



Redevelopment Plan

**Block 1804, Lot 13
Town of Dover, Morris County, New Jersey**

November 18, 2025

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The original of this document was signed and sealed in
accordance with New Jersey Law.

Adopted by Ordinance 47-2025 by the Mayor and Council on December 30, 2025

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I. Acknowledgements

Mayor and Council

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Council Member Sergio Rodriguez
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Planning Board

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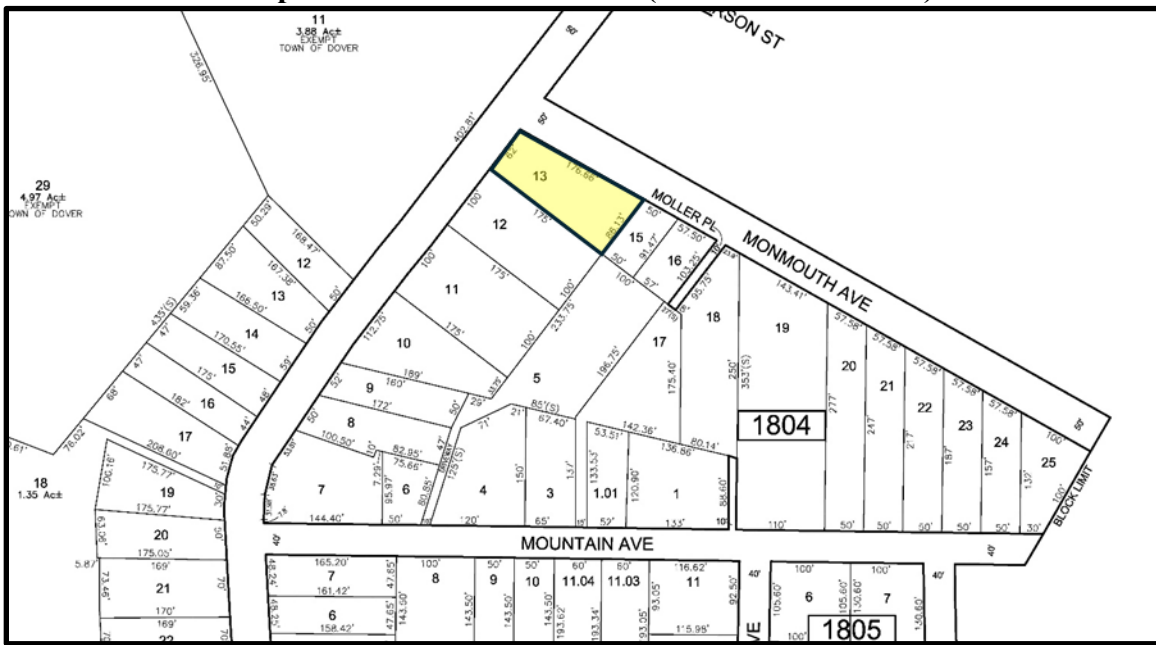
Town & Board Professionals

Dean Donatelli, Esq. – Town Redevelopment Attorney
William J. Rush Esq. – Planning Board Attorney
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II. Introduction

This Redevelopment Plan was developed to provide the development regulations for a specific piece of property known on the Town of Dover Tax Maps as Block 1804, Lot 13 (hereinafter, "Plan Area"). Via Resolution No. 124-2025 (see Appendix A), the Town Council of the Town of Dover designated Block 1804, Lot 13, along with numerous other parcels that will be covered under a separate redevelopment plan(s), a non-condemnation "area in need of redevelopment" under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., which designation authorizes the Town to use all those powers provided under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., except that such determination shall not permit the Town to exercise the power of eminent domain to acquire all or any portion of the properties. The Plan Area delineation can be found in Map 1, below (a full version of Tax Map 18 can be found in Appendix B).

Map 1: Plan Area Delineation (Plan Area in Yellow)



Map Source – Town of Dover Tax Maps – Sheet 18

The Plan Area is located at the intersection of South Morris Street and Monmouth Avenue. The Plan Area encompasses 13,341 square feet (0.302 acres), and presently contains a rooming house.

III. Redevelopment Plan Requirements

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

- (1) The plan 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 Redevelopment Area.
- (3) Adequate provisions for the temporary and permanent relocation, as necessary, of residents in the area.
- (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; (c) the State Development and Redevelopment Plan adopted pursuant to the “State Planning Act”, P.L. 1985, c398 (C.52:18A-196 et al.)
- (6) 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
- (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 shall have first priority for those replacement units provided under the plan. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area.
- (8) The redevelopment plan may include provisions of affordable housing in accordance with the “Fair Share Housing Act” P.L. 1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan.
- (9) Description of the plan relationship to pertinent municipal development regulations as defined in the “Municipal Land Use Law” (MLUL). The plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area.
- (10) All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan.

IV. Goals & Objectives of the Plan

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

1. 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.
2. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment.
3. To provide sufficient space in appropriate locations for a variety of residential uses in order to meet the needs of all New Jersey citizens.
4. To promote a desirable visual environment through creative development techniques and good civic design and arrangements.
5. To provide new housing stock that is within walking distance to the Dover Train Station.
6. To provide a resident population that helps support the local business community and public transit ridership.
7. To promote an attractive streetscape that complements the existing neighborhood and enhances the built environment.

V. Land Development Regulations

A. General Regulations

1. The regulations set forth 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.
2. The Plan Area shall not be subdivided into more than one (1) lot, however, the Redeveloper may, but is not required to, place the residential dwellings and common areas into a condominium form of ownership.
3. Upon demonstration by the Redeveloper that such requests are not detrimental to the Redevelopment Plan or public good, the Planning Board may grant deviations or exceptions to the requirements of this Redevelopment Plan, excluding the permitted uses, building height in excess of ten (10) percent and the residential density.

B. Use, Bulk & Design Regulations

1. Permitted Principal Uses:

- a. Multi-family residential buildings

2. Permitted Accessory Uses:

- a. Leasing and/or management office dedicated for the building on Block 1804, Lot 13 only.
- b. Balconies, terraces, and roof-top decks/patios for individual units and/or common use. Such uses shall not be rented or used by the general public.
- c. Fences, street furniture, and retaining walls.
- d. Parking, which may be structured parking, surface parking, mechanical parking, or subterranean parking.
- e. Utilities, including rooftop solar panels, small wind energy systems and electric charging stations.
- f. Heating, ventilation, and air conditioning equipment, on the roof only.
- g. Refuse and recycling areas located within or outside of the building.
- h. Loading areas.
- i. Storage areas for the building residents or building ownership/management only.

- j. Utility and mechanical rooms.
 - k. Recreation rooms for use of the residents and their visitors only. Such rooms shall not be rented or used by the general public.
 - l. Fitness rooms for use of the residents and their visitors only. Such rooms shall not be rented or used by the general public.
 - m. Swimming pools, saunas, and hot tubs for use of the residents and their visitors only. Such used shall not be rented or used by the general public.
 - n. Cellular communications mounted on the roof of the building, subject to any applicable Town ordinance.
 - o. Mail/package rooms.
 - p. Elevators and elevator equipment.
 - q. ADA ramps.
 - r. Vending machines, located within the building only.
 - s. Laundry rooms for use by the building residents only.
3. Prohibited Uses:
- a. Any principal or accessory use not listed above.
4. Bulk Requirements:
- a. Minimum Lot Area: 13,000 sq. ft. before any potentially required ROW dedications.
 - b. Maximum Building Height: 70 feet¹
 - c. Maximum Dwelling Density: 23 dwelling units
 - d. Front Yard Setback S. Morris: 25 feet
 - e. Front Yard Setback Monmouth: 4.5 feet
 - f. Setback to Block 1804, Lot 12: 10 feet

¹ Building Height - The vertical distance measured from the mean 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 or other rooftop structures, including structures used for indoor and outdoor Recreation Facilities provided those equipment or structures do not exceed twenty-five (25) feet in height as measured from the top of the roofline, nor contain any floor area used for residential purposes, or as otherwise stipulated herein.

- g. Setback to Block 1804, Lot 15: 15 feet
- h. Retaining Wall Setback – Wall 5 ft. or less in height: 0 feet
- i. Retaining Wall Setback – Wall Greater than 5 ft. in height: 5 feet to wall face.
- j. Maximum Building Coverage: 55%
- k. Maximum Impervious Coverage: 75%
- l. Maximum Number of Bedrooms Per Dwelling Unit: 2
- m. Minimum Square Footage Per Dwelling Unit: 500 sq. ft.

5. Parking & Loading

- a. Off-Street Parking: As this is a transit-oriented Redevelopment Plan, no parking shall be required. However, if parking is provided, the dimensions of parking spaces shall meet New Jersey Residential Site Improvement Standards (RSIS).
- b. Loading: One (1), on-site loading space shall be provided. There is no minimum size required, however the loading space shall be adequate to accommodate box trucks for resident move-in/move-outs and for the trash pick-up.
- c. Access: Driveway access shall be located on Monmouth Avenue. No curb cuts shall be permitted on South Morris Street.

6. Building Design Standards

- a. Lobby Location. One (1) residential lobby shall be permitted per building street frontage.
- b. All building façades shall be designed to be attractive from each vantage point and be consistent in their quality and finish on all elevations.
- c. All buildings shall contain a distinctive base, middle and top consistent.
- d. The buildings shall be designed in a manner that is complementary to the area.
- e. Blank or featureless walls are prohibited, 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:
 - 1. Use of a demise line. A demise line is an artificial vertical boundary that breaks a façade conceptually into several smaller units. 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.

2. Pilasters, change in material, building step backs, and other façade recesses or projections.

- f. 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.
- g. High quality durable decorative materials shall be incorporated into the ground floor façade along street frontages.
- h. Primary exterior building materials shall be wood, brick stone, stucco, metal glass or other similar durable materials. Aluminum siding, vinyl siding, EIFS, artificial stone, brick veneer, thin brick and ply gem shall be prohibited.
- i. 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.
- j. 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.
- k. 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 Council approval.
- l. Any building submitted for approval to the Planning Board shall have an appearance substantially consistent with the rendering provided in Appendix C and the conceptual architectural elevations and site plan in Appendix D.

7. Landscaping Standards

- a. A landscape plan shall be provided that is signed and sealed by a New Jersey licensed architect, planner, engineer, or landscape architect.
- b. The landscape plan shall be subject to review and approval t by the Town’s consulting landscape architect, engineer or planning staff/consultant, and further provided that same may seek input from an arborist and/or shade tree commission.

- c. Street trees shall be hardy, native or native adaptive species that are drought tolerant and able to thrive in an urban environment.
- d. 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.
- e. Landscaping for rooftop amenities and terraces. Such plantings shall be hardy, native or native adaptive species that are able to thrive in an urban environment. Rooftop planters shall contain appropriate drainage outlet systems and may include storage reservoir systems, irrigation and root barriers.
- f. 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.
- g. Plant material installed in the public right-of-way shall be guaranteed by the Redeveloper for a period of two years.
- h. A planting schedule shall be provided by the Redeveloper and approved by the Planning Board.

8. Lighting

- a. General. 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.
- b. Street lighting. Street lighting, if required, shall conform to the Town of Dover municipal street lighting standards or as approved by the Planning Board or Town Engineer.\
- c. 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.
- d. Side and rear yard lighting. Lighting should only be proposed for security purposes and not exceed 0.25 footcandle at the property line.
- e. 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.
- f. 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.

9. Signs

- a. Facade Signage. A façade sign measuring no greater than four (4) feet by eight (8) feet shall be permitted on the Monmouth Avenue façade elevation. Façade signs shall be externally illuminated or illuminated with back-lit channel or halo letters.
- b. Freestanding Sign. A freestanding sign measuring no greater than four (4) feet by eight (8) feet shall be permitted in the front yard setback along South Morris Street. The sign shall be set back a minimum of five (5) feet from the public right-of-way and shall not be located in any required sight triangle. Freestanding signs shall be externally illuminated.

10. Additional Standards

- a. 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 (4) sides of said enclosure. The masonry enclosure and access gate shall match or complement the principal building.
- b. Each dwelling unit shall have its own washer and dryer.
- c. Stormwater management. A storm water management plan and stormwater calculations shall be prepared for review and approval by the Town/Board Engineer. Such plan shall comply with the Town's stormwater management ordinance and NJDEP rules and regulations, if applicable.
- d. Water and sanitary sewer utility extensions as approved by the Town Engineer, PVSC, and NJDEP shall be provided, if required.
- e. 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.
- f. 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.
- g. 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.
- h. No mechanical equipment shall be placed on the ground floor outside of the building on any area that abuts a public right of way.
- i. All dwelling units and common areas shall have air conditioning.

VI. Relationship to Planning Policies

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

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:

1. 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;
2. To secure safety from fire, flood, panic and other natural and man-made disasters;
3. To provide adequate light, air, and open space;
4. To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities;
5. 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.
6. 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;
7. To promote the desirable visual environment through creative development techniques and good civic design and arrangement;
8. 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
9. 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.

The LHRL 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 Rockaway Master Plan Reexamination adopted November 18, 2019:

- 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;
- Goal 3: To concentrate development in the southerly portion of the Town;
- Goal 6: To encourage the design of open space features in cluster developments to abut the open space elements of adjacent properties;
- Goal 7: To provide a variety of housing types, densities, and a balanced housing supply, in appropriate locations, to serve the Town;
- 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;
- Goal 15: To support the overall philosophy of the Highlands Water Protection and Planning Act; and
- 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:

- Goal 2.1-3: Permit development in a manner so as to protect environmentally sensitive areas and features;
- 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;
- Goal 2.2-3: The density of housing development should be related to the carrying capacity of the land, roads and utility infrastructure;
- Goal 2.2-4: Cluster development should be encouraged to minimize environmental disturbance and preserve open space;
- Goal 3.0-2: Encourage creative planning and development to produce visual harmony and identity, preserve special physiographic features and protect natural resources; and
- 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

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

- 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.

- 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.
- 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.
- 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.
- Objective 1: Promote the continued revitalization and redevelopment of the County’s established downtown centers and commercial corridors;
- 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;
- Objective 4: Promote the revitalization of suburban town centers as multi-modal, mixed-use centers of diverse commercial and housing opportunities;
- Objective 6: Support the creation of diverse housing types that meet the needs of all age groups, income levels and lifestyles;
- Objective 7: Encourage higher density and mixed-use developments in downtown areas, near public transit, consistent with infrastructure availability and community goals;
- Objective 8: Promote careful environmental analysis and the avoidance of environmental resources in all development proposals. Advance development in a manner that avoids these resources and mitigates potential environmental impacts;
- 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
- 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.

D. New Jersey Highlands Regional Master Plan

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.

- Goal 6E: The incorporation of regional development patterns and related environmentally sensitive areas within existing community zones;
- 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;
- Goal 6H: Guide development away from environmentally sensitive and agricultural lands and promote development and redevelopment in or adjacent to existing developed lands;
- Goal 6J: Accommodation of regional growth and development needs through the reuse and redevelopment of previously developed areas, including brownfields, grayfields and underutilized sites;
- 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;
- Goal 6N: Use of smart growth principals, including low impact development, to guide development and redevelopment in the Highlands Region;
- 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. State Development and Redevelopment Plan (SDRP)

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:

- Goal 1: Reverse the concentration of adverse environmental and public health impacts in overburdened communities and redress inequities resulting from past planning actions;
- Goal 2: Effectively address the adverse impacts of global climate change;
- Goal 3: Protect, maintain, and restore the State's natural and water resources and ecosystems;
- Goal 4: Protect the environment; Prevent and clean up pollution;
- Goal 5: Revitalize and recenter the State's underutilized developed areas;
- 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.
- Goal 8: Provide affordable and effective public facilities and services; and
- Goal 10: Ensure sound and integration planning and implementation at all levels statewide.

VII. Relocation of Residents

There are nine (9) tenant rooms in the rooming house as well as one (1) studio and one (1) apartment unit. All occupants are residing at the property on a month-to-month basis. All occupants shall be afforded the statutory minimum required notice to vacate the premises. Should any occupants require assistance with relocation, the Redeveloper shall assist such residents pursuant to any applicable local, county or state regulation.

VIII. Plan Administration

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 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 Plan Area.

8. The Planning Board may grant relief from the requirements of this Plan pursuant to N.J.S.A. 40:55D-70c or N.J.S.A. 40:55D-51, as applicable, where the standards set forth therein are met. In no event shall relief be granted to provide a use that is not permitted by this Plan.
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. This Plan Cannot Be Used As A Basis For Eminent Domain. This Redevelopment Plan is not an area that has been declared eligible for condemnation and as such cannot be used as a basis for eminent domain acquisition.
11. Effect of Approval. 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. 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.
12. The Plan Area does not need to provide affordable housing units.

IX. Appendix

APPENDIX A
TOWN COUNCIL RESOLUTION 124-2025

Redevelopment Plan for Block 1804, Lot 13
Town of Dover, Morris County, New Jersey



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 124-2025

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, DECLARING CERTAIN PROPERTY IN THE TOWN A NON- CONDEMNATION AREA IN NEED OF REDEVELOPMENT

WHEREAS, N.J.S.A. 40A:12A-6 of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “LRHL”) authorizes the governing body of any municipality, by resolution, to have its Planning Board conduct a preliminary investigation to determine whether an area of the municipality is a non-condemnation “area in need of redevelopment” pursuant to the criteria contained in N.J.S.A. 40A:12A-5 of the LRHL; and

WHEREAS, the Mayor and Town Council of the Town of Dover (the “Town Council”) considered it to be in the best interest of the Town to have the Town Planning Board conduct a preliminary investigation of certain properties located in the Town and shown on the official Tax Map of the Town as Block 510, Lot 6; Block 510, Lot 6 (Unit B01); Block 1213, Lots 2 and 4; Block 1219, Lots 4, 5 and 6; Block 1803, Lot 11; and Block 1804, Lot 13, and as shown on **Exhibit 1** attached hereto (collectively, the “Property”), to determine whether such Property, or any portions thereof, is a non-condemnation area in need of redevelopment; and

WHEREAS, in Resolution No. 285-2024, adopted November 12, 2024, the Town Council authorized and directed the Planning Board to conduct a preliminary investigation to determine whether the Property, or any portions thereof, constitutes a non-condemnation “area in need of redevelopment” according to the criteria set forth in N.J.S.A. 40A:12A-5 of the LRHL; and

WHEREAS, the Property is generally located along and on the north and south sides of a portion of the Norfolk Southern (Morris & Essex) railroad right-of-way, and along and on portions of Orchard Street and South Morris Street; and

WHEREAS, the Mayor and Town Council believes the Property is potentially valuable for contributing to, serving, and protecting the public health, safety and welfare and for the promotion of smart growth within the Town; and

WHEREAS, the Planning Board, at a duly noticed public hearing held on April 17, 2025, reviewed the report entitled “Non-Condensation Area in Need of Redevelopment, Preliminary Investigation, Block 510 Lots 6 & 6 (Unit B01); Block 1213 Lots 2 & 4; Block 1219 Lots 4, 5, & 6; Block 1803 Lot 11; Block 1804 Lot 13”, dated March 25, 2025, prepared by John McDonough Associates, LLC (the “Preliminary Investigation”) and testimony of the Town’s professional planning consultant pursuant to and in accordance with the procedural requirements of N.J.S.A. 40A:12A-6, to determine whether the Property satisfies the criteria set forth in N.J.S.A. 40A:12A-5 (or, if and as applicable, N.J.S.A. 40A:12A-3) to be designated as a non-condemnation area in need of redevelopment; and

WHEREAS, at the hearing, the Planning Board heard from all persons who were interested in or would be affected by a determination that the Property is a non-condemnation redevelopment area. All objections to a determination that the Property is an area in need of redevelopment and evidence in support of those objections were received and considered by the Planning Board and made part of the public record; and

WHEREAS, the Planning Board considered and reviewed each of the statutory criteria in the LRHL and the condition of the Property as analyzed in detail in the testimony of the Town’s professional planning consultant and in the Preliminary Investigation, as well as comments from all persons who were interested in or would be affected by a determination that the Property is a non-condemnation redevelopment area, including but not limited to the functional obsolescence of the use of the property as surface parking and the layout of the improvements within the Property, and concurred with the finding in the Preliminary Investigation; and

WHEREAS, after conducting its investigation and reviewing the Preliminary Investigation, preparing a map of the proposed redevelopment area, and completing a public hearing at which all objections to and support of the designation were received and considered, the Town of Dover Planning Board resolved to recommend that the Property illustrated on **Exhibit 1** attached hereto, be declared as a non-condemnation area in need of redevelopment; and

WHEREAS, the Planning Board recommended to the Mayor and Town Council that the Property be declared a non-condemnation “area in need of redevelopment” under the LRHL in accordance with N.J.S.A. 40A:12A-6; and

WHEREAS, the Town Council concurs and agrees with Planning Board’s recommendation as supported by the reasons stated in the Preliminary Investigation that the Property constitutes and meets the criteria under the LRHL and that the Property should be determined and declared a non-condemnation “area in need of redevelopment”, which would authorize the Town to use all those powers provided under the LRHL, except that such determination shall not permit the Town to exercise the power of eminent domain to acquire all or any portion of the Property.

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of the Town of Dover, State of New Jersey, that the property illustrated on **Exhibit 1** attached hereto, is hereby designated a non-condemnation “area in need of redevelopment” under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., which designation authorizes the Town to use all those powers provided under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., except that such determination shall not permit the Town to exercise the power of eminent domain to acquire all or any portion of the Property; and

BE IT FURTHER RESOLVED, that the Town Council hereby directs the Town Clerk to (a) serve this Resolution declaring that the property illustrated on **Exhibit 1** attached hereto is designated a non-condemnation redevelopment area upon the Commissioner of Community Affairs in accordance with N.J.S.A. 40A:12A-6.b(5)(c), and (b) serve notice of such designation, within ten (10) days hereof, upon all record owners of property located within the delineated area, those whose names are listed in the tax assessor's records, and upon each person who filed a written objection thereto and stated an address to which notice of determination may be sent in accordance with N.J.S.A. 40A:12A-6.b(5)(d); and

BE IT FURTHER RESOLVED, that the Town Council hereby authorizes John McDonough Associates, LLC to prepare a redevelopment plan for the Property illustrated on **Exhibit 1** attached hereto for review and consideration by the Town Council in accordance with the LRHL; and

BE IT FURTHER RESOLVED, that a copy of this resolution shall be published as required by law.

ATTEST:


Tara M. Pettoni, Municipal Clerk

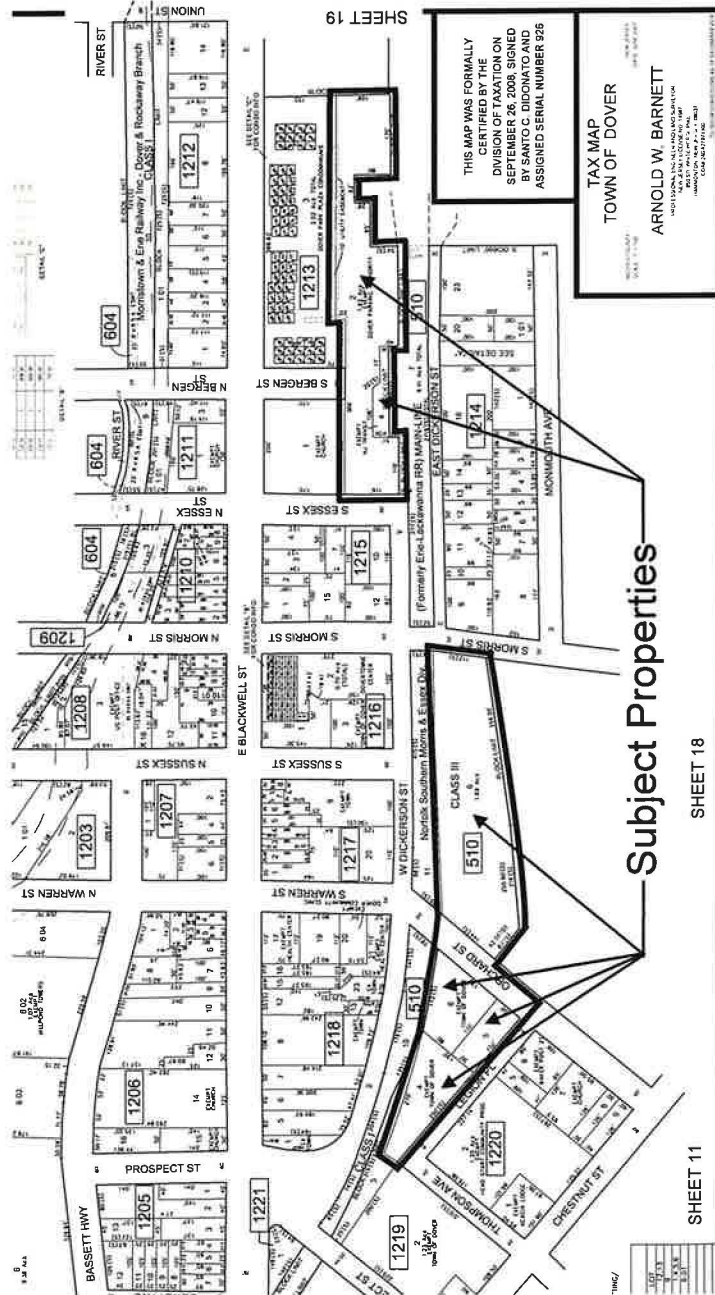

James P. Dodd, Mayor

ADOPTED: 4/22/2025



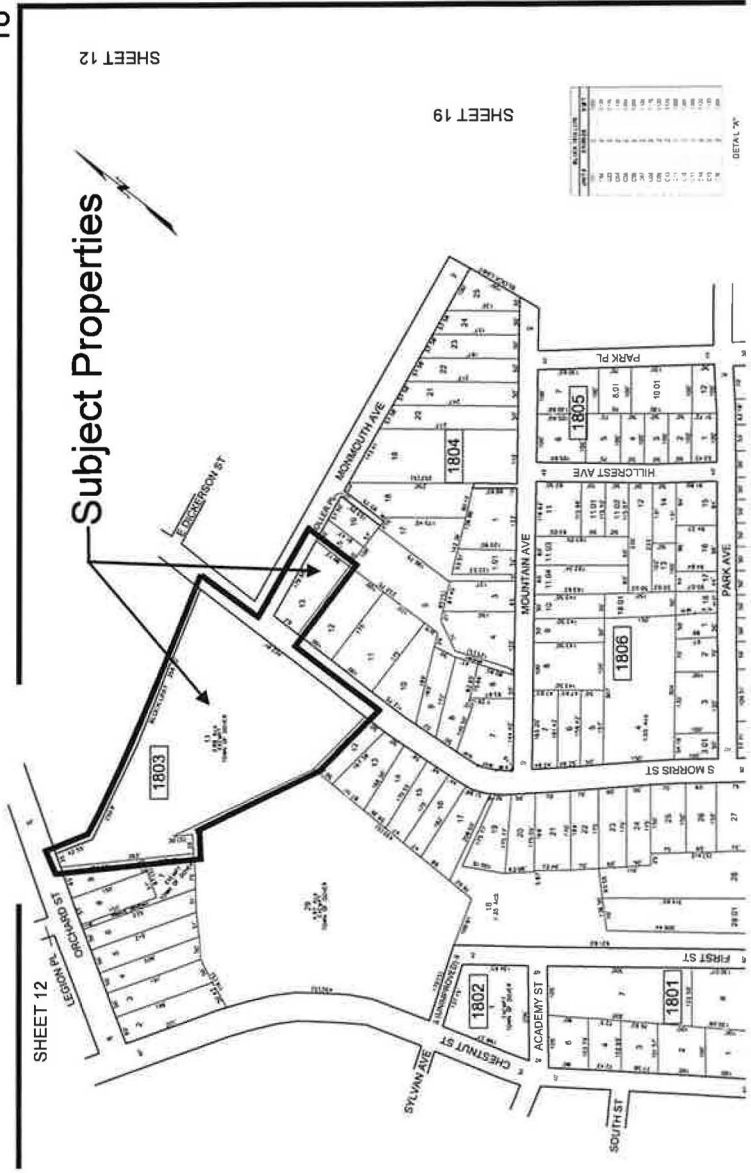
TOWN OF DOVER MAYOR & TOWN COUNCIL

Exhibit 1
Map of Study Area



**Block 510, Lot 6; Block 510, Lot 6 (Unit B01); Block 1213, Lots 2 and 4;
and Block 1219, Lots 4, 5 and 6**

Subject Properties



Block 1803, Lot 11; and Block 1804, Lot 13

APPENDIX B
TOWN OF DOVER – TAX MAP – SHEET 18 (FULL)

Redevelopment Plan for Block 1804, Lot 13
Town of Dover, Morris County, New Jersey

REVISIONS			
DATE	BY	LIC NO	LOT
2/10/09	ARNOLD W. BARNETT	14987	7
2/10/09	ARNOLD W. BARNETT	14987	1,01
2/10/09	ARNOLD W. BARNETT	14987	7
2/10/09	ARNOLD W. BARNETT	14987	1,18
2/10/09	ARNOLD W. BARNETT	14987	5,16
2/10/09	ARNOLD W. BARNETT	14987	18,11
3/17/15	CHARLES A. ATKINSON	33994	6,10

* THIS MAP IS A COPY OF THE ORIGINAL MAP PREPARED BY ARNOLD R. SMITH DATED 1931. THE ORIGINAL IS ON FILE IN THE ENGINEERS OFFICE.

* THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/ DESIGN (CAD/D) AND COORDINATE GEOMETRY (COGO).



UNIT#	BLOCK 1810 LOTS	STORIES	SQFT
C01	2	1200	
C02	2	1120	
C03	2	1176	
C04	2	1120	
C05	2	1200	
C06	2	1200	
C07	2	1200	
C08	2	1176	
C09	2	1200	
C10	2	1200	
C11	2	1200	
C12	2	1200	
C13	2	1200	
C14	2	1120	
C15	2	1120	
C16	2	1200	

DETAIL "A"

THIS MAP WAS FORMALLY CERTIFIED BY THE DIVISION OF TAXATION ON SEPTEMBER 26, 2008, SIGNED BY SANTO C. DIDONATO AND ASSIGNED SERIAL NUMBER 926

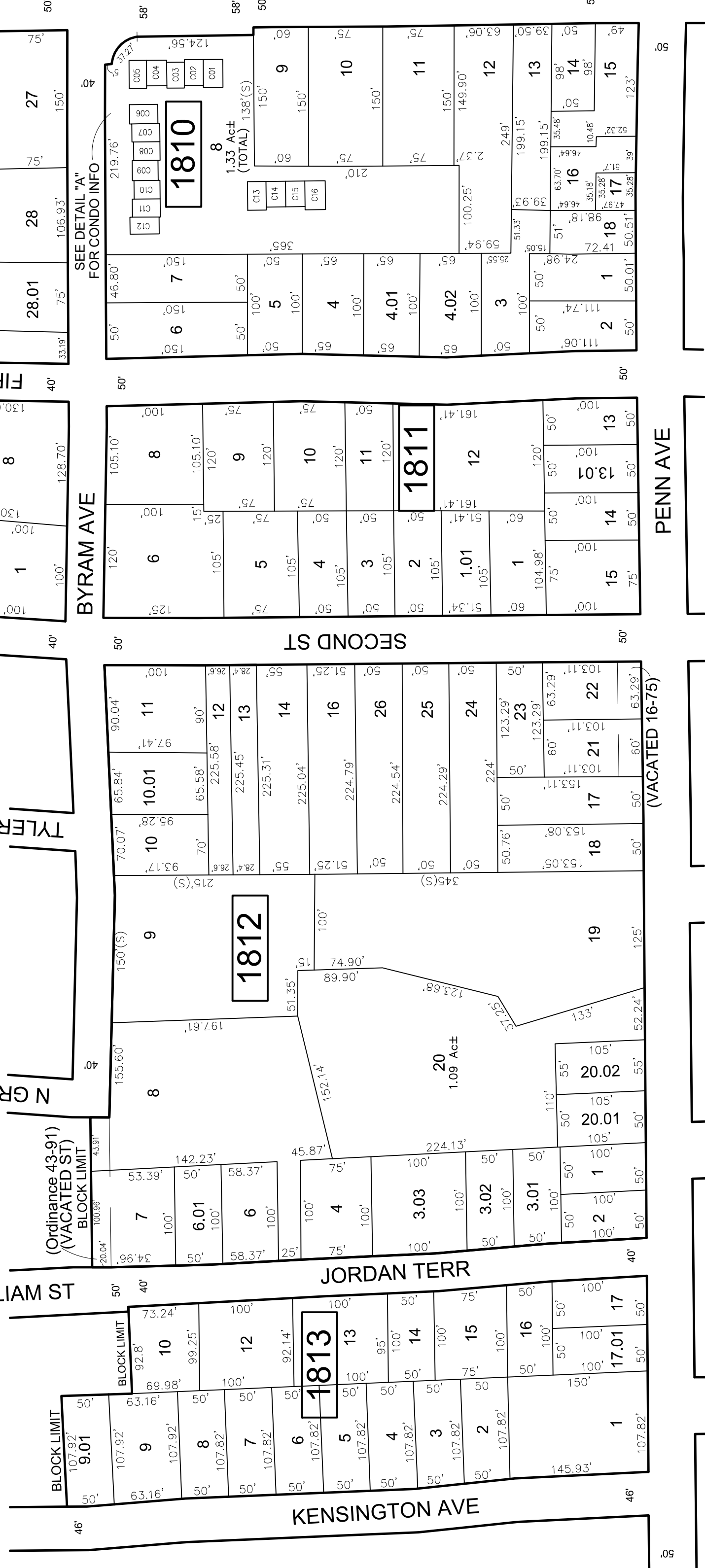
TAX MAP
TOWN OF DOVER

MORRIS COUNTY
SCALE: 1" = 100'

NEW JERSEY
DATE: JUNE 2007

ARNOLD W. BARNETT
PROFESSIONAL ENGINEER AND LAND SURVEYOR
NEW JERSEY LICENSE NO. 14897
850 SO. WHITE HORSE PkE
HAMMONTON, NJ 08037
COP# 2424275300

TO SHOW CONDITIONS AS OF DECEMBER 2015



SEE DETAIL "A" FOR CONDO INFO

UNIT#	ACREAGE	STORIES	SQFT
C01	1.33	138	(S)
C02	1.33	138	(S)
C03	1.33	138	(S)
C04	1.33	138	(S)
C05	1.33	138	(S)
C06	1.33	138	(S)
C07	1.33	138	(S)
C08	1.33	138	(S)
C09	1.33	138	(S)
C10	1.33	138	(S)
C11	1.33	138	(S)
C12	1.33	138	(S)
C13	1.33	138	(S)
C14	1.33	138	(S)
C15	1.33	138	(S)
C16	1.33	138	(S)
C17	1.33	138	(S)
C18	1.33	138	(S)
C19	1.33	138	(S)
C20	1.33	138	(S)
C21	1.33	138	(S)
C22	1.33	138	(S)
C23	1.33	138	(S)
C24	1.33	138	(S)
C25	1.33	138	(S)
C26	1.33	138	(S)
C27	1.33	138	(S)
C28	1.33	138	(S)
C29	1.33	138	(S)
C30	1.33	138	(S)

**APPENDIX C
BUILDING RENDERING**

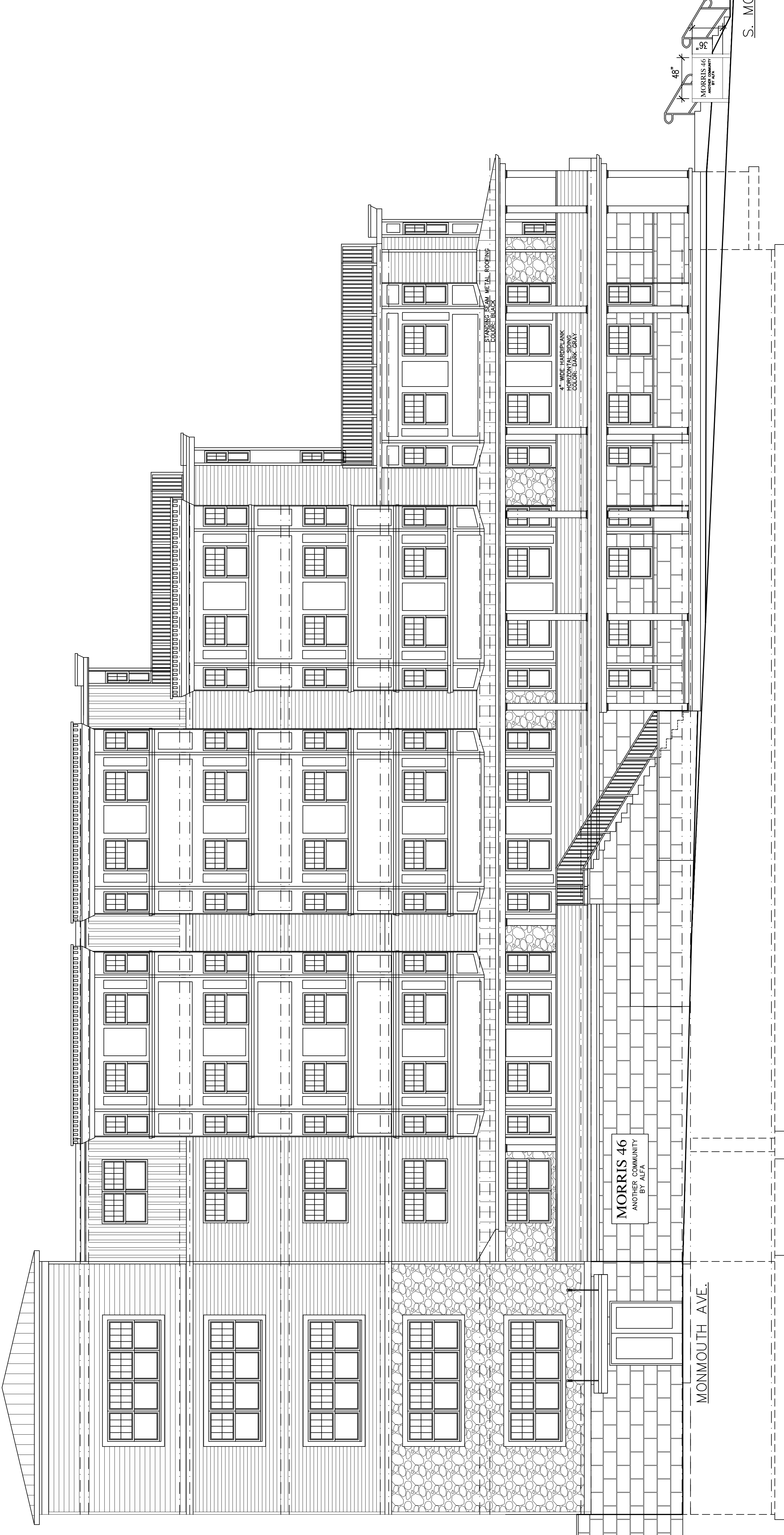
**Redevelopment Plan for Block 1804, Lot 13
Town of Dover, Morris County, New Jersey**



Building Rendering
Block 1804, Lot 13
Town of Dover NJ

**APPENDIX D
CONCEPTUAL FAÇADE
ELEVATIONS & SITE PLAN**

**Redevelopment Plan for Block 1804, Lot 13
Town of Dover, Morris County, New Jersey**



LEFT SIDE (MONMOUTH ST.) ELEVATION
SCALE: 1/8" = 1'-0"

REVISION	DATE	DESCRIPTION
6/25/25	6/25/25	RELEASED FOR BRD REVIEW
7/30/25	7/30/25	REVISED PER CLIENT
9/12/25	9/12/25	REVISED FOR BOARD REVIEW
10/24/25	10/24/25	RELEASED FOR BRD REVIEW
10/31/25	10/31/25	RELEASED FOR RDP
11/15/25	11/15/25	REVISED FOR RDP

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46 SOUTH MORRIS STREET
FOR ALFA INVESTMENTS
LOT: 13, BLOCK: 1804
NEW APARTMENT BUILDING
TOWN OF DOVER, NJ
PROPOSED SIDE (MONMOUTH) ELEVATION

ARCH. REG. NO. AI 11569
KEITH T. CHAMBERS, AIA

DRAWN BY: KTC
CHECKED BY: KTC
SCALE: 3/16" = 1'-0"
DWG. DATE: 11/06/24
01/30/25
PRINT DATE: 07/30/25
09/12/25
10/24/25
DRAWING No: 10/31/25
11/15/25

SK-3

PROJECT No. 22-22-1302

CHAMBERS
ARCHITECTURE INC.
P.O. BOX 1058
FLEMINGTON, N.J. 08822
TEL: (908) 788-3546

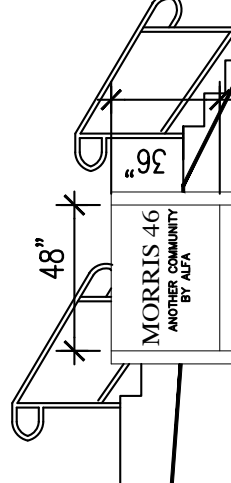
MONMOUTH AVE.

S. MORRIS ST.

MORRIS 46
ANOTHER COMMUNITY
BY ALFA

EXPANDING TEAM METAL ROOFING
COLOR: BLACK

4" WIDE HARDPLANK
COLOR: DARK GRAY



REVISION	DATE	DESCRIPTION
6/25/25	6/25/25	RELEASED FOR BRD REVIEW
7/30/25	7/30/25	REVISED PER CLIENT
9/12/25	9/12/25	REVISED FOR BOARD
10/24/25	10/24/25	RELEASED FOR BRD REVIEW
11/03/25	11/03/25	RELEASED FOR RDP
11/15/25	11/15/25	RELEASED FOR RDP

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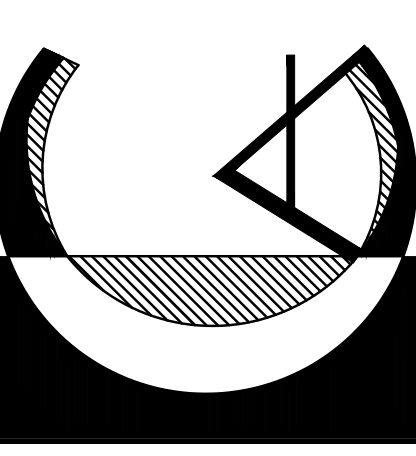
46 SOUTH MORRIS STREET
FOR ALFA INVESTMENTS
LOT: 13, BLOCK: 1804
NEW APARTMENT BUILDING
TOWN OF DOVER, NJ
PROPOSED FRONT ELEVATION

ARCH. REG. NO. AI 11569
KEITH T. CHAMBERS, AIA

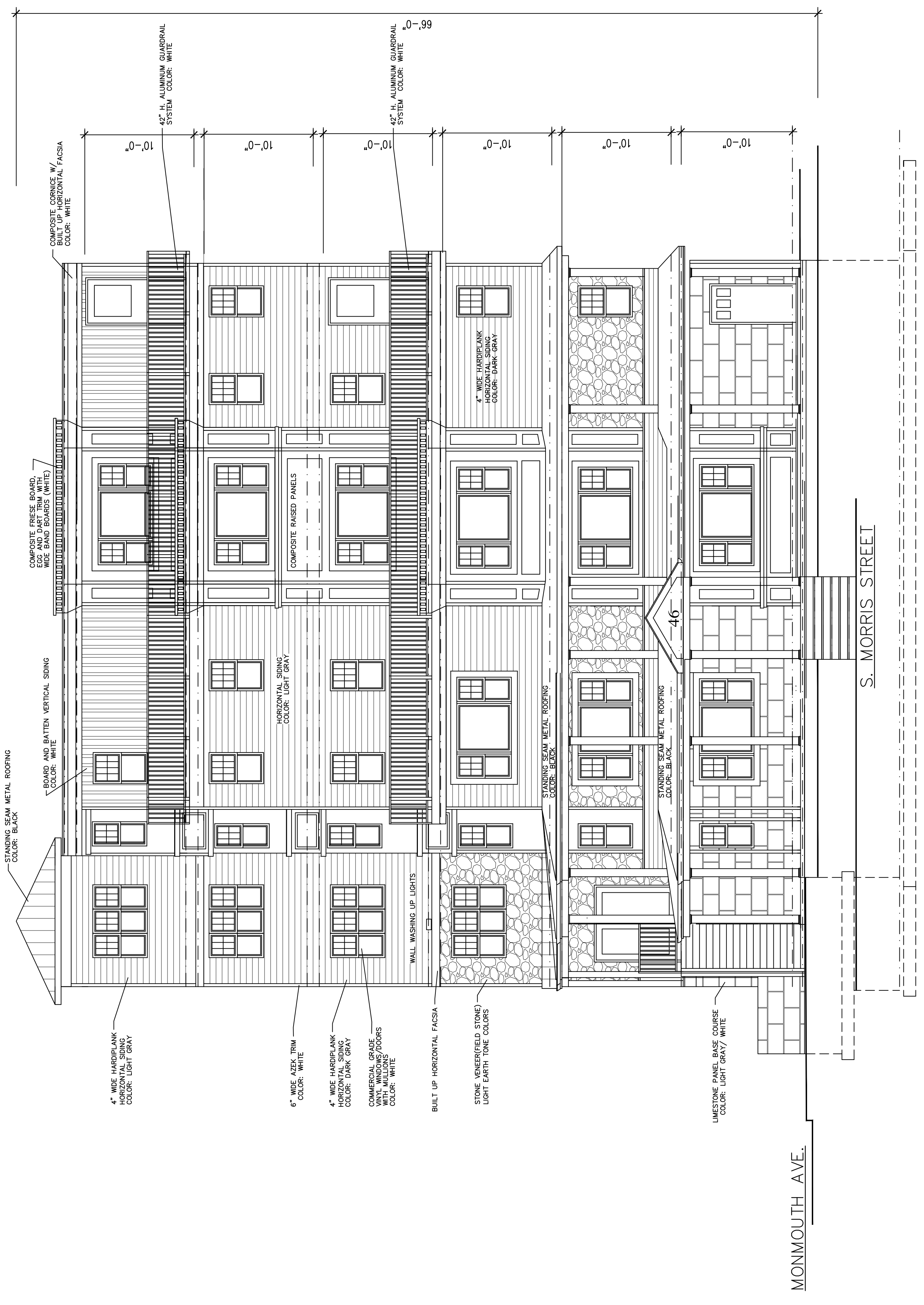
DRAWN BY: KTC
CHECKED BY: KTC

SCALE: 3/16" = 1'-0"
DWG. DATE: 05/06/25
PRINT DATE: 06/25/25
07/30/25
09/12/25
DRAWING No: 11/03/25
11/15/25

SK-4
PROJECT No. 22.22.1302



CHAMBERS
ARCHITECTURE INC.
P.O. BOX 1058
FLEMINGTON, N.J. 08822
TELE: (908) 788-3546



46 S. MORRIS ST. - FRONT ELEVATION - APARTMENTS
SCALE: 3/16" = 1'-0"

REVISION	DATE	DESCRIPTION
9/25/25	9/25/25	RELEASED FOR BRD REVIEW
10/24/29	10/24/29	RELEASED FOR BRD REVIEW
10/31/25	10/31/25	RELEASED FOR RDP
11/15/25	11/15/25	REVISED FOR RDP

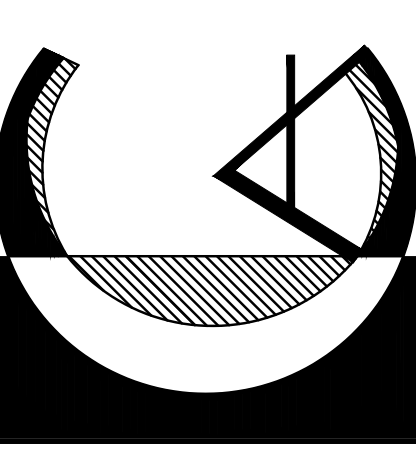
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46 SOUTH MORRIS STREET
FOR ALFA INVESTMENTS
LOT: 13, BLOCK: 1804
NEW APARTMENT BUILDING
TOWN OF DOVER, NJ
PROPOSED GROUND AND LOWER FLOOR PLANS

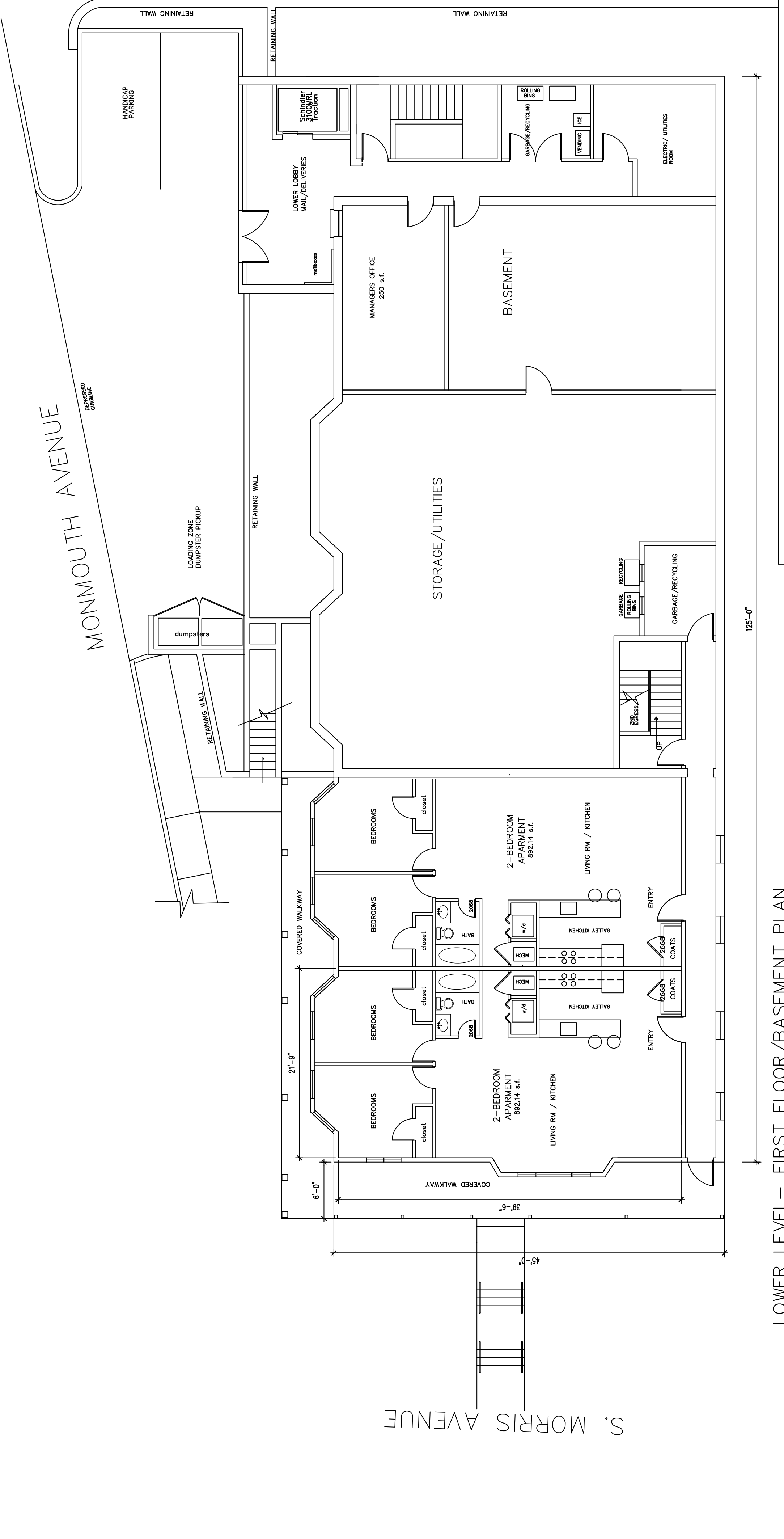
ARCH. REG. NO. AI 11569
KEITH T. CHAMBERS, AIA

DRAWN BY: KTC
CHECKED BY: KTC
SCALE: 3/16" = 1'-0"
DWG. DATE: 05/06/25
06/25/25
PRINT DATE: 07/09/25
09/12/25
10/24/25
10/31/25
DRAWING No: 11/15/25
SK-1

PROJECT No. 22.22.1302

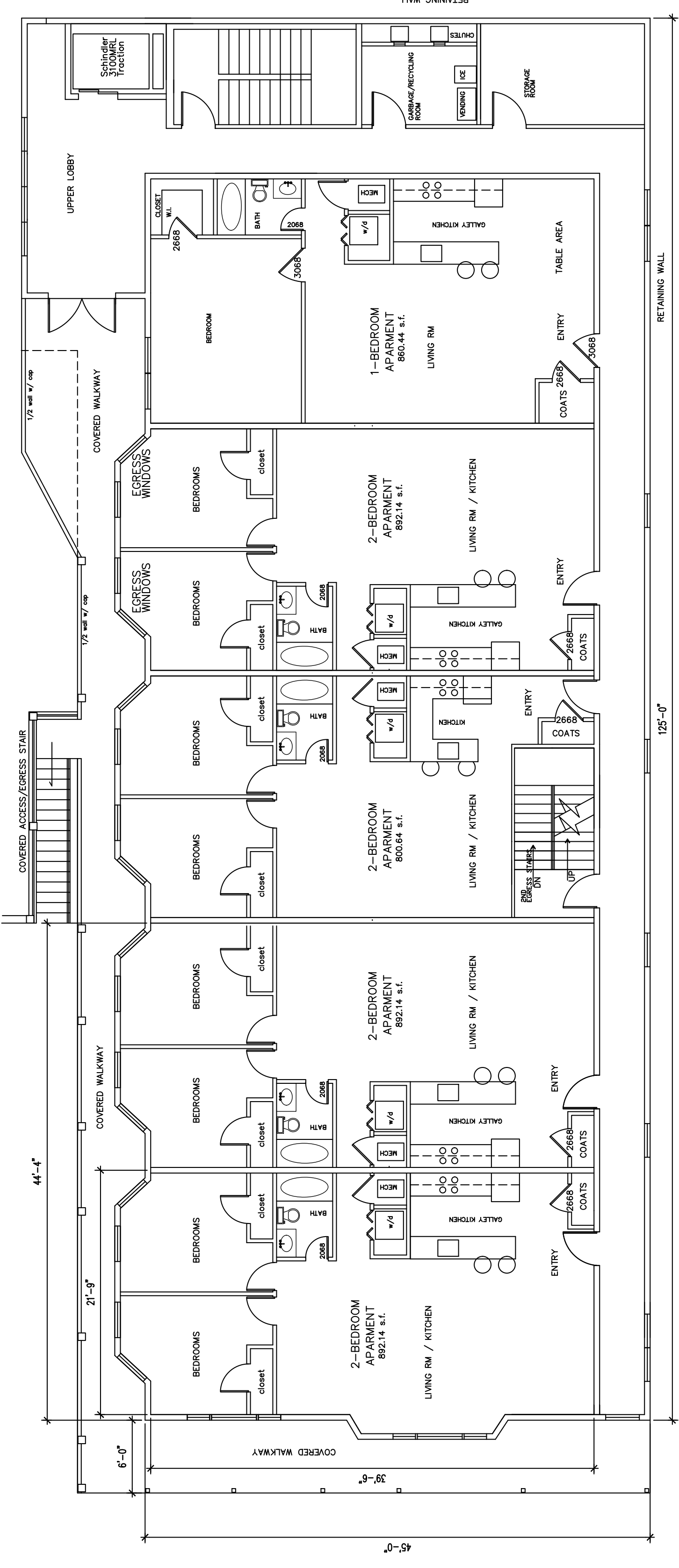


CHAMBERS
ARCHITECTURE INC.
P.O. BOX 1058
FLEMINGTON, N.J. 08822
TELE: (908) 788-3546



LOWER LEVEL - FIRST FLOOR/BASEMENT PLAN
SCALE: 3/16" = 1'-0"
FOOTPRINT = 6,093.66 S.F.

(2) APARTMENT UNITS = (2) 2-BEDROOM UNITS
FLOORS 1 = 2 UNITS TOTAL



SECOND & THIRD LEVEL FLOOR PLANS
SCALE: 3/16" = 1'-0"
GROSS AREA = 6,093.66 S.F.

(5) APARTMENT UNITS = (4) 2-BEDROOM UNITS & (1) 1-BEDROOM UNIT
FLOORS 2 AND 3 = 10 UNITS TOTAL

REVISION	DATE	DESCRIPTION
	6/25/25	RELEASED FOR BOARD REVIEW
	6/25/25	RELEASED FOR BOARD REVIEW
	10/24/29	RELEASED FOR BRD REVIEW
	10/31/29	RELEASED FOR RDP
	11/15/25	REVISED FOR RDP

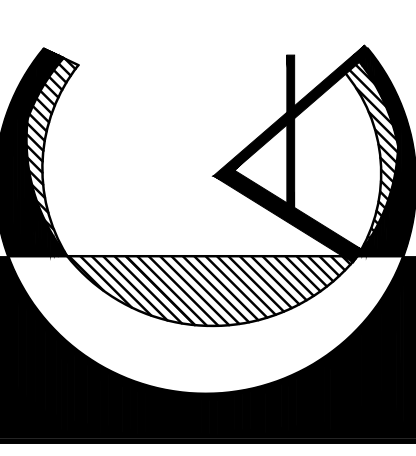
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46 SOUTH MORRIS STREET
FOR ALFA INVESTMENTS
LOT: 13, BLOCK: 1804
NEW APARTMENT BUILDING
TOWN OF DOVER, NJ
PROPOSED UPPER LEVEL FLOOR PLANS

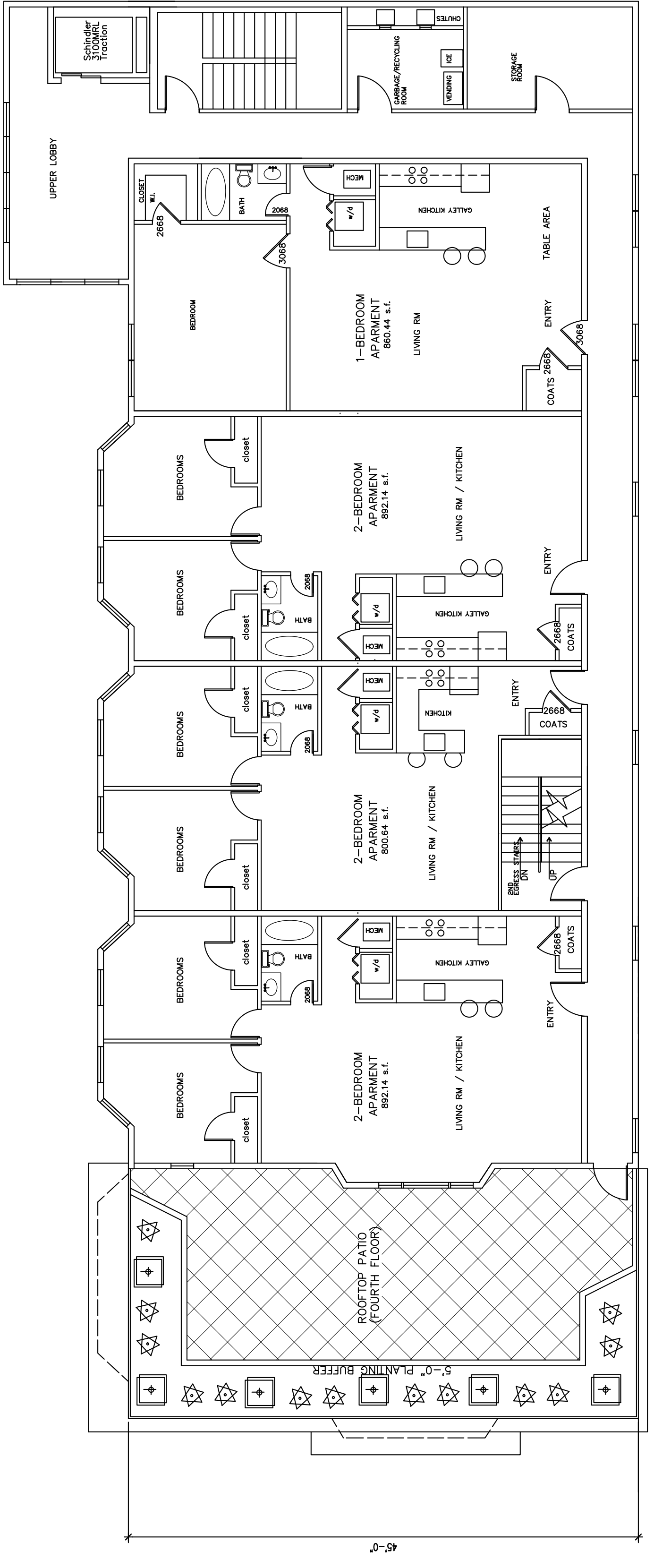
ARCH. REG. NO. AI 11569
KEITH T. CHAMBERS, AIA

DRAWN BY: KTC
CHECKED BY: KTC
SCALE: 3/16" = 1'-0"
DWG. DATE: 05/06/25
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09/12/25
10/24/25
11/15/25
DRAWING No: **SK-2**

PROJECT No. 22.22.1302

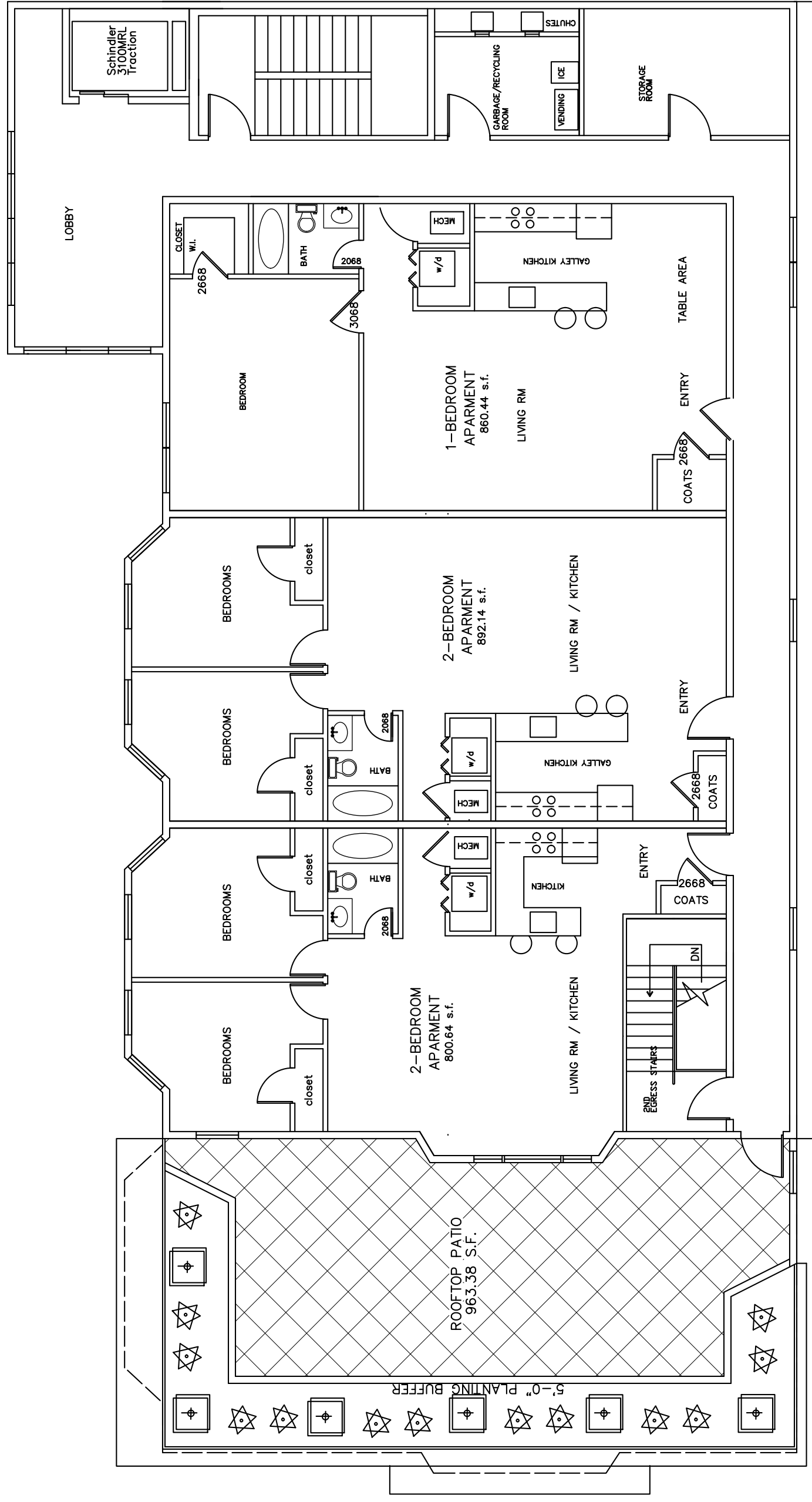


CHAMBERS
ARCHITECTURE INC.
P.O. BOX 1058
FLEMINGTON, N.J. 08822
TEL: (908) 788-3546



FOURTH & FIFTH LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"
GROSS AREA = 5,059.40 S.F.

(4) APARTMENT UNITS = (3) 2-BEDROOM UNITS & (1) 1-BEDROOM UNIT
FLOORS 4 AND 5 = 8 UNITS TOTAL



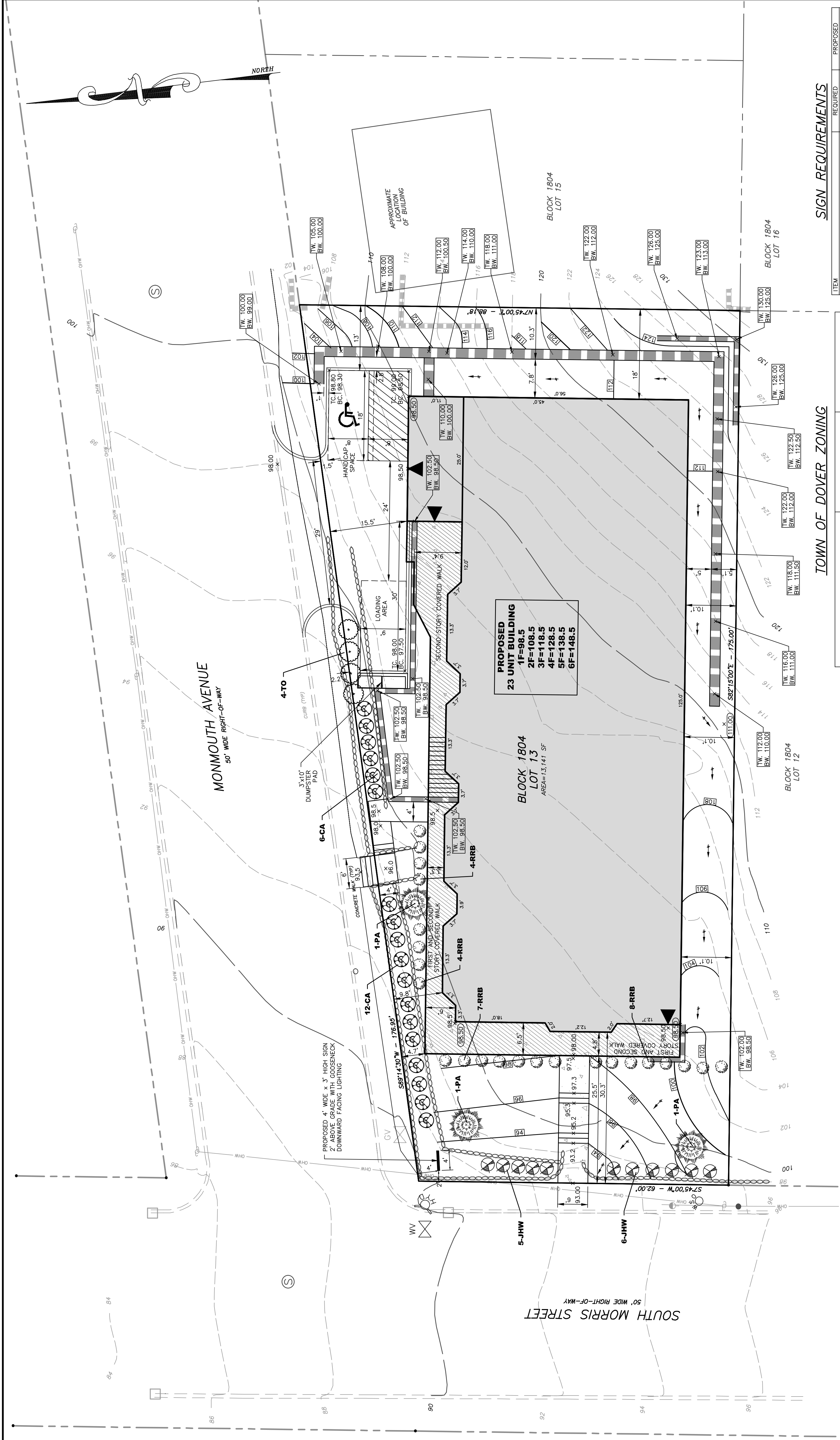
SIXTH FLOOR LEVEL PLAN
SCALE: 3/16" = 1'-0"
GROSS AREA = 4,019.36 S.F.

(3) APARTMENT UNITS PER FLOOR = (2) 2-BEDROOM UNITS & (1) 1-BEDROOM UNIT
FLOOR 6 = 3 UNITS TOTAL

FLOORS 6 = 23 UNITS TOTAL

NOTES AND REFERENCES

1. BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS BASED ON MAP TITLED "TOPOGRAPHIC SURVEY, TOWN OF DOVER, MORRIS COUNTY, NEW JERSEY, LOT 13, BLOCK 1804, LOT 13" PREPARED BY JAMAN ENGINEERING ASSOCIATES, DATED 5/15/21.



**PROPOSED
23 UNIT BUILDING**
 1F=98.5
 2F=108.5
 3F=118.5
 4F=128.5
 5F=138.5
 6F=148.5

**BLOCK 1804
LOT 13**
 AREA=13,141 SF

LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	MATURE SIZE	ROOT	SPACING	NO.
	Rhododendron 'Rose Bud'	Rose Bud Azalea	2 Gal.	2' - 3'	#2 can as shown	as shown	23
	Callunetum x acutiflorum	Feather Reed Grass	2'	36" - 60"	#2 can as shown	as shown	18
	Juniperus horizontalis Wiltoni	Blue Rug Junipers	2 Gal.	15" - 18"	#2 can as shown	as shown	11
SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	MATURE SIZE	ROOT	SPACING	NO.
	Picea abies	Norway Spruce	8'	60" - 80"	B&B	as shown	3
	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	6'	10' - 15'	B&B	as shown	4

TOWN OF DOVER ZONING

ITEM	REQUIRED (ROP)	PROPOSED
MINIMUM LOT AREA	13,000 SF	13,141 SF (0.302 ACRES)
MINIMUM LOT WIDTH	N/A	62.0 FT
MINIMUM FRONT YARD SETBACK (S. MORRIS)	25 FT	28.5 FT
MINIMUM FRONT YARD SETBACK (MONMOUTH)	4.5 FT	4.7 FT
MINIMUM SETBACK TO BLOCK 1804, LOT 12	10 FT	10.1 FT
MINIMUM SETBACK TO BLOCK 1804, LOT 15	18 FT	18 FT
MINIMUM WALL SETBACK (5 FT OR LESS)	0 FT	0 FT
MINIMUM WALL SETBACK (> 5 FT)	5 FT	5.1 FT
MAXIMUM BUILDING COVERAGE	55%	52.6% (6,913 SF)
MAXIMUM IMPERVIOUS COVERAGE	75%	67.1% (8,813 SF)
MAXIMUM FLOORING DENSITY	23 UNITS	23 UNITS
MAXIMUM NUMBER OF BEDROOMS PER UNIT	2 BEDROOMS	SEE ARCHITECTURAL PLANS
MINIMUM SF PER DWELLING UNIT	500 SF	SEE ARCHITECTURAL PLANS
MINIMUM NUMBER OF LOADING SPACES	1 LOADING SPACE	1 LOADING SPACE
(1) AVERAGE OF CALCULATIONS AVERAGE GRADE ALONG FRONT OF BUILDING = (98.5+98.5+98.5)/3 = 98.5		

SIGN REQUIREMENTS

ITEM	REQUIRED	PROPOSED
MAXIMUM PRESTANDING SIGN SIZE	4 FT x 8 FT	4 FT x 3 FT
BUILDING MOUNTED SIGN SETBACK	5 FT	2 FT
MONMOUTH AVENUE	4 FT x 8 FT	4 FT x 8 FT
MAXIMUM SIGN SIZE	4 FT x 8 FT	4 FT x 8 FT
(1) SEE ARCHITECTURAL PLANS FOR SIGNS		
COVERAGE CALCULATIONS		
PROPOSED CONDITIONS	6,983 SF	
BUILDING MOUNTED SIGNS	690 SF	
PAVEMENT	860 SF	
CURB	50 SF	
WALKS/STEPS	260 SF	
WALLS	700 SF	
DUMPSTER PAD	700 SF	
TOTAL	8,813 SF	
*DENOTES BUILDING COVERAGE		

**DYKSTRA WALKER
DESIGN RW GROUP PA**

PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
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 PROFESSIONAL ENGINEER, N.J. LIC. NO. 24GC03640900

GRADING PLAN

GRAPHIC SCALE
 (IN FEET)
 1 inch = 10 ft.



DATE: 11/17/25
 REVISION PER TOWN REVIEW

REVISION

DATE: 10/28/25
 CHECKED BY: MGW
 DRAWN BY: JY
 JOB NO.: 24195
 SCALE: 1" = 10'

BLOCK 1804, LOT 13
 SOUTH MORRIS STREET AND MONMOUTH AVENUE
 TOWN OF DOVER
 MORRIS COUNTY NEW JERSEY