

**TOWN OF DOVER
PLANNING BOARD**

NOTICE OF PUBLIC HEARING

(Block 703, Lot 6.01, and formerly a portion of and also known as Block 703, Lot 6)
June 18, 2026

PLEASE TAKE NOTICE that the Planning Board (the “Planning Board”) of the Town of Dover will hold a public hearing on June 18, 2026, at 7:30 p.m. to conduct a preliminary investigation of property commonly known as 200 W. Clinton Street (and also known as 220 W. Clinton Street) and shown on the official Tax Map of the Town of Dover as Block 703, Lot 6.01 (formerly a portion of and also known as Block 703, Lot 6), County of Morris, State of New Jersey, and containing approximately 6.632 acres (the “Study Area”) and to review the preliminary investigation report prepared concerning the Study Area.

The purpose of the preliminary investigation and the preliminary investigation report is to determine whether the Study Area should be designated by the Municipal Council of the Town of Dover (the “Municipal Council”) as a Non-Condensation Area In Need of Redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”), which determination/designation, if so made, shall, among other things, authorize the Town to use all of the powers provided by the Legislature under the Redevelopment Law for use in a redevelopment area; except however, such determination/designation shall not authorize the Town to exercise the power of eminent domain to acquire any property within the Study Area.

The Study Area is generally bounded by commercial properties to the north and south; State Route 15 (aka W. Clinton Street) and residential properties to the east; and a railroad siding and commercial properties to the west.

The public hearing before the Planning Board will be held on June 18, 2026, beginning at 7:30 p.m., in the Public Meeting Room of Dover Town Hall, located at 37 No. Sussex St., Dover, New Jersey.

All interested parties or those that may be affected by the designation of the Study Area as a Non-Condensation Area In Need of Redevelopment may appear either in person or by attorney and present any comments, evidence or questions which they may have regarding the preliminary investigation and this matter. The hearing may be continued without further notice on such additional or other dates as the Planning Board may determine.

The preliminary investigation, including a map showing the boundaries of the Study Area, the location of the property(s) included therein, and other supporting materials are available for inspection and copying by the public between the hours of 9:00 a.m. and 4:00 p.m. at the Dover Office of Planning and Zoning, located at 100 Princeton Ave., Dover, New Jersey 07801.