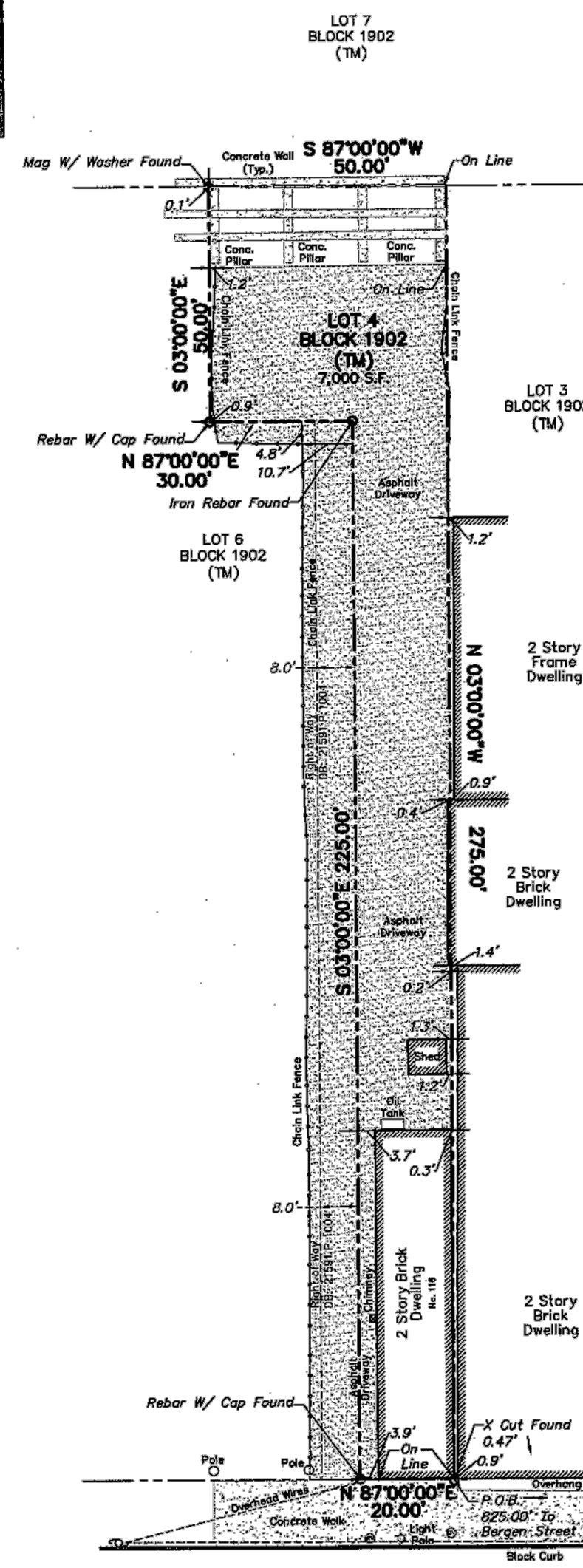




GRAPHIC SCALE



1 inch = 30 ft.

This survey references:
 Deed Book 22408 Page 777
 Deed Book 21591 Page 1004
 Survey of Lot 4 Block 1902 by Lakeland Professional Land Surveyors Inc., dated October 20, 1991

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

Notes:
Field Survey Performed on 10/20/16
Subject to an accurate title search
Subject to documents of record
Professional Land Surveyors Inc., dated 0

I declare that this plan is based on actual field survey performed by Labeled Surveying, Inc., under my direct supervision, in accordance with N.J.A.C. 13-45.5.1 and to the best of my professional knowledge, information and belief, correctly represents the condition of the land and the data of the field survey, except such matters as, if any, below the surface of the lands are not visible. This declaration is made solely to the above named parties for their benefit only and is not transferable. Survey is valid only if print has original raised seal of the undersigned professional.

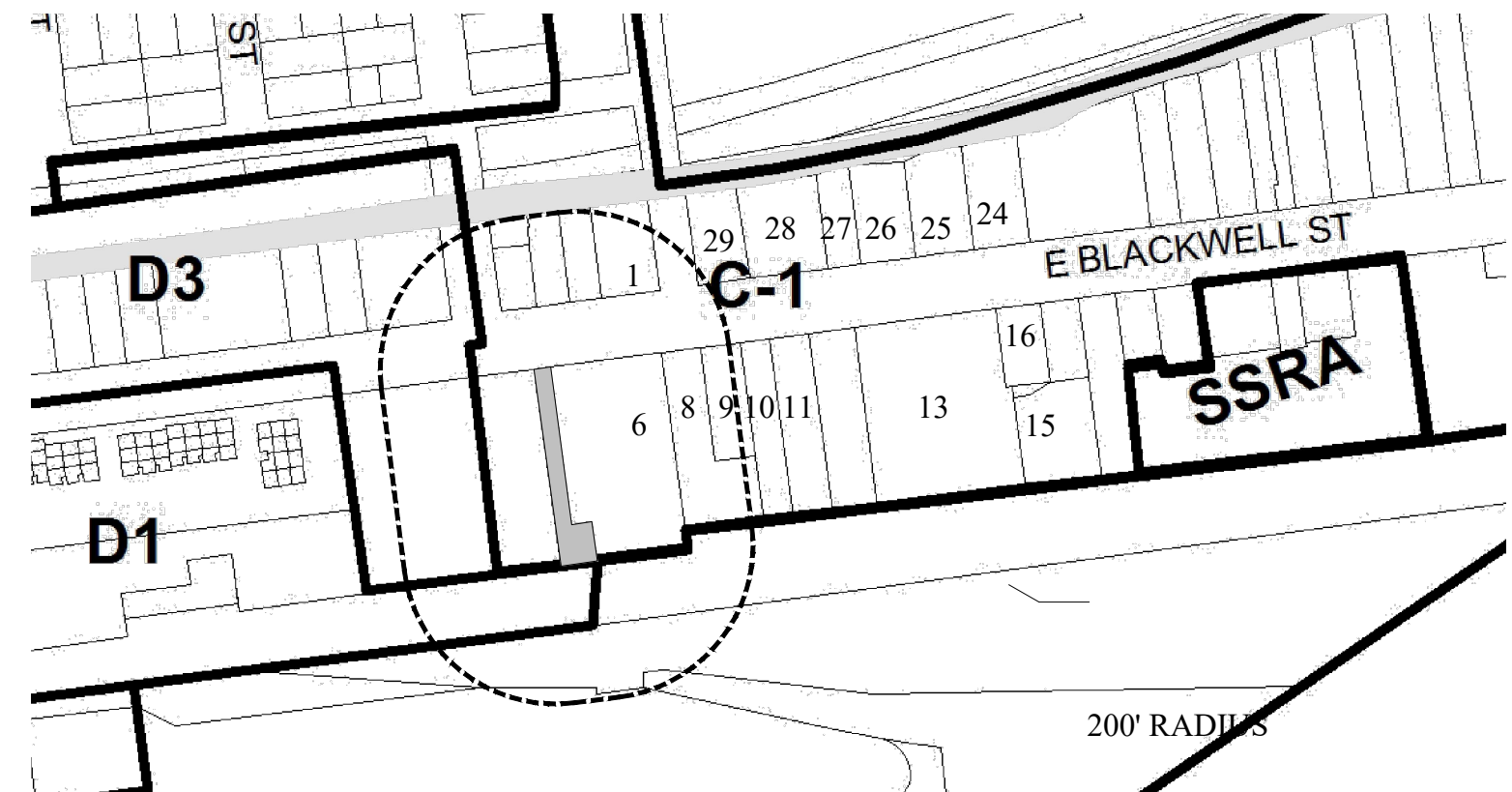
This plan is made to provide information to the title insure so that it may insure title to the lands shown hereon.

SURVEY OF PROPERTY Tax Lot 4 - Block 1902 116 East Blackwell Street, Town of Dover Morris County, New Jersey				PROJECT NUMBER 162815	 Lakeland Surveying 117 Hibernia Avenue Rockaway NJ Ph: (973) 625-5670 Fx: (973) 625-4121 www.LakelandSurveying.com	Certificate of Authorization #04034000000	Marc J. Cifone PROFESSIONAL LAND SURVEYOR	Jeffrey O. Males PROFESSIONAL LAND SURVEYOR
REFERENCE NUMBER BT-1909				SCALE 1"=30'		Marc J. Cifone N.J. P.L.S. LIC. No. 246504132900 Jeffrey O. Males N.J. P.L.S. LIC. No. 246503087000		

[illegible]

EAST BLACKWELL STREET
75' ROW
ZONE C1 RETAIL COMMERCIAL

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	
CONSTRUCTION TYPE	IIIB		IBC NJ EDITION 2021		



NOT TO SCALE

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 TRUST CORPORATION
MC CARTER HWY & MC CARTER ST.
NEWARK, NJ 07101

BLOCK 1902 LOT 201
VALLEY NATIONAL BANK & PROF 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 6
120 EAST BLACKWELL LLC
28 WINONA AVE.
LINCOLN PARK, NJ 07035

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

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

BLOCK 1902 LOT 10
DOVER ENTERPRISES LLC
61 EAST BLACKWELL STREET
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 4
DOVER REALTY PARTNERS, LLC
136 WALLINGTON AVE.
WALLINGTON, NJ 07757

BLOCK 1903 LOT 5
ARGENTI BENIGNO & JOSEFINA
10 UNION ST
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

MORRIS COUNTY PLANNING BOARD
CN 900
MORRISTOWN, NJ 07960

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 COMMISSION
100 PRINCETON AVE.
DOVER, NJ 07801

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)

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



20 CRESTVIEW DRIVE
STANHOPE NJ 07874
973-449-0789

SERGIOC.SC1@GMAIL.COM



NJ	AI-1601
NY	031787-
PA	RA403573
CT	11019
DE	SS-0007311
FL	AR93371
RI	4944
MA	95149

REVISIONS

[illegible]

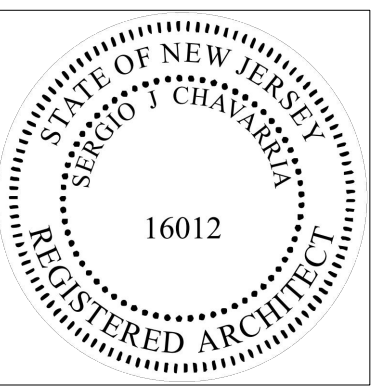
PROJECT TITLE

Change of Use
Mixed-Use
(B & R2)

for

116 East
Blackwell
Street

Dover, NJ



SEAL AND SIGNATURE

Cover Sheet Site Plan & Notes

TITLE

116 E. BLACKWELL

SJC 7D 1

DRN. BY **ZR-1**

08/04/26

DATE DWG. NO.