

TOWN OF DOVER HISTORIC PRESERVATION COMMISSION

- Paul McDougal
- Raphael Rivera
- Robert Wagner
- Linda Mullin
- Michael Murray

COUNTY OF MORRIS
Mailing Address
37 NORTH SUSSEX STREET
DOVER, NEW JERSEY 07801

Office Address
100 Princeton Ave
Water Works Park

- William Shuler– Alternate I
- *Keith Titus* – Alternate II
- Peter King – Commission Attorney
- Paula Mendelsohn – Board Secretary

Telephone: (973)-366-2200 (Ext. 2141)
Secretary email: boardsecretary@dover.nj.us

AGENDA

October 20, 2025 AT 7:30 PM

CALL TO ORDER – Reading of the New Jersey Open Public Meetings Notice.

“This meeting is being held in accordance with the Open Public Meetings Act, also known as the Sunshine Law, N.J.S.A. 10:4-6. Notice of the 2025 meeting schedule was sent to the Daily Record and published in the Daily Record on February 3, 2025. The annual meeting list was also posted on the municipal bulletin board in Town Hall, on the Town of Dover website and submitted to the Town Clerk. As a reminder there is no smoking in this building; there are 2 exits in case of emergency and this meeting is not streaming on Facebook live.”

ROLL CALL

Name	Present	Absent	Excused
Commissioner Titus – Alternate II			
Commissioner Shuler – Alternate I			
Commissioner Mullin			
Commissioner Murray			
Commissioner Rivera			
Vice Chairman Wagner			
Chairman McDougall			

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – September 15, 2025

RESOLUTIONS –

- **HPC25-02 Pan Pizza Bakery**, Block 1210 Lot 6; also known as **27-29 E. Blackwell St.**

TOWN OF DOVER HISTORIC PRESERVATION COMMISSION

- **HPC25-08 Excel Treatment Center Mgmt. LLC**, Block 1325 Lot 16; also known as 58 N Sussex Street.

CASES –

HPC25-07 4 W Blackwell LLC, Block 1217 Lot 7; also known as **4 W. Blackwell St.** located in the Downtown Historic District. Applicant proposes the division of the commercial area into two commercial spaces, and alterations to an existing basement and apartments.

OLD BUSINESS – NONE

NEW BUSINESS - NONE

ADJOURNMENT

The next scheduled HPC meeting is on November 17, 2025 @7:30

TOWN OF DOVER HISTORIC PRESERVATION COMMISSION

- Paul McDougall
- Robert Wagner
- Michael Murray
- Rafael Rivera
- Linda Mullin

COUNTY OF MORRIS
Mailing Address
37 NORTH SUSSEX STREET
DOVER, NEW JERSEY 07801
Office address 100 Princeton Ave
Water Works Park

- William Shuler - Alternate I
- Keith Titus - Alternate II
- Paula Mendelsohn - Secretary
- Peter King Esq. - Commission Attorney

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

Secretary email:

boardsecretary@dover.nj.us

MINUTES September 15, 2025

CALL TO ORDER: Chairman McDougall called the meeting to order at 7:35pm

ROLL CALL:

PRESENT: Commissioners Titus, Shuler, Mullin, Murray, Rivera, Vice Chairman Wagner and, Chairman McDougall

ABSENT: Commissioner Rivera and Vice chairman Wagner.

ALSO PRESENT: Paula Mendelsohn, Board Secretary and Nikki Barr, representing the board Attorney Peter King,

PLEDGE OF ALLEGIANCE was recited by all.

ADEQUATE NOTICE OF MEETING was read by the Board Secretary.

MINUTES: Motion to approve the minutes from July 21, 2025 was made by the Chairman Paul McDougall and seconded by Commissioner Titus. **All in favor vote. APPROVED 5-0.**

RESOLUTION: Motion to approve Resolution **HPC25-06 JR Asset Builders**, Block 1205 Lot 5, 6 & 7; also known as, **71 W. Blackwell St** with a correction to the name of the Board attorney was made by Chairman Paul McDougall and seconded by Commissioner Titus. **All in favor vote. APPROVED 5-0.**

CASES –

HPC25-02 Pan Pizza Bakery, Block 1210 Lot 6; also known as **27-29 E. Blackwell St.** located in the Downtown Historic District. The applicant is seeking approval for a change in the signage.

Daniel Gutierrez was present on behalf of his father, Jamie Gutierrez the owner of Pan Pizza, he was sworn in before the board:

- Testified that the previous canopy/awning was rusted and falling down; it was removed and replaced with molded plastic lettering, painted red and gold.
- Confirmed that no lighting is currently installed, but the intent is to add gooseneck lighting over the sign.
- Board noted that electrical and sign permits are required, and approval must be obtained before installation of lighting.
- Discussion clarified that the sign fits with the character of other nearby signage in the district.
- Ownership of the building (Ramon Valle) was noted; testimony was provided that the property owner is aware and has authorized the application.
- Board agreed the sign as presented is acceptable; lighting will require proper permits and must match historic district style. If they use the gooseneck style approved by the Board, they do not need to come back, and if they decide to use somethings different, they will need to come before the Historic Preservation Commission.

A Motion to approve the signage and lighting was made by Commissioner Titus and, seconded by Commissioner Murray. All in favor vote. **APPROVED 5-0.**

HPC25-08 Excel Treatment Center Mgmt. LLC, Block 1325 Lot 16; also known as 58 N Sussex Street, located in the Downtown Historic District. The scope of the project is to raise the existing ceiling height of the third floor to make it more useable for office space. Provide facade upgrades along North Sussex Street.

Attorney Richard Oller, representing Excel Treatment Center Management LLC, introduced the application for improvements to 58 North Sussex Street. He explained that the center provides outpatient mental health and substance use disorder treatment for adults. The applicant seeks to raise the roof on the third floor to improve ceiling height and to construct a small rear addition, creating office space that will free up clinical space on the second floor.

Two witnesses were sworn: Michael Frank, owner of Excel Treatment Center, and Kenneth Fox, architect for the project.

Michael Frank testified first. He described his longstanding presence in Dover, operating several businesses including Milestone House (a recovery residence founded in 2002), the Good Bean coffee shop, and Excel Treatment Center, established in 2013. He has partnered with the Town on various community events, such as a recent opioid overdose awareness program with Mayor Dodd, council members, and the police department.

Frank explained that Excel currently uses the first floor of 58 North Sussex for patient care while also housing administrative offices in both 58 and 60 North Sussex. The lack of space for offices reduces the availability of therapy and patient areas. The proposed renovations would relocate offices to the second and third floors, allowing for expansion of clinical services.

He also confirmed ownership of several other properties in Dover, including 58, 60, and 68 North Bergen, 50–54 South Morris, and 144 South Morris Street. These are owned by LLCs, but Milestone House, a nonprofit, operates the recovery residences. He clarified that all properties do pay property taxes.

Board members briefly discussed Frank’s contributions to the community, with some members recalling positive interactions with residents of Milestone House and customers of the Good Bean.

Architect Kenneth Fox then presented the design. He explained that the existing building is two stories with an attic. The plan is to raise the roofline to convert the attic into a full usable third floor. The proposal includes Hardy plank siding in “Booth Bay Blue,” black trim and shutters, and white window surrounds for a three-tone façade. A decorative cornice will top the structure, complementing the historic streetscape without overshadowing the adjacent building’s ornate cornice.

Fox emphasized that the expansion will not extend over the existing one-story rear section, thus avoiding encroachment on the property line. The windows on the new third floor will mirror those on the second, maintaining architectural consistency.

For signage and lighting, Fox proposed a new black awning across the front, similar in style to the Good Bean’s. Instead of multiple logos, the awning will feature simple lettering—“Excel Treatment Center”—and may include the street address. A projecting perpendicular sign will remain but be redesigned in a more historically appropriate style, potentially with gold-leaf lettering and subdued gooseneck lighting. Exterior lighting will consist of down-lighting under the awning, with fixtures to be submitted for board approval.

Board members raised concerns about sign clutter, noting the building currently displays multiple logos and window signs. The applicant agreed to simplify and coordinate signage. The discussion also touched on historic architectural context, with board members urging quality detailing to complement the historic Searing Hotel building on the corner.

During testimony, the Board also addressed the existing mural painted on the rear of the building. Members noted that, while the mural is not visible from the street, it is part of the building’s exterior and therefore falls under the Historic Preservation Commission’s review. The applicant explained that the mural had been painted previously without board approval.

Board members expressed concern that murals, even on rear façades, can impact the historic character of a district and may set precedent for other properties. The applicant acknowledged the oversight and agreed that any changes or repainting of the mural would require prior approval by the Commission. The Board advised that the mural remain under HPC jurisdiction moving forward, and any future artwork or alterations would need to come before the Commission for review.

A Motion to approve the change on the façade was made by Chairman Paul and, seconded by Commissioner Titus. All in favor vote. **APPROVED 5-0.**

OLD BUSINESS-

Dover Furniture:

- Application is currently with the Construction Department.
- Resolution issued; approval confirmed for façade removal and replacement with stucco.
- Original façade was wood, which was in poor condition.

The Hop:

- No updates received from the applicant.

- Multiple calls made without response; applicant previously indicated they would reach out when ready.

Baker Theater Discussion

- Informal discussion held regarding Baker Theater.
- Building has approximately five apartments upstairs.
- Previous asking price was noted around \$3.7 million.
- Interest expressed in potential acquisition or redevelopment.

Redevelopment Plans & Historic Commission Role

- Questions raised about whether redevelopment zones supersede Historic Preservation Commission authority.
- Specific reference to West Blackwell Street and its designation within both the Historic District and proposed redevelopment area.
- Several redevelopment plans, including Bassett Highway, are under review by the Planning Board and Mayor & Council.
- Clarification sought on the Commission's role when properties fall under both redevelopment and historic district oversight.

Mural and Aesthetics

- Concerns raised about a mural on Morris Street, described by some as inconsistent with the historic character of the area.
- Discussion on consistency in decision-making to avoid setting conflicting precedents.
- Suggestion made that historic-themed artwork (e.g., Searing Hotel) would be more appropriate.
- Concerns noted about long-term maintenance of murals and painted intersections (e.g., Academy and 2nd Street), with examples cited of deterioration.

NEW BUSINESS-

Upcoming Applications

- T-Mobile expected to appear before the Commission next month regarding façade work on the Corpetus Building.
- Work will focus on the lower façade, not the upper portion.
- Positive feedback given on completed signage for the Bergen Building.

PUBLIC DISCUSSION – NONE

Motion to adjourn the meeting was made by Commissioner Titus and seconded by Commissioner Murray. All in favor vote. **APPROVED 5-0.**

Meeting adjourned 8:53 PM

Respectfully Submitted,

Paula Mendelsohn, Planning Board Secretary

Date approved _____



TOWN OF DOVER

HISTORIC PRESERVATION COMMISSION

RESOLUTION NO. HPC 25-02

RESOLUTION APPROVING APPLICATION HPC 25-02, FOR PREMISES KNOWN AS 27 EAST BLACKWELL STREET, BLOCK 1210, LOT 6, IN THE BLACKWELL STREET HISTORIC DISTRICT

WHEREAS, the Town of Dover Mayor and Board of Aldermen established a Historic Preservation Commission pursuant to N.J.S.A. 40:55D-107, et seq.; and

WHEREAS, the Dover Historic Preservation Commission, pursuant to Section 236-96.6, of Chapter 236, of the Town of Dover Land Use and Development Code, must issue a Certificate of Historic Review for any change in the exterior appearance of any building in the historic district before any permit for work can commence; and

WHEREAS, Application HPC 25-02, requesting a Certificate of Historic Review, was filed on December 3, 2024, for property known as 27 East Blackwell Street, Block 1210, Lot 6, Dover, New Jersey; and

WHEREAS, on September 15, 2025, at a meeting in accordance with the Open Public Meetings Act (N.J.S.A. 10:46, et seq.), the Applicant, Pan Pizza Bakery, who has authorization of the owner of the property, Cielo-Mar, LLC, 34 East Blackwell Street, Dover, New Jersey, to make this application, was sworn and provided testimony in support of installing a 22.5 square-foot sign panel, painted gold letters and affixed directly on the front of the building, reading “Pan Pizza Bakery,” at 27 East Blackwell Street, in accordance with the drawing provided; and

WHEREAS, the Commission finds that the subject property is within the Blackwell Street Historic District; and

WHEREAS, the Commission further finds that the documents presented with the application support the approval of the application to put up a sign panel on the front of the building to read “Pan Pizza Bakery” as submitted with the Historic Review application.

NOW, THEREFORE, BE IT RESOLVED, by the Historic Preservation Commission of the Town of Dover, in the County of Morris, and State of New Jersey, that the Historic Preservation Commission hereby approves the Application of HPC 25-02, for property known as 27 East Blackwell Street, Dover, New Jersey, subject to the following:

1. The Application will install a 22.5 square-foot sign panel, painted gold and affixed directly on the front of the building to read “Pan Pizza Bakery”, as per the drawing provided to the Board with its Historic Review application, drawn by Enrique’s Printing & Designs, attached hereto and made a part of this Resolution;
2. The improvements will be completed as indicated on the plans submitted by the Applicant; and
3. All improvements shall be in conformance with all local, State and Federal codes, regulations and laws, and all zoning and building permits shall be obtained.

BE IT FURTHER RESOLVED, that the Certificate for Historic Review shall be valid for a period of two (2) years only, commencing from the date of this Resolution; and

BE IT FINALLY RESOLVED a notice of this action shall be printed once in the legal newspaper of the Town of Dover.

Adopted: October 20, 2025

Paula Cruz Mendelsohn, Secretary
Town of Dover
Historic Preservation Commission

Paul McDougall, Chairman
Town of Dover
Historic Preservation Commission

Commissioners	AYE	NAY	N.V.	A.B
Mc DOUGALL				
WAGNER				
MURRAY				

Commissioner	AYE	NAY	N.V.	A.B
RIVERA				
MULLIN				
SCHULER				

X - Indicates Vote

A.B. – Absent

N.V - Not Voting (Abstained or Excused)

Secretary's Certification _____ Adopted: _____

King Client\Dover Historic\Resolution\2025\HPC 25-02 27_E_Blackwell St_sign.docx



TOWN OF DOVER

HISTORIC PRESERVATION COMMISSION

RESOLUTION NO. HPC 25-08

RESOLUTION APPROVING APPLICATION HPC 25-08, FOR PREMISES KNOWN AS 58 NORTH SUSSEX STREET, BLOCK 1325, LOT 16, IN THE BLACKWELL STREET HISTORIC DISTRICT

WHEREAS, the Town of Dover Mayor and Board of Aldermen established a Historic Preservation Commission pursuant to N.J.S.A. 40:55D-107, et seq.; and

WHEREAS, the Dover Historic Preservation Commission, pursuant to Section 236-96.6, of Chapter 236, of the Town of Dover Land Use and Development Code, must issue a Certificate of Historic Review for any change in the exterior appearance of any building in the historic district before any permit for work can commence; and

WHEREAS, Application HPC 25-08, requesting a Certificate of Historic Review, was filed on August 21, 2025, for property known as 58 North Sussex Street, Block 1325, Lot 16, Dover, New Jersey; and

WHEREAS, on September 15, 2025, at a meeting in accordance with the Open Public Meetings Act (N.J.S.A. 10:46, et seq.), the Applicant, Michael Frank, of Excel Treatment Center Mgmt., LLC, 60 North Sussex Street, Dover, New Jersey, who has authorization of the owner of the property, Excel Treatment Center Mgmt., LLC, of 60 North Sussex Street, Dover, New Jersey, to make this application, was sworn and provided testimony in support of raising the roof on the front of the building to provide for a full 8-foot, 6-inch third floor ceiling to make it more useable for office space at 58 North Sussex Street, in accordance with the drawing provided; and

WHEREAS, the Commission finds that the subject property is within the Blackwell Street Historic District; and

WHEREAS, the Commission further finds that the documents presented with the application support the approval of the application to raise the existing ceiling height of the third floor to make it more useable for office space of the building as submitted with the Historic Review application.

NOW, THEREFORE, BE IT RESOLVED, by the Historic Preservation Commission of the Town of Dover, in the County of Morris, and State of New Jersey, that the Historic Preservation Commission hereby approves the Application of HPC 25-08, for property known as 58 North Sussex Street, Dover, New Jersey, subject to the following:

1. The Applicant will replace an old awning with a 216-inch-wide by 32-inch-high by 36-inch-projection black fabric aluminum structure affixed directly on the front of the building at 30 West Blackwell Street, as per the drawing by JMS Signs & Awnings, of 453-455 Cortland Street, Belleville, New Jersey, provided to the Board with its Historic Review application, attached hereto and made a part of this Resolution;
2. The improvements will be completed as indicated on the plans submitted by the Applicant; and
3. All improvements shall be in conformance with all local, State and Federal codes, regulations and laws, and all zoning and building permits shall be obtained.

BE IT FURTHER RESOLVED, that the Certificate for Historic Review shall be valid for a period of two (2) years only, commencing from the date of this Resolution; and

BE IT FINALLY RESOLVED a notice of this action shall be printed once in the legal newspaper of the Town of Dover.

Adopted: October 20, 2025

Paula Cruz Mendelsohn, Secretary
Town of Dover
Historic Preservation Commission

Paul McDougall, Chairman
Town of Dover
Historic Preservation Commission

Commissioners	AYE	NAY	N.V.	A.B
WAGNER				
Mc DOUGAL				
MURRAY				

Commissioner	AYE	NAY	N.V.	A.B
RIVERA				
MULLIN				
SCHULER				

X - Indicates Vote

A.B. – Absent

N.V - Not Voting (Abstained or Excused)

Secretary's Certification _____

Adopted: _____



1116 Summit Ave. • Union City, NJ 07087 • Phone: (201) 616-7665 • Fax: (201) 330-9183 • E-Mail: bianca@pereiraslaw.com

July 23, 2025

VIA HAND DELIVERY

Town of Dover
Historic Preservation Commission
37 North Sussex Street
Dover, NJ 07801

**Re: HISTORIC REVIEW APPLICATION – 4 W BLACKWELL LLC
4 W Blackwell Street, Dover, NJ 07801
Block: 1217 Lot: 7**

Dear Sir or Madame:

This office represents 4 W Blackwell LLC, regarding an application for Historic Review. Applicant proposes the division of the commercial area into two commercial spaces, and alterations to an existing basement and apartments. Enclosed please find the following:

1. Architectural Drawings made by Pereira Architects Ubiquitous (10 copies)
2. Completed Application Form
3. Application Fee (Check No. 692 in the amount of \$575.00)
4. Escrow Fee (Check No. 693 in the amount of \$1,150.00)

Thank you for your attention and courtesy in this regard.

Please do not hesitate to contact me if you require any additional information.

Very truly yours,

Bianca P. Pereira

Bianca P. Pereira, Esq



TOWN OF DOVER

Historic Preservation Commission

COUNTY OF MORRIS
37 North Sussex Street, Dover N.J. 07801
(973) 366-2200

CERTIFICATE OF HISTORIC REVIEW APPLICATION

FOR TOWN USE ONLY

Application No.: _____ Date Filed: _____

For: ☐ Certificate of Historic Review ☐ Advice to Planning Board ☐ Advice to Board of Adjustment
Board Meeting Date: _____

Application Fees: _____ Initial Escrow Deposit: _____

Scheduled Meeting Date: _____ Action: ☐ Approved ☐ Approved with Conditions ☐ Denied

Report to: ☐ Planning Board ☐ Board of Adjustment Date Sent: _____

APPLICANT

Name: 4 W Blackwell LLC

Address: 8 Semrau Road
Denville, NJ 07834 Telephone Number: 201 616 7665

SUBJECT PROPERTY

Location/Address: 4 W Blackwell Street, Dover, NJ 07801

Block: 1217 Lot(s): 7

PROPOSED WORK

☐ Demolition ☐ Addition ☐ New Construction ☒ Change in the Exterior Appearance

Change in the Exterior Appearance Includes New (Add additional sheets if needed to fully describe):

☒ Façade ☐ Material ☐ Color ☐ Texture

Describe: We propose the division of the commercial area into two commercial spaces and alterations to an existing basement and apartments.

☐ Awning

Describe: N/A

☒ Signage

Describe: Reduce the size of the existing signage and add a second sign.

☒ Window(s)

Describe: Three store front windowws will be reduced to two.

☒ Door(s)

Describe: Modify the size of the existing store front window to add a new door.

☐ Lighting

Describe: N/A

☐ Roof

Describe: N/A

☒ Other Architectural Feature

Describe: All the existing façade materials will remain.

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: 4 W Blackwell LLC

Address: 8 Semrau Road

Denville, NJ 07834

Telephone Number: 201 982 2111

CERTIFICATE OF HISTORIC REVIEW APPLICATION (cont.)

ZONING DISTRICT(S) D-2 Blackwell Street Historic

RESIDENTIAL

☐ R-1 (Single-Family) ☐ R-2 (Single-Family) ☐ R-3 (Two-Family) ☐ R-4 (Multifamily Garden Apt)

NON-RESIDENTIAL

☐ C-1 (Retail Commercial) ☐ C-2 (General Commercial) ☐ C-3 (Commercial - Lt. Ind.)
☐ IND (Industrial) ☐ IND/OP (Industrial/Office Park) ☐ RAD (Redevelopment Area Distr.)

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

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):

We propose the division of the commercial area into two commercial spaces and alterations to to an existing basement and apartments. Please see attached architectural drawings prepared by Pereiras Architects Ubiquitous dated 4/21/2025.

SUBMITTALS

List of Plan 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>Architectural Plans</u>	<u>10</u>	<u>PAU</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

☐ Photographs ☐ Material Samples ☐ Paint Samples ☐ Catalog Cuts
☐ Other: _____

NOTE: Applications for Demolition shall include additional Submittals, Postings and Published Notice in accordance with §236-96.8.C.

OTHER

Would you like to be present at the Commission Meeting? ☒ Yes ☐ No
(If "Yes", you will be notified of the Meeting Time, Date & Location)

Applicant's Attorney Bianca P. Pereiras, Esq.
(Required for Corporations) Address 1116 Summit Avenue, Union City, NJ 07087
Telephone 201 616 7665
Fax 201 330 9183

Other Professional Manuel J. Pereiras, AIA
Field of Expertise Architect
Address 1116 Summit Avenue, Union City, NJ 07087
Telephone 201 616 7665
Fax 201 330 9183

CERTIFICATE OF HISTORIC REVIEW APPLICATION (cont.)

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

23 day of July, 2025

NOTARY PUBLIC



APPLICANT:

Satinder Pal Sethi
(Printed Name)

[Signature]
(Signature of Applicant)

Owner Certification

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

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

Sworn to and subscribed before me this

23 day of July, 2025

NOTARY PUBLIC



OWNER:

Satinder Pal Sethi
(Printed Name)

[Signature]
(Signature of Applicant)

Approval to Enter Premises

This Applicant and Owner hereby grant(s) permission to members of the various Town Government Boards and Agencies and or Commissions 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

23 day of July, 2025

NOTARY PUBLIC

OWNER:

Satinder Pal Sethi
(Printed Name)

[Signature]
(Signature of Applicant)

Sworn to and subscribed before me this

23 day of July, 2025

NOTARY PUBLIC



APPLICANT:

Satinder Pal Sethi
(Printed Name)

[Signature]
(Signature of Applicant)

Escrow

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

Date 07/23/2025

Satinder Pal Sethi
Signature of Applicant

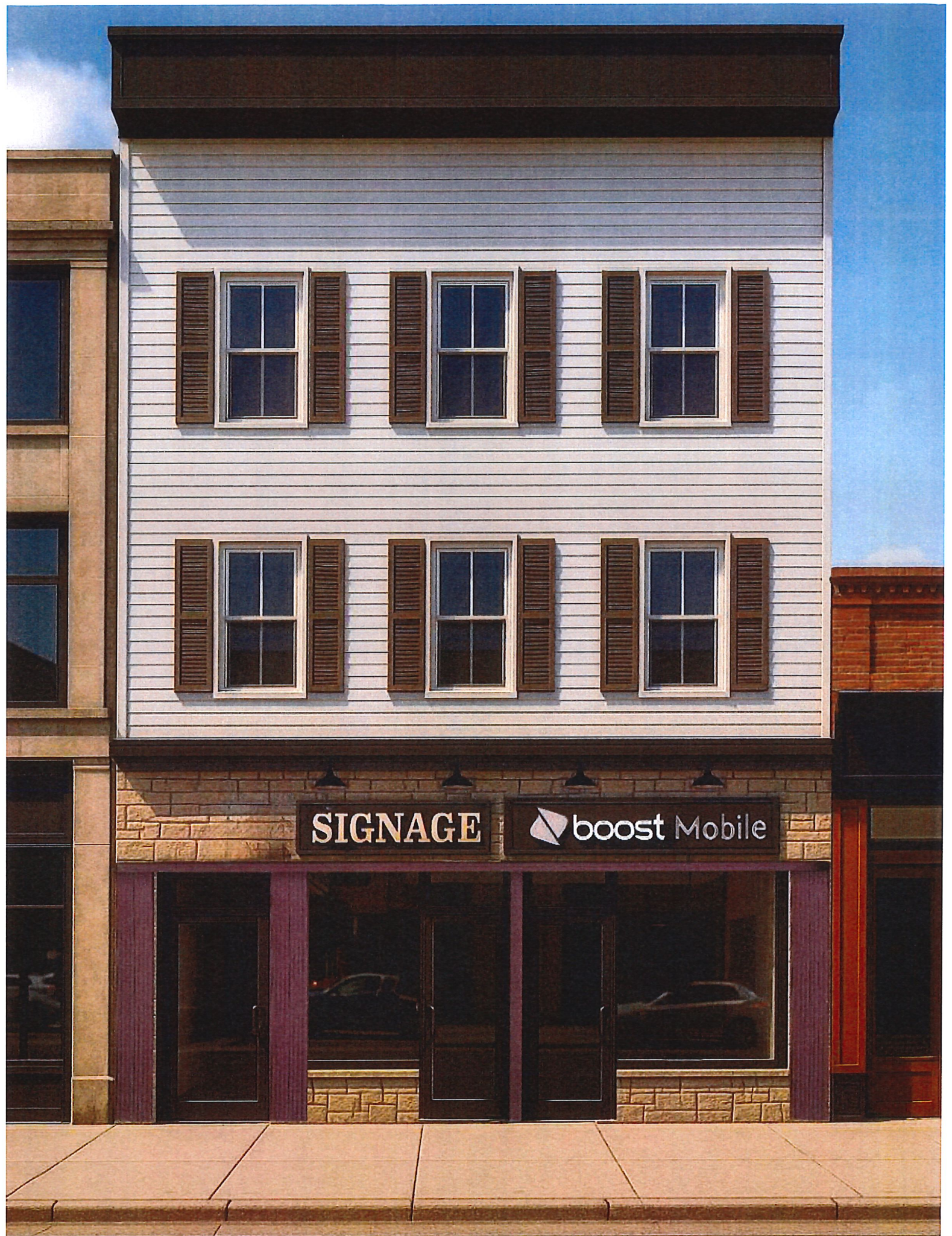
EXHIBIT A

Existing façade



EXHIBIT B

Proposed façade



SIGNAGE

 **boost Mobile**

19 LIBERTY STREET LLC

8 Semrau Rd
Denville, NJ 07834

692

55-136/312

DATE 07/17/25

PAY
TO THE
ORDER OF

Town of Dover

\$ 575/—

Five hundred Seventy five &

TD BANK

DOLLARS

Photo
Safe
Deposit®
Details on back

FOR

Application fees

[Signature]

⑈000692⑈ ⑆031201360⑆ 4422865993⑈

19 LIBERTY STREET LLC

8 Semrau Rd
Denville, NJ 07834

693

55-136/312

DATE 07/17/25

PAY
TO THE
ORDER OF

Town of Dover

\$ 1150/—

One thousand one hundred fifty &

TD BANK

DOLLARS

Photo
Safe
Deposit®
Details on back

FOR

Escrow

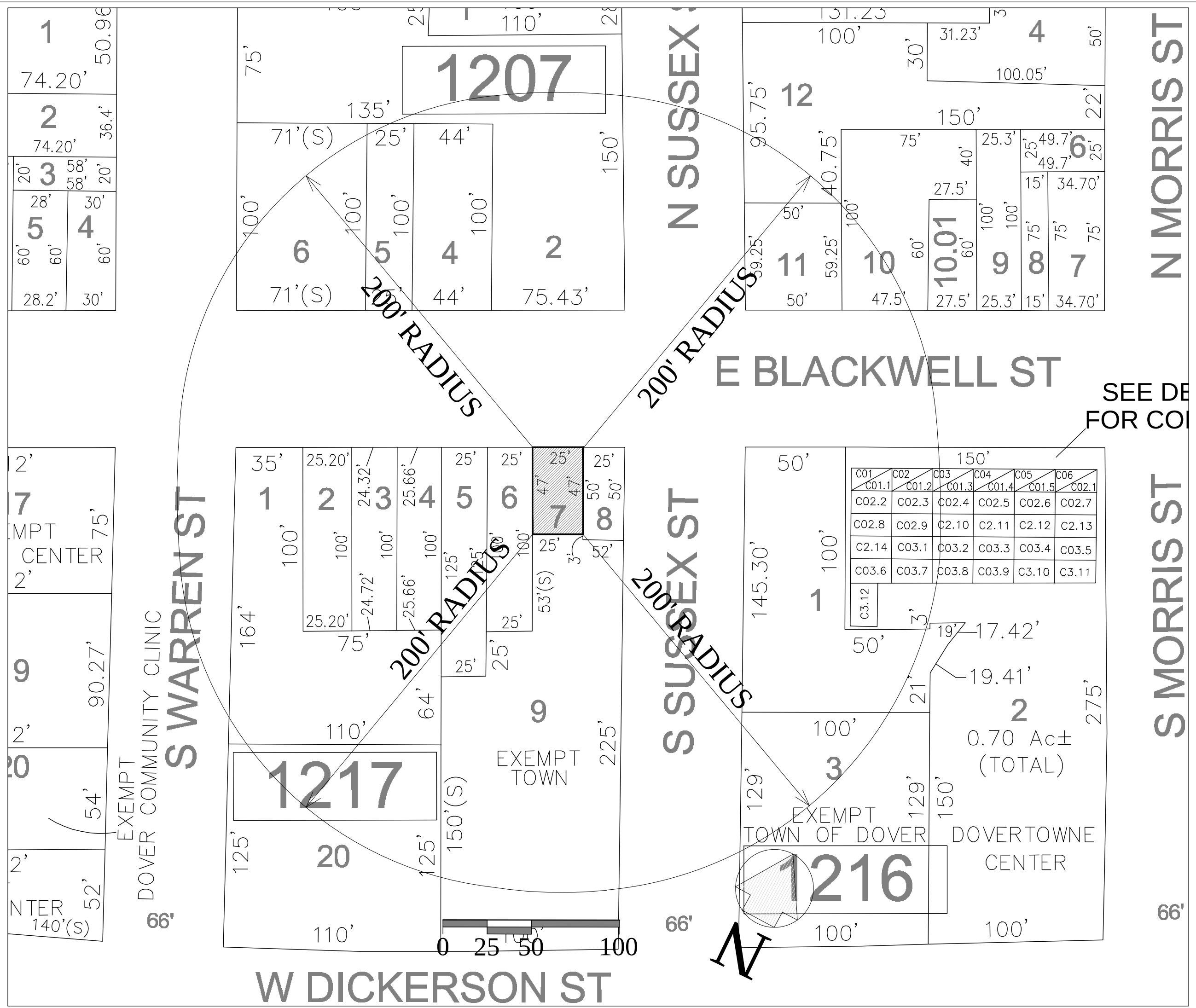
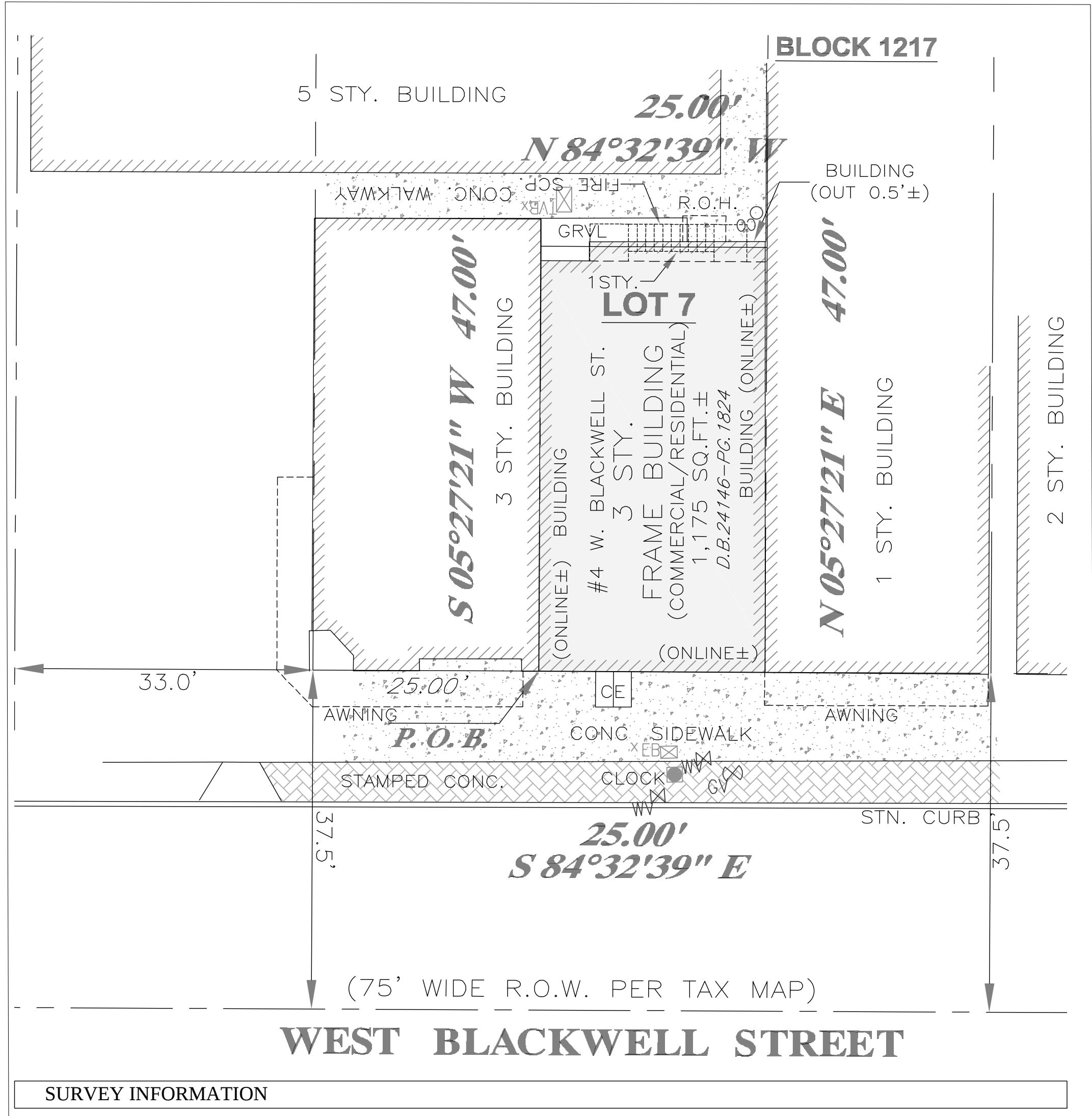
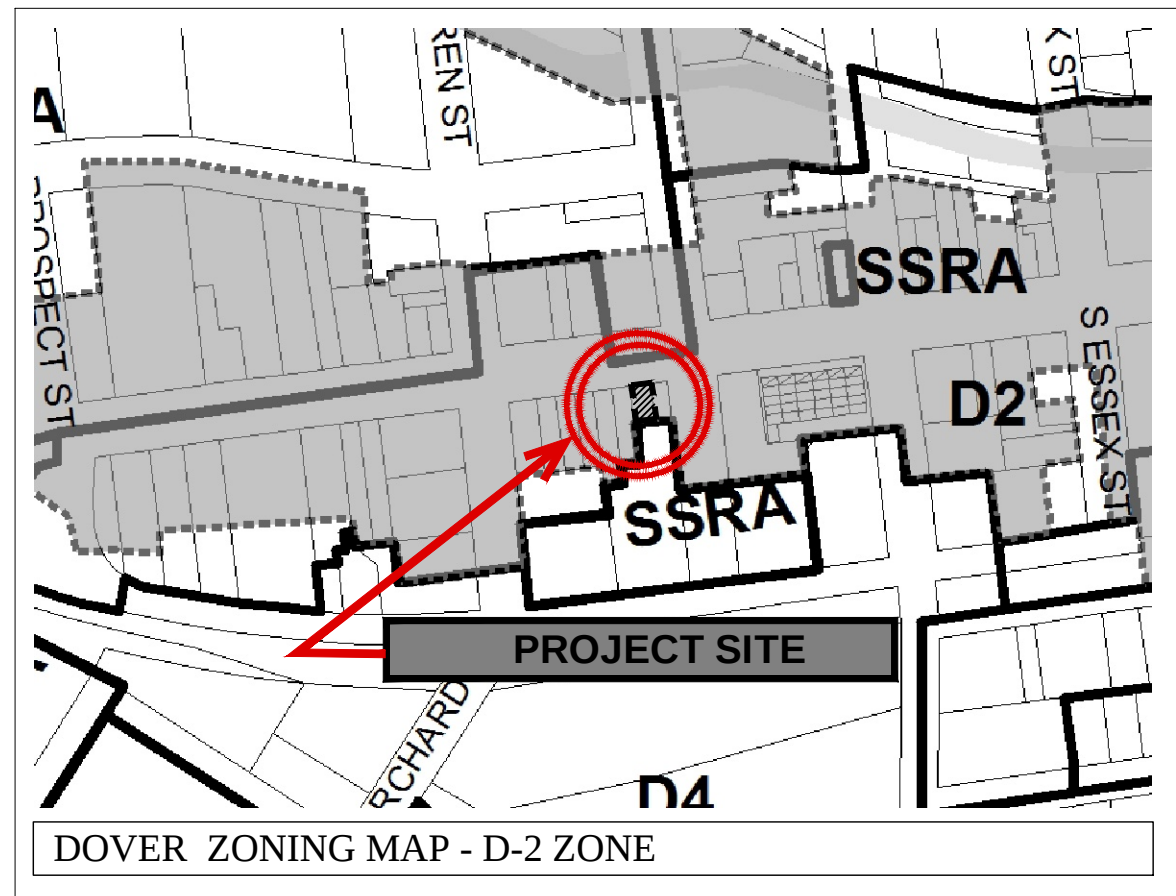
[Signature]

⑈000693⑈ ⑆031201360⑆ 4422865993⑈

PROPOSED:

DIVISION OF THE COMMERCIAL FLOOR INTO TWO COMMERCIAL SPACES , AND
ADDING A BEDROOM TO THE THIRD-FLOOR APARTMENT.

4 WEST BLACKWELL, DOVER, NJ 07801



DRAWING LIST			
Z-01	CODE DATA, SITE PLAN, IMAGES AND NOTES		
Z-02	EXISTING AND PROPOSED SITE PLANS		
Z-03	EXISTING & PROPOSED ELEVATIONS PLANS		
Z-04	EXISTING & PROPOSED FLOOR PLANS		

PARKING CALCULATIONS PER RSIS			
FOR RESIDENTIAL USES			
TYPE	QUANTITY	REQUIRED	PARKING DEMAND
ONE BEDROOM	2	1.8 SPACES	4
TWO BEDROOM	1	2 SPACES	2
TOTAL RESIDENTIAL REQUIRED			6 SPACES
FOR COMERCIAL SPACE			
1 PER 200 SF = 2 X 2 = 4			4 SPACES
TOTAL REQUIRED			10

PROJECT DESCRIPTION

WE PROPOSED THE DIVISION OF THE COMMERCIAL AREA INTO TWO COMMERCIAL SPACES, ALTERATIONS TO AN EXISTING APARTMENT.

CODE DATA IDENTIFICATION

WORK SITE ADDRESS:	4 WEST BLACKWELL, DOVER, NJ 07801
BLOCK:	1217
LOT:	7
OWNER IN FEE:	4 WEST BLACKWELL LLC.
ARCHITECTS:	Pereiras Architects Ubiquitous 1116 SUMMIT AVENUE UNION CITY, NJ 07087 T: 201 330-8112 F: 201 330-9183 E: many@pauarch.com
ARCHITECT OF RECORD:	MANUEL J. PEREIRAS, AIA NJ 21A101708200

PROPOSED WORK: ALTERATION

BUILDING ELECTRICAL PLUMBING FIRE PROTECTION

BUILDING CHARACTERISTICS

NUMBER OF STORIES:	3 STORIES
HEIGHT OF STRUCTURE:	± 35'-7
AREA OF LARGEST FLOOR:	1140 SQ.FT
TOTAL BUILDING AREA:	1175 SQ.FT
NEW VOLUME:	-
MAXIMUM LIVE LOAD:	40 LBS/ SQ FT
MAXIMUM OCCUPANCY:	22

DESCRIPTION OF BUILDING USE

BUILDING USE GROUP:	PRESENT	PROPOSED
	R-2 (MULTIFAMILY) M (MERCANTILE)	SAME
CONSTRUCTION CLASSIFICATION:	V-A	SAME

ZONING DATA CITY OF DOVER
D-2 (BLACKWELL STREET HISTORIC)

	REQUIRED	PROPOSED	VARIANCE
PERMITTED USES	(CO) COMMERCIAL BLOCK	SAME	NONE
MINIMUM LOT AREA	-	1,175 SQ FT	NONE
MINIMUM LOT WIDTH	25 FT	SAME	NONE
MINIMUM LOT DEPTH	-	47 FT	NONE
MINIMUM FRONT YARD	0	SAME	NONE
MINIMUM REAR YARD	0	-0.5 FT	EXISTING NON CONFORMING
MINIMUM SIDE YARD	0	SAME	NONE
MIN. BUILDING HEIGHT STORIES	2 STORIES	SAME	NONE
MAX. BUILDING HEIGHT FT.	35 FT	SAME	NONE
MAX. BUILDING WIDTH OF THE WIDTH LOT	90%	100%	EXISTING NON CONFORMING
MIN.DEPTH THE COMMERCIAL SPACE	40 FT	SAME	NONE
OFF STREET PARKING	10	0	YES

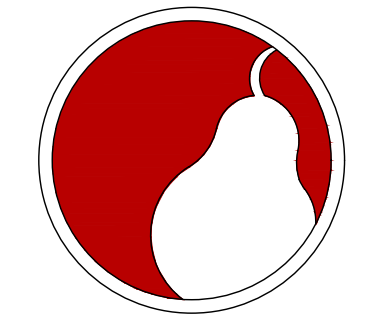
CLIENT APPROVAL SIGNATURE:

BY SIGNING BELOW, I HEREBY APPROVE THE ATTACHED DRAWINGS IN THEIR CURRENT FORM. I ACKNOWLEDGE THAT THESE DOCUMENTS REPRESENT THE FINAL ITERATION FOR SUBMISSION AND AUTHORIZE PAU TO PROCEED WITH THE NECESSARY APPROVALS.

CLIENT NAME: _____ DATE: _____

SIGNATURES

CHAIR PERSON _____ DATE _____



Pereiras Architects Ubiquitous
1116 Summit Avenue
Union City, NJ 07087
t: (201) 616-7664
f: (201) 330-9183
www.pauarch.com

PROJECT NAME AND ADDRESS
DIVISION OF THE COMMERCIAL
AREA AND ALTERATIONS TO AN
EXISTING BASEMENT AND
APARTMENTS
4 WEST BLACKWELL STREET,
DOVER, NJ 07801

SHEET DESCRIPTION
CODE DATA, SITE PLAN,
IMAGES AND NOTES

REVISION /ISSUE	
RELEASED FOR PERMITS	RELEASED FOR PERMITS
DATE	6.26.2025 7.18.2025
NOL	01 02

DRAWN RR
CHECKED MJP
SCALE AS NOTED

JULY, 2025
SHEET NUMBER
T01
© PEREIRAS 2025

23132

