



**TOWN OF DOVER
NOTICE OF PENDING ORDINANCE NO. 24-2026**

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. 24-2026

**AN ORDINANCE OF THE TOWN OF DOVER, COUNTY OF MORRIS,
STATE OF NEW JERSEY, ADOPTING THE BAKER MANSION
REDEVELOPMENT PLAN FOR BLOCK 305, LOT 7
(45 LEHIGH 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 properties designated as areas in need of redevelopment; and

WHEREAS, pursuant to the Redevelopment Law, the Mayor and Town Council of the Town of Dover (the “Town Council”) serve as an instrumentality and agency of the Town for purposes of implementing redevelopment plans and carrying out redevelopment projects within designated redevelopment areas; and

WHEREAS, by Resolution No. 332-2025, adopted December 30, 2025, the Town Council designated the property shown on the official Tax Map of the Town of Dover as Block 305, Lot 7, commonly known as 45 Lehigh Street and the “Baker Mansion” (the “Property” or “Redevelopment Area”), as a non-condemnation area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, the designation was based upon the Town Planner’s report dated September 2, 2025, which found that the Property satisfied the statutory criteria set forth in N.J.S.A. 40A:12A-5(d) and (h), including conditions relating to obsolescence, faulty design, deteriorated site conditions, and consistency with smart growth planning principles, while recognizing the importance of preserving the historic Baker Mansion, its facade, grounds, and historic character; and

WHEREAS, as a non-condemnation area in need of redevelopment, the Town may exercise the powers available under the Redevelopment Law with respect to the Property, except the power of eminent domain; and

WHEREAS, the Redevelopment Area consists of one tax parcel, Block 305, Lot 7, having a street address of 45 Lehigh Street, containing approximately 2.619 acres, with frontage on Lehigh Street, North Elk Avenue, and Harvard Street, and containing the historic Baker Mansion, originally constructed circa 1902, together with substantial open grounds; and

WHEREAS, John McDonough Associates, LLC prepared a redevelopment plan entitled “Baker Mansion Redevelopment Plan, Block 305 Lot 7, Town of Dover, Morris County, NJ,” dated September 4, 2026 (the “Redevelopment Plan”), which is intended to serve as the redevelopment plan and zoning ordinance for the Redevelopment Area; and

WHEREAS, the Redevelopment Plan establishes preservation and adaptive reuse of the Baker Mansion as a core planning objective and provides for compatible residential reinvestment intended to give the Property an economically sustainable future while preserving and reinforcing its historic significance to the community; and

WHEREAS, the Redevelopment Plan permits multifamily residential development and open space as principal uses and establishes land use, bulk, parking, architectural, streetscape, landscaping, lighting, signage, sustainability, historic preservation, and other development standards governing redevelopment of the Property; and

WHEREAS, among other standards, the Redevelopment Plan permits a maximum of five (5) buildings and thirty (30) dwelling units, establishes a maximum building height of thirty-five (35) feet and two (2) stories for buildings other than the existing mansion, requires a minimum of thirty-five percent (35%) open space, requires twenty percent (20%) of the dwelling units to be workforce housing as defined in the Redevelopment Plan, and requires off-street parking at a ratio of two (2) spaces per residential dwelling unit; and

WHEREAS, the Redevelopment Plan requires design review and coordination with the Town of Dover Historic Preservation Commission for redevelopment projects within the Redevelopment Area and provides an intended scope of work for the repair, renewal, rehabilitation, and adaptive reuse of the Baker Mansion; and

WHEREAS, the Redevelopment Plan further provides that certain parking, open space, utility, and related site improvements may extend onto adjacent lands located in the Borough of Wharton, subject to all required approvals of the Borough of Wharton; and

WHEREAS, the Redevelopment Plan concludes that it is substantially consistent with the goals and objectives of the Town of Dover Master Plan and addresses its relationship to the master plans and planning policies of contiguous municipalities, Morris County, the New Jersey Highlands Regional Master Plan, and the New Jersey State Development and Redevelopment Plan; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a redevelopment plan is adopted by ordinance of the municipal governing body, and, to the extent the Redevelopment Plan supersedes existing municipal development regulations, the ordinance adopting the Redevelopment Plan must explicitly amend the zoning district map to identify the Redevelopment Area to which the Redevelopment Plan applies; and

WHEREAS, prior to final adoption of this Ordinance, the Redevelopment Plan shall be reviewed by the Planning Board in accordance with the applicable provisions of N.J.S.A. 40A:12A-7, and the Town Council shall consider the Planning Board’s report and recommendations, if any, prior to final action; and

WHEREAS, the Town Council finds that 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 preservation and adaptive reuse of an important historic property, providing new and workforce housing opportunities, promoting appropriate private reinvestment, and establishing comprehensive development standards for the Redevelopment Area.

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 “Baker Mansion Redevelopment Plan, Block 305 Lot 7, Town of Dover, Morris County, NJ,” dated September 4, 2026, prepared by John McDonough Associates, LLC, together with its appendices, concept plans, and illustrative renderings, as the redevelopment plan governing Block 305, Lot 7, a copy of which is attached hereto and made a part hereof.

Section 2. The Redevelopment Plan shall supersede any and all prior redevelopment plans and/or rehabilitation plans pertaining to Block 305, Lot 7, and shall supersede the otherwise applicable provisions of Chapter 236, Land Use and Development, of the Code of the Town of Dover, to the extent expressly provided in the Redevelopment Plan. Where the Redevelopment Plan does not expressly supersede or modify an applicable provision of the Town’s development regulations, the otherwise applicable provisions of the Town Code shall remain in full force and effect.

Section 3. To the extent that any portion of the Redevelopment Plan conflicts with, amends, or modifies any provision of the Town’s development regulations, the Redevelopment Plan shall supersede, amend, or modify such development regulations, as applicable. The zoning district map included in the Town’s zoning ordinance is hereby explicitly amended to reflect that Block 305, Lot 7 is governed and zoned in accordance with the Baker Mansion Redevelopment Plan.

Section 4. The designation of Block 305, Lot 7 as a non-condemnation area in need of redevelopment is hereby preserved and reaffirmed. Nothing in this Ordinance or the Redevelopment Plan shall be construed to authorize the exercise of eminent domain with respect to the Redevelopment Area.

Section 5. Development and redevelopment of the Redevelopment Area shall be undertaken in accordance with the Redevelopment Plan, including its requirements concerning historic preservation, adaptive reuse of the Baker Mansion, permitted uses, bulk standards, workforce housing, parking, design, landscaping, lighting, signage, sustainability, and plan administration. Any development or improvements proposed on lands located outside the Town of Dover, including lands in the Borough of Wharton, shall remain subject to the jurisdiction and approvals of the municipality in which such lands are located.

Section 6. This Ordinance shall be part of the Redevelopment Plan and, to the extent necessary, the Code of the Town of Dover, as though codified and fully set forth therein. The Town Clerk is authorized and directed to cause this Ordinance to be incorporated into the official copies of the Redevelopment Plan and, to the extent necessary, the Town Code.

Section 7. The Town Clerk is directed to maintain a copy of the Redevelopment Plan and this Ordinance in the Office of the Town Clerk and make same available for inspection by the public in accordance with applicable law.

Section 8. Prior to adoption of this Ordinance on second and final reading, the Redevelopment Plan shall be submitted to and reviewed by the Planning Board in accordance with N.J.S.A. 40A:12A-7, and the Town Council shall consider the Planning Board’s report and recommendations, if any, as required by law.

Section 9. If any section, paragraph, subsection, clause, sentence, phrase, or provision of this Ordinance is adjudged by a court of competent jurisdiction to be invalid or unenforceable, such adjudication shall apply only to the section, paragraph, subsection, clause, sentence, phrase, or provision so adjudicated, and the remainder of this Ordinance shall remain valid and effective.

Section 10. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 11. This Ordinance shall take effect in accordance with the laws of the State of New Jersey following final passage, adoption, and publication as required by law.

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