



**TOWN OF DOVER
NOTICE OF PENDING ORDINANCE NO. 21-2026**

The following Ordinance published herewith was submitted in writing, introduced and passed upon first reading at a meeting of the Municipal Council of the Town of Dover in the County of Morris and State of New Jersey, held on 08-18-2026.

The public hearing for consideration for final passage of this ordinance will be held at a meeting of the Municipal Council in the Dover Municipal Building, 37 North Sussex Street, Dover, NJ 07801 on 09-22-2026 at 6:00 P.M.

During the week prior to and up to and including the date of such meeting, copies of said Ordinance will be made available at the Office of the Municipal Clerk in said Town of Dover, to the members of the general public who shall request same.

ORDINANCE NO. 21-2026

**AN ORDINANCE OF THE TOWN OF DOVER, COUNTY OF MORRIS,
STATE OF NEW JERSEY, ADOPTING THE REDEVELOPMENT PLAN
FOR THE 1 TOWPATH SQUARE / HARRY LOORY REDEVELOPMENT AREA
(BLOCK 1205, LOTS 1, 2, 10, 11, 12 AND 13 AND BLOCK 1206, LOT 16)**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented (the “Redevelopment Law”), provides a process for municipalities to participate in the redevelopment and improvement of parcels of property designated as areas in need of redevelopment; and

WHEREAS, the Mayor and Town Council of the Town of Dover (the “Town Council”) serve as an instrumentality and agency of the Town pursuant to the Redevelopment Law for the purpose of implementing a redevelopment plan and carrying out redevelopment projects within a redevelopment area; and

WHEREAS, the Town Council previously directed the Planning Board of the Town of Dover (the “Planning Board”) to conduct a preliminary investigation to determine whether certain properties shown on the official Tax Map of the Town of Dover as Block 1205, Lots 1, 2, 10, 11, 12 and 13, and Block 1206, Lot 16 (collectively, the “Property” or “Redevelopment Area”), commonly known as the former Harry Loory Furniture Store / 1 Towpath Square site, constitute a non-condemnation area in need of redevelopment under the Redevelopment Law; and

WHEREAS, following the Planning Board’s investigation, public hearing, and recommendation, the Town Council designated the Property as a non-condemnation area in need of redevelopment pursuant to the Redevelopment Law and authorized the preparation of a redevelopment plan for the Property; and

WHEREAS, John McDonough Associates, LLC prepared a redevelopment plan for the Property entitled “1 Towpath Square Redevelopment Plan, Block 1205 Lots 1, 2, 10, 11, 12, 13 and Block 1206 Lot 16, Town of Dover, Morris County, New Jersey,” dated August 14, 2026 (the “Redevelopment Plan”); and

WHEREAS, the Redevelopment Plan establishes two subdistricts and sets forth the land use, bulk, design, density, parking, and other regulations governing the redevelopment of the Property, including, in Subdistrict A (Block 1205, Lots 1, 2, 10, 11, 12 and 13), mixed-use development with a maximum of 136 multifamily residential units (no dwelling units at street level), ground-floor commercial uses, maximum building height of 65 feet / 6 stories, and

related standards, and in Subdistrict B (Block 1206, Lot 16), a maximum of five townhouse units with related commercial uses, all consistent with the goals of the Town's Master Plan and the State Development and Redevelopment Plan; and

WHEREAS, the Redevelopment Plan requires design review and coordination with the Historic Preservation Commission because the Property is located in the Historic District; and

WHEREAS, on August 18, 2026, the Town Council is introducing this Ordinance to adopt the Redevelopment Plan and, pursuant to N.J.S.A. 40A:12A-7(e), will refer this Ordinance and the Redevelopment Plan to the Planning Board for its review and recommendations as to the consistency of the Redevelopment Plan with the Town's Master Plan; and

WHEREAS, the Planning Board is expected to consider and review the Redevelopment Plan and to transmit its findings and recommendations to the Town Council prior to second reading and public hearing on this Ordinance; and

WHEREAS, the Town Council finds that the adoption of the Redevelopment Plan is in the best interests of the Town and will promote the public health, safety, and general welfare by facilitating the appropriate redevelopment of the Property;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey, being the governing body thereof, as follows:

Section 1. Pursuant to N.J.S.A. 40A:12A-7, the Town Council hereby accepts, approves, and adopts the Redevelopment Plan entitled "1 Towpath Square Redevelopment Plan, Block 1205 Lots 1, 2, 10, 11, 12, 13 and Block 1206 Lot 16, Town of Dover, Morris County, New Jersey," dated August 14, 2026, prepared by John McDonough Associates, LLC, a copy of which is attached hereto and made a part hereof.

Section 2. If any section, paragraph, subsection, clause, or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudicated, and the remainder of this Ordinance shall be deemed valid and effective.

Section 3. Any ordinances or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 4. To the extent that any portion of the Redevelopment Plan conflicts with, amends, or modifies any provision of any other of the Town's development regulations, the Redevelopment Plan shall supersede, amend, or modify, as applicable, such development regulations, and the zoning district map included in the Town's zoning ordinance is hereby deemed amended accordingly to reflect that Block 1205, Lots 1, 2, 10, 11, 12 and 13, and Block 1206, Lot 16 are zoned in accordance with the Redevelopment Plan.

Section 5. This Ordinance shall be part of the Redevelopment Plan and, to the extent necessary, the Town of Dover Code, as though codified and fully set forth therein. The Town Clerk shall have this Ordinance codified and incorporated in the official copies of the Redevelopment Plan and, to the extent necessary, the Town of Dover Code.

Section 6. The Town Clerk is directed to file a copy of the Redevelopment Plan along with a copy of this Ordinance in the Office of the Town Clerk for inspection by the public.

Section 7. Prior to adoption of this Ordinance on second and final reading, the Town Council shall refer this Ordinance to the Planning Board for its review and recommendations in accordance with N.J.S.A. 40A:12A-7(e).

Section 8. This Ordinance shall take effect in accordance with the laws of the State of New Jersey after final passage, adoption, and publication as required by law.

Tara M. Pettoni, RMC
Municipal Clerk
Date: 09-09-2026