

NOTICE TO PROPERTY OWNERS

PLEASE TAKE NOTICE that the Town Council of the Town of Dover (the “Town”) shall consider the following proposed ordinance:

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) (the “Plan”).

The proposed Ordinance adopts the Plan prepared for the property known as Block 1205 Lots 1, 2, 10, 11, 12, 13 and Block 1206 Lot 16, as shown on the official Tax Map of the Town of Dover and commonly known as the former Harry Loory Furniture Store/1 Towpath Square site (the “Redevelopment Area”), currently designated in the Town’s C-1 Zone District.

The purposes of the Plan are to permit the development of mixed-use community consisting of residential inclusionary multifamily and townhouse units, non-residential/commercial use floor area, and parking; make efficient use of land and resources; ensure that the redevelopment does not conflict with the development and general welfare of neighboring municipalities, the County, and State as a whole; locate a redevelopment project in order to utilize existing transportation routes in order to promote the free flow of traffic and avoid congestion and blight; preventing urban sprawl and degradation of the environment through improper use of land.

Specifically, the Plan provides for the establishment of two subdistricts governing the redevelopment of the Property, including, in Subdistrict A (Block 1205, Lots 1, 2, 10, 11, 12 and 13), mixed-use development of up to 136 multifamily residential units, 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, consistent with the goals of the Town’s Master Plan and the State Development and Redevelopment Plan, in coordination with the Historic Preservation Commission.

The provisions set forth in this Plan shall supersede, govern, and control the equivalent development standards set forth in the Town’s Zoning Ordinance. For items not addressed in this Plan, the Town Municipal Code shall be applicable. Adoption of this Plan by the Town Council shall be considered an amendment to the Town Zoning Map.

A public hearing will be held on this proposed ordinance on **Tuesday, September 22, 2026, at 6:00 p.m.** in the Dover Municipal Building, 37 North Sussex Street, Dover, New Jersey 07801. The matter will be heard on the above date, or any adjourned date designated by the Town Council at this public meeting without additional notice. A copy of the proposed ordinance and the Plan are available to review during regular office hours (Monday - Friday, 8:30 a.m. – 4:30 p.m.) at the Town Clerk’s Office, 37 North Sussex Street, Dover, New Jersey 07801.

Tara M. Pettoni, RMC
Municipal Clerk, Town of Dover