

Hoyt



**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.: P24-05 Date Filed: 10/3/24  
Application Fees: \_\_\_\_\_ Initial Escrow Deposit: \_\_\_\_\_  
Taxes Paid To: \_\_\_\_\_ Meeting Date: \_\_\_\_\_  
Referrals:  Police  Fire  Tax Assessor  Shade Tree  MCPB  Other: \_\_\_\_\_

**APPLICANT**

Name: 19 Liberty Street LLC  
Address: 8 Semrau Road  
Denville, NJ 07834 Telephone Number: [REDACTED]

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. Harman Sethi	8 Semrau Road, Denville, NJ 07834	100%
2. _____	_____	_____
3. _____	_____	_____

**SUBJECT PROPERTY**

Location/Address: 19 Liberty Street, Dover, NJ 07801  
Block: 1104 Lot(s): 19

**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): 2  
Number of proposed dwelling units (if applicable): 2

**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: 4,014.6 sq. ft. Number of proposed dwelling units (if applicable): 2

Existing Use(s): Two-family home.

Proposed Use(s): Lot subdivision and construction of a new two-family home on the newly created lot.

**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: 19 Liberty Street LLC

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

**SUBJECT PROPERTY**

Location: 19 Liberty Street, Dover, NJ 07801

Block: 1104 Lot(s): 19

Dimensions: Frontage 22' Depth 89'-11" Total Area 7,397.6 sq. ft.

Last Previous Occupancy: Two-family home.

Prop. Lot Coverage: 61 % Prop. Building Coverage: 27 % Prop. Height of Building: 25 ft.

Yard	Required	Existing	Proposed
Front	<u>SEE</u>	<u>ATTACHED</u>	_____
Rear	_____	_____	_____
Side	_____	_____	_____

Prevailing setback of adjacent buildings within subject block: 15'.4"/37'.0"

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

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)

Access Location(s): Liberty Street

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):

§236 - 14

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

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

**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):

Lot subdivision and construction of a new two-family home on the newly created lot

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

Please see attached architectural drawings.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

None  
 \_\_\_\_\_  
 \_\_\_\_\_

**SUBMITTALS**

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

Title	No. of Copies	Prepared By
Copy of Deed	1	Mohammed I. Shariff, Esq.
Tax Report	1	Dover Tax Collector
Original sealed / signed survey	1	Nor'East Land Surveying LLC
Architectural Plans	17	Manuel J. Pereiras, AIA

Propose To Testify? (Yes/No)

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

Applicant's Engineer  
 Address \_\_\_\_\_  
 Telephone \_\_\_\_\_ Fax \_\_\_\_\_  
 Email \_\_\_\_\_

Applicant's Planning Consultant  
 Address \_\_\_\_\_  
 Telephone \_\_\_\_\_ Fax \_\_\_\_\_  
 Email \_\_\_\_\_

Other Professional Manuel J. Pereiras, AIA  
 Field of Expertise Architect  
 Address 1116 Summit Avenue  
Union City, NJ 07087  
 Telephone 201 616 7664 Fax 201 330 9183  
 Email manny@pauarch.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 26<sup>th</sup> day of September, 2024

Bianca P. Pereiras, Esq.  
NOTARY PUBLIC  
Attorney at Law  
State of New Jersey

APPLICANT:

19 Liberty Street LLC  
(Printed Name)

Harman Sethi  
(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 26<sup>th</sup> day of September, 2024

Bianca P. Pereiras, Esq.  
NOTARY PUBLIC  
Attorney at Law  
State of New Jersey

OWNER:

19 Liberty Street LLC  
(Printed Name)

Harman Sethi  
(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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

OWNER:

19 Liberty Street LLC  
(Printed Name)

Sethi  
(Signature of Applicant)

APPLICANT:

19 Liberty Street LLC  
(Printed Name)

Harman Sethi  
(Signature of Applicant)

**Escrow**

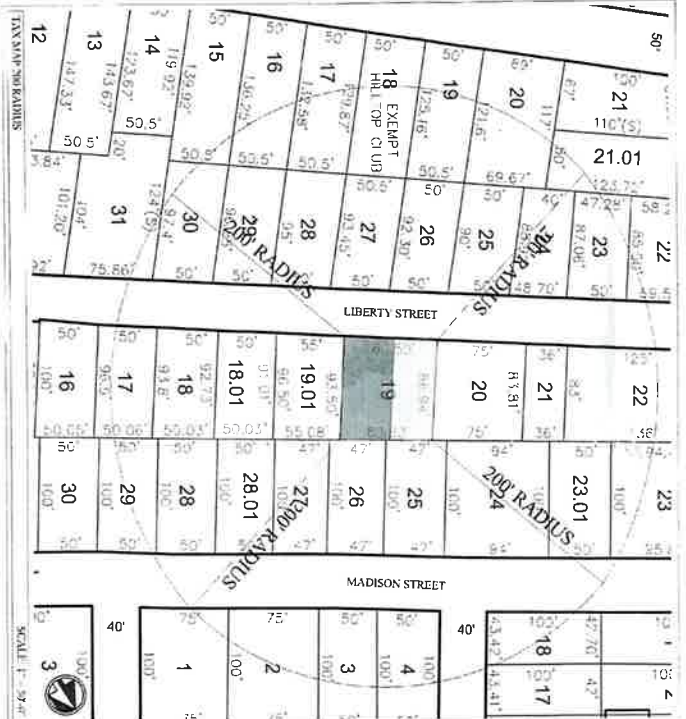
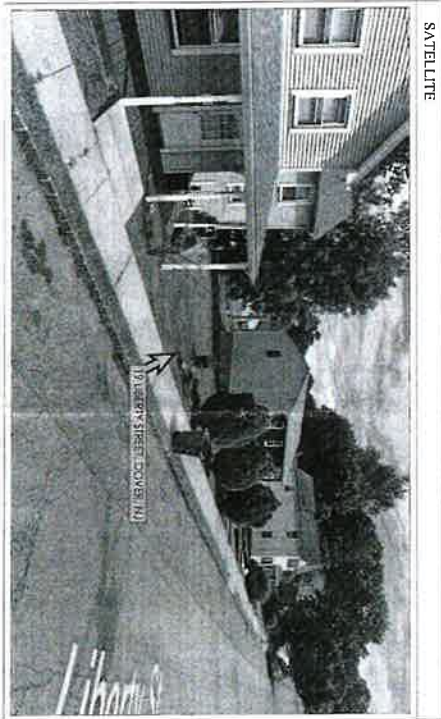
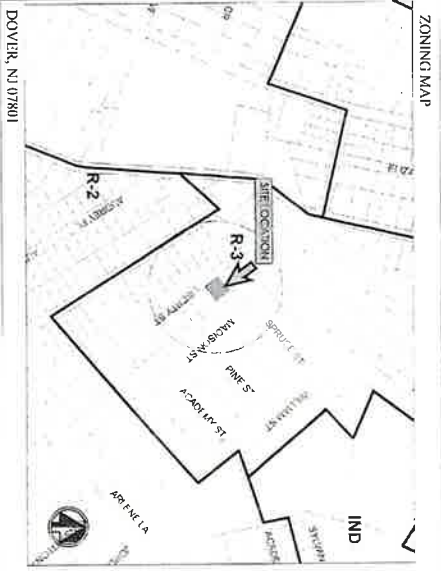
I understand that the sum of \$ \_\_\_\_\_ has been deposited in an escrow account in accordance with the Code of the Town of Dover. I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated 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

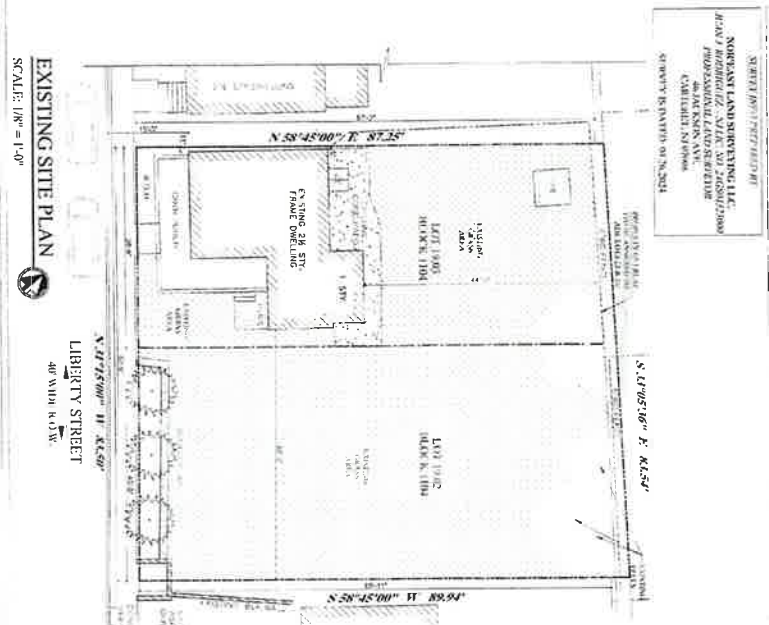
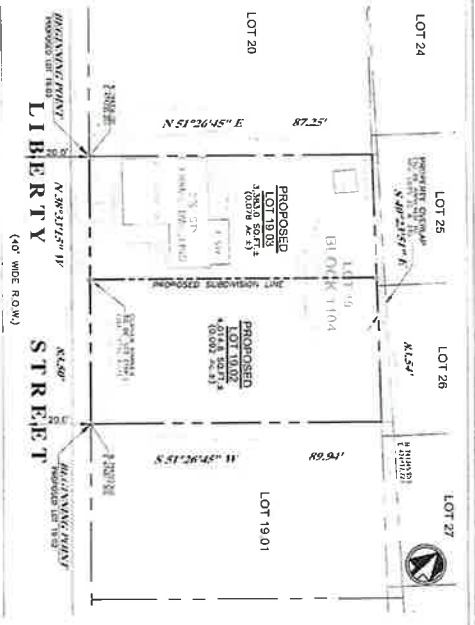
\_\_\_\_\_  
Signature of Applicant

# SUBDIVISION OF PROPERTY AND A NEW TWO FAMILY HOUSE

## 19 LIBERTY STREET, DOVER, NJ



<b>23114</b> <small>07801-0000</small>	<b>Z01</b> <small>07801-0000</small>	<b>TAX MAP, ZONING MAP, SURROUNDING BUILDINGS</b>	<b>SUBDIVISION OF PROPERTY AND A NEW FAMILY HOUSE</b> 19 LIBERTY STREET, DOVER, NJ 07801	 PAPA Architects 11111 Liberty Avenue Union, NJ 07087 T: (201) 261-7444 F: (201) 261-5100 www.papaarch.com	
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**ZONING DATA - LOT 19.03**  
EXISTING TWO FAMILY TO REMAIN

REQUIRED	EXISTING
PERMITTED USES	TWO FAMILY
MINIMUM LOT AREA	7,300 SQ FT
MINIMUM LOT WIDTH	75 FT
MINIMUM LOT DEPTH	100 FT
MINIMUM MINIMUM FRONT YARD SETBACK	20 FT TO THE STREET LINE
MINIMUM MINIMUM SIDE YARD SETBACK	20 FT
MINIMUM MINIMUM REAR YARD SETBACK	10 FT
MAX BUILDING HEIGHT FT	35 FT
MAX BUILDING COVERAGE	25%
MAX LOT COVER/COVERED PARKING	40% SQ FT

**ZONING DATA - LOT 19.02**  
NEW TWO FAMILY

REQUIRED	EXISTING	VARIANCE
PERMITTED USES	TWO FAMILY	NONE
MINIMUM LOT AREA	7,300 SQ FT	4,014.6 SQ FT
MINIMUM LOT WIDTH	75 FT	43 FT
MINIMUM LOT DEPTH	100 FT	67.25 FT
MINIMUM MINIMUM FRONT YARD SETBACK	20 FT TO THE STREET LINE	20 FT TO THE STREET LINE
MINIMUM MINIMUM SIDE YARD SETBACK	20 FT	24 FT
MINIMUM MINIMUM REAR YARD SETBACK	10 FT	17 FT OTHER
MAX BUILDING HEIGHT FT	35 FT	23 FT OTHER
MAX BUILDING COVERAGE	25%	28%
MAX LOT COVER/COVERED PARKING	40% SQ FT	44% SQ FT

**PROJECT DESCRIPTION**  
SUBDIVISION OF PROPERTY AND A NEW TWO FAMILY HOUSE

**CODE DATA**

**IDENTIFICATION**  
WORK SHEET ADDRESS: 19 LIBERTY STREET, DOVER, NEW HAMPSHIRE  
BLOCK: 1104  
LOT: 19.02

**ARCHITECTS**  
Perera Architects LLP  
115 SANDHILL PARK DRIVE, LIBERTY CITY, NJ 07037  
T: 201-661-9164 W: www.perera.com E: info@perera.com

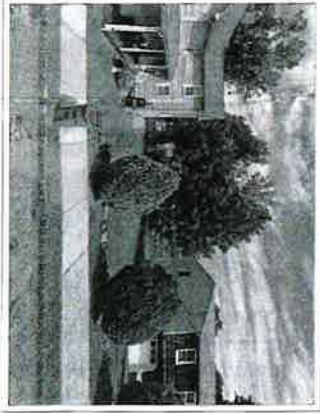
**PROPOSED WORK: NEW FAMILY HOUSE**

**BUILDING CHARACTERISTICS**  
■ BUILDING ■ ELECTRICAL ■ PLUMBING ■ FIRE PROTECTION

**NUMBER OF STORIES:** 2 STORIES  
**NUMBER OF EXPOSURE FLOORS:** 2 FLOORS  
**TOTAL BUILDING AREA:** 1,760 SQ FT  
**NEW VOLUME:** 19,240 CU FT  
**MAINTENANCE ELEVATION:** 1 FLOORS

**DESCRIPTION OF BUILDING USE**

BUILDING USE GROUP	R-3 TWO FAMILY	PROPOSED
CONSTRUCTION FT ASSOCIATION	USA	SMRF



**CLIENT DESIGN**

**DATE**

**SCALE: 1/8" = 1'-0"**

**LIBERTY STREET**  
40' WIDE R.O.W.

**EXISTING SITE PLAN**

**SCALE: 1/8" = 1'-0"**

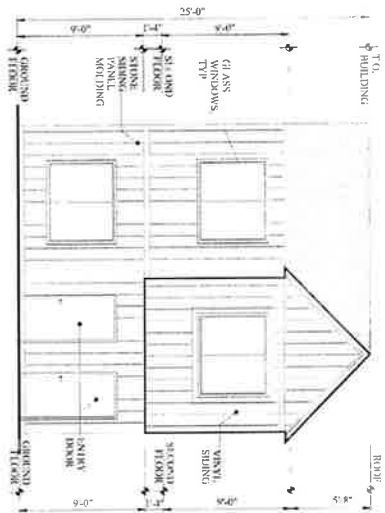
**Perera Architects**  
Libertus  
115 Sandhill Avenue  
Liberty City, NJ 07037  
T: 201-661-9164  
www.perera.com

**23114**

**Z02**

**PROPOSED SITE PLAN, ZONING INFO, CODE DATA, IMAGES**

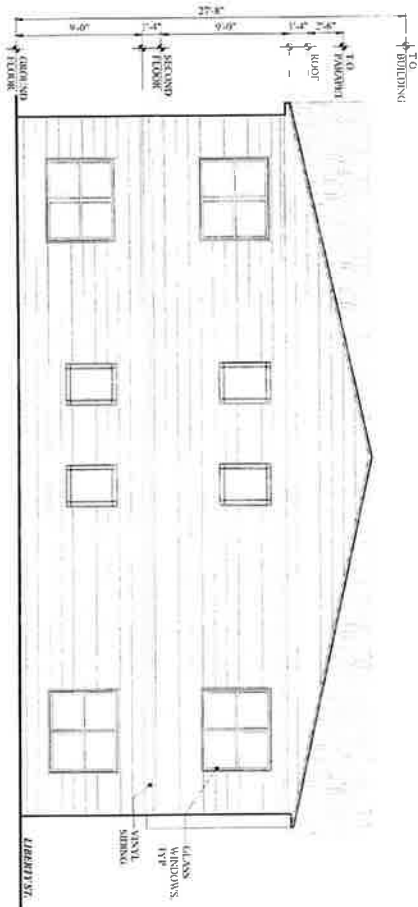
**SUBDIVISION OF PROPERTY AND A NEW FAMILY HOUSE**  
19 LIBERTY STREET, DOVER, NJ 07801



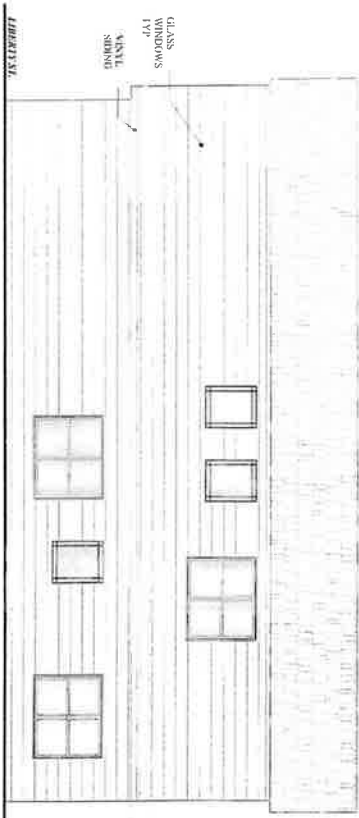
FRONT VIEW (WEST)  
SCALE: 1/4" = 1'-0"



REAR VIEW (EAST)  
SCALE: 1/4" = 1'-0"



LEFT SIDE VIEW (NORTH)  
SCALE: 1/4" = 1'-0"



RIGHT SIDE VIEW (SOUTH)  
SCALE: 1/4" = 1'-0"

<p>23114</p> <p>Z04</p>	<p>DATE: 08/14/2014</p> <p>TIME: 10:00 AM</p> <p>PROJECT: 19 LIBERTY STREET, DOVER, NJ 07801</p>	<p>PROPOSED ELEVATIONS</p>	<p>PROJECT NAME AND ADDRESS</p> <p>SUBDIVISION OF PROPERTY AND A NEW FAMILY HOUSE</p> <p>19 LIBERTY STREET, DOVER, NJ 07801</p>	<p>Pacific Architects</p> <p>11145 Somerset Avenue</p> <p>Hampton, NJ 08064</p> <p>T: (609) 404-7844</p> <p>F: (609) 389-9183</p> <p>www.pacific.com</p>		<p>SCALE: 1/4" = 1'-0"</p>
	<p>DATE: 08/14/2014</p> <p>TIME: 10:00 AM</p> <p>PROJECT: 19 LIBERTY STREET, DOVER, NJ 07801</p>	<p>PROPOSED ELEVATIONS</p>	<p>PROJECT NAME AND ADDRESS</p> <p>SUBDIVISION OF PROPERTY AND A NEW FAMILY HOUSE</p> <p>19 LIBERTY STREET, DOVER, NJ 07801</p>	<p>Pacific Architects</p> <p>11145 Somerset Avenue</p> <p>Hampton, NJ 08064</p> <p>T: (609) 404-7844</p> <p>F: (609) 389-9183</p> <p>www.pacific.com</p>		<p>SCALE: 1/4" = 1'-0"</p>



# TOWN OF DOVER

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

## ZONING PERMIT / CERTIFICATE

In Accordance With Chapter 236-45

### FOR TOWN USE ONLY

Date Filed: \_\_\_\_\_ Application Fee: \_\_\_\_\_  
 Paid By:  Cash  Check No. \_\_\_\_\_ Receipt No. \_\_\_\_\_  
 Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_ Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Permit Issued By: \_\_\_\_\_ Date: \_\_\_\_\_ Zoning Permit No. \_\_\_\_\_  
 Inspected By: \_\_\_\_\_ Date: \_\_\_\_\_ Inspected By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Approved for Issuance of Zoning Certificate By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Zoning Certificate Issued By: \_\_\_\_\_ Date: \_\_\_\_\_

### REASON FOR APPLICATION

- New Structure     Addition     Fence     Sign     Shed  
 Pool     Deck     Construct an Accessory Structure of 200 SF or Less  
 New Structure/Addition with Steep Slope Disturbance     Change of Use or Occupancy  
 Determination of Zoning Status regarding:  Lot     Structure     Use  
 Other \_\_\_\_\_

Explain in Detail: Applicant proposes lot subdivision and construction of a new two-family home on the newly created lot.

Applicant **MUST** provide a copy of property survey showing location of proposed construction and/or existing conditions

### APPLICANT

Name: 19 Liberty Street LLC  
 Address: 8 Semrau Road  
Denville, NJ 07834 Telephone Number: [REDACTED]

Applicant is:  
 Contractor Doing Work     Property Owner     Other \_\_\_\_\_

### 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: \_\_\_\_\_  
 Address: \_\_\_\_\_ Telephone Number: \_\_\_\_\_

### SUBJECT PROPERTY

Location/Address: 19 Liberty Street, Dover, NJ 07801  
 Block: 1104 Lot(s): 19 Zone: R-3

Existing Property Use(s) are:

- Single Family Dwelling     Two Family Dwelling     Multi-Family Dwelling with \_\_\_ units  
 Commercial with \_\_\_\_\_ units     Industrial with \_\_\_\_\_ units



ZONING PERMIT / CERTIFICATION APPLICATION (cont.)

**PROPOSED WORK (To be completed if construction is involved)**

**FENCE**

Height in feet \_\_\_\_\_ Type (e.g. chain link, stockade, picket, split rail, etc.) \_\_\_\_\_

Fence will be installed in the (check all that apply):  Front Yard  Rear Yard  Side Yard

Note:

- Fence must be located entirely within the property. Where any fence is discernible as having a finished or good side, said fence shall be installed with the finished or good side facing the abutting property.
- Fence cannot exceed four (4) feet in height when located in the front yard.

Applicant must attach a copy of their property survey showing the height and location of the fence to be constructed.

**ACCESSORY STRUCTURE OF 200 SF OR LESS**

Height in feet \_\_\_\_\_ Size (length x width) \_\_\_\_\_

Distance from adjacent property line(s) (5' minimum) \_\_\_\_\_

Note:

- The minimum distance of any accessory building from an adjacent building or property line shall be five feet.
- A freestanding accessory building shall not be located in the required front or side yard area for the principal building.

Applicant must attach a copy of their property survey showing the location of the structure with dimensions to all adjacent property lines and other structures.

**USE (To be completed if proposed change in use or use determination)**

Existing Use Two-family dwelling \_\_\_\_\_ Number of Years it existed \_\_\_\_\_

Proposed Use Subdivision and construction of a new two-family on a newly created lot (Attach additional details if necessary)

Is there a current Zoning Certificate?  Yes  No (If so, please attach a copy)

**ZONING STATUS REQUEST (To be completed when requesting a Certification of an existing Zoning Condition)**

Describe Request: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Attach an accurate property survey and further information as required

Is there a current Zoning Certificate?  Yes  No (If so, please attach a copy)

**CERTIFICATIONS**

*I certify that the statements and the information 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. I also certify that if I am not the property owner, that I have the consent of the property owner to make this application and that the property owner has full knowledge of the details of the application herewith being submitted.*

**NOTE:** (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.)

*I understand that I must call for inspections of all construction approved by the zoning permit (973-366-2200 Ext 152/154) and must attain a "Zoning Certificate" for the completed work from the Zoning Officer, upon completion of construction. Failure to obtain a "Zoning Certificate" constitutes a violation of the Code of the Town of Dover and may subject me to a fine.*

**APPLICANT:**

19 Liberty Street LLC

(Printed Name)

Harman Sethi  
(Signature of Applicant)

09/23/2024

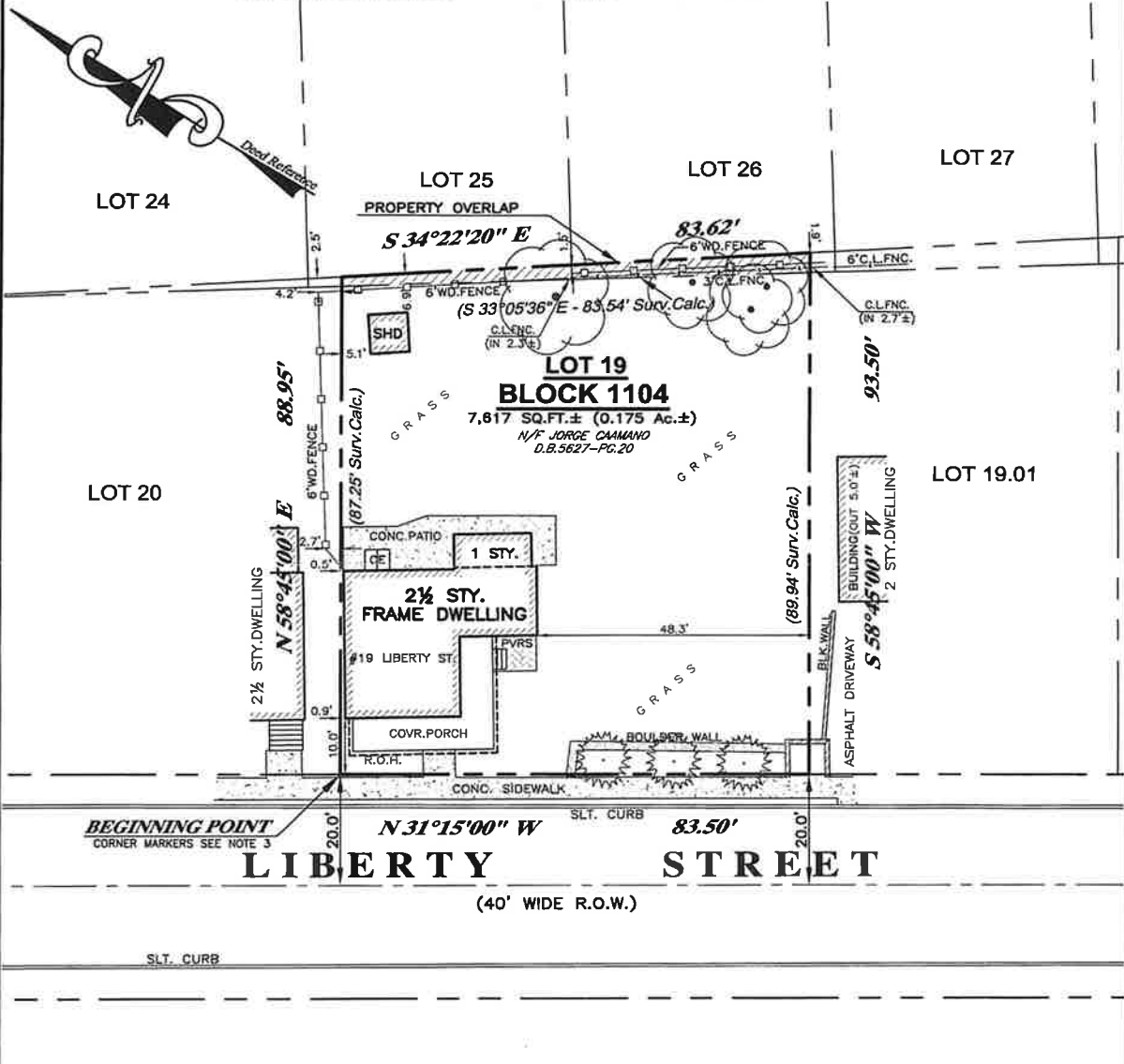
(Date)

**GENERAL NOTES:**

1. SURVEYED PREMISES CURRENTLY KNOWN AS LOT 19 IN BLOCK 1104 AS SHOWN ON THE OFFICIAL TAX MAP OF TOWN OF DOVER IN MAP REFERENCE (A) BELOW.
2. THIS PLAN SHOWS CONDITIONS AS OF JULY 2023 AND MAY NOT SHOW CURRENT CONDITIONS. AN UPDATED SURVEY MAY BE REQUIRED IF IMPROVEMENTS OR STRUCTURES HAVE BEEN BUILT WITHIN THE SURVEYED PARCEL OR ON ADJACENT LOTS NEAR PROPERTY LINES AFTER THE AFORESAID DATE.
3. THE HORIZONTAL AND VERTICAL DATUMS FOR THIS SURVEY ARE BASED ON THE NEW JERSEY PLANE COORDINATE SYSTEM N.J.P.C.S. (NAD'83)/(GRS84) AND ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88) RESPECTIVELY. SAID DATUMS HAVE BEEN ESTABLISHED BY GPS OBSERVATIONS IN REAL TIME KINEMATIC MODE (RTK).
4. THE MERIDIAN DIRECTION FOR ALL BEARINGS OF PROPERTY LINES SHOWN IN THIS MAP IS BASED ON THE REFERENCED DEED OF THE SURVEYED PARCEL.
5. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d).
6. ALL CLEARANCE DISTANCES AND FOUNDATION TIES SHOWN HEREON ARE PERPENDICULAR OR RADIAL DISTANCES TO THE PROPERTY LINES. SAID DISTANCES ARE APPROXIMATE AND SHOULD NOT BE USED TO ESTABLISH THE ACTUAL LOCATION OF ANY BOUNDARY.
7. THE SURVEYED PREMISES SHOWN HEREON MAY BE SUBJECT TO EASEMENTS, RIGHTS, AGREEMENTS AND RESTRICTIONS OF RECORD, UNRECORDED OR VERBAL THAT MAY EXIST; AS WELL AS, MUNICIPAL, COUNTY, STATE AND/OR FEDERAL LAWS, ORDINANCES, REGULATIONS AND REQUIREMENTS, SPECIFICALLY THOSE CONDITIONS PLACED UPON THIS PARCEL THROUGH THE SUBDIVISION PROCESS OR VARIANCES FOUND IN THE TOWN'S PLANNING BOARD APPROVAL RESOLUTION.
8. THIS PLAT AND THE SURVEY THAT IT IS BASED ON ARE SUBJECT TO THE FACTS AND FINDINGS THAT MAY BE DISCLOSED BY A CURRENT AND ACCURATE 80 YEAR TITLE SEARCH & REPORT. A TITLE SEARCH & REPORT HAS NOT BEEN PROVIDED TO THE SURVEYOR BY THE CLIENT. A MINIMUM SEARCH HAS BEEN PERFORMED TO OBTAIN CURRENT DEEDS ONLY.
9. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO IDENTIFY, LOCATE AND/OR DEPICT ANY FLOOD ZONES, PLANES, OR BASE FLOOD ELEVATIONS AS DETERMINE BY FEMA OR ANY OTHER AGENCY. THIS SURVEY DOES NOT WARRANT THE EXISTENCE OR LACK THEREOF OF ANY FLOOD AREAS WITHIN THE SITE OR ADJOINING PROPERTIES.
10. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO IDENTIFY, DETERMINE AND/OR DEPICT THE DELINEATION OF ANY WETLANDS OR BUFFER AREAS WITHIN THE SURVEYED PROPERTY. THIS SURVEY DOES NOT WARRANT THE EXISTENCE OR LACK THEREOF OF ANY WETLAND AREAS WITHIN THE SITE OR ADJOINING PROPERTIES.
11. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON IS APPROXIMATE AND FOR GRAPHICAL PURPOSES ONLY. PRIOR TO ANY CONSTRUCTION OR EXCAVATION THE APPROPRIATE UTILITY COMPANY SHOULD BE CONTACTED TO CONFIRM THE EXISTENCE OR ABSENCE OF ANY BURIED UTILITY LINE. A FIELD MARKOUT MAY BE REQUESTED BY CALLING 1-800-272-1000.

**DEED & MAP REFERENCES:**

- A. TAX MAP TOWN OF DOVER MORRIS COUNTY, NEW JERSEY, DATED JUNE 2007, LAST REVISED 02-10-2009, PREPARED BY ARNOL T. BARNETT, P.E. & L.S., SHEET NO. 11.
- B. DEED BK.5627, PG.20, LOT 19, BLOCK 1104, TOWN OF DOVER, RECORDED IN THE MORRIS COUNTY CLERK'S OFFICE ON MAY 30, 2002.



**SURVEY CERTIFICATION:**

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE CURRENT STATE OF N.J. LAWS AND REGULATIONS FOR LAND SURVEYS AND AS SET FORTH IN THE N.J.A.C. 13:40-5.1. THIS CERTIFICATION IS MADE ONLY TO THE HEREON NAMED PARTIES. NO RESPONSIBILITY OF LIABILITY IS ASSUMED BY THE SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE(S) INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY. THE CERTIFICATION ON THIS PLAN IS NULL AND VOID IF FULL PAYMENT IS NOT RECEIVED FOR THE INFORMATION AND SERVICES RENDERED. WARNING: IF THIS DOCUMENT DOES NOT CONTAIN THE RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL AND MAY HAVE BEEN ALTERED.

**CERTIFIED TO:**

**NE** Nor'East Land Surveying, LLC  
 46 Jackson Ave. Carteret, N.J. 07008  
 Tel. - (732) 589-0833  
 Email- jrod.pls@gmail.com  
 Certificate of Authorization # 24GA28345000

*Juan J. Rodriguez*  
**Juan J. Rodriguez, P.S.**  
 New Jersey Professional Land Surveyor License No. 24GS04323000

**SURVEY OF PROPERTY**

TAX MAP LOT 19 BLOCK 1104  
 TOWN OF DOVER  
 MORRIS COUNTY, NEW JERSEY  
 TAX MAP SHEET NO. 11

DRAWN BY: JJR	SCALE: 1" = 20'	FILE NO.: 23045
CHECKED BY: MEB	BOOK #: 22-200 MISC	DATE: 07-21-2023