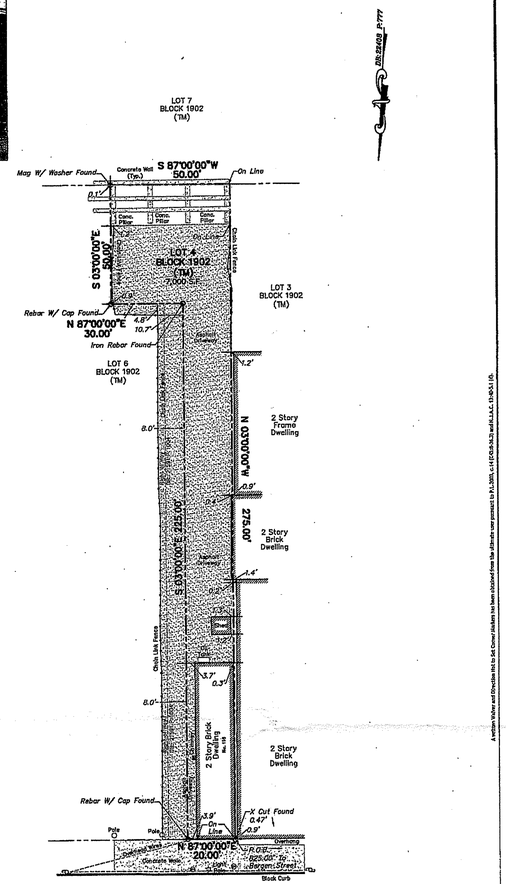





EAST BLACKWELL STREET
75' ROW

GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft.

**This survey certified to:**
Zhou J. Yeung
Belmont Title and Settlement Services, LLC
Old Republic National Title Insurance Company
Deborah A. Gabry, Esq

This survey references:
Deed Book 22408 Page 777
Deed Book 21091 Page 1004
Survey of Lot 4 Block 1902 by Lakeland Professional Land Surveyors Inc., dated October 20, 1997

Notes:
Field Survey Performed on 10/20/16
Subject to an accurate title search
Subject to documents of record

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

| SURVEY OF PROPERTY | PROJECT NUMBER 162815 |
|---|---|
| Tax Lot 4 - Block 1902<br>116 East Blackwell Street, Town of Dover<br>Morris County, New Jersey | REFERENCE NUMBER BT-1909 |

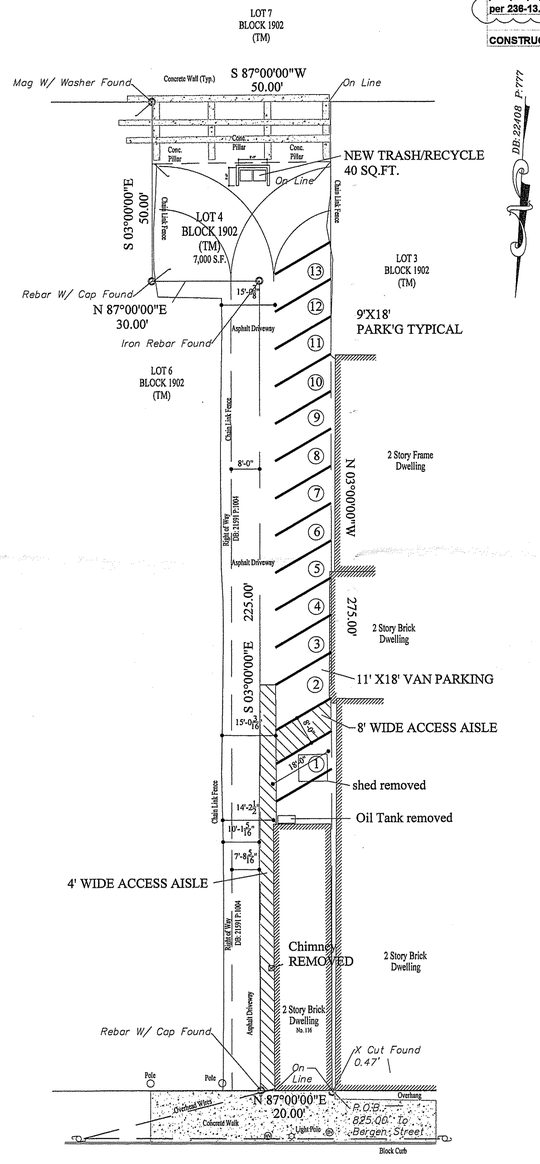
| FIELD: | DWN BY: | CHECKED: | DATE: | SCALE: |
|---|---|---|---|---|
| JMC | JMC | MJC | 10/20/16 | 1"=30' |

Lakeland Surveying
117 Hibernia Avenue | Rockaway | NJ | Ph: (973) 625-5670 | Fx: (973) 625-4121
www.LakelandSurveying.com

Certificate of Authorization #24GA28209000

Marc J. Cifone, PROFESSIONAL LAND SURVEYOR
Jeffrey O. Males, PROFESSIONAL LAND SURVEYOR

Marc J. Cifone N.J. P.L.S. Lic. No. 24GS04132900
Jeffrey O. Males N.J. P.L.S. Lic. No. 24GS03008700



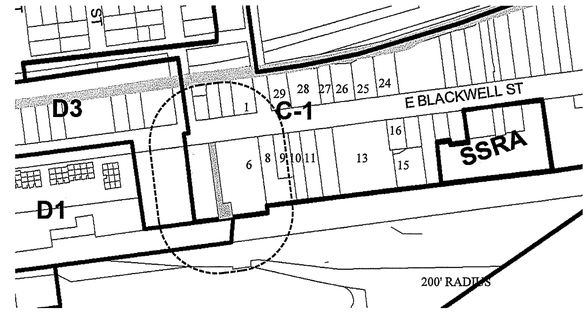

EAST BLACKWELL STREET
75' ROW

ZONE C1 RETAIL COMMERCIAL

SITE PLAN
SCALE: 1" = 20'

## ZONING CHART COMPARISON

| ADDRESS | 116 EastBlackwell St, Dover, NJ | | | | |
|---|---|---|---|---|---|
| LOT/BLOCK | Lot 4 / Block 1902 | | | | |
| ZONE: | C-1 | | | | |
| **BULK & YARD** | **REQUIRED** | **EXISTING** | **PROPOSED** | **VARIANCE REQ'D** | **REMARKS** |
| MIN. LOT AREA | none | 7000 S.F. | 7000.F. | NO | |
| MIN. LOT WIDTH | none | | | NO | |
| MIN. SIDE YARD | none | 0.3' & 3.7 | 0.3' & 3.7 | NO | |
| MIN. REAR YARD | none | | | NO | |
| MAX. LOT COVERAGE | none | | | NO | |
| BUILDING COVERAGE MAX. | none | | | NO | |
| MAX. BLDG. HEIGHT | 14 STORY (160') | 2 STORY (21') | 2 STORY (21') | NO | |
| per 238-13.f min gross area per dewelling unit 800 s.f. | | | | YES | UNIT B (579 S.F.) UNIT C (643 S.F.) UNIT D (579 S.F.) |
| CONSTRUCTION TYPE | IIIB | | IBC NJ EDITION 2021 | | |




ZONING MAP
NOT TO SCALE

## LIST OF PROPERTY OWNERS WITHIN 200 FT.:

BLOCK 1901 LOT 2
127 CLASSIC REALTY, LLC
126A E. DICKERSON ST.
DOVER, NJ 07801

BLOCK 1212 LOT 14
WENG REAL ESTATE, LLC
183 E. MAIN ST.
LEDGEWOOD, NJ 07852

BLOCK 1901 LOT 1
NEW JERSEY TRANSIT CORPORATION
McCARTER HWY & McCARTER ST.
NEWARK, NJ 07101

BLOCK 1902 LOT 2.01
VALLEY NATIONAL BANK & PROP MGMT DEPT
1720 ROUTE 23 NORTH
WAYNE, NJ 07470

BLOCK 1902 LOT 3
SU CASA COLUMBIA INC.
112 E. BLACKWELL ST.
DOVER, NJ 07801

BLOCK 1902 LOT 7
EASTERN GLASS DISTRIBUTORS
132 EAST BLACKWELL STREET
DOVER, NJ 07801

BLOCK 1902 LOT 9
ROCKING CHAIRS 134 LLC
263 E BLACKWELL STREET
DOVER, NJ 07801

BLOCK 1902 LOT 10 &11
DOVER ENTERPRISES LLC
61 EAST BLACKWELL STREET
DOVER, NJ 07801

BLOCK 1902 LOT 12
148 EAST BLACKWELL STREET, LLC
260 PERRY ST
DOVER, NJ 07801

BLOCK 1903 LOT 1
TRINITY LUTHERAN CHURCH
123 EAST BLACKWELL STREET
DOVER, NJ 07801

BLOCK 1903 LOT 2
EAST BLACKWELL ASSOCIATES LLC
6 DEER RUN
ROCKAWAY, NJ 07866

BLOCK 1903 LOT 3
FERNANDEZ, DANIEL E/BUCOVSKY, MARIANA
115 EAST BLACKWELL STREET
DOVER, NJ 07801

BLOCK 1903 LOT 4
DOVER REALTY PARTNERS, LLC
136 WALLINGTON AVE
WALLINGTON, NJ 07057

BLOCK 1903 LOT 5
ARAGON BENIGNO & JOSEFINA
10 UNION ST
DOVER, NJ 07801

BLOCK 1904 LOT 28
GDML PROPERTIES, LLC.
141 EAST BLACKWELL STREET
DOVER, NJ 07801

BLOCK 1904 LOT 29
PENZENIK, STEPHEN D.
135 EAST BLACKWELL STREET
DOVER, NJ 07801

BLOCK 510 LOT 8
NJ TRANSIT CORP.
1 PENN PLAZA
NEWARK, NJ 07105-2246

BLOCK 1903 LOT 6
UNKNOWN OWNER
UNKNOWN ADDRESS

BLOCK 1901 LOT 36
UNKNOWN OWNER
UNKNOWN ADDRESS

BLOCK 1904 LOT 30
UNKNOWN OWNER
UNKNOWN ADDRESS

BLOCK 510 LOT 7
NJ TRANSIT CORP.
1 PENN PLAZA
NEWARK, NJ 07105-2246

MORRIS COUNTY PLANNING BOARD
CN 900
MORRISTOWN, NJ 07960

MUNICIPAL CLERK BOROUGH OF WHARTON
10 ROBERT STREET,
WHARTON, NJ 07885

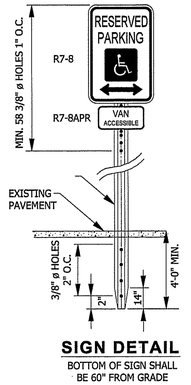
UTILITIES:
JCP&L- JERSEY CENTRAL POWER AND LIGHT
300 MADISON AVENUE
MORRISTOWN, NJ 07960

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

NEW JERSEY VERIZON
540 BROAD STREET
NEWARK, NJ 07101

CABLEVISION
638 ROUTE 10 EAST
RANDOLPH, NJ 07869

TOWN OF DOVER WATER DEPARTMENT
37 NORTH SUSSEX STREET
DOVER, NJ 07801




**SIGN DETAIL**
BOTTOM OF SIGN SHALL BE 60" FROM GRADE

## EXISTING AND PROPOSED USES

EXISTING BUILDING IS A TWO STORY OFFICE SPACE.

PROPOSED REMODEL SPACE USE:
GROUND FLOOR FRONT B-USE OFFICE, GROUND FLOOR REAR RESIDENTIAL UNIT
UPPER LEVEL FRONT AND REAR (TWO RESIDENTIAL UNITS)

## CERTIFICATIONS:

APPROVED BY THE PLANNING BOARD FOR THE TOWN OF DOVER, MORRIS COUNTY, NEW JERSEY

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

PLANNING BOARD ENGINEER _____ DATE _____

ZONING REVIEW- NOT FOR CONSTRUCTION


SJC
GIO CHAVARRIA
ARCHITECT
20 CRESTVIEW DRIVE
STANHOPE NJ 07874
973-449-0789
SERGIOC.SC1@GMAIL.COM

SERGIO J. CHAVARRIA, AIA
LEED AP

| | |
|---|---|
| NJ | AI-16012 |
| NY | 031787-1 |
| PA | RA403573 |
| CT | 11019 |
| DE | SS-0007311 |
| FL | AR93371 |
| RI | 4946 |
| MA | 953497 |


| REVISIONS | | |
|---|---|---|
| REV.# | DATE | PURPOSE |
| 1 | 10.19.26 | ER COMMENTS |

PROJECT TITLE

Change of Use
Mixed-Use
(B & R2)

for

116 East Blackwell Street

Dover, NJ

STATE OF NEW JERSEY
SERGIO J. CHAVARRIA
LICENSED
16012
REGISTERED ARCHITECT

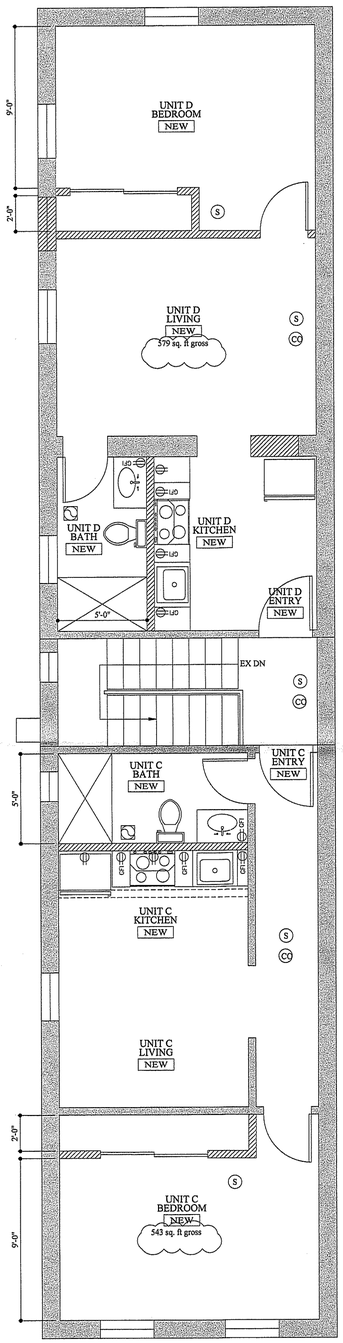
SEAL AND SIGNATURE

Cover Sheet
Site Plan & Notes

TITLE

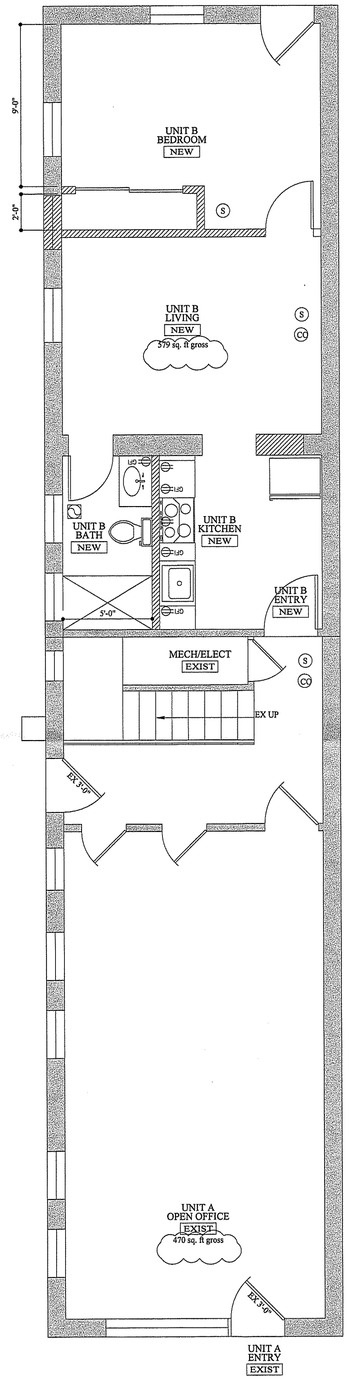
116 E. BLACKWELL
PROJECT #
SJC
DRN. BY
08/04/26
DATE

ZR-1
DWG. NO.




UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"




GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"

## BUILDING CODE INFORMATION

PROJECT DESCRIPTION:
THIS IS A RENOVATION TO AN EXISTING B-USE (BUSINESS OFFICES) TO ACCOMMODATE A MIXED-USE RESIDENTIAL APARTMENT UNITS AT UPPER LEVEL AND GROUND FLOOR REAR AND MAINTAIN B-USE (OFFICE) AT GROUND FLOOR FRONT

GROUND FLOOR RENOVATION TO EXISTING TWO STORY MASONRY BEARING WALLS ( RENO AREA 660 SQ. FT.)
SLAB ON GRADE

UPPER FLOOR RENOVATION TO EXISTING TWO STORY MASONRY BEARING WALLS (1221 SQ. FT.)

-TYPE IIIB CONSTRUCTION

APPLICABLE CODES

BUILDING:

REHABILITATION SUBCODE (NJAC 5:23-3.22)
NJUCC, SUBCHAPTER 6

2021 INTERNATIONAL BUILDING CODE (IBC 2021)

ELECTRICAL:
NATIONAL ELECTRICAL CODE 2020
ADOPTS NFPA 70, 2020

ENERGY SUBCODE:
INTERNATIONAL ENERGY CONSERVATION CODE 2021
ASHRAE 90.1-2019

FUEL GAS SUBCODE:
INTERNATIONAL FUEL GAS CODE 2021

MECHANICAL SUBCODE:
INTERNATIONAL MECHANICAL CODE 2021

PLUMBING:
NATIONAL STANDARD PLUMBING CODE 2021

CODE ANALYSIS STATEMENT:
THE BUILDING DESIGN WILL COMPLY WITH ALL OTHER APPLICABLE REQUIREMENTS INDICATED IN OTHER CHAPTERS OF THE BUILDING CODE.

CODE ANALYSIS

CHAPTER 3 OCCUPANCY CLASSIFICATION AND USE

EXISTING USE - BUSINESS GROUP B (OFFICES) GROUND & UPPER LEVEL

PROPOSED USE -
GROUND LEVEL
- EXISTING BUSINESS GROUP B (OFFICES) -FRONT
- R2 RESIDENTIAL APT- REAR

UPPER LEVEL
- R2 RESIDENTIAL APT- FRONT
- R2 RESIDENTIAL APT- REAR

TYPE OF CONSTRUCTION:
TYPE IIIB

PER NJUCC REHABILITATION SUBCODE (NJAC 5:23-6)
SUBCHAPTER 6

5:23-6.29 MIXED USE BUILDINGS

PROPOSED B (561 SQ. FT.)
PROPOSED R2 (1881 SQ. FT. BOTH LEVELS)

1 HOUR SEPARATION WILL BE PROVIDED BETWEEN USES-
PER EXCEPTION 5:23-6.29 (A)1
NO SPRINKLERS ARE REQUIRED

5:23-6.31 CHANGE OF USE

5:23-6.31.b.2
WHEN A CHANGE OF USE IS MADE TO AN EQUAL OR LESSER RELATIVE GROUP HAZARD AS SHOWN IN TABLE B ABOVE, THE EXISTING BUILDING IS NOT REQUIRED TO COMPLY WITH THE BASIC REQUIREMENTS EXCEPT:
i. WHERE REQUIRED IN CONNECTION WITH ALTERATION OR RECONSTRUCTION WORK BY THE SECTIONS OF THIS SUBCODE APPLICABLE TO ALTERATION OR RECONSTRUCTION WORK; OR
ii. WHERE THE PROPOSED USE IS SUBJECT TO AND NOT IN COMPLIANCE WITH THE APPLICABLE REQUIREMENTS OF N.J.A.C. 5:70-4.

PER TABLE B; CHANGE TO R2 USE IS A LESSER RELATIVE GROUP HAZARD

Article 236-43 Off street Parking and Loading.

Per table 1 B-Use Office (Taxi Service dispatch)
4.5 parking spaces per 1000 sq ft of gross floor area
Proposed B-use area is 561 sq ft- required 4.5 Spaces

Residential
2 spaces per up to 3 bedrooms
proposed 3 one bedroom units -required 6 parking spaces for residential use

total parking required 10.5
total parking proposed 13

## SYMBOL KEY

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- NEW STUD WALL CONSTRUCTION
- EXISTING DOOR TO REMAIN
- NEW DOOR

ZONING REVIEW- NOT FOR CONSTRUCTION

SERGIO CHAVARRIA
ARCHITECT

20 CRESTVIEW DRIVE
STANHOPE NJ 07874
973-449-0789

SERGIOC.SC1@GMAIL.COM

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for

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Blackwell
Street

Dover, NJ

STATE OF NEW JERSEY
SERGIO J. CHAVARRIA
16012
REGISTERED ARCHITECT

SEAL AND SIGNATURE

Plans

TITLE

116 E. BLACKWELL
PROJECT #

SJC
DRN. BY

08/04/26
DATE

ZR-2
DWG. NO.