



**TOWN OF DOVER
NOTICE OF PENDING ORDINANCE NO. 23-2026**

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 09-09-2026.

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. 23-2026

**AN ORDINANCE OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY,
ADOPTING THE REDEVELOPMENT PLAN FOR BLOCK 703, LOT 6.01 (FORMERLY PART OF, AND
ALSO KNOWN AS LOT 6)
(200 / 220 WEST CLINTON STREET – DOVER TUBULAR SITE)**

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. 133-2026, the Town Council designated the property known as 200 West Clinton Street (and also known as 220 W. Clinton Street), shown on the official Tax Map of the Town of Dover as Block 703, Lot 6.01 (formerly a portion of and also known as Block 703, Lot 6) (the “Property” or “Plan Area”), as a non-condemnation area in need of redevelopment under the Redevelopment Law, which designation authorizes the Town to use all those powers provided under the Redevelopment Law except the power of eminent domain; and

WHEREAS, the Plan Area is an interior parcel with approximately 686.14 feet of frontage on West Clinton Street (New Jersey State Highway Route 15) and measures approximately 6.632 acres; and

WHEREAS, Graviano & Gillis Architects & Planners, LLC prepared a redevelopment plan for the Property entitled “Redevelopment Plan – Block 703, Lot 6.01, formerly part of, and also known as Lot 6, Town of Dover, Morris County, New Jersey,” dated August 10, 2026 (the “Redevelopment Plan”); and

WHEREAS, the Redevelopment Plan sets forth the land use, bulk, design, parking, loading, landscaping, lighting, signage and other regulations governing the redevelopment of the Property, including permitted principal uses of warehouses and warehouse distribution buildings, indoor recreation, research laboratories, light manufacturing and assembly, government buildings, and office uses in conjunction with permitted principal uses; minimum lot area of

six (6) acres before any potentially required right-of-way dedications; minimum lot width of six hundred (600) feet; maximum building height of fifty (50) feet; minimum front yard setback of sixty (60) feet; minimum rear yard setback of one hundred fifty (150) feet; minimum side yard setback of sixty (60) feet; minimum combined side yard setback of one hundred twenty (120) feet; maximum building coverage of forty percent (40%); maximum impervious coverage of seventy-five percent (75%); maximum office area of fifteen thousand (15,000) square feet; minimum distance of ten (10) feet between parking lots and property lines; off-street parking at the rate of one (1) space per every one thousand two hundred fifty (1,250) square feet of building area; and one (1) loading dock for every ten thousand (10,000) square feet of building area (loading areas to be located in the rear yard only); and related standards, all consistent with the goals of the Town's Master Plan and the State Development and Redevelopment Plan; and

WHEREAS, on September 8, 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, including the remediation of the site under NJDEP oversight and the creation of non-residential tax ratables and employment opportunities;

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 703, Lot 6.01, formerly part of, and also known as Lot 6, Town of Dover, Morris County, New Jersey," dated August 10, 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 703, Lot 6.01 is 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 has referred 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