

1 Towpath Square Redevelopment Plan



**Block 1205 Lots 1, 2, 10, 11, 12, 13
Block 1206 Lot 16
Town of Dover, Morris County, NJ**

August 14, 2026

John McDonough Associates, LLC

Land Use Planning · Landscape Architecture

1 Towpath Square Redevelopment Plan

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Adopted pursuant to N.J.S.A. 40:A:12A-1, The New Jersey Local Redevelopment and Housing Law, by Ordinance of the Mayor and Council of the Town of Dover, Morris County, New Jersey, on second reading and public hearing held on _____, 2026, following adoption by the Planning Board of the Town of Dover on _____, 2026.

Prepared For



The original of this report was signed and sealed
in accordance with N.J.S.A.45:14A-12

A handwritten signature in black ink, appearing to read 'John McDonough', is written over a horizontal line.

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1. Overview

A. Introduction

- (1). On _____, 2026, the Town Council of the Town of Dover adopted Resolution # _____-2026 (hereafter “Resolution”) authorizing and directing the Planning Board to prepare a redevelopment plan for certain properties identified as Block 1205 Lots 1, 2, 10, 11, 12, and 13, and Block 1206 Lot 16, *inter alia*, as shown on the official tax map of the Town of Dover, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (hereafter “LRHL”). The Resolution is provided in **Appendix A**.
- (2). This Redevelopment Plan is prepared in response to the Resolution and shall serve as a Redevelopment Plan and zoning ordinance for the area described above. The Mayor and Council believe it is in the best interest of the Town to implement this Redevelopment Plan to further effectuate positive land use in the community and the site. A map of the Redevelopment Area is provided in **Appendix B**.

B. Identification of the Redevelopment Area

- (1). The Redevelopment Area contains seven (7) tax parcels identified as Block 1205 Lots 1, 2, 10, 11, 12, and 13, and Block 1206 Lot 16. The parcels in Block 1205 comprise approximately 38,244 square feet (0.878 acres) in aggregate, and the parcel in Block 1206 comprises approximately 6,821 square feet (0.157 acres). The Redevelopment Area consists of buildings and structures associated with the former Harry Loory Furniture Store, which is permanently closed.
- (2). The Redevelopment Area also includes mapped rights-of-way and/or easements contiguous or internal to the above lots, for the purposes of utility connections, streetscape improvements, and the like. The Redevelopment Area has frontage on four (4) streets: Bassett Highway; Prospect Street; East Blackwell Street; and Dewey Avenue.

C. Required Redevelopment Plan Components

Pursuant to Section 40A:12A-7 of the LRHL, the redevelopment plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:

- (1). Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
- (2). Proposed land uses and building requirements in the project area.
- (3). Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
- (4). An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
- (5). Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L.1985, c.398 (C.52:18A-196 et al.).
- (6). As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
- (7). A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.

- (8). Proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

In addition to the above, Section 40A:12A-7 of the LRHL requires that:

- (9). A redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan.
- (10). The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.). The redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area. When the redevelopment plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the redevelopment area to which the redevelopment plan applies. Notwithstanding the provisions of the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.) or of other law, no notice beyond that required for adoption of ordinances by the municipality shall be required for the hearing on or adoption of the redevelopment plan or subsequent amendments thereof.
- (11). All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.

D. Goals and Objectives

The intent and purpose of this Redevelopment Plan is to promote vibrancy and orderly development of the Redevelopment Area in accordance with the following goals and objectives:

- (1). To reverse ongoing stagnation and put underutilized land to productive use.
- (2). To provide for a variety of land uses including new and/or rehabilitated housing stock and a variety of commercial uses including retail, restaurants, and entertainment.

- (3).To create economic development opportunities that will generate private sector investment, produce new or sustain existing jobs, and increase the Town's tax base.
- (4).To promote development that is appropriate for the area's unique location in the community's downtown.
- (5).To ensure an attractive streetscape that complements the existing neighborhood and enhances the built environment.
- (6).To promote resiliency and sustainability and development that recognizes and prepares for a future with more extreme weather events and a changing climate.
- (7).To ensure high-quality architecture and attractive redevelopment.
- (8).To promote walkability and healthy, livable communities.
- (9).To provide a resident population to support local businesses and transit ridership.
- (10). To create opportunities for home ownership.

2. Land Development Regulations

A. General Regulations

- (1). The regulations set forth herein shall supersede any or all prior redevelopment plans and/or rehabilitation plans pertaining to this site and the Town of Dover Land Use and Development Ordinance Chapter 236, unless otherwise noted herein.
- (2). The regulations set forth herein shall apply to the tract as a whole, not to individual lots which may be created therein, unless otherwise set forth below. For the purposes of this redevelopment plan, the word “tract” shall mean the entire redevelopment area.
- (3). The tract shall be permitted to be consolidated or subdivided into one or more lots. The tract and any lots therein shall be permitted to contain one or more buildings or uses. The tract shall be permitted to be developed in one or more phases. The Redeveloper shall have sole discretion to determine the number, sequence, and timing of such phases, and any change in the number, sequence, or timing of phases from that contemplated in the Redevelopment Agreement shall not constitute a deviation from this Plan and shall not require a variance, waiver, or amendment to this Plan.
- (4). All dimensional and other requirements shall apply to the tract as it exists at the time of the adoption of this redevelopment plan, and conforming conditions that are rendered nonconforming as a result of changes to the tract perimeter such as road widening or other municipal purposes shall not be considered deviations and shall not require variance relief on future applications for the full duration that the redevelopment plan remains in effect.
- (5). There shall be no requirement that the entire Redevelopment Area be developed unless required under a redevelopment agreement entered between the Town and the designated redeveloper of the Redevelopment Area. If the Redevelopment Area is partially developed and then the remainder portion is developed separately, there shall be no requirement that the same redeveloper be responsible for the development of both portions unless required under a redevelopment agreement entered between the Town and the designated redeveloper of the Redevelopment Area.
- (6). This Redevelopment Plan may be amended from time-to-time upon compliance with the requirements of law. A fee of \$3,000.00 plus all costs of copying and transcripts shall be payable to the Town of Dover for any request to amend this plan. If there is a designated redeveloper, said redeveloper shall pay these costs prior to any such amendment. If there is no redeveloper, the appropriate agency

- shall be responsible for any and all such costs, and may seek reimbursement from any redeveloper of the Redevelopment Area. Notwithstanding the foregoing, a deviation permitted pursuant to Section 2.A(10) below shall not be considered an amendment to this Plan and shall not require payment of the foregoing fee or any further Planning Board or governing body approval beyond that otherwise required for site plan approval.
- (7). Affordable housing obligations or exemptions from or reductions of same shall be established in a redevelopment agreement between the Town and designated redeveloper for the Redevelopment Area.
- (8). The site is in the Historic District, so design review and coordination with the Historic Preservation Commission shall be required for all redevelopment projects within the Redevelopment Area, subject to the provisions of any Town ordinance or code governing historic preservation.
- (9). There are hereby established two subdistricts for the redevelopment area, identified as follows: Subdistrict A shall comprise Block 1205 Lots 1, 2, 10, 11, 12, and 13; and Subdistrict B shall comprise Block 1206 Lot 16 to be subdivided as shown on Exhibit A attached hereto, with a minimum lot size of 1,000 square feet for each subdivided lot.
- (10). *De minimis* Deviations. Notwithstanding any bulk, dimensional, parking, or design standard set forth in this Plan, a deviation of up to ten percent (10%) from any such numerical standard (including, without limitation, building height, building or lot coverage, setbacks) shall be deemed consistent with and in conformance with this Plan.
- (11). Minor Field Changes. Once a site plan or subdivision has been approved by the Planning Board, changes to such approval that (a) do not exceed the deviation thresholds set forth in Section 2.A(10) above, (b) do not change a permitted use to a use not otherwise permitted by this Plan, and (c) do not materially change the overall character or general development concept, shall be deemed consistent with and in conformance with this Plan, and may be approved administratively by the Board Engineer, Board Planner, and/or Zoning Officer.
- (12). Conceptual Plans. Site development shall be in substantial conformance with the concept plans and illustrative renderings prepared by Pereiras Architects Ubiquitous (“PAU”) which are provided in **Appendix C**. The regulations set forth herein are intended to promote site development in substantial conformance with the above.

B. Development Regulations for Subdistrict A

(1). Permitted Principal Uses:

- a. Multifamily residential, except no dwelling units are permitted at street level
- b. Retail sales and services
- c. Restaurants, eateries, cafés
- d. Bars and taverns
- e. Recreational facilities
- f. Educational and instructional uses
- g. Offices, including shared-work space and medical
- h. Civic uses, community centers
- i. Any combination of the above

(2). Permitted accessory uses

- a. Off Street parking
- b. Outdoor plaza
- c. Outdoor seating
- d. Sidewalk Cafes, on Bassett Highway only
- e. Balconies and terraces for individual units and/or for common use
- f. Indoor and outdoor amenities and recreation facilities exclusively for the use and enjoyment of the residents of the development, including roof decks
- g. Utilities including alternative energy sources such as solar panels, electric charging stations, and green infrastructure such as green roofs, rain gardens
- h. Refuse management structures and enclosures
- i. Auto-share (i.e. ZipCar) and/or ride-share (i.e. Uber/Lyft) spaces, shelters
- j. Bicycle racks, shelters, and storage areas, inside or outside the building
- k. Electric scooter racks, shelters, and storage areas; inside or outside building
- l. Ordinary site improvements such as landscaping, lighting, fencing, signage
- m. Home Occupations including medical
- n. Any use that is customary and incidental to any principal use set forth herein.

(3). Prohibited Uses.

- a. Shops which offer firearms and/or ammunition for sale.
- b. Gold purchasing stores.
- c. Check cashing establishments.
- d. Adult-oriented uses.
- e. Motor fueling stations.
- f. Drive-throughs.
- g. Massage parlors not part of beauty parlors or fitness centers.
- h. Smoke and vaping shops.

- i. Any use not expressly permitted herein shall be considered prohibited.

(4). Bulk Regulations

- a. Maximum number of dwelling units: 136 units
- b. Maximum building height: 65 feet, excluding rooftop appurtenances, parapets, architectural features, stairs and elevator bulk heads, and mechanical equipment from the calculation of Building Height
- c. Maximum number of stories: 6 stories
- d. Maximum building coverage: 94 percent
- e. Maximum lot coverage: 98 percent
- f. Minimum building setbacks:
 - 1. From Bassett Highway street line: 1 foot
 - 2. From Prospect Street street line: 1 foot
 - 3. From East Blackwell St. street line: 3 feet
 - 4. From Dewey Avenue street line: 3 feet
 - 5. From Lot 3 lot line: 4 feet
 - 6. From Lot 9 lot line: 2 feet
- g. Minimum dwelling unit distribution:
 - 1. Studio units: 12.5 percent of total units
 - 2. One-bedroom units: 62.5 percent of total units
 - 3. Two-bedroom units: 25 percent of total units
 - 4. The foregoing percentages may vary by up to three (3) percentage points, plus or minus, without requiring a variance or amendment to this Plan.
- h. Minimum dwelling unit sizes:
 - 1. Studio units: 500 square feet
 - 2. One-bedroom units: 625 square feet
 - 3. Two-bedroom units: 945 square feet
 - 4. A maximum of 10 percent of the units for each category above shall be permitted to have a unit size up to 10 percent smaller than the sizes above, however no studio unit shall be permitted to be less than 500 square feet.
- i. Minimum retail space: 4,200 square feet (combined)
- j. Minimum amenity space: 3.5 percent of residential floor area
- k. Minimum residential storage space: 250 cubic feet per unit
- l. Minimum off-street parking spaces: 1 per residential dwelling unit
1 per 550 square feet nonresidential

C. Development Regulations for Subdistrict B

(1). Permitted Principal Uses:

- a. Townhouses
- b. Retail sales and services
- c. Restaurants, eateries, cafés
- d. Bars and taverns
- e. Recreational facilities
- f. Educational and instructional uses
- g. Offices, including shared-work space and medical
- h. Civic uses, community centers
- i. Any combination of the above

(2). Permitted accessory uses

- a. Same as Subdistrict A.

(3). Prohibited Uses.

- a. Same as Subdistrict A.

(4). Bulk Regulations

- a. Maximum number of dwelling units: 5 units, total
- b. Minimum lot size: 1,000 square feet
- c. Minimum lot width: 20 feet
- d. Maximum building height: 41 feet
- e. Maximum number of stories: 3 stories
- f. Maximum building coverage: 100 percent
- g. Maximum lot coverage: 100 percent
- h. Minimum building setbacks:
 - 1. From Bassett Highway street line: 4 feet
 - 2. From Prospect Street street line: 1 foot
 - 3. From Lot 14 lot line: 1 foot
 - 4. From Lot 15 lot line: 3 feet
- i. Minimum number of bedrooms per unit: 3 bedrooms per unit
- j. Minimum dwelling unit sizes: 2,400 square feet
- k. Minimum commercial space: 1,500 square feet (combined)
- l. Minimum off-street parking spaces: 2 per residential dwelling unit
1 per 300 square feet nonresidential
(only if above 2,250 square feet)
(less than 2,250 square feet exempted)

D. Parking Regulations

- (1). The Residential Site Improvement Standards N.J.A.C. 5:21 et seq (RSIS) shall not apply to the Redevelopment Area, unless otherwise noted.
- (2). Shared parking. For mixed-use developments, a shared parking approach to the provision for off-street parking may be provided for uses with non- coincident peak parking demands, based on current guidance from the Institute of Transportation Engineers. Monthly visitor parking could be permitted for adjacent developments if capacity exists in off peak hours.
- (3). Handicapped parking. Designated parking for disabled persons shall be provided in accordance with the Americans with Disabilities Act (ADA).
- (4). Electric vehicle (EV) parking. EV charging stations and/or “Make-Ready” electric infrastructure for the provision of EV charging stations shall be provided in accordance with New Jersey law S223 (July 9, 2021 or as amended thereafter). The term “Make-Ready” is synonymous with the term “charger ready” as defined by the legislation. A “Make-Ready” parking space shall count as two (2) spaces when calculating a development’s compliance with minimum parking requirements, up to a maximum 10% reduction, or as otherwise defined by the legislation.
- (5). Bicycle parking:
 - a. Minimum number of spaces: 50
 - b. A minimum of ninety percent (90%) of the required number of bicycle parking spaces shall be provided in conveniently accessible indoor locations and/or storage rooms. Parking spaces that are against a wall shall be permitted to have a wall hanger for storing bicycles. Provisions for sidewalk bicycle racks in clear view of storefronts is encouraged, provided same does not impede pedestrian circulation.
- (6). Auto-share parking. Parking spaces reserved as auto-share spaces (i.e. Zipcar, Car2go, Enterprise CarShare, or other auto-share service companies) shall count as four (4) spaces when calculating a development’s compliance with minimum parking requirements, up to a maximum 40% of the required minimum number of parking spaces.
- (7). Ridesharing and bike-sharing. Provisions for ridesharing services (i.e Uber, Lyft and other ride share service companies) and drop-off/pick up areas for taxi and related transport services are encouraged. Provisions for bike-share service are also encouraged.
- (8). Vehicle Parking Stall Dimensions. Parking stall dimensions shall be based on the standards set forth below for standard parking stalls, compact parking stalls,

parallel parking stalls, and tandem parking stalls, all of which shall be considered permitted parking types.

- a. Standard parking stalls shall be a minimum of 8 feet wide by 18 feet deep
- b. Compact parking stalls shall be a minimum of 7 feet 4 inches wide by 16 feet deep.
- c. Parallel parking stalls shall be a minimum of 8 feet wide by 20 feet deep.
- d. Tandem spaces shall be a minimum of 8 feet by 36 feet.
- e. A maximum of forty percent (40%) of the off-street parking spaces may be compact-sized.
- f. Mechanical (stacked) parking systems and/or automated parking systems (such as, by way of example, shuffle & slide, rack & rail, and the like) shall be permitted to increase parking capacity. Parking spaces incorporated into a mechanical and/or automated system shall be exempt from the dimensional requirements specified herein, but shall conform to all manufacturer specifications.
- g. Handicapped designated parking stall dimensions shall be in accordance with the Americans with Disabilities Act (ADA).

(9). Curb Cuts.

- a. Maximum Number: 2 for Subdistrict A (none on Bassett or Prospect)
 3 for Subdistrict B (none on Bassett Highway)
- b. Lane Width: Lanes serving multifamily/mixed use developments shall be a minimum of 9 feet in width, depending on the intended size of vehicles utilizing the driveway.
- c. Driveway widths: Driveways serving multifamily/mixed use developments (measured without the curb radii) shall be a maximum of 24 feet in width, or two lanes. Driveways serving townhouses shall be a maximum of 10 feet per unit, or 22 feet wide per unit “couplet” i.e. one curb cut serving 2 units.
- d. Radius: Curb radii shall be a minimum of 10 feet and a maximum of 15 feet at the intersection of a driveway and a public street.
- e. Intersection: The closest edge of a driveway to a street intersection (not including curb radii) shall be no less than 25 feet, measured from the intersecting right-of-way.
- f. Minimum Separation: No driveway shall be located within 20 feet of another driveway, except for those serving townhouses

(10). Parking Structures.

- a. Parking structures shall be permitted to have subterranean parking levels and/or above-grade parking levels including at street level and above street level. Parking levels shall be permitted to be interconnected by ramps and/or

vehicle elevators, and further provided that parking levels shall be permitted to have no interconnection if they have independent access to streets.

- b. Parking structures shall be permitted to interconnect with adjacent parking structures.
- c. Parking spaces shall be used to store motor vehicles or bicycles only. Parking structures shall be permitted to allow other types of storage in non-parking space areas, such as storage units for resident's personal items.
- d. The access door of the parking structure shall be designed to be consistent with building design and shall be designed to be electronically opened and immediately automatically closed unless opened by a travelling vehicle. The proposed door shall be aesthetically pleasing to match the rest of the building, no shutter doors are permitted.
- e. The façade of the parking structures shall be treated with the same materials used on the building façade.
- f. The sidewalk along entrance of the garage shall be treated in different materials to warn the pedestrians of a garage door entrance. This may be further enhanced by adding lights, mirrors or other safety features. The installation of audible and/or visual warning beacons are encouraged at the garage entrance to warn pedestrians of existing vehicles.
- g. Parking structures shall have adequate security provisions.
- h. Parking structures shall screen the view of parked vehicles from adjoining residences and right of way vantage points, except when the access door is open
- i. Minimum Drive Aisle Width: 22' (two-way) 12' (one-way)
- j. The parking structure serving Subdistrict A shall be permitted to have parking on one or more levels, and the entire street level of the parking structure shall be "lined" by non-parking uses along Bassett Highway, such as retail uses, residential lobbies, and amenities, and utilities.
- k. A minimum of 50 percent of the length of the street facing building façade along Bassett Highway shall be comprised of commercial uses and/or storefronts.

3. Design Standards

A. Architectural Design Standards

- (1).Lobby Location. One residential lobby shall be permitted per building per street frontage, and same shall be located on any street in the redevelopment area.
- (2).All building façades shall be designed to be attractive from each vantage point and be consistent in their quality and finish on all elevations.
- (3).All buildings shall contain a distinctive base, middle and top.
- (4).The buildings shall be designed in a manner that is complementary to the area.
- (5).Blank or featureless walls shall be avoided, and repetition should be limited. No buildings shall have a wall with an uninterrupted length of more than 60 feet without including any change in the vertical plane of the façade. This may be achieved through any one or combination of the following:
 - a. Use of a demise line. *A demise line is an artificial vertical boundary that breaks a façade conceptually into several smaller units*¹. The purpose of a demise line is to visually break up a large building by giving it the appearance of separate buildings designed by different architects within one building. Unique designs between the demise lines should be reflective of historic architecture in the Town. Elements of the parts of the building between the demise lines should vary in terms of wall material, color, windows, dormers and balconies. The intent should be that each individual “building” within the demise lines should be able to stand alone as a building.
 - b. Pilasters, change in material, building step backs, and other façade recesses or projections.
 - c. The step back or projection shall be a minimum of 24 inches from the primary building façade.
- (6).Buildings shall be designed using a color palette that complements the architectural context of the surrounding area. Color palettes should be traditional and durable colors like beige, terra cotta, brick red, dark green, black and various grays are natural or muted and work well with the brick and stone facades of existing historic buildings in Dover. Overly bright, garish colors are to be avoided. Generally, one or two colors should be selected. The base color is the predominant color applied to the walls and major surfaces. Accent color is used for trim, hardware, doors, etc. The use of too many colors should be avoided.

¹ Walkable Town Rules, Jeff Speck, Island Press, 2018. Pg. 214.

- (7). High-quality durable decorative materials shall be incorporated into the ground floor façade along street frontage.
- (8). Primary exterior building materials should be wood, brick stone, stucco, metal glass or other similar durable materials.
- (9). All buildings shall be designed to front on streets in order to create a street wall consistent with good urban form and design principles. Buildings shall be oriented towards the street so as to contribute to the overall liveliness of the pedestrian environment, particularly where building lots front on multiple streets.
- (10). All buildings shall provide a main entrance onto a street. Entrances shall be designed to be attractive and functional. Indicators such as awnings, changes in sidewalk paving materials, changes in height incorporating stairs, or any other indicator consistent with the design, proportions, material and character of the adjacent areas shall be encouraged.
- (11). Application renderings. A three-dimensional rendering and a colored elevation rendering shall be submitted during site plan application. This should provide a rendered depiction of the proposed building along with the proposed color palette.
- (12). Additional features such as canopies, awnings, and cornices are encouraged to create a sense of place. Any projection encroaching on to the public right of way shall require Municipal Council approval.
- (13). Any interior courtyard or rooftop terrace shall have sky exposure and views.
- (14). No fire escapes that are appurtenant to the building exterior shall be permitted, such as exterior fire escape stairways and/or ladders, and/or party wall balconies that area intended as an auxiliary means of egress; however nothing herein shall not be construed to prohibit any means of emergency egress that is required by fire code.
- (15). Commercial Storefront Design. In this context the word “shall” denotes a mandatory requirement and the word “should” is recommended by not required.
 - a. The portion of the ground floor frontage where the commercial use is located should be primarily glazed with tall windows with elements of the styles indicated below.
 - b. A minimum of 70 percent of the street-facing storefront façade between two and eight feet in height shall be comprised of clear windows that allow views of indoor space or product display areas.
 - c. Real or apparent columns of wood, stone or steel should be used to divide sections of the storefront in order to create vertical proportions.
 - d. The storefront should be composed of real brick and stone, tile, real stucco or painted wood or Hardie Plank with real drop siding, trim and cornices. While

- painted wood requires regular maintenance, it maintains a clean and attractive appearance on the street and can also be color-changed over time.
- e. Color palettes should use traditional and durable colors such as, but not limited to, tan, terra cotta, brick red, dark green, black and various brown-grays to complement the brick and stone facades of existing historic buildings in Dover. Overly bright, garish colors are to be avoided. Generally, one to three colors should be selected. The base or field color should be the predominant color applied to the walls and major surfaces. Accent color should be used for trim, hardware, doors, etc. The use of too many colors should be avoided.

B. Streetscape Design Standards

- (1). Repair of faulty existing conditions. Existing sidewalks, curbs, and parallel parking spaces on both sides of the street shall be reconstructed or repaired as needed, so long as they were physically damaged during construction of the Project, as determined by the Town Engineer.
- (2). The minimum sidewalk width shall be the same as existing. All sidewalks in the redevelopment area shall be segmented into zones identified as follows:
 - a. The Clear Zone. The Clear Zone is an unobstructed walkway for pedestrians. The Clear Zone shall be mandatory for all sidewalks in the redevelopment area. The Clear Zone shall be a minimum of five (5) feet wide, unless the existing sidewalk is less wide and cannot be widened. The Clear Zone shall consist of decorative pavers or decorative scoring.
 - b. The Tree Zone. The Tree Zone is the portion of the sidewalk furthest from the building. The Tree Zone shall be provided on sidewalks that are 11 feet or wider. The Tree Zone shall not be a higher priority than the Clear Zone. The Tree Zone shall be a minimum five (5) feet wide and shall contain street trees and street lights, and may contain street furniture like benches, refuse containers, or plant containers.
 - c. The Frontage Zone. The Frontage Zone is the portion of the sidewalk closest to the building. The Frontage Zone shall be provided on sidewalks that are 14 feet or wider. The Frontage Zone shall not be a higher priority than the Clear Zone or the Tree Zone. The Frontage Zone shall be a minimum three (3) feet wide and shall be permitted to contain benches, planters, or outside seats/tables in front of eateries or café's.
- (3). Sidewalk bump-outs or curb extensions are encouraged to create greater opportunities for effectuating or enhancing any or all sidewalk zones above,

subject to relevant approvals from the Town with respect to roadways, traffic flow, and parking.

- (4). Street trees shall be required in all Tree Zones, placed in trees cells spaced 30 to 40 feet apart or in lieu of street trees, planters as indicated below.
- (5). Street trees. Street trees shall be native or native-adaptive species that are hardy, drought tolerant and able to thrive in an urban environment. Street tree species shall be subject to review and approval by the Town planning staff. Tree grates shall not be provided to avoid their weight compacting the soil and stunting tree growth.
- (6). Planters. Planters may be used in lieu of the installation of street trees or in conjunction with some street trees at half the same spacing as required for street trees. Planters should be 18 – 24 inches wide, 36 – 48 inches long and 24 – 36 inches tall, depending on the specific conditions of the design. Planters should be filled with native or native adapted shrubs, grasses or flowers that can thrive in an urban environment inside such a receptacle. A regular means of watering the planter boxes shall be employed and approved as part of the site plan application by the Planning Board.
- (7). At a minimum, sidewalk and streetscapes shall be designed to be compliant with the Americans with Disabilities Act (ADA) and all Local, State and Federal regulations related to barrier-free design. Compliance with ADA regulations shall be approved by the Town Engineer.
- (8). Sidewalks should be designed to be safe for pedestrians, those with mobility issues and individuals in wheelchairs. They should be wide, level, and include places for rest.
- (9). Multi-sensory wayfinding for the vision and hearing impaired should be included in sidewalk design.

C. Landscape Design Standards

- (1). A landscape plan shall be provided that is signed and sealed by a licensed landscape architect in the State of New Jersey.
- (2). The landscape plan shall be subject to review and endorsement by the Town's consulting landscape architect and/or planning staff, and further provided that same may seek input from an arborist and/or shade tree commission.
- (3). Street trees shall be hardy, native or native adaptive species that are drought tolerant and able to thrive in an urban environment.
- (4). It is recommended that at least three different species of deciduous trees be installed.

- (5). Plantings such as shrubs, flowers, or trees shall be used to accent entrances, arcades, sidewalks, communal plazas, communal rooftops and communal terraces. Such accent plantings shall be hardy, native or native adaptive species that are drought tolerant and able to thrive in an urban environment.
- (6). Except as otherwise modified, the plant material used in the Redevelopment Plan area shall conform to ANSI Z60.1.
- (7). All plantings shall be maintained by the Redeveloper and subsequent property owners. Publicly accessible areas and areas within view of the public right-of-way shall be maintained with automated watering systems to be furnished and maintained by the Redeveloper and subsequent property owners.
- (8). Plant material installed in the public right-of-way shall be guaranteed by the Redeveloper for a period of two years.
- (9). A planting schedule shall be provided by the Redeveloper and approved by the Planning Board

D. Lighting Design Standards

- (1). All outdoor lighting, excepting street lighting, should be coordinated as to style, material and color. All exterior lighting shall be designed, located, installed and directed in such a manner to prevent objectionable light at and across property lines.
- (2). Street lighting. Street lighting shall conform to the Town of Dover municipal street lighting standards or as approved by the Planning Board or Town Engineer.
- (3). Pedestrian lighting. In general, pedestrian lighting should be building mounted at a mounting height no greater than fourteen (14) feet. The minimum footcandle illumination in the Clear Zone should be 0.5 at grade level. Maximum footcandle illumination should not exceed 4.0 at grade level.
- (4). Side and rear yard lighting. Lighting should only be proposed for security purposes and not exceed 0.25 footcandle at the property line.
- (5). Lamps shall emit a color temperature between 2800°K and 4000°K with a minimum color rendering index of seventy (70) or higher. At a minimum, sidewalk and streetscapes shall be designed to be compliant with the Americans with Disabilities Act (ADA) and all Local, State and Federal regulations related to barrier-free design. Compliance with ADA regulations shall be approved by the Town Engineer.
- (6). The redeveloper may incorporate decorative lighting into the design of the building that is arranged in a manner to provide for a creative and artful effect.

E. Fences and Walls

- (1). Fences and walls shall not be permitted between the building and the right-of-way or along street lines.
- (2). Fences and walls shall be permitted along the rear property line only at a maximum height of six (6) feet.
- (3). Fences shall be commercial or industrial grade powder-coated metal picket and freestanding walls shall be masonry consistent with the architectural elements of the principal building.

F. Signage

- (1). Residential Signage. Residential signage shall be limited to one architectural wall sign for each street frontage affixed to the principal elevation having a maximum sign area of 100 square feet. Such sign may be affixed flat to the façade or be a perpendicular projecting sign extending no more than three (3) feet from such façade, provided Municipal Council approval for the overhang into the right-of-way is obtained.
- (2). Commercial Signage. Each commercial tenant of any mixed-use development shall be permitted one architectural wall sign affixed to the storefront having a maximum sign area of no greater than forty (40) square feet. If the commercial use occupies the corner with storefront on two streets, two signs shall be permitted, one facing each street.
- (3). Signs shall be of similar style, composition, coloration and font. Sign design shall be complimentary to the architectural design of the building.
- (4). All lighting of signs shall be external but with the light source hidden from ground level view unless the only internally illuminated portion of the sign are the letters, glyphs or numbers, and not the sign background. Freestanding and roof signs shall be prohibited.
- (5). Additional signage, such as decorative banners, canopies, and awnings are encouraged to create a sense of place, subject to the approval of the Planning Board.

G. Additional Design Standards

- (1). Traffic Signals. Existing traffic signals abutting the Redevelopment area must be fitted with signal preemption for emergency vehicles. At the request of the Redeveloper, the Town shall, at the Redevelopers expense, provide for the installation of necessary equipment to accomplish such signal preemption for

emergency vehicles at the signalized intersections, if any. The equipment specifications are on file with the Superintendent of the Police & Fire Signal Communications Unit.

- (2). Environmental Remediation. The designated Redeveloper of the Redevelopment area shall be responsible for any and all environmental regulatory compliance in accordance with New Jersey Department of Environmental Protection (NJDEP) requirements for property acquired by the Redeveloper.
- (3). Trash and Recycling. Trash, recycling and waste removal shall be performed by a private hauler contracted by the redeveloper or building owner. All trash, recycling and refuse storage shall be fully enclosed and screened within the building or, if outside, within a minimum 6' enclosure of masonry construction on all four sides of said enclosure. The masonry enclosure and access gate shall match or complement the principal building.
- (4). Public Art. Display of public art and/or design of murals are strongly encouraged and are subject to approval of the Planning Board and Municipal Council.
- (5). Utilities and Mechanical Equipment.
 - a. Stormwater management. A storm water management plan and stormwater calculations shall be prepared for review and approval by the Town Engineer. Such plan shall comply with the Town's stormwater management ordinance and NJDEP rules and regulations. However, regardless of the development classification, the applicant shall design the site's Stormwater Management System to fully comply with the standards for water quantity reductions as required for a Major Development. In addition, because this area of the municipality is in a flood hazard area, additional floodproofing and flood control measures may be required by the Town Engineer.
 - b. Water and sanitary sewer utility extensions as approved by the Town Engineer, PVSC, and NJDEP shall be provided.
 - c. The designated Redeveloper shall operate and maintain any newly installed sanitary, storm water and water utilities in the Redevelopment Area including connections to the municipal systems.
 - d. All mechanical equipment serving the buildings shall be placed on the roof of the building. This equipment shall be screened in a manner consistent with the architecture of the building and shall utilize the same material used in construction of the building such that screening appears to be integral part of the building.
 - e. All mechanical equipment, generators. HVAC equipment, and similar equipment shall be acoustically buffered such that any noise generated shall be within the applicable standards as defined by the State of New Jersey.

- f. No mechanical equipment shall be placed on the ground floor outside of the building on any area that abuts a public right of way.
- g. All units and common areas shall have central air conditioning.

H. Sustainable Design

(1). A minimum of 3,000 square feet of the building's rooftop surfaces shall be devoted to one or more of the following sustainable elements and/or open space, in any combination:

- a. Green roofs, which shall mean a vegetated roof or living roof, comprised of an engineered roofing system that supports a planting medium which enables the growth of specialized drought-tolerant plants such as grasses, sedums, and wildflowers that require little irrigation beyond rainfall. Green roofs shall be irrigated by water obtained directly from rainwater or from a rainwater collection system integrated into the building. Green roof areas shall be deed restricted.
- b. Cool roof, which shall mean a roof that utilizes a material that has a solar reflectivity of 40% or greater.
- c. Solar panels or other rooftop non-polluting renewable energy systems.
- d. Rooftop open space (amenity space) which may include, by way of example, rooftop terraces, sundecks, sitting areas, and container plantings. Rooftop open space must be used in combination with one or more other sustainable elements noted above. Container plantings shall not be considered green roofs, which are intended to serve a distinct ecological function of thermal reduction (heat island effect), energy conservation, water management, carbon absorption, and habitat.
- e. Provisions for non-polluting and renewable energy systems such as solar, wind, geothermal, low-impact hydro, biomass, and biogas strategies are encouraged throughout the entire redevelopment.

4. Master Plan Consistency

Pursuant to the requirements of Section 7 of the LRHL, “[a]ll provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan.” Further, the redevelopment plan should identify “[a]ny significant relationship of the redevelopment plan to (a) the master plans of the contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the State Planning Act, N.J.S.A. 52:18A-196 et seq.” (The “SDRP”). This redevelopment is substantially consistent with the plans of the municipality, other contiguous municipalities, the county and the SDRP as follows:

A. Town of Dover Master Plan

- (1). The Town of Dover adopted a new Master Plan in January 2007, however, there were two (2) prior Master Plan reexaminations of the original Master Plan, which were conducted on November 22, 1993 and October 27, 1999. The Town’s Master Plan incorporates the general purposes of the Municipal Land Use Law (“MLUL”) as set forth in §40-55D-2 and enumerates a number of specific goals and objectives which form the basis for the plan’s land use recommendations. Those objectives that are pertinent to the Redevelopment Area are as follows:
 - a. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;
 - b. To secure safety from fire, flood, panic and other natural and man-made disasters;
 - c. To provide adequate light, air, and open space;
 - d. To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities;
 - e. To promote the establishment of appropriate population densities and concentrations that will contribute to well-being of persons, neighborhoods, communities and regions and preservation of the environment.
 - f. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;
 - g. To promote the desirable visual environment through creative development techniques and good civic design and arrangement;

- h. To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development to the particular use; and
 - i. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land.
- (2).The Redevelopment Law requires that the Redevelopment Plan define the relationship of the Plan to the local Master Plan goals and objectives such as appropriate land use, population densities, improvements to traffic, public utilities, recreational and community facilities, and other improvements. This Redevelopment Plan is consistent with these goals and objectives of the Town's Master Plan. The 2007 Master Plan specifically states a goal in the housing section that discusses the importance of maintaining and encouraging "diversity in the type and character of available housing" types, densities, and affordability.

B. Contiguous Municipalities Master Plans

- (1).Town of Rockaway Master Plan Reexamination. This Redevelopment Plan is consistent with the following land use goals of the Town of Rockway Master Plan Reexamination adopted November 18, 2019:
- a. Goal 1: To maintain and enhance the existing areas of stability in the community and to encourage a property distribution of land uses by designated areas which have their own uniform development characteristics;
 - b. Goal 3: To concentrate development in the southerly portion of the Town;
 - c. Goal 6: To encourage the design of open space features in cluster developments to abut the open space elements of adjacent properties;
 - d. Goal 7: To provide a variety of housing types, densities, and a balanced housing supply, in appropriate locations, to serve the Town;
 - e. Goal 10: To encourage new development, and redevelopment, to take into account the aesthetic character of the community, in an effort to enhance the visual and aesthetic appearance of the municipality;
 - f. Goal 15: To support the overall philosophy of the Highlands Water Protection and Planning Act; and
 - g. Goal 16: To support the overall philosophy of the New Jersey State Development and Redevelopment Plan ("SDRP") as a means of providing growth management on a state-wide basis while retaining the principals of home-rule.

(2).Town of Randolph Master Plan. The 2006 Town of Randolph Master Plan establishes a series of goals that are consistent with this Redevelopment Plan as follows:

- a. Goal 2.1-3: Permit development in a manner so as to protect environmentally sensitive areas and features;
- b. Goal 2.2-1: Provide sufficient flexibility in development regulations to permit variety of housing types serving a broad range of income levels and age groups;
- c. Goal 2.2-3: The density of housing development should be related to the carrying capacity of the land, roads and utility infrastructure;
- d. Goal 2.2-4: Cluster development should be encouraged to minimize environmental disturbance and preserve open space;
- e. Goal 3.0-2: Encourage creative planning and development to produce visual harmony and identity, preserve special physiographic features and protect natural resources; and
- f. Goal 3.0-5 Refine and illustrate building, signage, landscape and streetscape design standards to ensure the development of a desirable physical environment in Town activity centers.

C. Morris County Master Plan

(1).The Plan is consistent with the goals and objectives of the Morris County Master Plan Land Use Element prepared in December 2020 as follows:

- a. Goal 1: The creation of balanced and diverse economic and housing opportunities; Encourage the creation of balanced and diverse economic and housing opportunities suitable to meet the economic, employment and housing needs of Morris County, consistent with the local determination of appropriate land use and community character, coordinated with infrastructure capability and the protection of environmental resources.
- a. Goal 2: The efficient use of land and resources; Encourage the focus of housing and economic growth in areas with existing or planned infrastructure (sewer, water, transportation) and in existing or planned population and employment centers consistent with environmental protection limitations and environmental protection goals. Encourage less intense growth, and focus major land conservation and preservation activities in areas that do not contain existing or planned infrastructure.
- b. Goal 4: Development that proceeds only after careful analysis of environmental conditions; and Support desired development that proceeds

only after careful analysis of environmental conditions and within the limitations imposed by such analysis, with emphasis on the mitigation of associated environmental impacts and potential hazards to life and property.

- c. Goal 6: The achievement of community planning goals and objectives and increased cooperation between municipalities in their respective land use decisions. Support local efforts to achieve planning goals and objectives and encourage cooperation between municipalities in their respective land use decisions. Recognize and support local land use planning initiatives and activities where consistent with County goals and objectives and sound planning principles. Encourage inter-municipal cooperation and coordination for projects generating multi-jurisdictional impacts.
- d. Objective 1: Promote the continued revitalization and redevelopment of the County's established downtown centers and commercial corridors;
- e. Objective 2: Encourage compact development patterns, cluster development, and infill development, consistent with local goals, to reduce sprawl, mitigate environmental impacts, and to make improved utility and transportation infrastructure feasible and economical;
- f. Objective 4: Promote the revitalization of suburban town centers as multi-modal, mixed-use centers of diverse commercial and housing opportunities;
- g. Objective 6: Support the creation of diverse housing types that meet the needs of all age groups, income levels and lifestyles;
- h. Objective 7: Encourage higher density and mixed-use developments in downtown areas, near public transit, consistent with infrastructure availability and community goals;
- i. Objective 8: Promote careful environmental analysis and the avoidance of environmental resources in all development proposals. Advance development in a manner than avoids these resources and mitigates potential environmental impacts;
- j. Objective 13: Encourage municipalities to invest in robust comprehensive planning, review of zoning and land development ordinances to ensure timely consideration of changing land use conditions, emerging land use/market trends, evolving techniques and development standards; and
- k. Objective 14: Encourage municipal governments to coordinate the planning and redevelopment of commercial corridors, particularly as concerns inter-municipal traffic impacts and to consider the compatibility of adjacent land uses along municipal boundaries in their land use planning. Facilitate inter-municipal communication, coordination and partnerships concerning significant land use issues and associated inter-municipal impacts, including,

but not limited to traffic, stormwater, and incompatible land uses; the County Master Plan was adopted in 2018 and promotes cohesive development within the county and the municipalities therein. This redevelopment plan is substantially consistent with the county master plan overall planning goals to support the county's status as a tourist destination with a wide array of points of interest, and to promote development in targeted growth areas.

D. New Jersey Highlands Regional Master Plan

(1) The 2008 New Jersey Highlands Regional Master Plan ("RMP") guides the implementation of the Highlands Water Protection and Planning Act of 2004. The Town of Dover is situated within the Highlands Planning Area of the Highlands Region. The Highlands Planning Area is the portion of the Highlands Region that is not included in the Highlands Preservation Area. While the Act does not establish any new standards for the Highlands Planning Area, the RMP provides a course for enhanced standards such as the transfer of development rights ("TDR") and smart growth in this portion of the Highlands Region. Dover has not submitted a petition for Plan Conformance; however, this Redevelopment Plan is consistent with the following future land use goals and objectives of the RMP.

- a. Goal 6E: The incorporation of regional development patterns and related environmentally sensitive areas within existing community zones;
- b. Goal 6F: Support of compact development, mixed use development and redevelopment and maximization of water, wastewater and transit infrastructure investments for future use of land and development within the existing community;
- c. Goal 6H: Guide development away from environmentally sensitive and agricultural lands and promote development and redevelopment in or adjacent to existing developed lands;
- d. Goal 6J: Accommodation of regional growth and development needs through the reuse and redevelopment of previously developed areas, including brownfields, grayfields and underutilized sites;
- e. Goal 6K: Concentrate residential, commercial and industrial development, redevelopment, and economic growth in existing developed areas in locations with limited environmental constraints, access to existing utility, and transportation infrastructure;

- f. Goal 6N: Use of smart growth principals, including low impact development, to guide development and redevelopment in the Highlands Region;
- g. Goal 6O: Market-rate and affordable housing sufficient to meet the needs of the Highlands Region within the context of economic, social, and environmental considerations and constraints;

E. New Jersey State Development and Redevelopment Plan (SDRP)

(1).The SDRP adopted March 1, 2001, designates the Town of Dover as a P1 Metropolitan Planning Area. Under this designation, Dover and other similarly designated areas are charged with the goal of providing for much of the State's future development and redevelopment. Furthermore, Dover was designated a Regional Center in 1994 by the New Jersey State Planning Commission. Although the SDRP is meant to be used as a guide, the consideration of these designations is taken into account specifically in terms of development when State agency approval is necessary. The Plan adheres to many of the 2025 SDRP goals as follows:

- a. Goal 1: Reverse the concentration of adverse environmental and public health impacts in overburdened communities and redress inequities resulting from past planning actions;
- b. Goal 2: Effectively address the adverse impacts of global climate change;
- c. Goal 3: Protect, maintain, and restore the State's natural and water resources and ecosystems;
- d. Goal 4: Protect the environment; Prevent and clean up pollution;
- e. Goal 5: Revitalize and recenter the State's underutilized developed areas;
- f. Goal 7: Provide an adequate supply of housing for residents of all ages and incomes, in location-efficient places with ready access to the full range of supportive goods and services.
- g. Goal 8: Provide affordable and effective public facilities and services;
- h. Goal 10: Ensure sound and integration planning and implementation at all levels statewide.

5. Plan Administration

A. Administrative Provisions

The Town may require the following administrative provisions in connection with the implementation of the redevelopment plan:

- (1). The Town may designate one or more redevelopers for the implementation of this Plan and enter into a redevelopment agreement or other agreements as necessary to effectuate this Plan.
- (2). This Redevelopment Plan shall supersede any or all prior redevelopment plans pertaining to this site and the Dover Land Use and Development Ordinance Chapter 236, unless otherwise noted herein.
- (3). This redevelopment plan may be amended from time-to-time upon compliance with the requirements of law. A fee of \$3,000.00 plus all costs of copying and transcripts shall be payable to the Town of Dover for any request to amend this plan. If there is a designated redeveloper, said redeveloper shall pay these costs prior to any such amendment. If there is no redeveloper, the appropriate agency shall be responsible for any and all such costs, and may seek reimbursement from any redeveloper of the Redevelopment Area.
- (4). All development within the Redevelopment Area shall be consistent with the provisions of this Plan including but not limited to permitted uses and bulk requirements.
- (5). This Redevelopment Plan shall be implemented consistent with the requirements of the LRHL for the effectuation of redevelopment plans.
- (6). A site plan, subdivision plat, architectural plan and other information typically required as part of the Town's development application checklist shall be submitted by the Redeveloper for Planning Board review and approval prior to commencement of new construction, rehabilitation of existing structures or a change in use in order to determine compliance with this Plan. The Planning Board and/or its professionals may grant submission waivers from any documents or information required in the plan. This plan specifically allows Site Plan, subdivision, variance, exception, or any other approvals, which shall be administered by the Planning Board in accordance with the Municipal Land Use Law N.J.S.A 40:55D-1 et seq. No permits shall be issued without prior review and approval of the Planning Board. As part of the site plan approval, the Planning Board may require the redeveloper to furnish performance guarantees pursuant to N.J.S.A. 40:55D-53. The performance guarantees shall be in favor of the Town,

- and the Town Engineer shall determine the amount of the performance guarantees in accordance with the foregoing.
- (7). The designation of the applicant as the redeveloper of the redevelopment area and the execution of a redevelopment agreement with the Town shall be a prerequisite to a completeness determination and hearing by the Planning Board of any site plan application within the Redevelopment Area.
- (8). The Planning Board may grant relief from the requirements of Section 2 of this Plan pursuant to N.J.S.A. 40:55D-70c, and from Section 3 of this Plan pursuant to N.J.S.A. 40:55D-51, as applicable, where the criteria set forth therein are met. In no event shall relief be granted to provide a use that is not permitted by this Plan or cognizable under N.J.S.A. 40:55D-70d.
- (9). The designated Redeveloper shall cover the cost of professional services incurred by the Town for administration, review of projects, preparation of this Plan and implementation of redevelopment projects including but not limited to legal, engineering, planning, and environmental, real estate, traffic/parking and urban design services. Said services shall be paid through escrow accounts established in accordance with or as otherwise provided in a redevelopment agreement with the Town.
- (10). Construction Schedule; Extensions. The time periods for commencement and completion of construction of the Redevelopment Area, or any phase thereof, shall be as set forth in the Redevelopment Agreement between the Town and the Redeveloper. Such time periods shall be extended, without penalty, default, or forfeiture of any right or approval hereunder, for the actual period of delay caused by events beyond the Redeveloper's reasonable control, including but not limited to force majeure events, delays in obtaining any required governmental permit, license, or approval (including third-party or governmental appeals or litigation affecting any such permit or approval), adverse or unavailable financing or capital-market conditions, and material supply-chain, labor, or equipment shortages. The Redeveloper and the Town shall cooperate in good faith to memorialize any such extension in writing in accordance with the Redevelopment Agreement.
- (11). Vested Rights. Any development application deemed complete, or any approval granted, under this Plan shall remain valid, and the rights thereunder shall vest and continue in accordance with N.J.S.A. 40:55D-49 and other applicable law, notwithstanding any subsequent amendment, expiration, or repeal of this Plan.

B. Eminent Domain.

- (1). The plan cannot be used as a basis for eminent domain.
- (2). The redevelopment area has been designated as a NONCONDEMNATION area in need of redevelopment; therefore, the Town shall have all powers under the LHRL *except for* eminent domain.

C. Relocation of Persons and Businesses

- (1). Since this Plan does not contemplate the acquisition of property that will temporarily or permanently displace either residents or businesses, a Workable Relocation Assistance Program pursuant to N.J.A.C. 5:11-1, et seq. is not required.

D. Effect of Approval

- (1). The effects of any Planning Board approval shall be consistent with the rights granted by Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) except to the extent they may be modified by the Redeveloper's Agreement.
- (2). The Redevelopment plan shall remain in full force and effect for a period of twenty (20) years from the effective date of adoption of this Redevelopment plan by the Municipal Council; however, the period of time granting rights for the redevelopment of the area to a redeveloper(s) shall be as established in an executed Redevelopment Agreement; provided further that this Plan, and any approvals granted and rights vested hereunder or under a Redevelopment Agreement, shall remain in full force and effect with respect to the Redeveloper notwithstanding the expiration of the term specified above, for so long as the Redeveloper is proceeding with reasonable diligence to complete construction under an executed Redevelopment Agreement.

6. Definitions

A. Word Usage

- (1). Words used in the present tense include the singular number as well as the plural.
- (2). The word “parcel” includes the words “lot” and “plot.”
- (3). The phrase “used” includes “arranged,” “designated,” “intended,” “constructed,” “altered,” “maintained,” “occupied,” “converted,” “rented,” “leased,” or “intended to be used.”
- (4). The term “such as,” where used herein, shall be considered as introducing a typical or illustrative rather than an entirely exclusive or inclusive designation of permitted or prohibited uses, activities, establishments or structures.
- (5). “Shall” and “will” are mandatory.
- (6). “May” and “should” are permissive.
- (7). The word “person” includes an individual, corporation, partnership or any other legal entity.
- (8). Either gender shall include the other.
- (9). The word “includes” or “including” shall not limit the term to the specified example; but is intended to extend its meaning to all other instances of like kind and character.
- (10). Any word or term not defined or referenced within this Plan shall be used with a meaning of standard usage as defined in Webster’s New International Dictionary of the English Language, unabridged and latest edition.
- (11). Whenever a term is used in this Section which is not defined, but which term is defined in the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), such term is intended to have the meaning as defined in the Municipal Land Use Law.

B. Definitions

- (1). **Accessory Use or Structure** – A use or structure subordinate to the principal use of a building or structure on the same zone lot and serving a purpose customarily incidental to the use of the principal building.
- (2). **Active Uses** – Shall include, but not be limited to, retail sales, retail services, personal sales, personal services, entertainment, restaurants, cafes, night clubs, marketplace, and similar uses with high pedestrian use.
- (3). **Aisle** – the traveled way by which cars enter and depart parking spaces.
- (4). **Application for development** – The application form and all accompanying documents required by ordinance for approval of a subdivision plat, site plan,

- planned development, cluster development, conditional use, zoning variance or direction of the issuance of a permit pursuant to N.J.S.A. 40:55D-34 or -36.
- (5). **Automobile Rental Facility** - establishments primarily engaged in renting passenger cars without drivers, generally for short periods of time.
 - (6). **Bar** – A drinking establishment where liquor is sold by the glass with ancillary food available for purchase.
 - (7). **Building** – A combination of materials to form a construction adapted to permanent, temporary, or continuous occupancy and having a roof.
 - (8). **Building Height** – The vertical distance measured from the main elevation of the finished grade along the front of the building to the highest point of the roof; flat roofs, to the main height level; between the eaves and the ridge, for gable and hipped roofs and to the deck line for mansard roofs. Building Height shall not include roof-mounted mechanical equipment, elevator shafts, or other rooftop structures, including windbreaks, and structures used for Recreation Facilities. Building Height shall not include subterranean levels such as basements or underground parking levels.
 - (9). **Building, Principal** – A structure in which is conducted the principal use of the site on which it is situated.
 - (10). **Café** – An informal eating and drinking establishment with a limited menu characterized by both indoor and outdoor seating.
 - (11). **Civic Use** – Educational use, municipal use, library, recreation center, community center, fire house, and police station.
 - (12). **Co-Living** – Shared housing that provides residents with individual space such as a bedroom or bathroom and common space such as a shared kitchen, living room, bathroom, or other shared areas.
 - (13). **Co-Working** – Shared offices that provides businesses with individual workspace and common space such as lobbies, meeting rooms, mail rooms and copy rooms, and shared support staff such as secretaries or receptionists
 - (14). **Day Care Center** - an establishment providing for the care, supervision, and protection of children or adults that is licensed by the State of New Jersey
 - (15). **Development** – The division of a parcel of land into 2 or more parcels, the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building or other structure, or any mining, excavation of landfill, and any use or change in use of any building or other structure or land or extension of use of land, for which permission may be required; redevelopment.
 - (16). **Drive-through use** – establishments that by design, physical facilities, service or packaging procedures encourage or permit customers to receive service, obtain goods, or be entertained while remaining in their motor vehicles. This

prohibition shall not apply to establishments with pedestrian walk-up windows or outdoor counters.

- (17). **Dwelling, Townhouse (Traditional)** - A dwelling consisting of more than three attached single-family residences, constructed in a continuous row, in a development within which each residential unit is primarily a vertical construction unit, and does not meet the definition of a quadraplex and/or multifamily dwelling. Each unit must have its own internal parking space for at least one car.
- (18). **Dwelling, Townhouse (Stacked)** - A multifamily residential building with six (6) to 16 attached dwelling units consolidated into a single structure. Each dwelling unit shares at least one common wall. Dwelling units are mixed vertically; however, no more than one unit is permitted above another unit.
- (19). **Dwelling, Multifamily residential** - a housing structure or complex designed to accommodate three or more households independently within separate, distinct living units, and whereby each unit has its own kitchen, bathroom, and living spaces, and where individual units share common elements within the building, such as, by way of example, entry lobbies, package rooms, and amenities.
- (20). **Educational Use** – A school or other learning institution, such as: a public, private, or parochial school that is recognized or approved by the State as meeting requirements for primary (elementary) or secondary (high school) academic instruction; a college; a university, or other place of higher learning offering classes that count towards a degree; academic tutoring services including college entry and exam testing preparation; and business, specialized, or vocational schools such as trade schools, driving schools, language schools, and art, dance, and music schools; and special education & therapeutic facilities for children with disabilities of all kinds.
- (21). **Floor Area** – The sum of the gross horizontal areas of the several floors of a building, measured from the exterior walls of the building. Floor area shall not include areas devoted to mechanical equipment or any rooftop structures serving the building, areas devoted exclusively to off-street parking and loading space for motor vehicles, nor any below-grade or subsurface level or space where the floor-to-ceiling height is less than 6½ feet.
- (22). **Home Occupation** - Any lawful occupation performed in a dwelling and clearly incidental and secondary to the use of the dwelling for dwelling purposes. Home occupations or businesses shall be operated by an owner or legal occupant of the property. Permitted home-based businesses include personal instruction, general, medical or professional office, personal care, art production and display,

artisan manufacturing, online commerce and trade, sewing and tailoring, food production such as baking subject to other applicable regulations, and other similar activities. Home occupation shall not include automobile or other vehicle repair; manufacturing, assembly, or production that involves any noise, odor, smoke, or other detectable nuisance outside a structure; any activity that requires a land use or environmental permit from NJDEP.

- (23). **Interim use** - use, such as a new surface parking lot, on a short term basis which requires City approval every year after the first two years of such use in order to continue the use.
- (24). **Live-Work Space** – A single unit that provides accommodation for both a permitted commercial use and a permitted residential use, such as an artist studio or loft.
- (25). **Lot** – A designated parcel, tract, or area of land established by plat or otherwise permitted by law and to be used, developed, or built upon as a unit.
- (26). **Lot Area** – The total horizontal area included within lot lines, but not including any part of a street or railroad right-of-way.
- (27). **Lot, Corner** – A lot at the junction to two or more intersecting streets where the interior angle of the intersection does not exceed 120 degrees. Each corner lot shall have two front yards, one side yard, and one rear yard.
- (28). **Lot Coverage** – The area of a lot covered by any impervious surface.
- (29). **Lot Line, Front** – The lot line abutting a road right-of-way, the Street Line.
- (30). **Lot Line, Rear** – The lot line opposite and most distant from the front lot line or the point at which the two (2) side lot lines meet, as the case may be.
- (31). **Lot Line, Side** – Any lot line other than a front or rear lot line.
- (32). **Marketplace** – A retail complex primarily consisting of a series of small shops, restaurants, cafes and entertainment uses organized around an interior space and under one management structure. **Mixed Use** – Development that contains more than one principal permitted use.
- (33). **Nightclub** – Any room, building or place in which any musical entertainment, singing, dancing or other similar amusement is permitted in connection with the restaurant business or business of directly or indirectly selling food or drink to the public.
- (34). **Office** – A place for the transaction of business where reports are prepared, records are kept and services are rendered, but where no retail sales are offered and where no manufacturing, assembly, or fabricating takes place.
- (35). **Open Space** – Any area that is unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open

space; provided that such areas may be improved with buildings, structures, streets, and off-street parking and other improvements that are designed to be incidental to the natural openness of the land. Environmentally protected areas, easements, stormwater basins and other stormwater management areas shall be included in the calculation of open space.

- (36). **Outdoor seating** – An addition to or extension of a restaurant as defined herein that is characterized by the following;
 - a. Serving food or drink to be consumed by the public at two (2) or less tables, with not more than four (4) chairs at each table, located within that portion of the sidewalk that lies within the area bounded by the public street, the principal façade and the imaginary perpendicular lines running from the outer edges of such principal façade to the public street; and
 - b. Containing only readily removable tables and chairs, without portable and/or temporary railings and/or planters; and
 - c. Unenclosed by fixed walls or ceilings, fences and removable barriers, umbrellas or other nonpermanent enclosures, exclusive of retractable awnings that are permanently affixed to the subject premises.
- (37). **Parking Structure** – A building or structure consisting of one or more levels and used to store motor vehicles.
- (38). **Personal Sales and Services** – Establishments primarily engaged in providing services involving the care of a person or his or her goods or apparel, including but not limited to laundering, shoe repair, hair and body care, tailoring, and domestic services, but not to include massage (as prohibited herein), tattooing, or body piercing services.
- (39). **Plaza** – a public square, court, entryway, or similar outdoor feature for public use and enjoyment, generally defined by a paved surface or hardscape with exposure to the open air, and which may include seating or plantings or other features
- (40). **Recreation Facilities** – Facilities or structures, and their accessory uses, including, but not limited to, game rooms, swimming pools, gymnasiums, bowling alleys, exercise rooms, fitness facilities, yoga studios, Pilates, and the like or tennis, basketball, pickleball, racquetball courts, or the like, which may be located on the ground, within the building, or on rooftops
- (41). **Recreation Facility, Commercial** – A recreation facility operated as a business and open to the public for a fee.
- (42). **Recreation Facility, Personal** – A recreation facility provided as an accessory use on the same tract as a principal permitted use and designed to be used primarily by the occupants of the principal use and their guests.

- (43). **Recreation Facility, Private** – A recreation facility operated by a private organization and open only to bona fide members and guests
- (44). **Recreation Facility, Public** – A recreation facility open to the general public, which may be associated with a governmental agency but not necessarily so.
- (45). **Redeveloper** – Any person, firm, corporation or public body that shall enter into a contract with the municipality or other redevelopment entity for the redevelopment or rehabilitation, or any area in need of redevelopment, or an area in need of rehabilitation, or any part hereof, under the provisions of the LRHL, or for any construction or other work, forming part of a redevelopment or rehabilitation project.
- (46). **Restaurant** – A public eating facility where patrons are seated at tables, booths or counters and served by waiters or waitresses, or obtain t heir food from a counter or cafeteria line, for consumption on off the premises, but not to include any such facility where service is offered from a drive-thru window or to patrons in passenger vehicles.
- (47). **Retail Sales** – Establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods, including duty free shops, but not to include adult shops and adult media stores.
- (48). **Retail Services** – Establishments providing services or entertainment, as opposed to products, to the general public for personal or household use, including, finance, real estate and insurance, motion pictures, amusement and recreation services, spa/day spa, health, educational, and social services, museums and concert halls, but not to include adult cabarets.
- (49). **Ride-Sharing Services** – A public or private service that provides on-demand and ride-hailing transportation such as buses, taxicabs, limousines, car pools, van pools, water taxis, and the like (including, by way of example, the following companies: Uber, Lyft, Zipcar); ride-sharing services may include bike-sharing (such as Citi Bike, by way of example); ride-sharing services .
- (50). **Senior Living Facility** - shall mean a facility which includes Independent Living Units and Assisted Living/Memory Care units licensed by the State of New Jersey to provide residency for eligible senior citizens, , each as defined below, together with support uses and services such as, but not limited to, dining rooms, kitchens, exercise rooms, living rooms, multipurpose rooms, theaters, libraries, pubs/bistros, coffee shops, salons and studios, laundry rooms, offices, exam rooms, nursing stations, mail rooms, indoor and outdoor recreation, surface and structured parking, and other uses and services customary and incidental to a senior living facility. A senior living facility shall be permitted to not include

Independent Living Units, at the sole discretion of the redeveloper. In other words, there shall be no mandate that a senior living facility include Independent Living Units, however Independent Living Units shall be permitted as part of a senior living facility, at the sole discretion of the redeveloper, subject to the maximum percentage of unit distribution set forth above.

- a. **Independent Living Units (IL)** - shall mean a non-licensed dwelling unit which contains living, sleeping, kitchen and sanitary facility accommodations, where all residents are capable of living independently without continuing medical or physical assistance exceeding the levels defined by the operator of the senior living facility, and where residents dine either privately and/or in a communal dining area.
 - b. **Assisted Living Units (AL)** - shall mean a dwelling unit which contains living, sleeping and sanitary facility accommodations, where residents meet the requirements for assisted living residences as defined by the State of New Jersey, thereby requiring assistance in normal daily living activities between independent living and nursing care.
 - c. **Memory Care Units (MC)** - shall mean residential facilities within a senior citizen housing community providing housing and care to individuals with Alzheimer's and other forms of dementia and memory impairment. Memory care units will primarily be occupied by senior citizens but may also be occupied by early onset residents of any age.
- (51). **Setback** – The closest distance measured perpendicular to the street line or lot line and the plane established by the farthest projection of a building nearest to the street line or lot line.
- (52). **Sky Exposure Plan** – a sky exposure plane (building setback) shall mean a virtual sloping plane that begins at a specified height above the street line and rises inward over the zoning lot at a ratio of vertical distance to horizontal distance set forth in district regulations. A building may not penetrate the sky exposure plane (building setback) which is designed to provide light and air at street level, primarily in medium- and higher-density districts.
- (53). **Shared-Work Space** – An office unit or building that provides accommodation for multiple businesses to share office resources, also known as coworking or collaborative work spaces.
- (54). **Sidewalk café** – an addition to or extension of a restaurant as defined herein that is characterized by the following:
- a. Serving food or drink to be consumed by the public at more than two (2) tables located within that portion of the sidewalk that lies within the area bounded by the public street, the principal façade and the imaginary perpendicular

- lines running from the outer edges of such principal façade to the public street; and
- b. Containing readily removable tables, chairs, portable and/or temporary railings and/or planters; and
 - c. Unenclosed by fixed walls or ceilings, fences, except for retractable awnings, removable barriers, umbrellas or other nonpermanent enclosures.
- (55). **Sign** – Any object, device, display, mural or structure, or a part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design symbols, fixtures, colors, illumination or projected images. This definition shall specifically include any building or part of a building, including walls and facades used for such purposes and shall further include banners, pennants, flags and similar attention attracting devices that convey a message. (Directional and destination signs along Route 440 must conform to NJDOT and MUTCD standards)
- (56). **Story** – That portion of a building included between the surface of any floor and the surface of the floor next above it; or if there is no floor above it, then the space between the floor and ceiling next above it. The floor of the first story of a building shall not be more than 6 feet above the grade of the ground around the building. A parking level under a building which is not more than half its height above grade shall not be considered a story. A mezzanine floor shall be counted as a story if it covers more than 1/3 of the area of the floor next below it. Mezzanine levels shall only be allowed in the top story of a building. Architectural embellishments, mechanical equipment enclosures, elevator penthouses and rooftop structures and improvements and habitable amenity rooftop space shall not be counted as a story.
- (57). **Street Line** – The edge of the existing street right-of-way, forming the dividing line between the street and lot.
- (58). **Streetscape** – All of the elements that constitute the physical makeup of a street and that, as a group, define its character, including building frontage, street paving, street furniture, landscaping, including trees and other plantings, awnings and marquees, signs, and lighting.
- (59). **Street Tree** – A tree in a public place, street, landscape easement or right-of-way adjoining a street constituting a large tree in size when mature.
- (60). **Structure** – A combination of materials to form a construction for occupancy, use or ornamentation whether installed on, above, or below the surface of a parcel of land.

- (61). **Yard** – A space extending between the closest point of any building and lot line or street line.
- (62). **Yard, Front** – A yard extending across the full width of the lot and lying between the street line and the closes point of the principal building on the lot. The depth of the front yard shall be measured horizontally and at right angles to either a straight street line or the tangent lines of curved street lines. The minimum required front yard shall be the same as the required set back.
- (63). **Yard, Rear** – A yard extending across the full width of the lot and lying between the rear lot line and the closes point of the principal building on the lot. The depth of the rear yard shall be measured horizontally and at right angles to either a straight rear lot line, the tangent of a curved rear lot line, or the mid-point of an angled rear lot line.
- (64). **Yard, Side** – A yard extending from the front yard to the rear yard and lying between each side of the line and closes point of any building.

7. Appendices

- A. Resolution Authorizing Redevelopment Plan
- B. Map of Redevelopment Area
- C. Concept Plans and Illustrative Renderings

Appendix A

A. Resolution Authorizing Redevelopment Plan

Appendix B

B. Map of Redevelopment Area

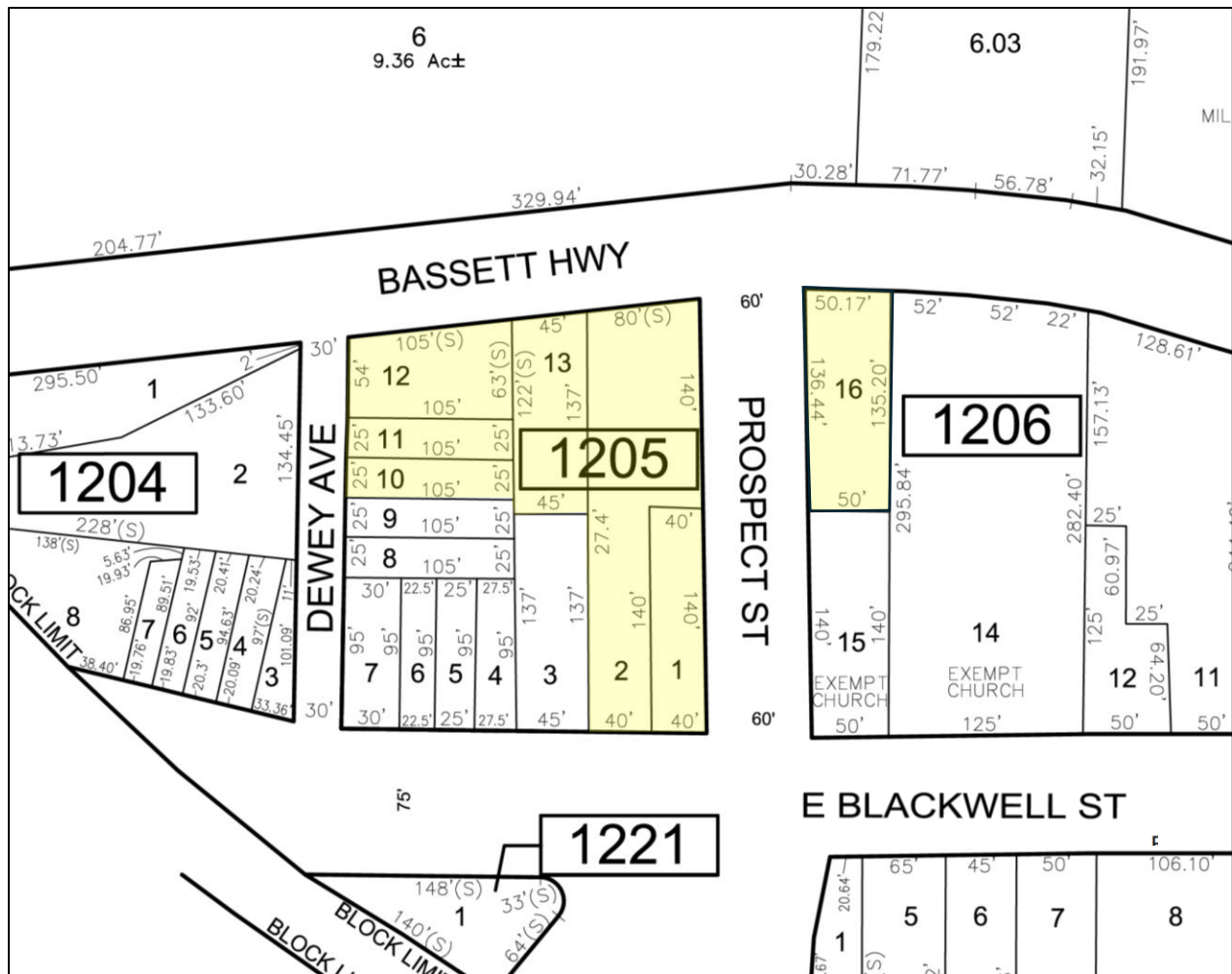


Figure 1 ~ Redevelopment Area (shaded in yellow)

Appendix C

C. Concept Plans and Illustrative Renderings



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CHECKED	MIP
SCALE	AS NOTED
JULY, 2026	
SHEET NUMBER	
Z00.1	
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26048	

NO.	01.
DATE	07-13-2026

REVISION / ISSUE

HISTORIC PRESERVATION APPLICATION
REDEVELOPMENT PLAN APPLICATION

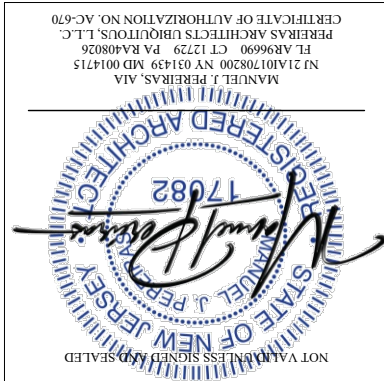
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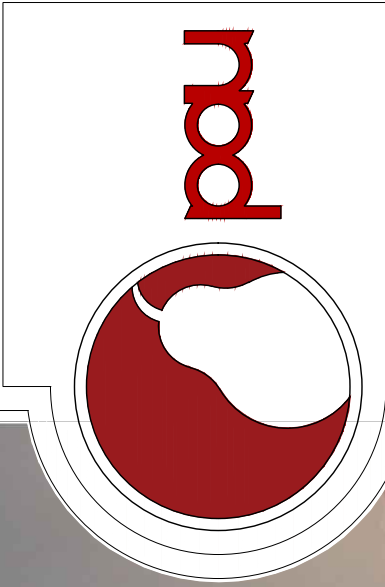
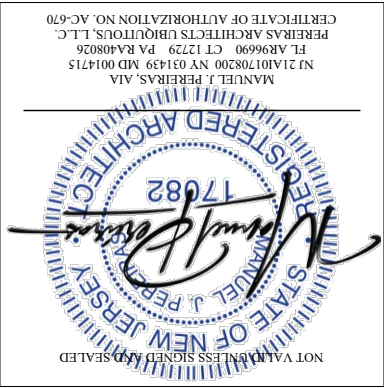
PROJECT NAME AND ADDRESS
NEW MIXED USED BUILDING 1 TOWPATH SQUARE
1 TOWPATH SQUARE, DOVER, NJ 07801



Pereiras
Architects
Ubiquitous

1116 Summit Avenue
Union City, NJ 07087
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PROJECT NAME AND ADDRESS
NEW MIXED USED BUILDING 1 TOWPATH SQUARE 1 TOWPATH SQUARE, DOVER, NJ 07801

SHEET DESCRIPTION
RENDERING (PROSPECT STREET)

REVISION / ISSUE	HISTORIC PRESERVATION APPLICATION REDEVELOPMENT PLAN APPLICATION
NO.	DATE
01.	07-13-2026
02.	08-13-2026

DRAWN	DT
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JULY, 2026	
SHEET NUMBER	
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26048
Z00.3

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JULY, 2026

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CHECKED MJP

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NO.

DATE

01

02

07-13-2026

08-13-2026

REVISION / ISSUE

HISTORIC PRESERVATION APPLICATION
REDEVELOPMENT PLAN APPLICATION

SHEET DESCRIPTION

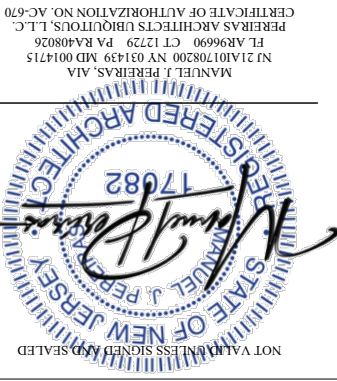
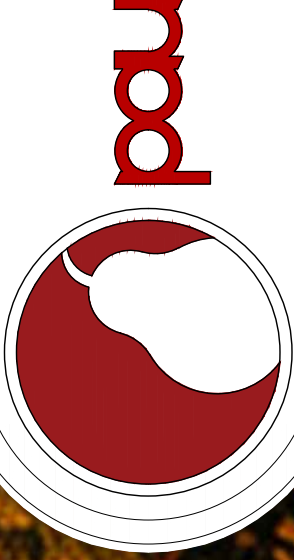
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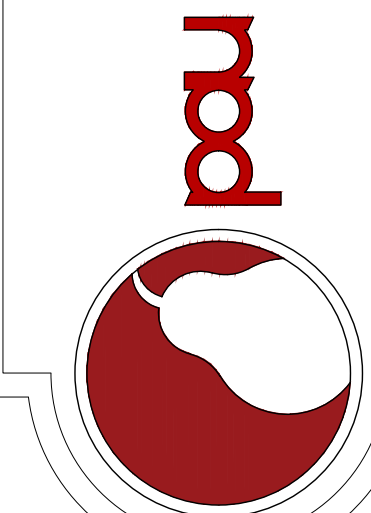
NEW MIXED USED BUILDING
1 TOWPATH SQUARE
1 TOWPATH SQUARE,
DOVER, NJ 07801

PROJECT NAME AND ADDRESS

1116 Summit Avenue
Union City, NJ 07087
T: (201) 616-7664
www.pauarch.com

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Architects
Ubiquitous





1116 Summit Avenue
Union City, NJ 07087
T: (201) 616-7664
www.pauarch.com

SHEET DESCRIPTION
PROPOSED SITE PLAN
BLOCK: 1205
LOTS: 1/2/10/11/12/13
(SUBDISTRICT A)

NO.	DATE	REVISION / ISSUE
01.	07-13-2026	HISTORIC PRESERVATION APPLICATION
02.	08-13-2026	REDEVELOPMENT PLAN APPLICATION

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CHECKED	MUP
SCALE	AS NOTED
JULY, 2026	
SHEET NUMBER	
Z01	
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26048	

NEW MIXED USED BUILDING (SUBDISTRICT A)

IDENTIFICATION

WORK SITE ADDRESS:	1 TOWPATH SQUARE
BLOCK:	1205

LOT: 1, 2, 10, 11, 12, 13

OWNER IN FEE: TOWPATH REALTY LLC
ARCHITECTS: Pereira Architects Ubiquitous
1116 Summit Ave. Union City, NJ 07087
T: (201) 616-7664
E: info@pauarch.com

ARCHITECT OF RECORD: Manuel J. Pereira NJ 21AI01708200
E: manny@pauarch.com

PROPOSED WORK: ■ BUILDING ■ ELECTRICAL ■ PLUMBING ■ FIRE ■ ELEVATION

NUMBER OF STORIES:	6 STORIES
HEIGHT OF STRUCTURE:	63'-10" TO ROOF
AREA OF LARGEST FLOOR:	33,160.7 SQFT
NEW BUILDING AREA:	207,988.6 SQFT
NEW VOLUME:	2,240,826 CUFT
MAXIMUM LIVE LOAD:	40 LBS/SF
MAXIMUM OCCUPANCY:	RESIDENTIAL - 569 PERSONS
TOTAL BUILDING AREA:	207,988.6 SQFT

	EXISTING	PROPOSED
BUILDING USE GROUP:	-	COMMERCIAL R-2: 136 UNITS
CLASSIFICATION:	-	V-A

ZONING DATA

USES	PROPOSED COMMERCIAL MULTI - FAMILY

LOT AREA	38,244.8 SQ FT
FRONT YARD	BASSET HIGHWAY: 1'-1" (EXT. WALL) 0'-0" (EAVE) PROSPECT STREET: 1'-0" (EXT. WALL) 0'-0" (EAVE) E. BLACKWELL STREET: 5'-5" (EXT. WALL) 2'-5" (EAVE) DEWEY AVENUE: 4'-0" (EXT. WALL) 3'-0" (EAVE)
SIDE YARD	E. BLACKWELL STREET: 5'-0" (EXT. WALL) 4'-0" (EAVE) DEWEY AVENUE: 3'-0" (EXT. WALL) 2'-0" (EAVE)

BUILDING HT. 63'-10" TO ROOF

BUILDING HT. 6 STORY

BUILDING COV. 91.9%

LOT COV. 98%

OFF STREET
150 OFF STREET PROVIDED

OWNER	DATE
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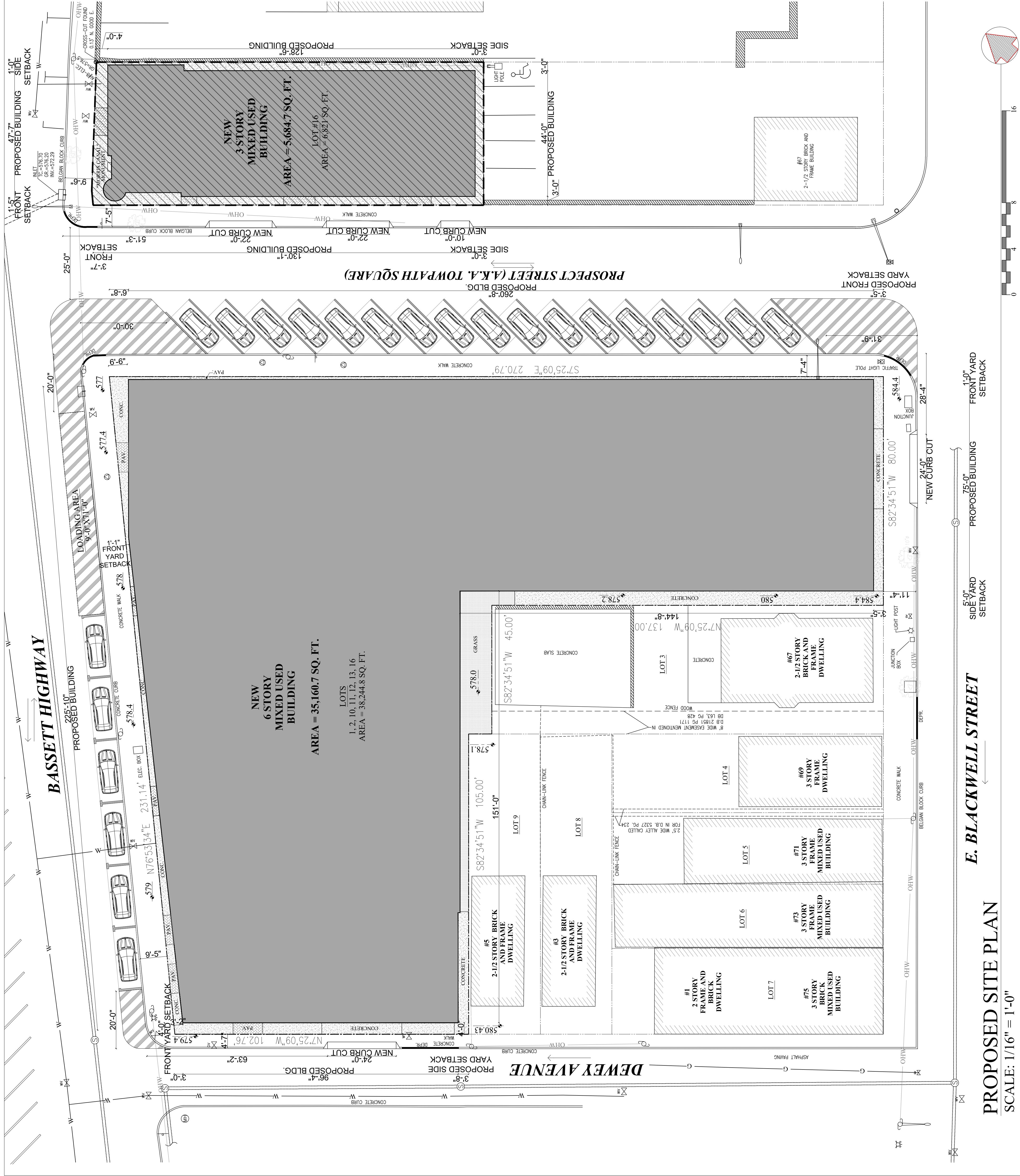
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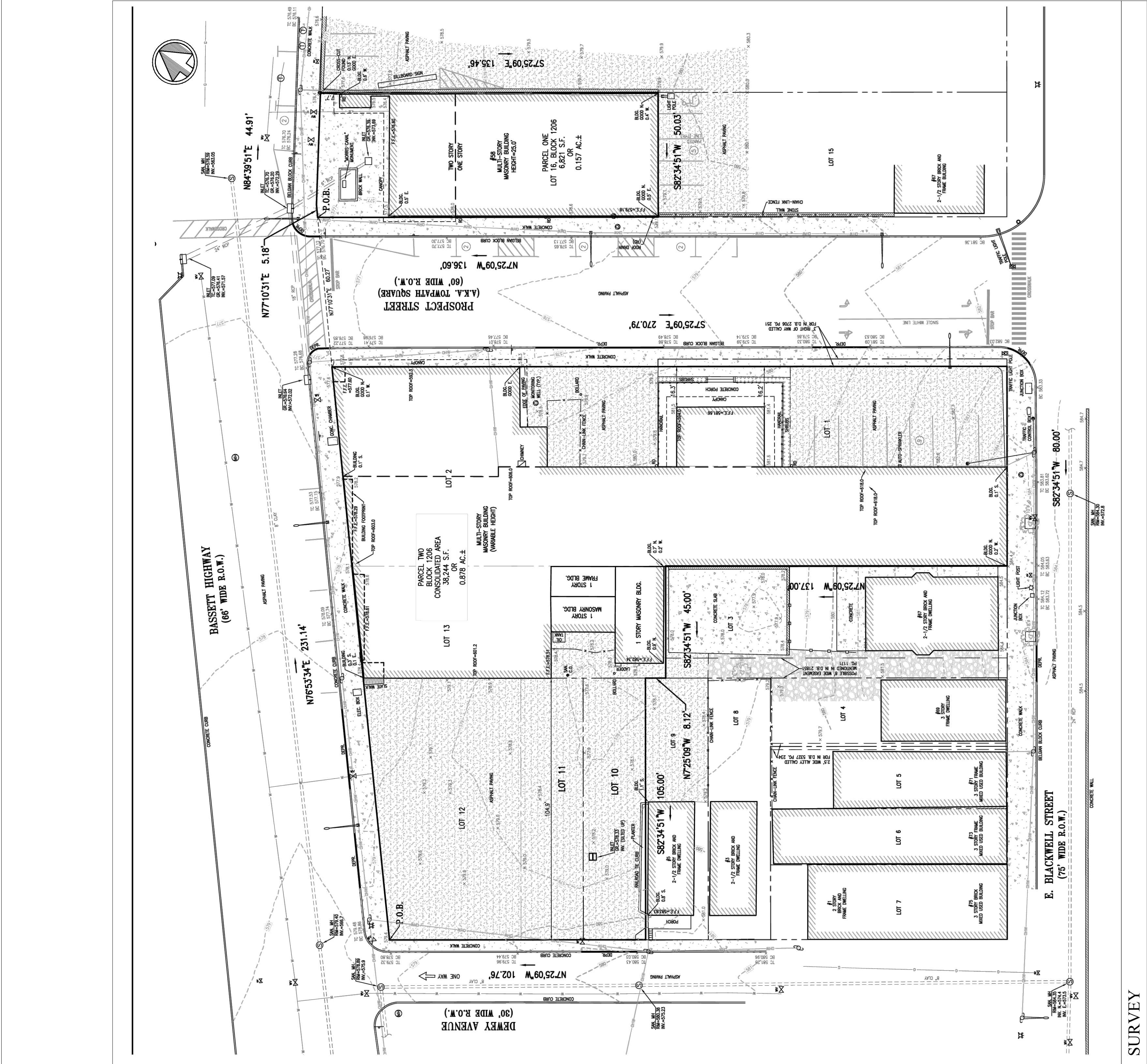
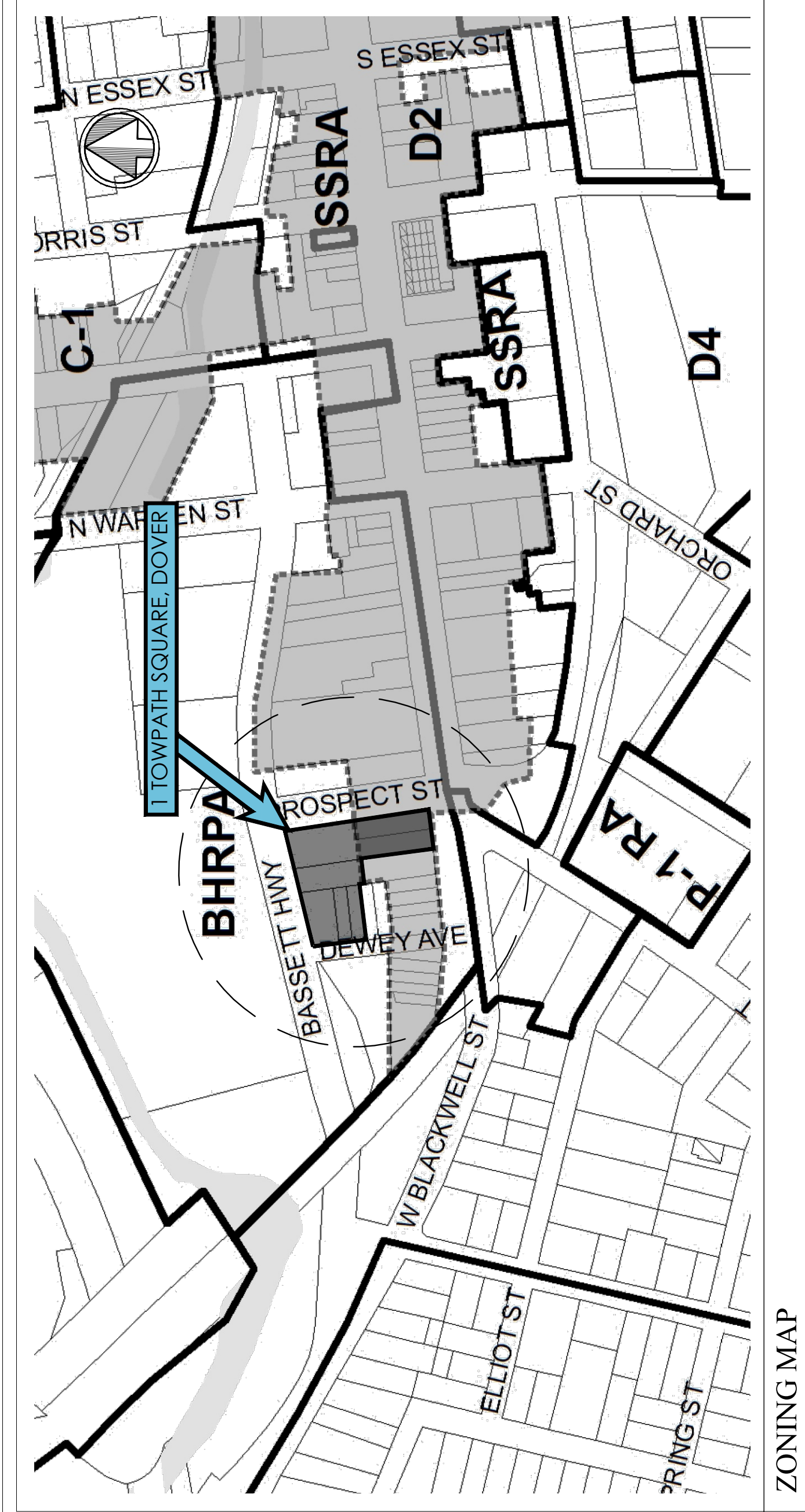
BY SIGNING BELOW, I HEREBY APPROVE THE ATTACHED DRAWINGS IN THEIR CURRENT FORM. I ACKNOWLEDGE THAT THESE DOCUMENTS REPRESENT THE FINAL ITERATION FOR SUBMISSION AND AUTHORIZE PAU TO PROCEED WITH THE NECESSARY APPROVALS.

DATE _____

SIGNATURE OF APPROVAL

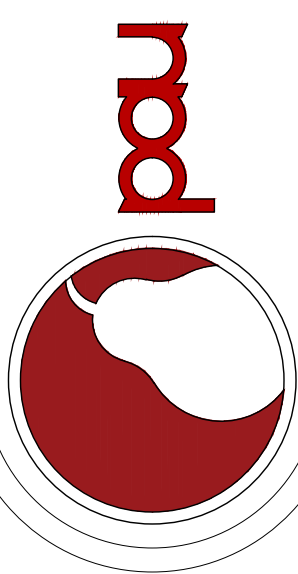
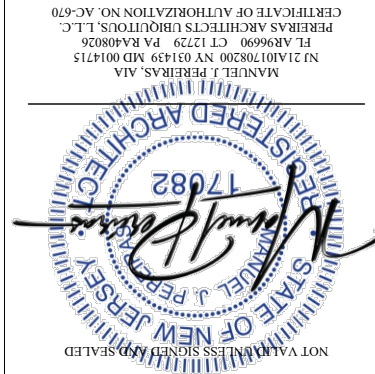
BOARD CHAIRMAN	DATE
----------------	------





SURVEY

SURVEY INFO PREPARED BY:
HARBOR CONSULTANTS INC
ENGINEERS & SURVEYORS
VICTOR E. VINEGRA, PROFESSIONAL ENGINEER & LAND SURVEYOR.
NJ LIC. No. 34460
320 NORTH AVENUE EAST, CRANFORD, NJ 07016
SURVEY IS DATED: 11-08-2018



Pereira
Architects
Ubiquitous

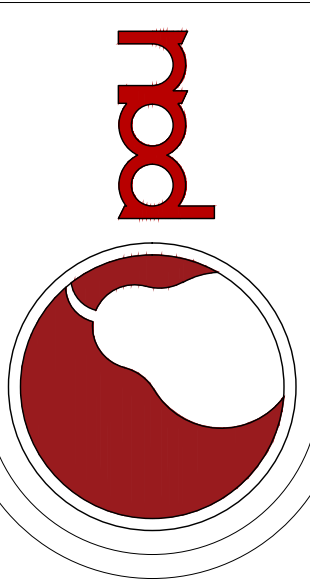
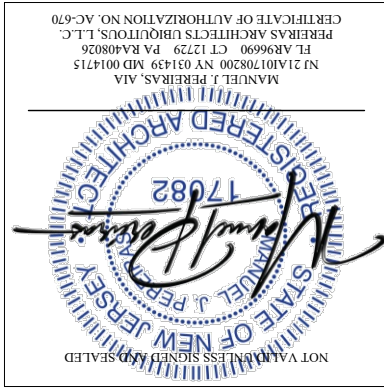
1116 Summit Avenue
Union City, NJ 07087
T: (201) 616-7664
www.pauarch.com

PROJECT NAME AND ADDRESS
NEW MIXED USED BUILDING
1 TOWPATH SQUARE
DOVER, NJ 07801

SHEET DESCRIPTION
ZONING MAP, TAX
MAP AND SURVEY
BLOCK: 1205
LOT: 1/2/10/11/12/13
(SUBDISTRICT A)

REVISION / ISSUE
HISTORIC PRESERVATION APPLICATION
01 07-13-2026
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JULY, 2026
SHEET NUMBER
26048
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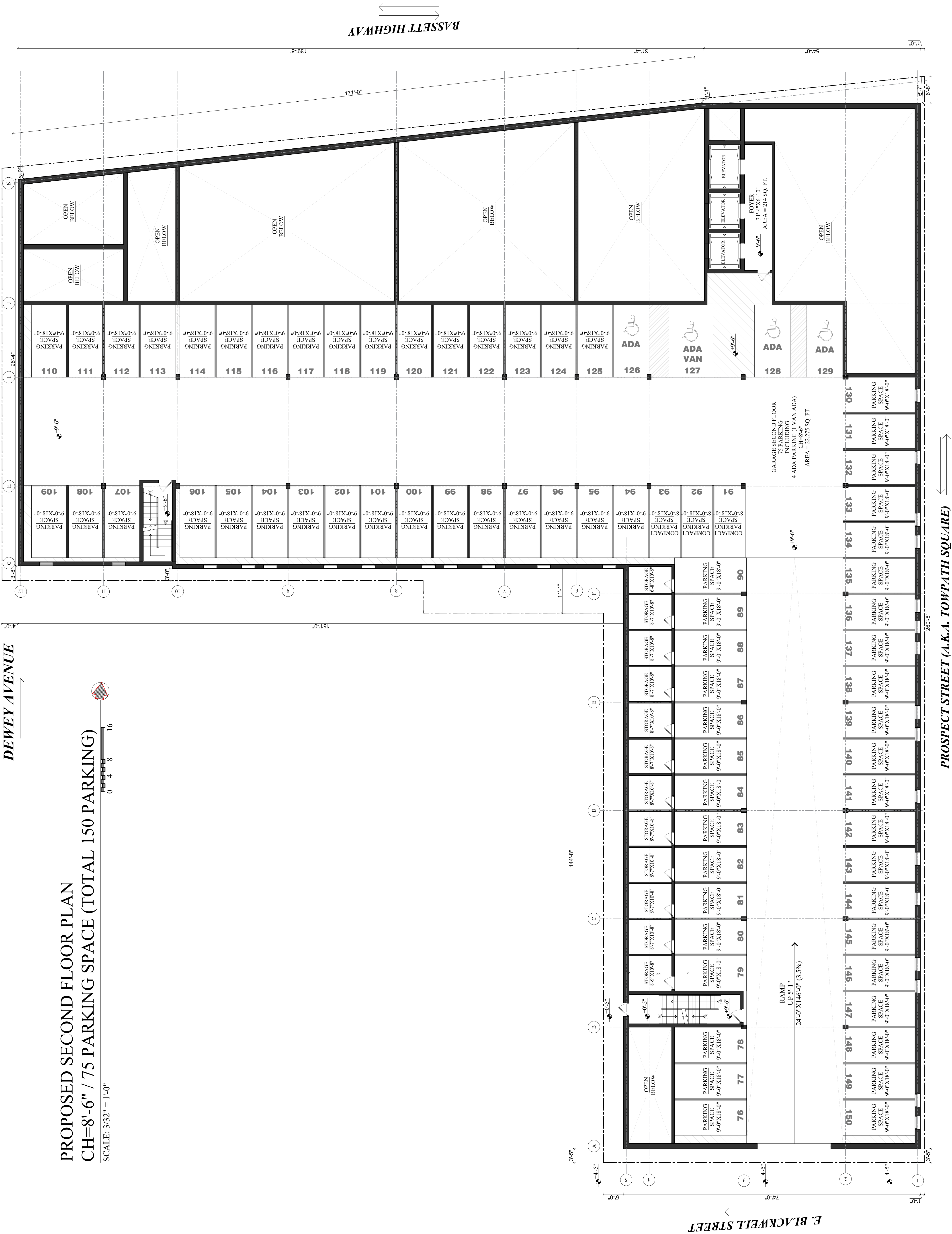
1116 Summit Avenue
Union City, NJ 07087
T: (201) 616-7664
www.pauarch.com

PROJECT NAME AND ADDRESS
NEW MIXED USED BUILDING
1 TOWPATH SQUARE
DOVER, NJ 07801

SHEET DESCRIPTION
SECOND FLOOR PLAN
BLOCK: 1205
LOTS: 1/2/10/11/12/13
(SUBDISTRICT A)

REVISION / ISSUE
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NO. DATE
01 07-13-2026
02 08-13-2026

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JULY, 2026
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Z04
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DEWEY AVENUE

STUDIO APARTMENT 16 TOTAL (11.8%)	1 BED APARTMENT 88 TOTAL (64.7%)	2 BED APARTMENT 32 TOTAL (23.5%)
--------------------------------------	-------------------------------------	-------------------------------------



E. BLACKWELL STREET

PROSPECT STREET (A.K.A. TOWPATH SQUARE)

1116 Summit Avenue
Union City, NJ 07087
T: (201) 616-7664
www.pauarch.com

PROJECT NAME AND ADDRESS
NEW MIXED USED BUILDING
1 TOWPATH SQUARE
1 TOWPATH SQUARE,
DOVER, NJ 07801

SHEET DESCRIPTION

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02.	08-13-2026

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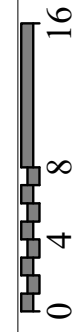
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DEWEY AVENUE

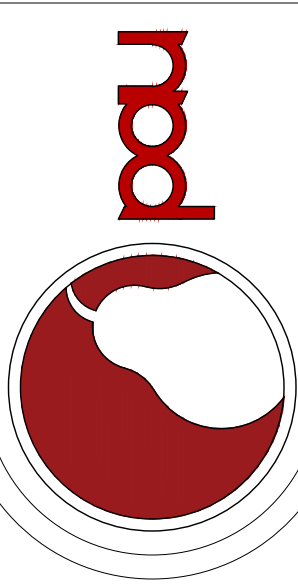
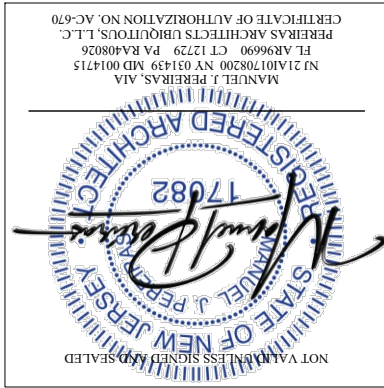
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SCALE: 3/32" = 1'-0"



APT #1 = 1,042.3 SQ. FT. / 2 BED - 2 BATH	APT #18 = 658 SQ. FT. / 1 BED - 1 BATH
APT #2 = 933 SQ. FT. / 2 BED - 2 BATH	APT #19 = 1,281 SQ. FT. / 2 BED - 2 BATH
APT #3 = 638 SQ. FT. / 1 BED - 1 BATH	APT #20 = 849 SQ. FT. / STUDIO - 1 BATH
APT #4 = 761.8 SQ. FT. / 1 BED - 1 BATH	APT #21 = 517 SQ. FT. / STUDIO - 1 BATH
APT #5 = 625.7 SQ. FT. / 1 BED - 1 BATH	APT #22 = 760.8 SQ. FT. / 1 BED - 1 BATH
APT #6 = 742.7 SQ. FT. / 1 BED - 1 BATH	APT #23 = 868.6 SQ. FT. / 1 BED LOFT - 1 BATH
APT #7 = 636.2 SQ. FT. / 1 BED - 1 BATH	APT #24 = 1,309 SQ. FT. / 2 BED - 2 BATH
APT #8 = 742.7 SQ. FT. / 1 BED - 1 BATH	APT #25 = 845.6 SQ. FT. / 1 BED LOFT - 1 BATH
APT #9 = 659.6 SQ. FT. / 1 BED - 1 BATH	APT #26 = 1,309 SQ. FT. / 2 BED - 2 BATH
APT #10 = 742.7 SQ. FT. / 1 BED - 1 BATH	APT #27 = 822.7 SQ. FT. / 1 BED LOFT - 1 BATH
APT #11 = 661.6 SQ. FT. / 1 BED - 1 BATH	APT #28 = 1,211.3 SQ. FT. / 2 BED - 2 BATH
APT #12 = 742.7 SQ. FT. / 1 BED - 1 BATH	APT #29 = 799.7 SQ. FT. / 1 BED LOFT - 1 BATH
APT #13 = 660 SQ. FT. / 1 BED - 1 BATH	APT #30 = 1,265 SQ. FT. / 2 BED - 2 BATH
APT #14 = 1,107.6 SQ. FT. / 1 BED - 1 DEN - 1 BATH	APT #31 = 776.8 SQ. FT. / 1 BED LOFT - 1 BATH
APT #15 = 659.8 SQ. FT. / 1 BED - 1 BATH	APT #32 = 798.6 SQ. FT. / 1 BED - 1 BATH
APT #16 = 535 SQ. FT. / STUDIO - 1 BATH	APT #33 = 753.6 SQ. FT. / 1 BED LOFT - 1 BATH
APT #17 = 536.7 SQ. FT. / STUDIO - 1 BATH	APT #34 = 1,028.5 SQ. FT. / 2 BED - 2 BATH

STUDIO APARTMENT
16 TOTAL (11.8%)
1 BED APARTMENT
88 TOTAL (64.7%)
2 BED APARTMENT
32 TOTAL (23.5%)



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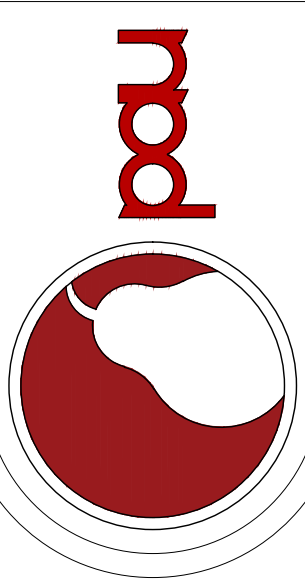
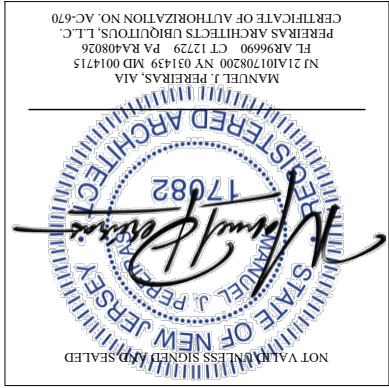
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PROJECT NAME AND ADDRESS
NEW MIXED USED BUILDING
1 TOWPATH SQUARE
DOVER, NJ 07801

SHEET DESCRIPTION
SIXTH FLOOR PLAN
BLOCK: 1205
LOTS: 1/2/10/11/12/13
(SUBDISTRICT A)

REVISION / ISSUE
HISTORIC PRESERVATION APPLICATION
NO. DATE
01 07-13-2026
02 08-13-2026

DRAWN DT
CHECKED MJP
SCALE AS NOTED
JULY, 2026
SHEET NUMBER
Z06
26048
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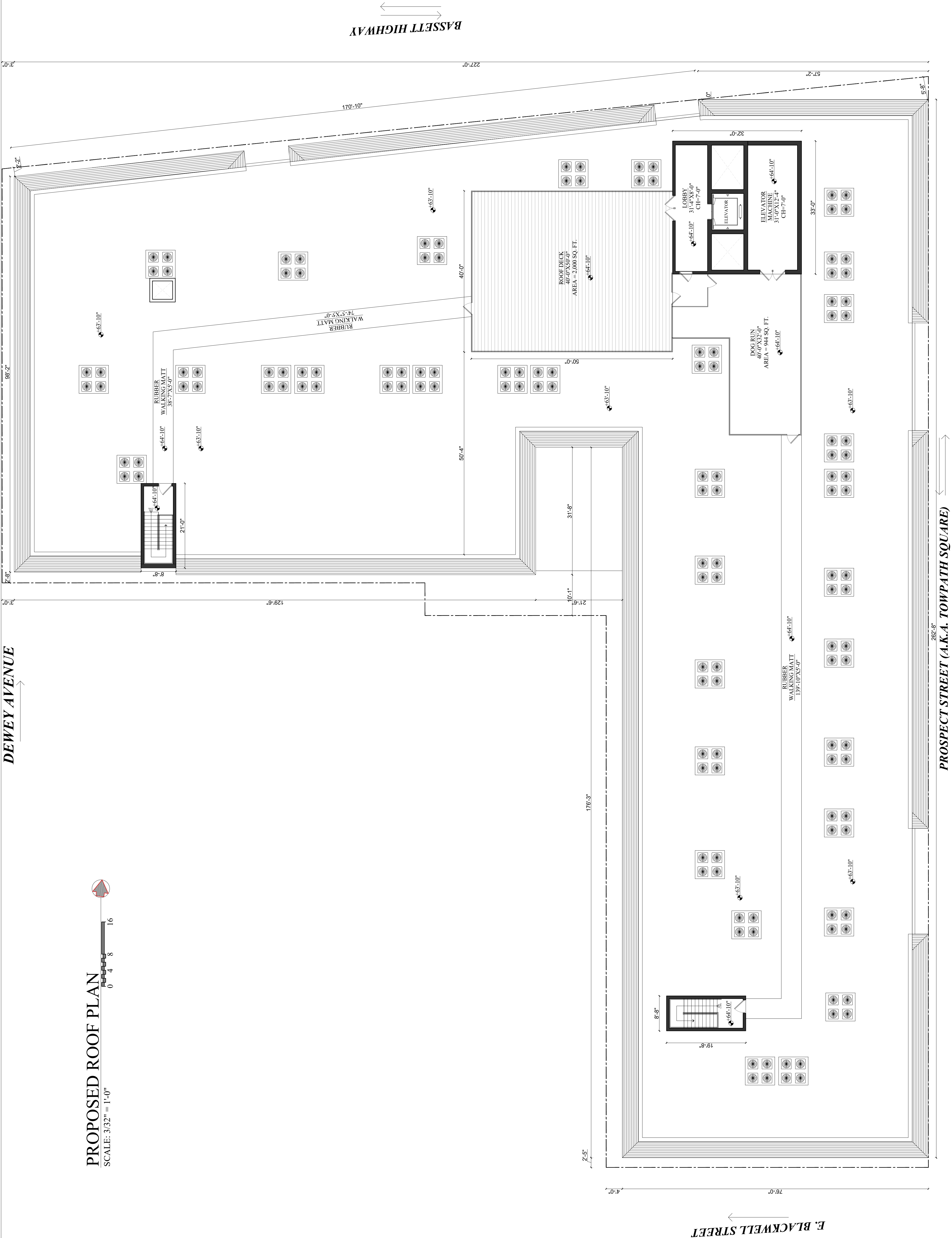
PROJECT NAME AND ADDRESS
NEW MIXED USED BUILDING
1 TOWPATH SQUARE
1 TOWPATH SQUARE,
DOVER, NJ 07801

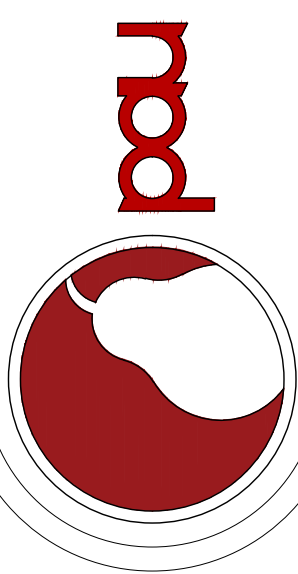
SHEET DESCRIPTION
ROOF PLAN
BLOCK: 1205
LOTS: 1/2/10/11/12/13
(SUBDISTRICT A)

REVISION / ISSUE		HISTORIC PRESERVATION APPLICATION REDEVELOPMENT PLAN APPLICATION	
NO.	DATE	01 07-13-2026	02 08-13-2026

DRAWN	DT
CHECKED	MJP
SCALE AS NOTED	
JULY, 2026	
SHEET NUMBER	
Z07	
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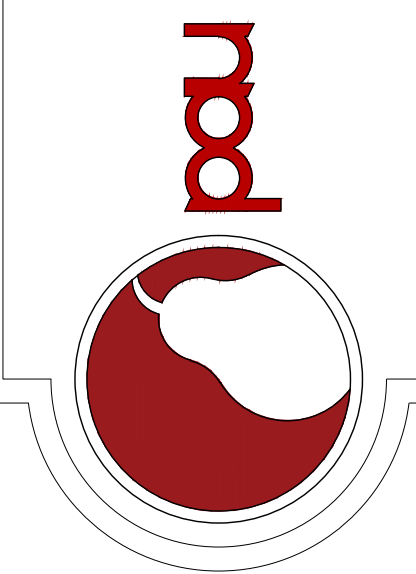
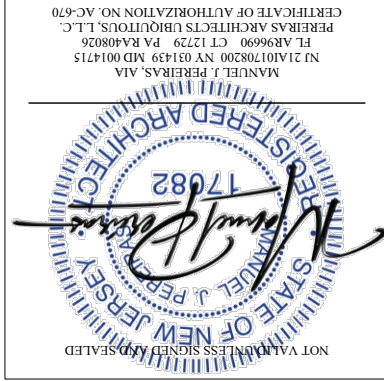


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SHEET DESCRIPTION
PROPOSED ELEVATIONS BLOCK: 1205 LOTS: 1/2/10/11/12/13 (SUBDISTRICT A)

DRAWN DT
 CHECKED MJP
 SCALE AS NOTED
 JULY, 2026
 SHEET NUMBER
 Z08
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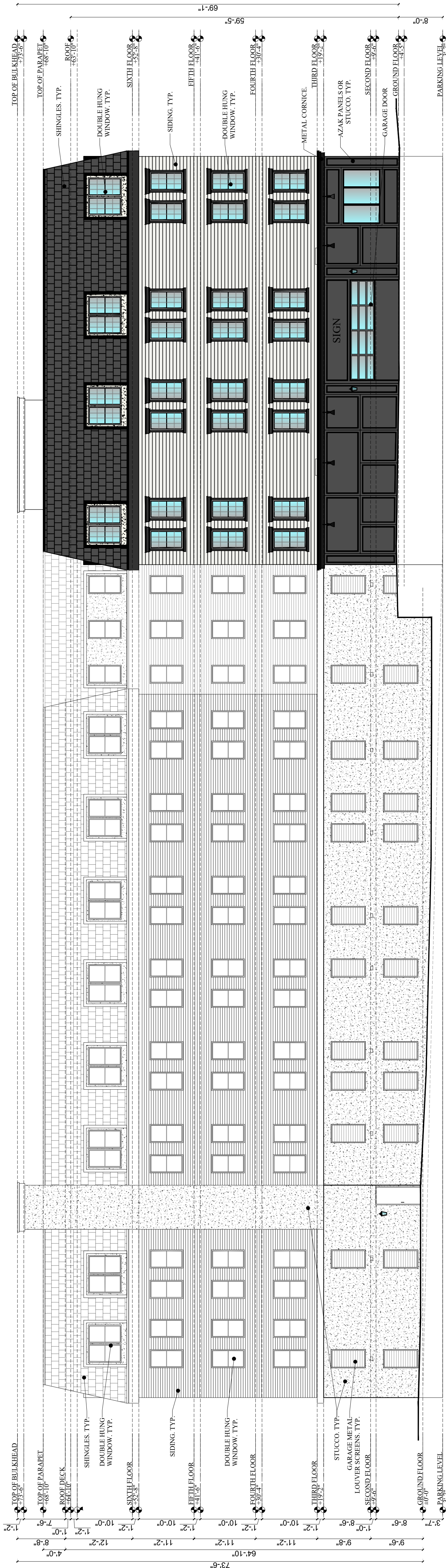
PROJECT NAME AND ADDRESS
NEW MIXED USED BUILDING
1 TOWPATH SQUARE
DOVER, NJ 07801

SHEET DESCRIPTION
PROPOSED ELEVATIONS
BLOCK: 1205
LOTS: 1/2/10/11/12/13
(SUBDISTRICT A)

REVISION / ISSUE	
NO.	DATE
01	07-13-2026
02	08-13-2026
HISTORIC PRESERVATION APPLICATION	

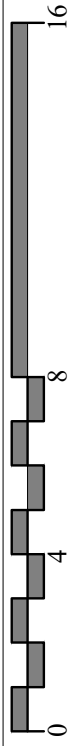
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CHECKED	MJP
SCALE	AS NOTED
JULY, 2026	
SHEET NUMBER	
Z09	
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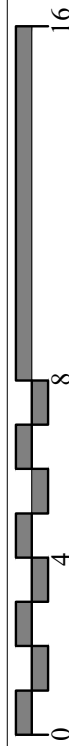
PROPOSED SOUTH ELEVATION (E - BLACKWELL STREET)

SCALE: 3/32" = 1'-0"



PROPOSED WEST ELEVATION (DEWEY AVENUE)

SCALE: 3/32" = 1'-0"





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Z00.1

JULY, 2026

SHEET NUMBER

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SCALE AS NOTED

CHECKED MJP

DRAWN DT

NO. DATE

01. 07-13-2026

02. 08-13-2026

REVISION / ISSUE

HISTORIC PRESERVATION APPLICATION

REDEVELOPMENT PLAN APPLICATION

SHEET DESCRIPTION

RENDERING

PROJECT NAME AND ADDRESS

NEW MIXED USED BUILDING

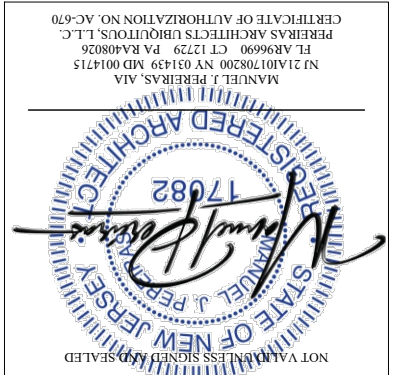
1 TOWPATH SQUARE

1 TOWPATH SQUARE,
DOVER, NJ 07801

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Z00.2

SHEET NUMBER

JULY, 2026

SCALE AS NOTED

CHECKED MJP

DRAWN DT

NO. DATE

REVISION / ISSUE

HISTORIC PRESERVATION APPLICATION

REDEVELOPMENT PLAN APPLICATION

RENDERING
(PROSPECT STREET)

SHEET DESCRIPTION

PROJECT NAME AND ADDRESS

NEW MIXED USED BUILDING
1 TOWPATH SQUARE
1 TOWPATH SQUARE,
DOVER, NJ 07801

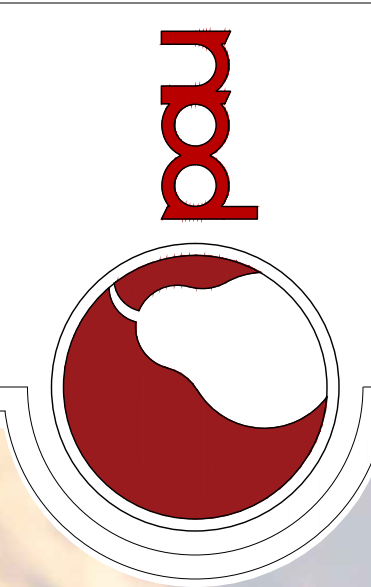
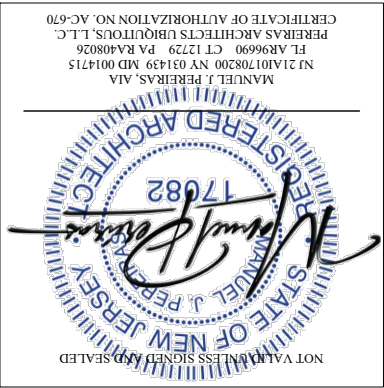
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STATE OF NEW JERSEY
JULY 17 2026
REGISTERED ARCHITECT
17082

NOT A SEAL OR SIGNATURE
Pereiras Architects, LLC
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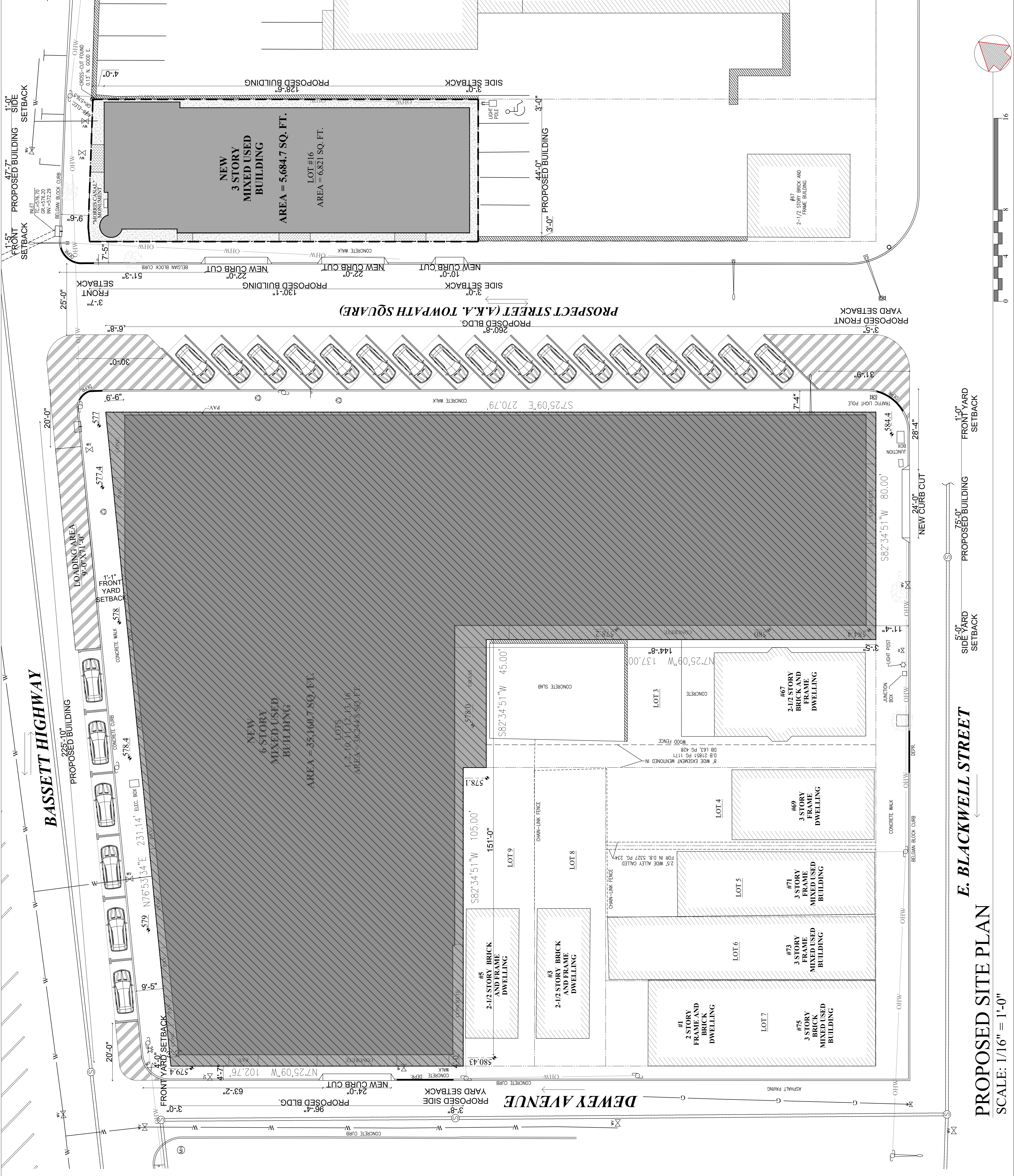
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PROJECT NAME AND ADDRESS
NEW MIXED USED BUILDING 1 TOWPATH SQUARE 1 TOWPATH SQUARE, DOVER, NJ 07801

SHEET DESCRIPTION
RENDERING (BASSETT HIGHWAY)

REVISION / ISSUE	NO.	DATE
HISTORIC PRESERVATION APPLICATION REDEVELOPMENT PLAN APPLICATION	01, 02	07-13-2026 08-13-2026
DRAWN	DT	
CHECKED	MJP	
SCALE	AS NOTED	
JULY, 2026		
SHEET NUMBER		

Z00.3	26048
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PROJECT DESCRIPTION

NEW MIXED USED BUILDING (SUBDISTRICT B)

CODE DATA

IDENTIFICATION

WORK SITE ADDRESS: 1 TOWPATH SQUARE
BLOCK: 1206
LOT: 16

OWNER IN FEE: TOWPATH REALTY LLC
ARCHITECTS: Pereira Architects Ubiquitous
1116 Summit Ave. Union City, NJ 07087
T: (201) 616-7664
E: info@pauarch.com

ARCHITECT OF RECORD: Manuel J. Pereira NJ 21A101708200
E: manny@pauarch.com

PROPOSED WORK: CONSTRUCTION

■ BUILDING ■ ELECTRICAL ■ PLUMBING ■ FIRE □ ELEVATOR

BUILDING CHARACTERISTICS

NUMBER OF STORIES: 3 STORIES
HEIGHT OF STRUCTURE: 32'-6" TO ROOF
AREA OF LARGEST FLOOR: 5,684.7 SQFT
NEW BUILDING AREA: 5,684.7 SQFT
NEW VOLUME: 184,732.75 CUFT
MAXIMUM LIVE LOAD: 40 LBS/SF
MAXIMUM OCCUPANCY: RESIDENTIAL = 55 PERSONS
TOTAL BUILDING AREA: 17,054.1 SQFT

DESCRIPTION OF BUILDING USE

EXISTING
BUILDING USE GROUP: -
PROPOSED
BUILDING USE GROUP: COMMERCIAL
CLASSIFICATION: R-2: 5 UNITS
V-A

ZONING DATA

CITY OF DOVER
BHRPA: BASSETT HIGHWAY REDEVELOPMENT PLAN AREA

BULK REQUIREMENTS

PROPOSED
COMMERCIAL
(5) TOWNHOUSES
LOT AREA 6,821 SQ FT
FRONT YARD
BASSETT HIGHWAY: 3'-7" (EXT. WALL)
2'-7" (EAVE)
PROSPECT STREET: 1'-5" (EXT. WALL)
0'-5" (EAVE)
SIDE YARD
BASSETT HIGHWAY: 1'-0" (EXT. WALL)
0'-0" (EAVE)
PROSPECT STREET: 3'-0" (EXT. WALL)
2'-0" (EAVE)
BUILDING HT. 32'-6" TO ROOF
BUILDING HT. 3 STORY
BUILDING COV. 83.4%
LOT COV. 100%
OFF STREET
PARKING 10 OFF STREET PROVIDED (2 PER UNIT)

CLIENT SIGNATURE

BY SIGNING BELOW, I HEREBY APPROVE THE ABOVE
PROPOSED DEVELOPMENT. I AGREE TO HOLD THE
TOWN OF DOVER HARMLESS FROM ALL
CLAIMS, DAMAGES, LOSSES, AND
EXPENSES, INCLUDING ATTORNEY'S FEES,
THAT MAY BE INCURRED BY THE TOWN
IN CONNECTION WITH THE NECESSARY APPROVALS.

OWNER DATE

SIGNATURE OF APPROVAL

PROPOSED SITE PLAN

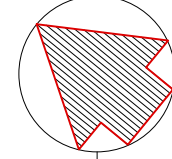
SCALE: 1/16" = 1'-0"

E. BLACKWELL STREET

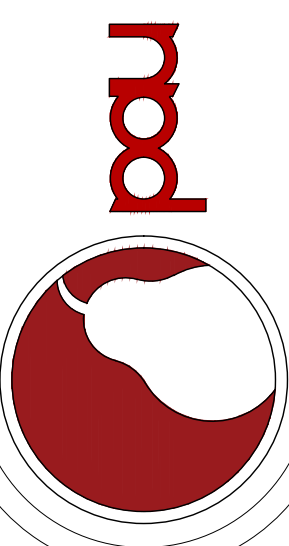
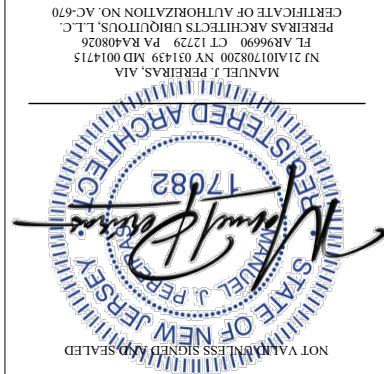
5'-0" SIDE YARD SETBACK
75'-0" PROPOSED BUILDING
1'-0" FRONT YARD SETBACK

24'-0" NEW CURB CUT

3'-5" PROPOSED FRONT YARD SETBACK



0 4 8 16



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PROJECT NAME AND ADDRESS
1 TOWPATH SQUARE
1 TOWPATH SQUARE,
DOVER, NJ 07801

SHEET DESCRIPTION
BLOCK: 1206
LOT: 16
(SUBDISTRICT B)

REVISION / ISSUE
NO. DATE
01 07-13-2026
02 08-13-2026
HISTORIC PRESERVATION APPLICATION

DRAWN DT
CHECKED MJP
SCALE AS NOTED

JULY, 2026

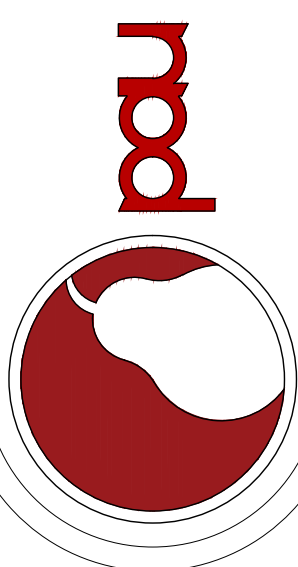
SHEET NUMBER

26048
Z01

BOARD CHAIRMAN

DATE

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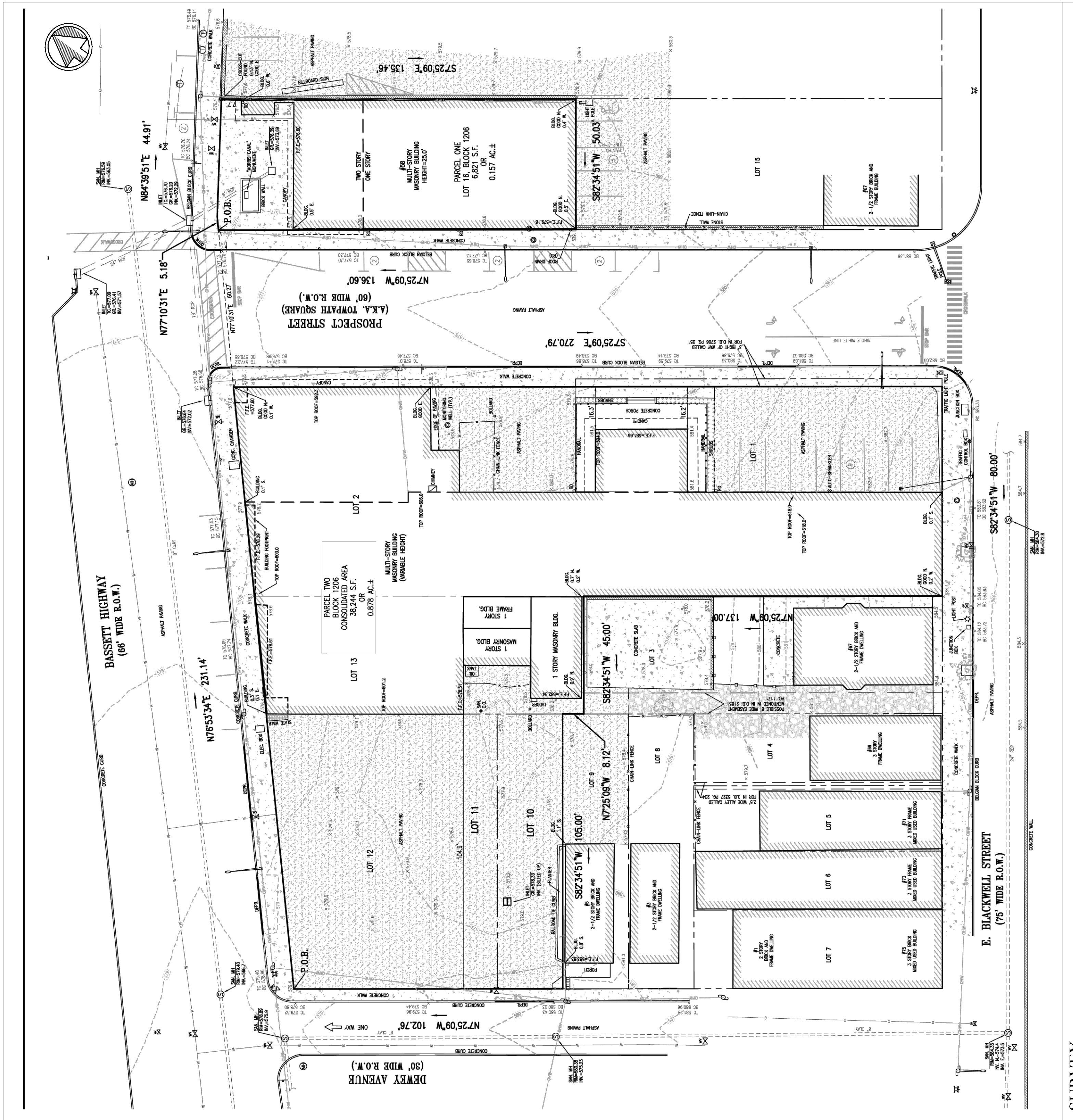
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PROJECT NAME AND ADDRESS
NEW MIXED USED BUILDING
1 TOWPATH SQUARE
1 TOWPATH SQUARE,
DOVER, NJ 07801

SHEET DESCRIPTION
ZONING MAP, TAX MAP AND SURVEY BLOCK: 1206 LOT: 16 (SUBDISTRICT B)

NO.	DATE	REVISION / ISSUE
01.	07-13-2026	HISTORIC PRESERVATION PLAN APPLICATION
02.	08-13-2026	REDEVELOPMENT PLAN APPLICATION

DRAWN	DT
CHECKED	MIP
SCALE	AS NOTED
JULY, 2026	
SHEET NUMBER	
Z02	
26048	
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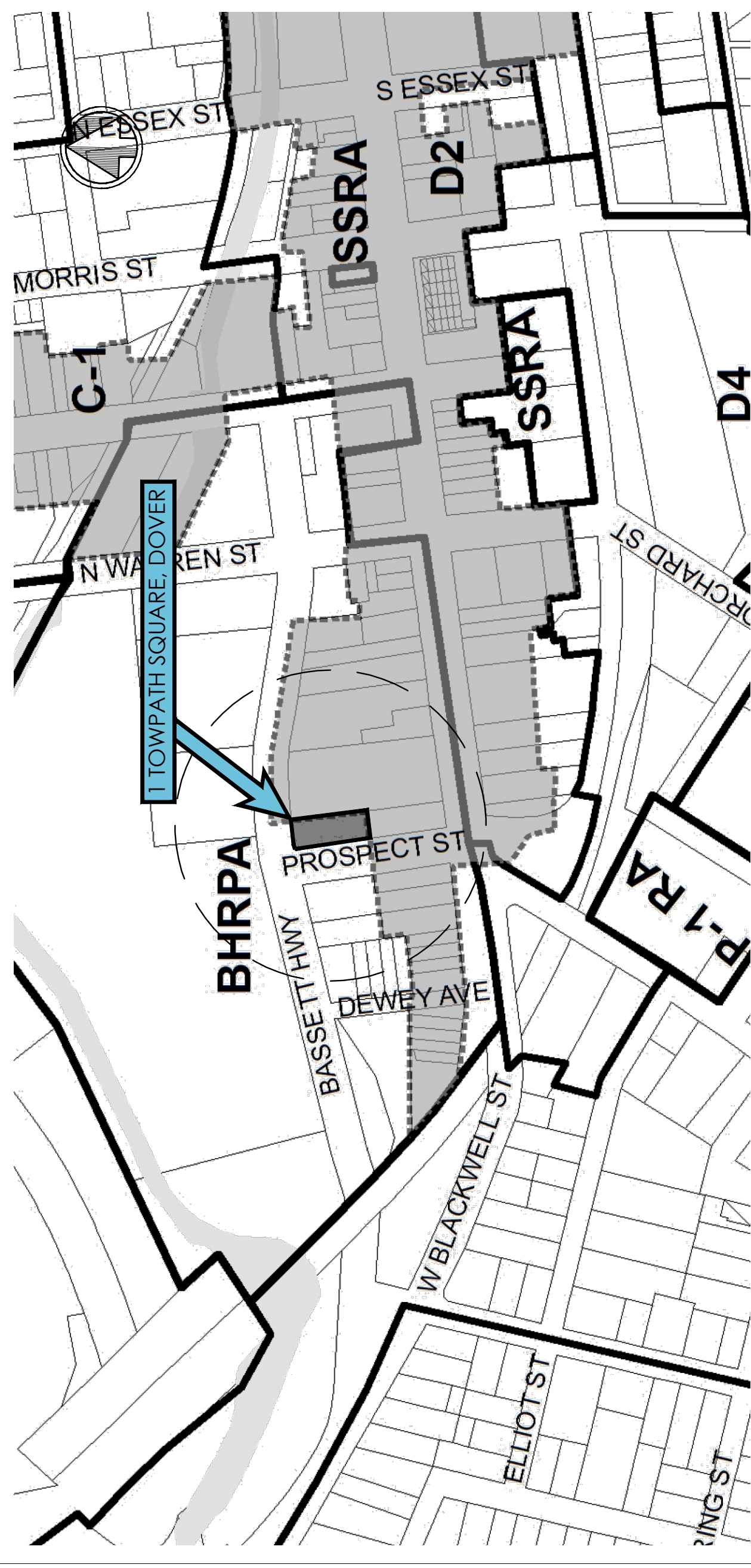


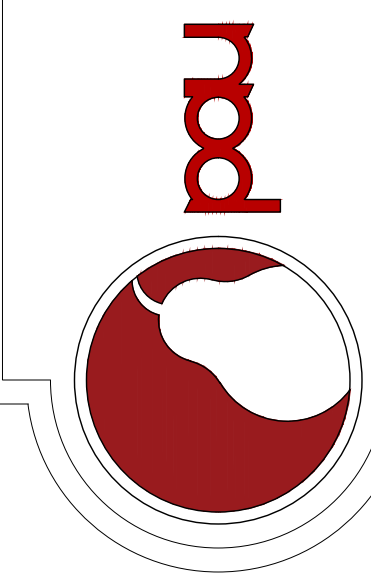
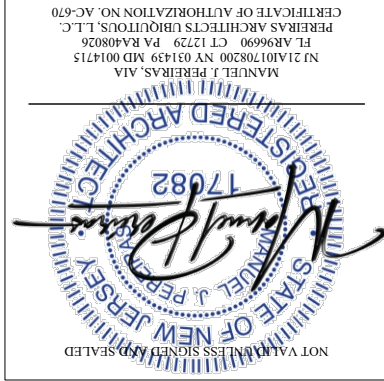
SURVEY

SURVEY INFO PREPARED BY:
HARBOR CONSULTANTS INC
ENGINEERS & SURVEYORS
VICTOR E. VINEGRA, PROFESSIONAL ENGINEER & LAND SURVEYOR.
NJ LIC. No. 34460

320 NORTH AVENUE EAST, CRANFORD, NJ 07016

SURVEY IS DATED: 11-08-2018





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PROJECT NAME AND ADDRESS
NEW MIXED USED BUILDING
1 TOWPATH SQUARE,
DOVER, NJ 07801

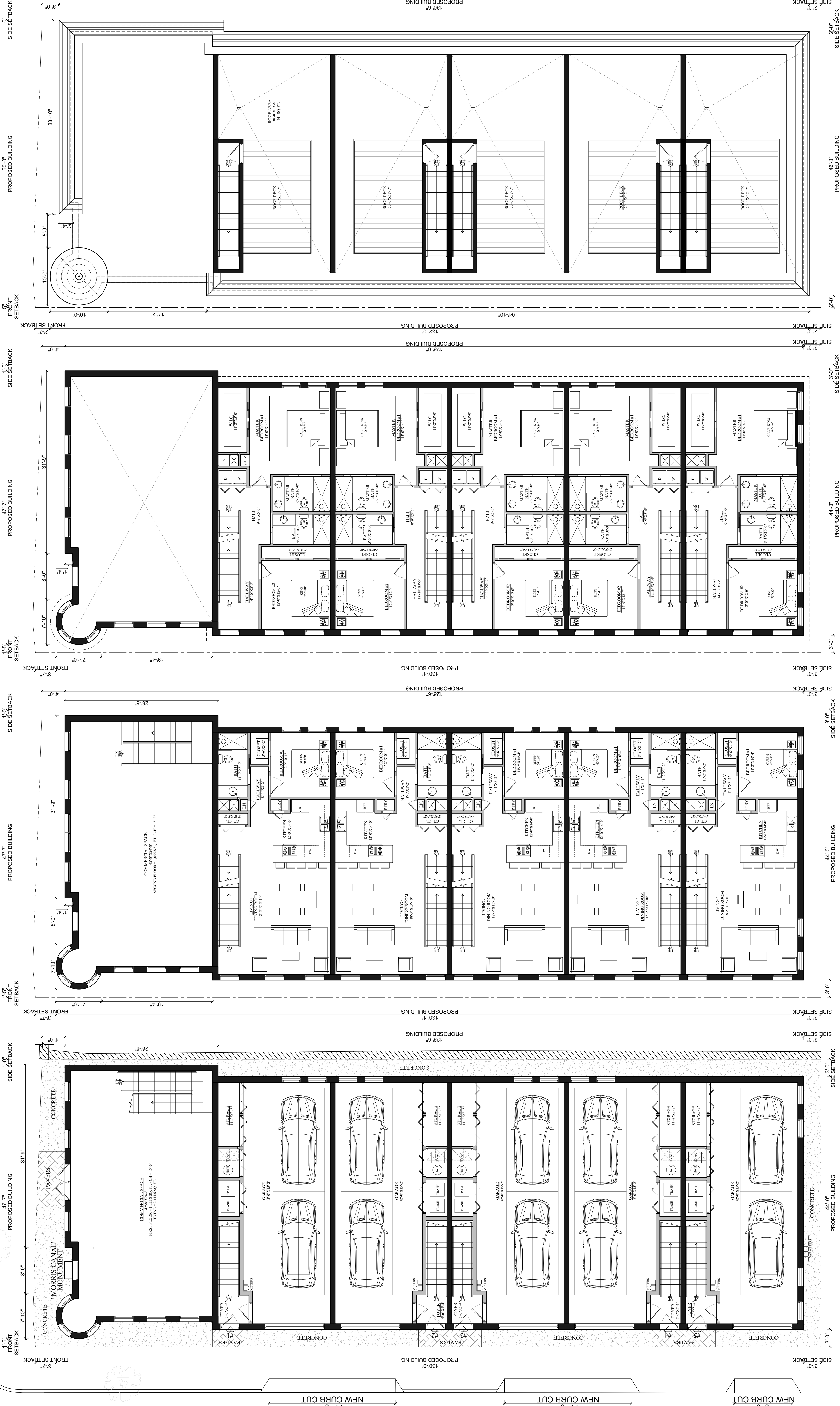
SHEET DESCRIPTION
PROPOSED FLOOR
PLANS
BLOCK: 1206
LOT: 16
(SUBDISTRICT B)

NO.	DATE	REVISION / ISSUE
01	07-13-2026	HISTORIC PRESERVATION APPLICATION
02	08-13-2026	REDEVELOPMENT PLAN APPLICATION

DRAWN	DT
CHECKED	MUP
SCALE	AS NOTED
JULY, 2026	
SHEET NUMBER	
Z03	
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BASSETT HIGHWAY

PROSPECT STREET (A.K.A. TOWPATH SQUARE)



PROPOSED GROUND FLOOR PLAN

COMMERCIAL SPACE:
TOTAL AREA = 21,116 SQ. FT.
GROUND FLOOR: CH = 15'-0" / 1,055.8 SQ. FT.

UNITS #1 - #5:
3 BED-3 BATH / TOTAL AREA = 2,457 SQ. FT.
GROUND FLOOR: CH = 9'-0" / 819 SQ. FT.
SCALE : 1/8" = 1'-0"

PROPOSED SECOND FLOOR PLAN

COMMERCIAL SPACE:
TOTAL AREA = 21,116 SQ. FT.
SECOND FLOOR: CH = 15'-2" / 1,055.8 SQ. FT.

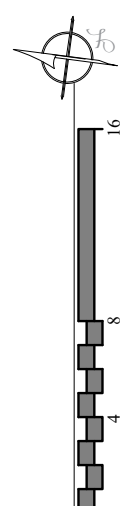
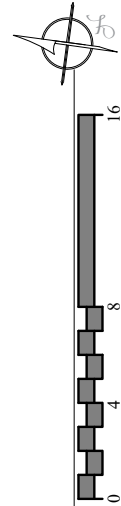
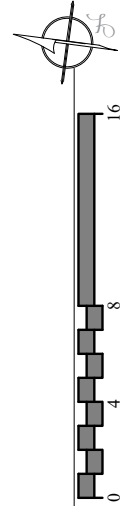
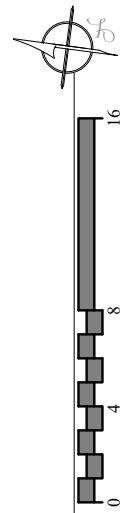
UNITS #1 - #5:
3 BED-3 BATH / TOTAL AREA = 2,457 SQ. FT.
SECOND FLOOR: CH = 9'-0" / 819 SQ. FT.
SCALE : 1/8" = 1'-0"

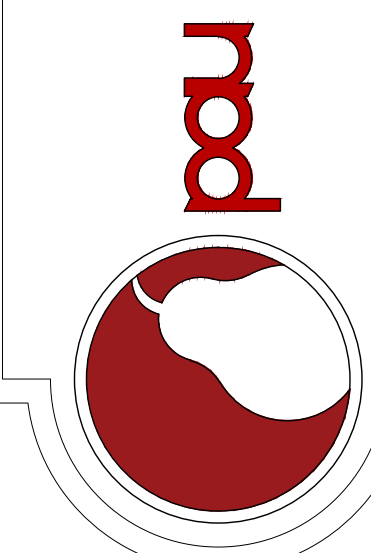
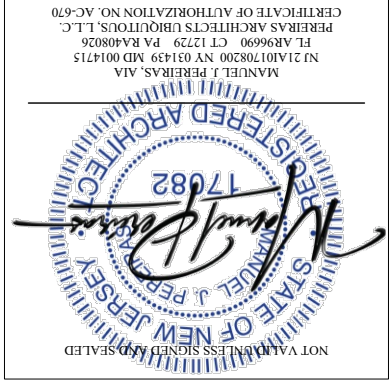
PROPOSED THIRD FLOOR PLAN

UNITS #1 - #5:
3 BED-3 BATH / TOTAL AREA = 2,457 SQ. FT.
THIRD FLOOR: CH = 9'-0" / 819 SQ. FT.
SCALE : 1/8" = 1'-0"

PROPOSED ROOF PLAN

UNITS #1 - #5:
ROOF DECK = 240 SQ. FT.
SCALE : 1/8" = 1'-0"





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PROJECT NAME AND ADDRESS
**NEW MIXED USED BUILDING
1 TOWPATH SQUARE
DOVER, NJ 07801**

SHEET DESCRIPTION
**PROPOSED ELEVATIONS
BLOCK: 1206
LOT: 16
(SUBDISTRICT B)**

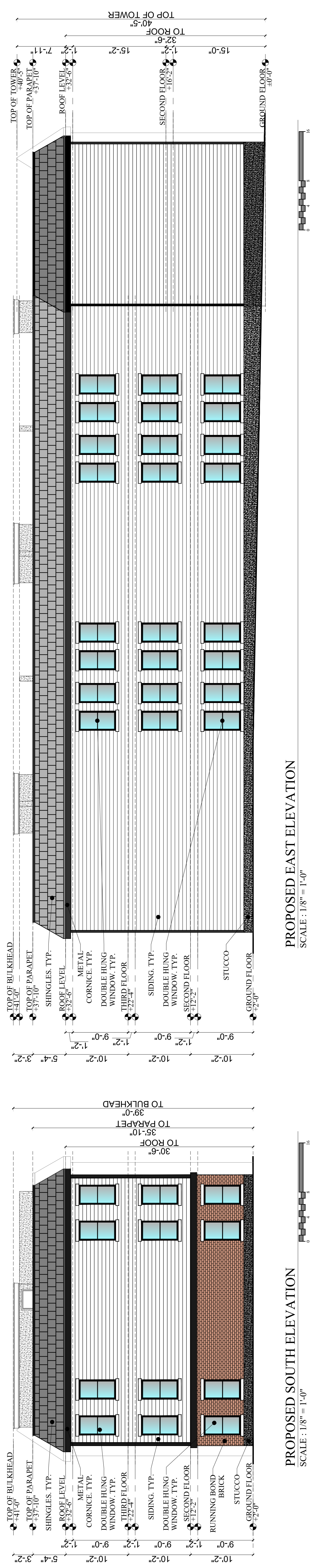
REVISION / ISSUE		DATE	NO.
HISTORIC PRESERVATION APPLICATION		07-13-2026	01
		08-13-2026	02

DRAWN	DT
CHECKED	MJP
SCALE AS NOTED	
JULY, 2026	
SHEET NUMBER	
Z04	
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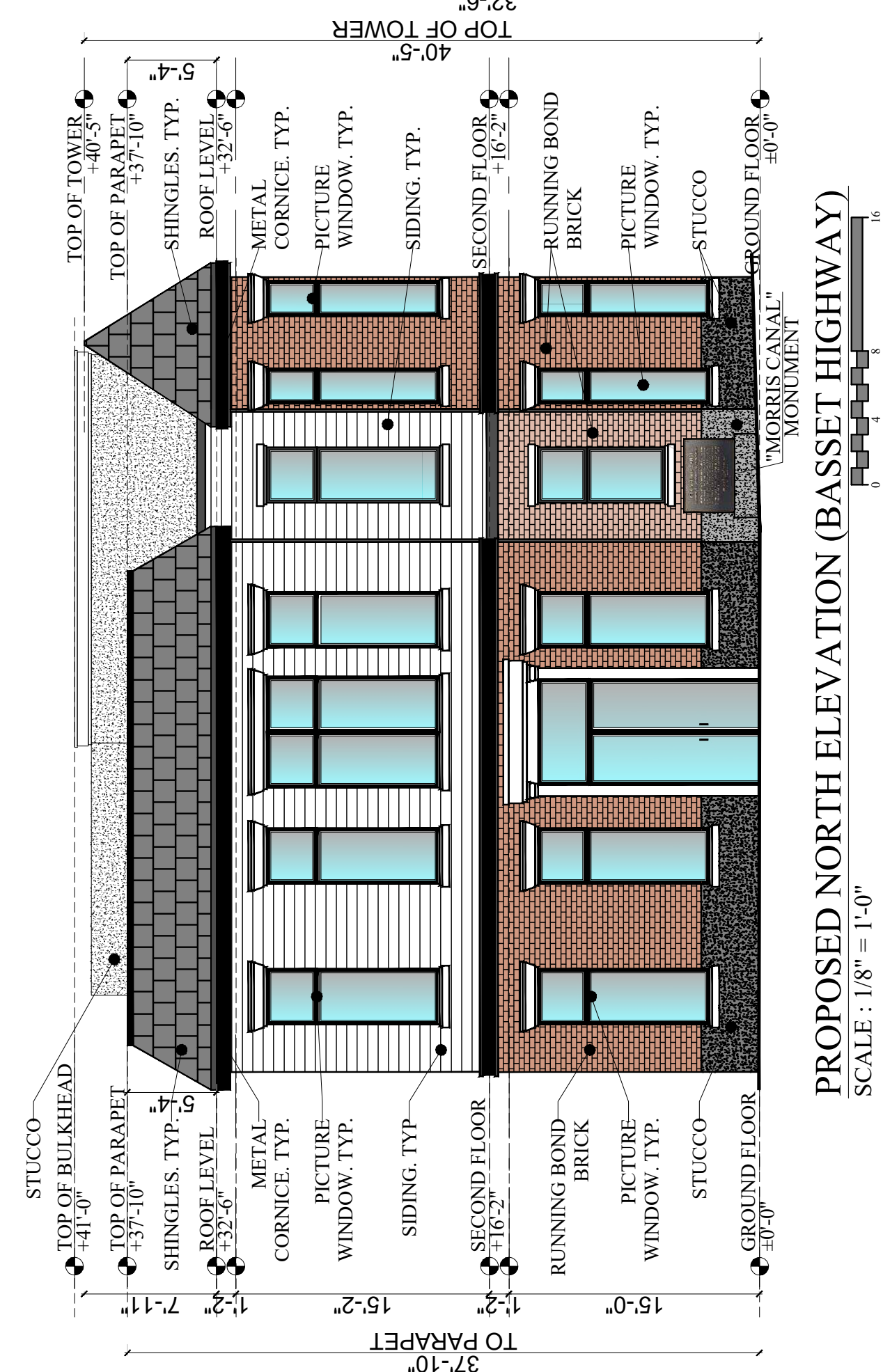
26048



PROPOSED WEST ELEVATION (PROSPECT STREET)
SCALE : 1/8" = 1'-0"



PROPOSED EAST ELEVATION
SCALE : 1/8" = 1'-0"



PROPOSED NORTH ELEVATION (BASSET HIGHWAY)
SCALE : 1/8" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE : 1/8" = 1'-0"