



**TOWN OF DOVER
NOTICE OF PENDING ORDINANCE NO. 22-2026**

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. 22-2026

**AN ORDINANCE OF THE TOWN OF DOVER, COUNTY OF MORRIS,
STATE OF NEW JERSEY, ADOPTING THE REDEVELOPMENT PLAN
FOR BLOCK 1206, LOTS 2, 3, 4 & 5
(NORTH WARREN STREET & WEST BLACKWELL STREET)**

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 parcel(s) 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, by Resolution No. 239-2024, the Town Council directed the Planning Board of the Town of Dover (the “Planning Board”) to conduct a preliminary investigation of properties known as 5-7-9 North Warren Street, 3 North Warren Street, 17 West Blackwell Street and 19 West Blackwell Street, shown on the official Tax Map of the Town of Dover as Block 1206, Lots 2, 3, 4 and 5 (collectively, the “Property” or “Redevelopment Area”), to determine whether such Property constitutes an area in need of redevelopment under the Redevelopment Law; and

WHEREAS, after receiving the recommendation of the Planning Board (memorialized on or about November 14, 2024), the Town Council, by Resolution No. 300-2024 adopted on or about December 3, 2024, declared the Property an area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, Graviano & Gillis Architects & Planners, LLC prepared a redevelopment plan for the Property entitled “Redevelopment Plan – Block 1206 Lots 2, 3, 4 & 5, Town of Dover, Morris County, New Jersey,” dated August 11, 2026 (the “Redevelopment Plan”); and

WHEREAS, the Redevelopment Plan sets forth the land use, bulk, design, density, parking, landscaping, lighting, signage and other regulations governing the redevelopment of the Property, including mixed-use residential and commercial development with a maximum of eight (8) dwelling units on Lot 2 and a maximum of twenty (20) dwelling units on Lots 3, 4 and 5 (combined), ground-floor commercial uses, maximum building height of sixty-five

(65) feet, zero minimum setbacks (subject to Building Code), 100% maximum building and impervious coverage, no required off-street parking, and detailed design standards consistent with the historic architecture of the area and the goals of the Town's Master Plan and the State Development and Redevelopment Plan; and

WHEREAS, pursuant to the Redevelopment Plan, Lot 2 may be developed as a standalone lot, while Lots 3, 4 and 5 shall be merged during the site plan/subdivision application before the Planning Board; 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 "Redevelopment Plan – Block 1206 Lots 2, 3, 4 & 5, Town of Dover, Morris County, New Jersey," dated August 11, 2026, prepared by Graviano & Gillis Architects & Planners, 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 or amends or modifies any provision of any other of the Town's development regulations, the Redevelopment Plan shall supersede or 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 1206, Lots 2, 3, 4 and 5 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