TOWN OF DOVER

COUNTY OF MORRIS
37 North Sussex Street, Dover N.J. 07801
(201) 366-2200

LAND USE APPLICATION

FOR TOWN USE ONLY

For Action By : ☐ ***Planning Board*** ☐ ***Zoning Board of Adjustment***

Application No.: _____ *Date Filed:* _____

Application Fees: _____ *Initial Escrow Deposit:* _____

Taxes Paid To : _____ *Meeting Date:* _____

Referrals: ☐ ***Police*** ☐ ***Fire*** ☐ ***Tax Assessor*** ☐ ***Shade Tree*** ☐ ***MCPB*** ☐ ***Other :*** _____

APPLICANT

Name: Warren Urban Renewal LLC

Address: c/o Calli Law, LLC

170 E. Main St., Suite 101, Rockaway, NJ 07866

Email: larry@callilawllc.com

Telephone Number: (973) 291-8102

Applicant is a : ☑ *Corporation* ☐ *Partnership* ☐ *Individual*

Pursuant to NJSA 40:55D-48.1, the names and addresses of all persons owning at least 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with NJSA 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns at least 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed . ***Attach pages as necessary to fully comply***

	Name	*Address*	*Interest*
1.	Rajendra Gupta	124 Seasons Glen Dr, Morris Plains, NJ 07950	100%
2.			
3.			

SUBJECT PROPERTY

Location/Address: Blackwell Street & North Warren Street

Block: 1206 Lot(s): 2

APPLICATION TYPE

SUBDIVISION:

☐ *Minor Subdivision* ☐ *Preliminary Major Subdivision* ☐ *Final Major Subdivision*
☐ *Amended or Revised Minor Subdivision* ☐ *Amended or Revised Preliminary Major Subdivision*
☐ *Amended or Revised Final Major Subdivision*

Number of lots to be created (including remainder): _____

Number of proposed dwelling units (if applicable): _____

SITE PLAN:

☐ *Expedited Waiver of Site Plan Approval (EWSP)* ☐ *Waiver of Site Plan Approval* ☐ *Minor Site Plan*
☑ *Preliminary Major Site Plan* ☑ *Final Major Site Plan* ☐ *Amended or Revised Site Plan*

Area to be disturbed: approx. 3,117 SF Number of proposed dwelling units (if applicable): 8

Existing Use(s): Vacant

Proposed Use(s): Mixed-use building to include retail and residential units.

VARIANCE(S) / OTHER:

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

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: Same as applicant. (Applicant is affiliated entity of owner)

Address:

Telephone Number: Same as applicant.

SUBJECT PROPERTY

Location: Blackwell Street & North Warren Street

Block: 1206 Lot(s): 2

Dimensions: Frontage See plans. Depth See plans. Total Area 2,695 sf

Last Previous Occupancy: See attached Deed.

Prop. Lot Coverage: 100 % Prop. Building Coverage: 99.1 % Prop. Height of Building: 57 ft

Yard	Required	Existing	Proposed
Front	0	N/A	0
Rear	0	N/A	0
Side	0	N/A	0

Prevailing setback of adjacent buildings within subject block: See plans.

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.)
☐ IND (Industrial) ☐ IND/OP (Industrial/Office Park) ☐ RAD (Redevelopment Area Distr.)

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)
X RDP dated 8.11.26

Access Location(s): N Warren St

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):

N/A

Section(s) of Ordinance from which Development Standards waiver is requested (attach additional pages as necessary):

N/A

Waiver(s) Requested of Checklist Submittal Requirements (attach additional pages as necessary):

N/A

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):

Construction of a 5 story mixed use building to include retail and residential units with associated site improvements.

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

See plans.

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

N/A

SUBMITTALS

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

Title	*No. of Copies*	*Prepared By*
Preliminary and Final Site Plan	4	Dysktra Walker Design Group
Architectural Plans	4	Chambers Architecture Inc.

Propose To Testify? (Yes/No)

Applicant's Attorney (Required for Corporations) Lawrence A. Calli, Esq. of Calli Law, LLC

Address 170 E. Main St., Suite 101, Rockaway, NJ 07866

Telephone (973) 291-8102 Fax (973) 763-9065

Email larry@callilawllc.com

Applicant's Engineer Marc G. Walker, P.E. of Dykstra Walker Design Group X

Address 21 Bowling Green Parkway, Suite 204, Lake Hopatcong, NJ 07849

Telephone (973) 663-6540 Fax (973) 663-0042

Email mwalker@dykstrawalker.com

Applicant's Planning Consultant TBD X

Address

Telephone Fax

Email

Other Professional Keith A. Chambers, A.I.A. of Chambers Architecture, Inc. X

Field of Expertise Architecture

Address 110 Ferris Place, Hackettstown, NJ 07840

Telephone (908) 788-3646 Fax N/A

Email kchambers1729@gmail.com

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 21st day of September, 20 26

Angelique N. Koutsavlis, Esq.
NOTARY PUBLIC Attorney at Law
State of New Jersey
NJ Attorney ID #435482025

APPLICANT:

Lawrence A. Calli, Esq. on behalf of Applicant/Owner
(Printed Name)

(Signature of Applicant)

Owner Certification

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

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

Sworn to and subscribed before me this 21st day of September, 20 26

Angelique N. Koutsavlis, Esq.
NOTARY PUBLIC Attorney at Law
State of New Jersey
NJ Attorney ID #435482025

OWNER:

Lawrence A. Calli, Esq. on behalf of Applicant/Owner
(Printed Name)

(Signature of Applicant)

Approval to Enter Premises

This Applicant and Owner hereby grant(s) permission to members of the various town government boards and agencies involved with this application to enter upon the subject premises for inspection and study pertaining to this application until the application is either granted or denied.

Sworn to and subscribed before me this 21st day of September, 20 26

Angelique N. Koutsavlis, Esq.
NOTARY PUBLIC Attorney at Law
State of New Jersey
NJ Attorney ID #435482025

OWNER:

Lawrence A. Calli, Esq. on behalf of Applicant/Owner
(Printed Name)

(Signature of Applicant)

Sworn to and subscribed before me this 21st day of September, 20 26

Angelique N. Koutsavlis, Esq.
NOTARY PUBLIC Attorney at Law
State of New Jersey
NJ Attorney ID #435482025

APPLICANT:

Lawrence A. Calli, Esq. on behalf of Applicant/Owner
(Printed Name)

(Signature of Applicant)

Escrow

I understand that the sum of $ 849.84 *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.*

9.21.26
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.	☑	☐	☐	☐	☐
2.	Completed Checklist form(s): 17 copies	☑	☐	☐	☐	☐
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).	☑	☐	☐	☐	☐
4.	Signature and seal of the appropriate licensed profession who prepared the plans, on the plans.	☑	☐	☐	☐	☐
5.	Environmental impact statement in accordance with the requirements of §236-63 Environmental impact statement, if required: 17 copies.	☐	☑	☐	☐	☐
6.	Proof of payment of taxes.	☑	☐	☐	☐	☐
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.	☑	☐	☐	☐	☐
8.	A complete submission package with appropriate fee, for the Morris County Planning Board for all applicable applications.	☐	☐	☑	☐	☐
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.	☐	☐	☑	☐	☐
10.	A copy of the deed of the property and any deed restrictions, easements and/or covenants.	☑	☐	☐	☐	☐

PRELIMINARY MAJOR SITE PLAN DEVELOPMENT CHECKLIST

	BY APPLICANT			BY TOWN	
Preliminary Major Site Plan Application In addition to the Administrative Form, all site plan, preliminary major development applications shall provide the following information:	Provided	Request Waiver	Not Applic.	Provided	Waiver Granted
1. The date, scale, North arrow, block and lot numbers, zoning districts and dates of all revisions.	☑	☐	☐	☐	☐
2. A key map showing the location of the tract to be considered in relation to surrounding area within 500 feet, including tax lots, streets and zone boundary lines.	☑	☐	☐	☐	☐
3. A signature box for the Chairman, Secretary and Engineer of the approving agency.	☑	☐	☐	☐	☐
4. The names and addresses of the owner, applicant and plan preparer and all property owners within 200 feet.	☑	☐	☐	☐	☐
5. The size of the tract to the nearest square foot.	☑	☐	☐	☐	☐
6. A list of zone district requirements showing compliance with variances requested together with all appropriate applications.	☑	☐	☐	☐	☐
7. Existing contours (2' intervals) and spot elevations at building corners, tops and bottoms of walls and other appropriate locations.	☑	☐	☐	☐	☐
8. Delineation of all freshwater wetlands areas as defined under NJAC7:7A-1.4 – Freshwater Wetlands Protection Act Rules, on the property and within 50 feet of the property. All Regulated Activities as defined in NJAC7:7A-1.4 – Freshwater Wetlands Protection Act Rules, shall be delineated and identified on the plan.	☐	☐	☑	☐	☐
9. Delineation of all floodways, flood hazard areas and riparian zones for regulated water on the property and within 50 feet of the property, including the top of bank, floodway line(s), flood hazard area limit line(s) and the flood hazard area design flood elevation. All Regulated Activities as defined in NJAC 7:13 – Flood Hazard Area Control Act Rules, shall be delineated and identified on the plan. If none of these items exist on the property or within 50' of the property, a note stating such shall be provided on the plan. (9)	☑	☐	☐	☐	☐
10. The locations of all existing public utilities along all street/public right of way frontages and property contained easements and adjacent easements, including:					
(a) all water mains and services with material and pipe sizes, valves and hydrants,	☑	☐	☐	☐	☐
(b) all sanitary sewer lines including pipe size, material, manholes with rim and invert elevations,	☑	☐	☐	☐	☐
(c) all storm sewer lines including pipe sizes, material, manholes, inlets and other drainage structures with rim and invert elevations.	☑	☐	☐	☐	☐
(d) all gas, telephone, data and other underground utilities.	☑	☐	☐	☐	☐
(e) all overhead electric, telephone cable and data lines and services, including utility poles.	☑	☐	☐	☐	☐
11. The location, use and floor area of each proposed structure.	☑	☐	☐	☐	☐
12. The location of all proposed roads.	☐	☐	☑	☐	☐
13. The location, design and capacity of proposed off-street parking and loading facilities, pedestrian circulation plans and solid waste and recyclable materials storage.	☑	☐	☐	☐	☐

14. Plan and profile of proposed storm drainage facilities.	☑	☐	☐	☐	☐
15. Plan and profile of sanitary sewer facilities.	☑	☐	☐	☐	☐
16. Plans for potable water supply.	☑	☐	☐	☐	☐
17. The location and identification of proposed open space, park or recreation area.	☑	☐	☐	☐	☐
18. Soil erosion and sediment control plan.	☑	☐	☐	☐	☐
19. A landscaping plan, including the types, quantity, size and location of all proposed vegetation with planting details. The scientific and common names of all vegetation shall be included.	☐	☐	☑	☐	☐
20. Lighting plan, including direction of illumination, types of standards and power and time of proposed outdoor lighting.	☐	☐	☑	☐	☐
21. Rights-of-way, easements and all lands to be dedicated to the municipality or reserved for specific uses.	☐	☐	☑	☐	☐
22. A comparison of the zone regulations to the proposed development.	☑	☐	☐	☐	☐
23. Bearings and distances of all lot lines.	☑	☐	☐	☐	☐
24. Designation of front yards, side yards and rear yards.	☑	☐	☐	☐	☐
25. A soil removal plan for all soil to be taken from the site.	☐	☐	☑	☐	☐
26. A soil fill plan for all soil to be brought to the site.	☐	☐	☑	☐	☐
27. A tree removal plan, if necessary.	☐	☐	☑	☐	☐
28. Drainage calculations for all proposed drainage facilities, including an analysis of the capacity of downstream facilities and their ability to receive proposed added flow.	☐	☐	☑	☐	☐
29. A Stormwater Management Plan in accordance with §236 – Article VB Stormwater Management for all applicable developments.	☐	☐	☑	☐	☐
30. Such other information or data as may be required by the Planning Board in order to determine that the details of the site plan are in accord with the standards of the required ordinances.	☑	☐	☐	☐	☐
31. The designation and calculations of steep slope areas and their adjustment to the developable area of the property in accordance with § 236-21.2, Steep slope development restrictions. [Added 7-13-2004 by Ord. No. 21-2004]	☐	☐	☑	☐	☐

32.	A signed and sealed current property survey prepared by a licensed Land Surveyor depicting the property lines and current conditions on the property.	✓	
33.	If the site plan is not signed by a licensed Land Surveyor, all existing planimetric features, existing building locations and existing contours shown on the site plan must reference a survey drawing prepared by a licensed Land Surveyor, and said survey, signed and sealed by a licensed Land Surveyor, shall accompany the site plan drawing(s) as required by law.	✓	

AFFIDAVIT OF PUBLICATION AND SERVICE

BW URBAN RENEWAL LLC / B&W DOVER, LLC

PLANNING BOARD

TOWN OF DOVER

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

1. I am an attorney-at-law of New Jersey and managing member of the law firm Calli Law, LLC, 170 E. Main Street, Suite 101, Rockaway, New Jersey, attorney for BW Dover Urban Renewal LLC / B&W Dover, LLC, the Applicant/Redeveloper herein. The subject property is identified as Block 1206, Lot 3,4 & 5 on the current Tax Map of the Town of Dover, Morris County, New Jersey, which property is located at the corner of N. Warren Steet and Blackwell Street, Dover, New Jersey.

2. The public hearing before the Planning Board in connection with this application has been scheduled for November 23, 2026 at 7:30 p.m.

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

4. On November 4, 2026, this office mailed to all property owners on the Town of Dover radius list within 200 feet of the subject property by Certified Mail, Return Receipt Requested, a Notice of Public Hearing for the Town of Dover Zoning

Board. A copy of said Notice is attached hereto as **Exhibit "B".** The USPS Proof of Acceptance records for each certified mailing are attached as **Exhibit "C"**.

5. With regard to the requirement for publication in a newspaper of general circulation, I have attached hereto as **Exhibit "D"** a copy of the Affidavit of Publication of the Legal Notice from the Daily Record newspaper, same having been published on November 6, 2026.

Lawrence A. Calli, Esq.

Sworn to and subscribed before me
This 9th day of November, 2026

Angelique N. Koutsavlis, Esq.
Attorney at Law, State of New Jersey

TOWN OF DOVER
MORRIS COUNTY, NJ
PLANNING BOARD
NOTICE OF HEARING

Please take notice that BW Dover Urban Renewal LLC / B&W Dover, LLC (collectively referred to as "BW") and Warren Urban Renewal LLC / 5 N. Warren Street, LLC (collectively referred to as "Warren"), separate and contiguously situated real property owners and designated redevelopers of divisible / multiple properties located at the corner of N. Warren Steet and Blackwell Street, within a Redevelopment Plan Area (enacted Per Town Ordinance 22-2026, dated 10.13.26), identified on the Town of Dover Tax Map as Block 1206 Lots 2 ("Warren Property"), and Block 1206, Lots 3, 4, 5 ("BW Property") have made applications to the Town of Dover Planning Board seeking preliminary and final major site plan approval to develop corresponding, five-story (57' tall) principal structures and uses consistent with the redevelopment plan. The Property is presently undeveloped. The Warren Applicant proposes to develop a mixed-use structure, with commercial ground level uses and multifamily residential above (total of eight dwelling units), together with related accessory site and infrastructure improvements. The abutting BW Applicant proposes to develop a mixed-use structure, with commercial ground level uses and multifamily residential above (total of twenty dwelling units), together with related accessory site and infrastructure improvements and will merge the BW lots at the time of development. The Applicants will separately prosecute and seek preliminary and final major site plan approval, together with any requisite waivers, interpretation, or other relief that may be required and/or identified by the Board at the time of the public hearings, including variance relief, pursuant to N.J.S.A. 40:55D-70c as may be necessary and required. The two applications are scheduled for public hearings before the Town of Dover Planning Board at 7:30 pm on November 23, 2026 at the Town of Dover Town Hall, 37 North Sussex Street, Dover, NJ 07801 and when the cases are called you may appear either in person, or by agent or attorney, and present any objections which you may have to the granting of the approval sought in the petitions. All information pertaining to the applications are available for inspection at the Town of Dover Municipal Planning and Zoning Office / Dept. of Planning & Economic Dev., 100 Princeton Ave., Dover, NJ, 07801 and may be reviewed during normal business days and hours (Board contact: 973-366-2200, x 2141 or via email at boardsecretary@dover.nj.us).

By: Lawrence A. Calli, Esq.
Calli Law, LLC
170 E. Main St., Suite 101
Rockaway, NJ 07866
Larry@callilawllc.com
Attorney for Applicant

November 6 2026
LNYS0630838
$37.44