenses that are deemed necessary or appropriate upon review by the applicant or the Board.

PLEASE TAKE FURTHER NOTICE that this application is listed on the calendar before the Town of Dover Planning Board and an in-person public hearing has been set for May 21, 2026, at the Town Hall, 37 N. Sussex Street, Dover, New Jersey at 7:30 P.M. When the case is called, you may appear either in person or by attorney to present any evidence or make any comments, which you may have regarding the application. The matter will be heard on the above date or any adjourned date designated by the Planning Board at this public meeting without additional notice.

The maps, plans, plats, and application for which approval is being sought are on file with the Planning Board Administrator and are available for inspection at the Municipal Building during normal business hours.

This notice is provided pursuant to the rules of procedure of the Town of Dover Planning Board. If you need further assistance, the Town's Planning Board Secretary, Paula Mendelsohn, may be contacted at 973-366-2200 x 2141 or via email at boardsecretary@dover.nj.us.

LAVERY, SELVAGGI & COHEN, PC
Attorneys for the Applicant,
WW Realty Holdings, LLC