



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.: P24-19 **Date Filed:** 11/13/2023
Application Fees: \$1,150 **Initial Escrow Deposit:** \$2,200
Taxes Paid To: Current **Meeting Date:** _____
Referrals: **Police** **Fire** **Tax Assessor** **Shade Tree** **MCPB** **Other :** _____

APPLICANT

Name: ROSA, EDWIN STEVEN

Address: 112 CLARK ST.
DOVER, NJ 07801 **Telephone Number:** (724) 331-9225

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. <u>ROSA, EDWIN STEVEN</u>	<u>112 CLARK ST, DOVER, NJ 07801</u>	<u>100%</u>
2. _____	_____	_____
3. _____	_____	_____

SUBJECT PROPERTY

Location/Address: 112 CLARK ST, DOVER, NJ 07801
Block: 2016 **Lot(s):** 6.0 & 6.01

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: 10,175.34 SF **Number of proposed dwelling units (if applicable):** 3

Existing Use(s): SINGLE FAMILY HOME

Proposed Use(s): NEW 2 FAMILY HOME W/ GARAGE & NEW GARAGE FOR EX. HOME

VARIANCE(S) / OTHER:

- | | |
|--|--|
| <input type="checkbox"/> Informal Review of Concept Development Plan | <input type="checkbox"/> Variance Relief - "Expansion of Non-Conforming Use"
(NJSA 40:55D-70d(2)) |
| <input type="checkbox"/> Appeal Decision of an Administrative Officer
(NJSA 40:55D-70a) | <input type="checkbox"/> Variance Relief - "Conditional Use Standard Deviation"
(NJSA 40:55D-70d(3)) |
| <input type="checkbox"/> Map or Ordinance Interpretation or Special Question
(NJSA 40:55D-70b) | <input type="checkbox"/> Conditional Use Permit (NJSA 40:55D-67) |
| <input checked="" type="checkbox"/> Variance Relief - "hardship" (NJSA 40:55D-70c(1)) | <input type="checkbox"/> 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) |
| <input type="checkbox"/> Variance Relief - "substantial benefit"
(NJSA 40:55D-70c(2)) | <input type="checkbox"/> Direct issuance of a permit for a lot lacking street frontage
(NJSA 40:55D-35) |
| <input type="checkbox"/> Variance Relief - "Use" (NJSA 40:55D-70d(1)) | |

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: ROSA, EDWIN STEVEN

Address: _____

Telephone Number: _____

SUBJECT PROPERTY

Location: 112 CLARK ST, DOVER, NJ 07801

Block: 2016 Lot(s): 6.0 & 6.01

Dimensions: Frontage 50/50 FT Depth 100/100 Total Area 5,000/5,000 SF

Last Previous Occupancy: SINGLE - FAMILY RESIDENTIAL HOME

Prop. Lot Coverage: 60.41 % Prop. Building Coverage: 25/25 % Prop. Height of Building: 35/35 FT

<u>Yard</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Front	<u>10'</u>	<u>24.49'</u>	<u>24.49/10 FT</u>
Rear	<u>30'</u>	<u>36.17'</u>	<u>36.25/40 FT</u>
Side	<u>10'</u>	<u>21.51'</u>	<u>0.58/10 FT</u>

Prevailing setback of adjacent buildings within subject block: 10 FT

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)

Access Location(s): CLARK 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):

the following bulk requirements LOT AREA, LOT WIDTH, MIN SIDE YARD, MIN TOTAL SIDES

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):

ENVIRONMENTAL IMPACT STATEMENT SECTION 236-63 POINT (D&F)

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):

The Applicant proposed to subdivide the Property to create a total of Two Properties. The Existing Single Family Home is to remain with new driveway & new Garage proposed. Additionally applicant is Proposing a new Two Family Home with associated driveway & garage on new lot. Existing Garage/Concrete to be demolished.

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

The Applicant proposed to subdivide the Property to create a total of Two Properties. The Existing Single Family Home is to remain with new driveway & garage proposed. Additionally applicant is Proposing a new Two Family Home with associated driveway & new garage to be built on new lot. Existing Garage/Concrete to be demolished. Additionally off-site improvements include driveway curb cut and utility connections.

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):

<i>Title</i>	<i>No. of Copies</i>	<i>Prepared By</i>
<u>Proposed Two Family Home Subdivision Plan Package</u>	<u>17</u>	<u>Daetel Engineering</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

Propose To Testify? (Yes/No)

Applicant's Attorney(Required for Corporations)

Address Geoffrey Evans - Casha & Casha llc
115 horseneck rd #2, Montville, N.J. 07045
 Telephone 973-263-1114 Fax _____
 Email gevans@casha.com

Applicant's Engineer ADAM B. KANDIL, PE (DAETEL ENGINEERING)

Yes

Address 115 ROUTE 46, STE D28, MOUNTAIN LAKES, NJ 07046
 Telephone 201-602-7690 Fax 973-887-2354
 Email ADAM.KANDIL@GMAIL.COM

Applicant's Planning Consultant

Address _____
 Telephone _____ Fax _____
 Email _____

Other Professional

Field of Expertise _____
 Address _____
 Telephone _____ Fax _____
 Email _____

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 10 day of Oct, 2023

APPLICANT:

Edwin ROSA
(Printed Name)

[Signature]
(Signature of Applicant)

NOTARY PUBLIC TRACY L VITANZA
Notary Public
State of New Jersey
My Commission Expires Sept. 06, 2028
I.D.# 2438190

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 10 day of Oct, 2023

OWNER:

Edwin ROSA
(Printed Name)

[Signature]
(Signature of Applicant)

NOTARY PUBLIC TRACY L VITANZA
Notary Public
State of New Jersey
My Commission Expires Sept. 06, 2028
I.D.# 2438190

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 10 day of Oct, 2023

OWNER:

Edwin ROSA
(Printed Name)

[Signature]
(Signature of Applicant)

NOTARY PUBLIC

Sworn to and subscribed before me this 10 day of Oct, 2023

APPLICANT:

Edwin ROSA
(Printed Name)

[Signature]
(Signature of Applicant)

NOTARY PUBLIC

TRACY L VITANZA
Notary Public
State of New Jersey
My Commission Expires Sept. 06, 2028
I.D.# 2438190

Escrow

I understand that the sum of \$ 2,200 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.

10/10/23
Date

[Signature]
Signature of Applicant

TRACY L VITANZA
Notary Public
State of New Jersey
My Commission Expires Sept. 06, 2028
I.D.# 2438190