

Redevelopment Plan for the Public Realm of the Bassett Highway Redevelopment Area



Town of Dover, Morris County, NJ

August 15, 2025

John McDonough Associates, LLC
Land Use Planning · Landscape Architecture

Redevelopment Plan for the Public Realm of the Bassett Highway Redevelopment Area

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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 _____, 2025, following adoption by the Planning Board of the Town of Dover on _____, 2025.

Prepared For



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

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ACKNOWLEDGEMENTS

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Section 1 - Overview

A. Introduction

On December 3, 2024 the Mayor and Town Council of the Town of Dover adopted Resolution #299-2024 which designated 30 lots within the Town of Dover as an area in need of redevelopment and authorized the preparation of a redevelopment plan for same, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “LRHL”). A copy of the above resolution is attached in **Appendix A**.

The lots designated under Resolution # 299-2024 are identified as Block 1201 Lots 6 & 6.04; Block 1203 Lots 1, 1.01 & 2; Block 1204 Lots 1, 2, 3, 4, 5, 6, 7 & 8; Block 1205 Lots 3, 4, 5, 6, 7, 8 & 9; Block 1206 Lots 1, 6, 7, 8, 9, 10, 11, & 12; and Block 1207 Lots 1 & 2 on the Town of Dover tax rolls. The lots designated under Resolution # 299-2024 are highlighted in **Figure 1** below.

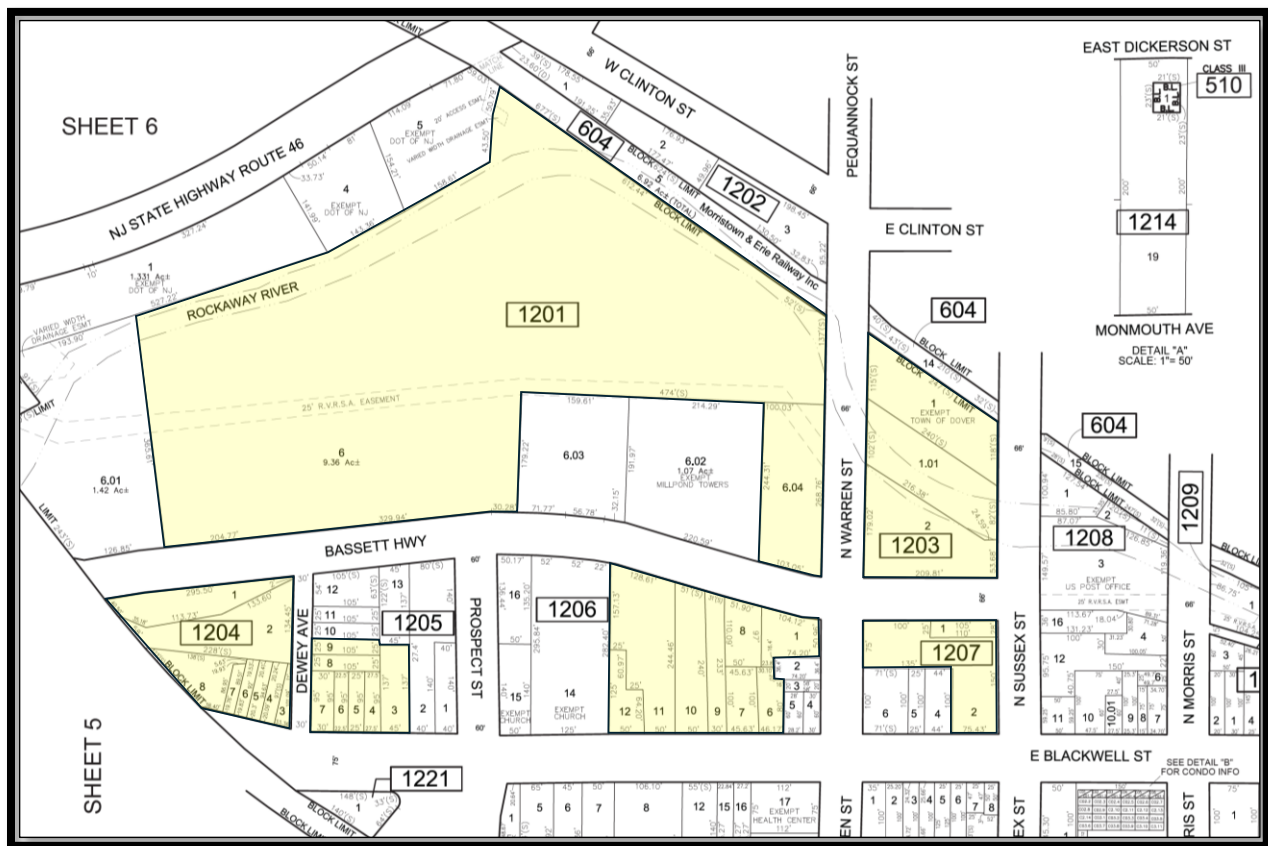


Figure 1 ~ Area in Need of Redevelopment

This redevelopment plan is intended to address the above resolution and to create an overarching plan for the public realm related to all the lots in resolution #299-2024 and all public lands within the area generally bounded by the Rockaway River to the north; North Sussex Street to the east; West Blackwell Street to the south; and the rail line to the west, as shown on **Figures 2 and 3** below. The public realm related to the above comprise the redevelopment area (collectively hereafter referred to as the “Bassett Highway Redevelopment Area -Public Realm” or this “Redevelopment Area”). Any lot within the Redevelopment Area boundary that is not listed above shall not be governed by the land development regulations set forth herein, except for public realm improvements along the frontage of same.

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Figure 2 ~ Bassett Highway Redevelopment Area – Public Realm Boundary (note: not all the lots shown within the boundary are part of the Bassett Highway Redevelopment Area per se; the intent is to show the extents of public rights-of-way and other areas where “public realm” improvements shall be governed by this Redevelopment Plan



Figure 3 ~ Aerial drone photograph of Bassett Highway district, looking west (taken by John McDonough Associates 10/3/ 2024)

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The revitalization of the Bassett Highway area is a primary planning objective of the Town of Dover. The area was once a thriving shopping destination extending from the Central Business District on Blackwell Street all the way to the beautiful Rockaway River. Like many suburban shopping districts from the 1950's, the Bassett Highway area suffered a competitive decline when modern shopping malls and big box retail "category killers" emerged in neighboring towns. Today, after multiple planning initiatives to spark redevelopment of the area, the Bassett Highway district is defined by expansive surface parking lots and underutilized outdated buildings.

This Redevelopment Plan for the Public Realm of the Bassett Highway Redevelopment Area (hereafter "Redevelopment Plan") is intended to expand and draw from the downtown activities along Blackwell Street, reverse the ongoing stagnation and create a fresh, new **overarching vision plan** to guide the improvement design of the public spaces within the Bassett Highway area. This Redevelopment Plan emphasizes key public realm improvements that will create linkages and a unified holistic "sense of place" for the entire Redevelopment Area as generally highlighted in **Figure 4** below and more specifically defined herein.

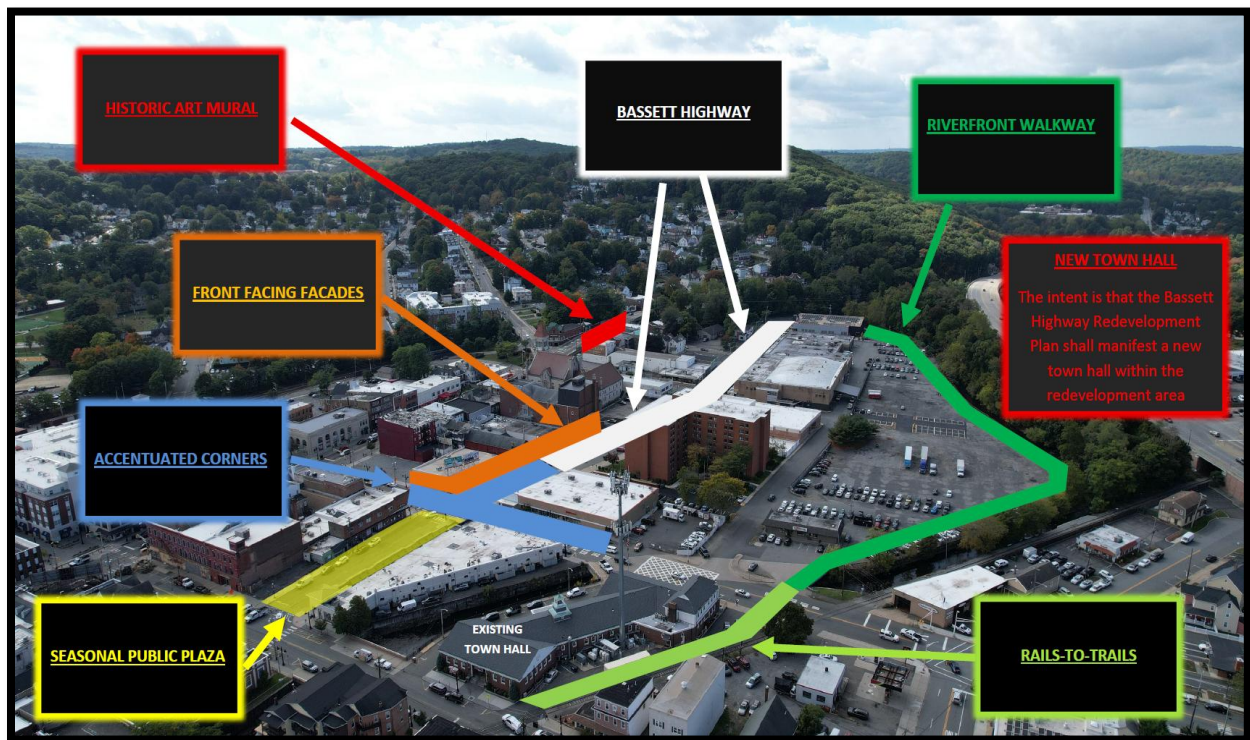


Figure 4 ~ Illustrative representation of planned public realm improvements within the Bassett Highway Redevelopment Area

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Specifically, the intent of this Redevelopment Plan is to capitalize on and enhance certain unique assets of the public realm that will define the Redevelopment Area:

1. A new public **Riverwalk** along the Rockaway River that will celebrate and recapture the waterfront and bring people to this wonderful natural resource and overlooked community asset. The Riverwalk will have generous width to support bikers, walkers, and joggers, and will be lined with sustainable plantings to create a serene, safe environment along the river, all in the interest of promoting a healthy and livable community. The Riverwalk is a critical part of a larger pedestrian mobility plan that will connect to the Rails to Trails public



Figure 6 ~ Illustrative depiction of a Riverwalk

greenway conversion of the freight line that currently cuts through the heart of Downtown Dover and runs along the banks of the Rockaway River. See **Figures 5 and 6** for illustrative representations of a riverwalk and **Figure 7** for an illustrative representation of the location of the planned Riverwalk along the Rockaway River. See also Section 4.13.



Figure 5 ~ Illustrative depiction of a Riverwalk



Figure 7 ~ Illustrative depiction of proposed Riverwalk location along the Rockaway River (highlighted in yellow), looking east.

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2. An overall **Vehicle Circulation and Pedestrian Mobility Plan** that will promote safer pedestrian and vehicular circulation and handicap accessibility by incorporating streetscape improvements, such as curb extensions, bump outs, stamped concert intersections, and realigning and vacating certain streets to allow for larger, more easily accessible green open spaces and better circulation as illustrated on **Figure 8**.



Figure 8 ~ *Vehicle Circulation and Pedestrian Mobility Plan* (the design intent is for tree-lined streets for those streets labelled above; for an extension of Towpath Square realigned as shown with green space adjacent as shown; and for a riverwalk along the Rockaway River as shown in yellow, connected to rails-to-trails conversion of the existing rail line as shown in dashed yellow; and decorative stamped concrete at key intersections as shown in red squares). See also Section 4.13.

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3. A new **Streetscape** plan for Bassett Highway and its side streets, that will provide a cohesive and unifying element for the entire redevelopment area. The Streetscape will feature walkways with simple, consistent stamped concrete patterns at intersection and other key locations, specific vehicular pedestrian and vehicular right of way alignments, decorative well-spaced pedestrian lighting, robust and complementary street tree plantings, and other landscape elements including distinctive benches, bike racks, and other street furniture. See **Figures 9-16** for examples of streetscape improvements within the Redevelopment Area.



Figure 9 ~ example of streetscape improvements in Millburn NJ



Figure 10 ~ example of streetscape improvements

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Figure 11 ~ example of streetscape improvements



Figure 12 ~ street tree with decorative pavement

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Figure 13 ~ stamped concert sidewalks and intersections



Figure 14 ~ Small 15ft wide retail shops.

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Figure 15 ~ traditional street lights



Figure 16 ~ bike racks.

4. A new **Municipal Complex and Civic Square** within Bassett Highway that will become the new defining central hub of Dover, with excellent connectivity and accessibility to the rest of the community and within walking distance of Downtown Dover.

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5. A new **Art Mural** on the large retaining wall facing the elevated portion of West Blackwell Street at the southwest boundary of the redevelopment area reflective of Historic Dover, together with additional public art supportive of local culture and located in key locations throughout the Redevelopment Area. See **Figure 17** for an example of public art.

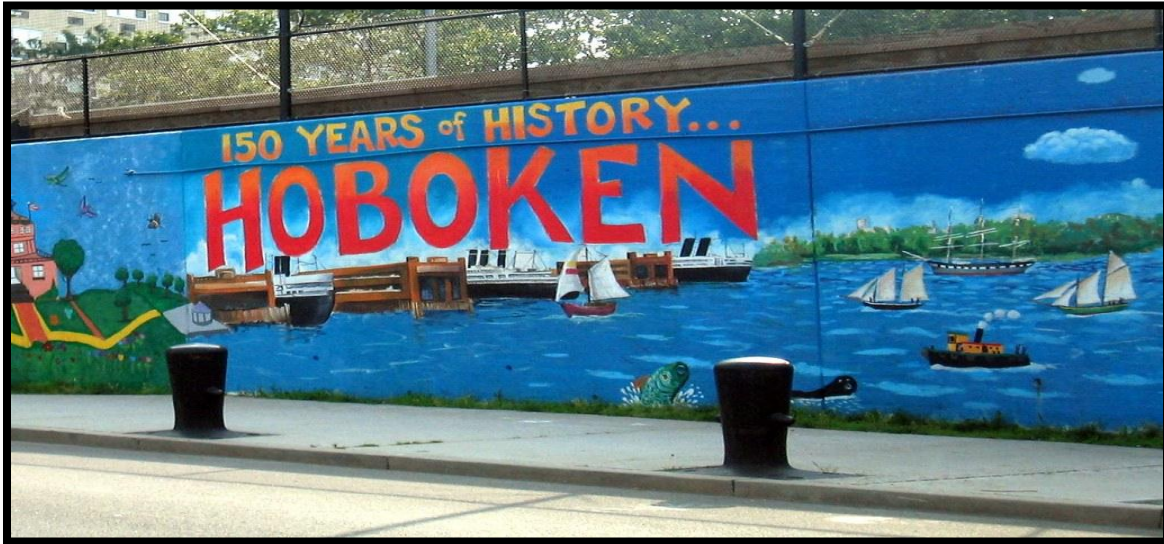


Figure 17 ~ Large art mural. Example of Public Art for Retaining Wall

6. A **Seasonal Public Plaza** created by closing off a portion of Bassett Highway between North Warren Street and North Sussex Street for open-air street fairs, flea markets, and other special events, featuring pedestrian-friendly food-court style eating, arts and crafts and other specialty vendors, music and performers, and encouraging outdoor uses that are communal in nature and designed to generate high foot traffic. See **Figures 18-21** for an illustration of the Season Public Plaza and examples of streetscape improvements.



Figure 18 ~ Season Public Plaza and examples of Streetscape Improvements.

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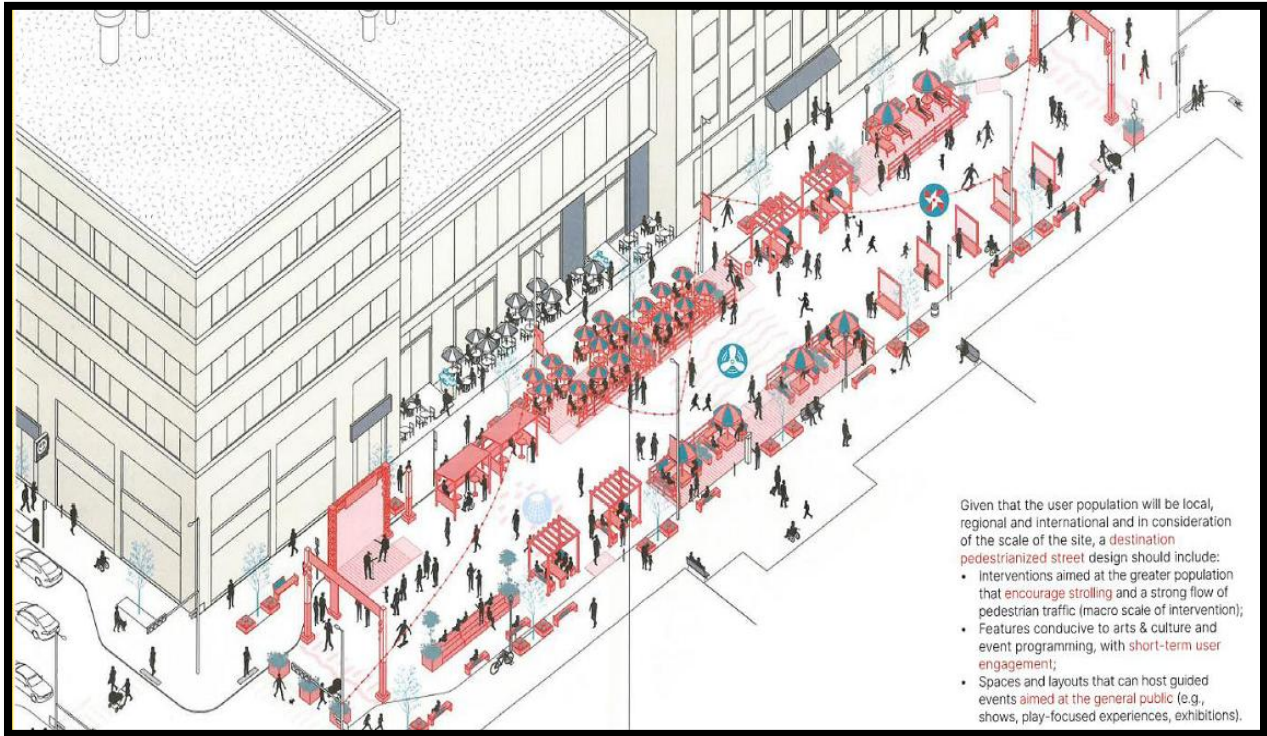


Figure 19 ~ illustrative example of a seasonal public plaza created by road closure



Figure 20 ~ example of seasonal street closure for fairs and festivals

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Figure 21 ~ Seasonal public plazas with robe lights for neighborhood eatery and civic zone.

7. Additional **Public Realm** improvements throughout the redevelopment area, including minimal vehicular curb cuts and continuous wide sidewalks; rain gardens and planted buffers for softening the street edge and managing stormwater; impervious surface reductions for new teardown rebuild developments.



Figure 22 ~ rain garden



Figure 23 ~ pedestrian flasher lights

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While this Redevelopment Plan governs only the public realm within the Redevelopment Area as described above, the layout of improvements within such public realm should be designed to facilitate and encourage the development and redevelopment of high-quality buildings and structures within the Redevelopment Area and so as to:

- * Promote and support **high-density, vertical massing, premier buildings** anticipated to line and reinforce public corridors and public spaces and to promote mixed-use that features small-scale storefronts (approximately 15 feet wide) for retail activation of the streetscape that provides for more amenities to the greater Dover community, and promotes business startups and better business opportunities and pedestrian experiences.
- * Promote and support **architecture of the highest quality** designed to reorient through-lots along West Blackwell Street and Bassett Highway such that front entrances face and reclaim the Bassett Highway corridor while anchoring key intersections, particularly Bassett and North Warren Street, with stronger architectural forms, such as vertical scale and massing.
- * Encourage architectural design that is **Context-Sensitive** and respects Dover's distinctive **historic heritage** and its many historic buildings. All building facades in the redevelopment area shall be reviewed by the Historic Preservation Committee for compatibility with Dover's character, including building and wayfinding signage.
- * Encourage building design that promotes **Environmental Sustainability and Resiliency**, especially in consideration of climate change and Dover's location in flood-prone areas. All projects in the redevelopment area shall include green infrastructure such as green roofs, rooftop amenity spaces, following LEED principles.

The specific lots that comprise the Bassett Highway Redevelopment Area are listed in Subsection B below. In the aggregate, the Redevelopment Area is comprised of 30 lots, which are divided into Subdistricts as set forth herein and the redevelopment of which lot shall be governed by separate redevelopment plans. Specifically, along with the overarching vision for the public realm of the entire Redevelopment Area herein, this redevelopment plan establishes seven (7) subdistricts within the Redevelopment Area; namely, Subdistricts A through G as illustrated on **Figure 24**. Each such Subdistrict, and the redevelopment of the lots located therein, shall be governed by its own separate redevelopment plan containing detailed and distinct use and bulk regulations.

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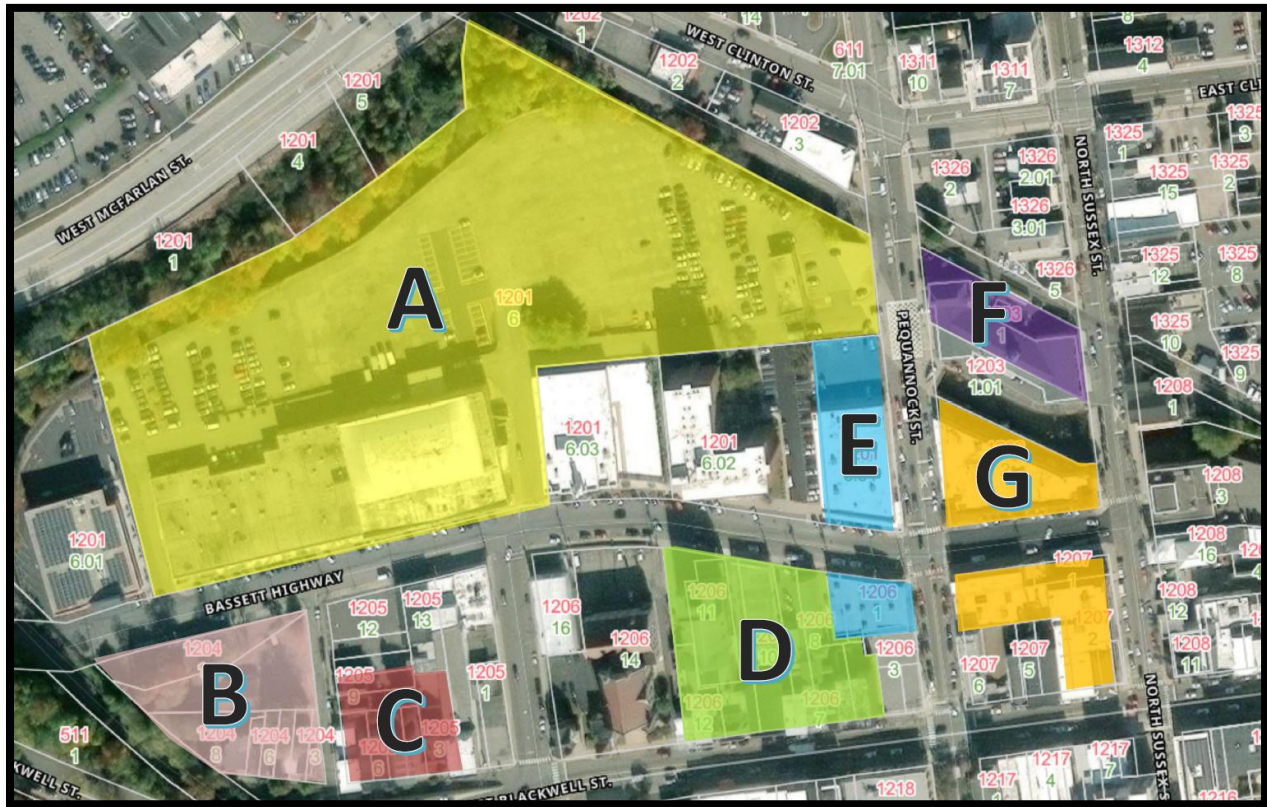


Figure 24 ~ Subdistrict Plan

Accordingly, the reader will notice that use and bulk standards for each Subdistrict are not governed by this Redevelopment Plan. The omission is deliberate, as it is intended that use and bulk standards for each Subdistrict will be established for specific redevelopment projects and set forth in specific redevelopment plans governing them, while this Redevelopment Plan informs and guides the improvements of the public realm within the Redevelopment Area as such public improvements relate and integrate with the improvement within each separate Subdistrict.

B. Identification of the Redevelopment Area

On December 3, 2024 the Mayor and Town Council of the Town of Dover adopted Resolution #299-2024 which designated 30 lots within the Town of Dover as an area in need of redevelopment and authorized the preparation of a redevelopment plan for same, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “LRHL”). A copy of the above resolution is attached in **Appendix A**.

The Redevelopment Area shall consist of those lots designated under Resolution # 299-2024 and identified as Block 1201 Lots 6 & 6.04; Block 1203 Lots 1, 1.01 & 2; Block 1204 Lots 1, 2, 3, 4, 5, 6, 7 & 8; Block 1205 Lots 3, 4, 5, 6, 7, 8 & 9; Block 1206 Lots 1, 6, 7, 8, 9, 10, 11, & 12; and Block 1207 Lots 1 & 2 on the Town of Dover tax rolls, as shown on **Figure 1**.

This Redevelopment Plan shall also encompass all public lands within the area generally bounded by the Rockaway River to the north; North Sussex Street to the east; West Blackwell Street and Whitewell Street to the south; and the rail line to the west, as shown on **Figures 2 and 3**. The public realm related to the

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above comprise the redevelopment area (collectively hereafter referred to as the “Bassett Highway Redevelopment Area -Public Realm” or this “Redevelopment Area”).

C. Required Redevelopment Plan Components

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.

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D. Goals and Objectives

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

- (1) To reverse continued 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.

Section 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 the public realm within the Redevelopment Area and the Town of Dover Land Use and Development Ordinance Chapter 236, unless otherwise noted herein. While it is the intent that subsequent redevelopment plans will be adopted to govern the redevelopment of each Subdistrict created herein, at the time of adoption of this Redevelopment Plan, the Subdistricts are governed by that certain amended redevelopment plan, entitled “Town of Dover Rehabilitation Area: Bassett Highway Redevelopment Plan, Second Revision”, dated May 8, 2006, prepared by Schoor DePalma, Inc.; as revised on October 24, 2017 by Michael Hantson, PE, PP, CME; and as further revised through 2021 by David Glynn Roberts, AICP/PP of dgRoberts Planning & Design, LLC
- (2) The boundary of the Public Realm improvements governed by this redevelopment plan includes certain lots that are not included in Resolution 299-2024, such as the large senior building, sport complex, and the Harry Loorey site. Nothing herein shall regulate or supersede development regulations already in place for those lots that are not included in 299-2024, except for public improvements along the frontage of same. The intent is to provide a cohesive public realm for all the lands within the boundary set forth herein.
- (3) This redevelopment plan shall give due consideration to the historic district. All redevelopment within the redevelopment boundary shall be reviewed by the historic commission.
- (4) The regulations set forth herein shall apply to the tract as a whole, not to individual lots which may be created therein. For the purposes of this redevelopment plan, the word “tract” shall mean the entire redevelopment area.
- (5) 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.
- (6) 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.
- (7) 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.
- (8) This redevelopment plan may be amended from time-to-time upon compliance with the requirements of law. A fee of \$1,000.00 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.
- (9) 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.

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B. Subdistrict Vision and Intent.

While the use and bulk criteria governing redevelopment within each Subdistrict shall be set forth in the respective redevelopment plan adopted for each Subdistrict, the purpose of this Section B is to outline the uses anticipated within each such Subdistrict illustrated on **Figure 24**.

1. **Subdistrict A**: High density residential development with live work play arrangements and mixed use elements along prominent street frontages is anticipated within Subdistrict A. Subdistrict A may include low- and moderate-income housing to meet the Town's fair share affordable requirements.
2. **Subdistrict B**: Traditional low-density townhome/multifamily development is anticipated within Subdistrict designed so as to promote a residential neighborhood experience and pedestrian feel. Subdistrict B is located in an ideal location for this anticipated use as it sits on the fringe or outermost part of the Redevelopment Area. Subdistrict B is a distinctively different area within the Redevelopment Area given its location at the terminus of the Bassett Highway corridor and pedestrian scale.
3. **Subdistrict C**: Within Subdistrict C, transitional development from Zoning District B (Business) leading into and abutting potential large-scale redevelopment opportunities within the Redevelopment Area. Subdistrict C may allow for neighborhood retail on the ground floors but the focus/undertone may be on residential uses given the large retaining wall limiting visibility to potential storefronts with this Subdistrict.
4. **Subdistrict D**: The through-lots located within Subdistrict D may necessitate regulations that encourage the orientation (or reorientation) of such lots so as to integrate their frontage into the Bassett Highway corridor/streetscape and the public realm improvements anticipated herein while creating opportunities for mixed use retail (e.g., by infilling the existing voids in the massing and adding amenities).
5. **Subdistrict E**: Subdistrict E is anticipated to have a communal undertone achieved by establishing neighbor eateries and civic type uses that promote amenities and seasonal road closure to create an environment supportive of community gatherings.
6. **Subdistrict F**: This Subdistrict is intended to contain civic-municipal and government type office uses.
7. **Subdistrict G**: Subdistrict G is anticipated to become a possible gateway zone into the Redevelopment Area and act as a distinct transitional point to the neighborhood eateries and seasonal road closures as well as the overall mixed uses along the Bassett Highway corridor and higher density neighborhoods.

In the event of a conflict between this Redevelopment Plan and the redevelopment plan governing any Subdistrict, the provisions of the redevelopment plan governing the Subdistrict shall control.

Section 2 – Land Development Regulations

C. Use and Bulk Regulations

- (1) The use and bulk regulations for each Subdistrict shall be set forth in the redevelopment plan adopted to govern the redevelopment of each respective Subdistrict.

D. Bulk Regulations and Considerations within the Public Realm

- (1) Building projections, appurtenances, and architectural features shall be permitted to extend up to three feet into the right-of-way if permission is received from the Municipal Council. By way of example, this may include, but not be limited to, columns, cornices, vestibules, stoops, steps, canopies, balconies, and similar projections.

E. Parking Regulations and Considerations within the Public Realm

- (1) On-street handicapped parking. Designated parking for disabled persons may be provided in the public realm in accordance with the Americans with Disabilities Act (ADA) and subject to the approval of the Planning Board and Town Council .
- (2) Bicycle parking shall be encourage with the public realm and in accordance with the respective redevelopment plan adopted for each Subdistrict.
- (3) 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.
- (4) Curb Cuts.
 - a. The maximum number of curb cuts shall be in accordance with the respective redevelopment plan adopted for each Subdistrict.
 - b. 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 or otherwise in accordance with the respective redevelopment plan adopted for each Subdistrict.
 - c. Intersection: The closest edge of a driveway to a street intersection (not including curb radii) shall be 60 feet, measured from the intersecting right-of-way.
 - d. Minimum Separation: No driveway shall be located within 20 feet of another driveway or otherwise and in accordance with the respective redevelopment plan adopted for each Subdistrict.
- (5) Parking Structures.
 - a. The façade of any parking structure shall be treated with the same materials used on the building façade and in accordance with the respective redevelopment plan adopted for each Subdistrict.
 - b. 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.

F. Design Standards and Considerations within the Public Realm

- (1) **Building Design:**
 - a. All building façades shall be designed to be attractive from each vantage point and be consistent in their quality and finish on all elevations.
 - b. All buildings shall contain a distinctive base, middle and top.

Section 2 – Land Development Regulations

- c. The buildings shall be designed in a manner that is complementary to the area.
- d. 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:
 - 1. Use of a demise line. A demise line is an artificial vertical boundary that breaks a façade conceptually into several smaller units¹. 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.
 - 3. The step back or projection shall be a minimum of 24 inches from the primary building façade.
- e. 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.
- f. High quality durable decorative materials shall be incorporated into the ground floor façade along street frontage.
- g. 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.
- h. 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.
- i. 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.
- j. 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.
- 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 Municipal Council approval.
- l. Any interior courtyard or rooftop terrace shall have sky exposure and views.
- m. 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.

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

Section 2 – Land Development Regulations

(2) 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.
 1. 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.
 2. Real or apparent columns of wood, stone or steel should be used to divide sections of the storefront in order to create vertical proportions.
 3. 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.
 4. 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.

(3) Streetscape Design

- a. 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, as determined by the Town Engineer.
- b. The minimum sidewalk width shall be the same as existing. All sidewalks in the Redevelopment Area shall be segmented into zones identified as follows:
 1. 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 six (6) feet wide, unless the existing sidewalk is less wide and cannot be widened. The Clear Zone shall consist of decorative pavers or decorative scoring.
 2. 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.
 3. 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.
 4. 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.
- c. 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.
 1. 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.

Section 2 – Land Development Regulations

2. 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.
- d. 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.
- e. 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.
- f. Multi-sensory wayfinding for the vision and hearing impaired should be included in sidewalk design.

(4) Landscaping Standards

- a. A landscape plan shall be provided that is signed and sealed by a licensed landscape architect in the State of New Jersey.
- b. 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. The planning board shall have the sole authority to approve the landscape plan as part of an overall site plan
- c. Street trees shall be hardy, native or native adaptive species that are ornamental in appearance, drought tolerant and able to thrive in an urban environment and planted no greater than 35’ on center.
- d. It is recommended that at least three different species of deciduous trees be installed.
- e. 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.
- f. 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.
- g. Except as otherwise modified, the plant material used in the Redevelopment Plan area shall conform to ANSI Z60.1.
- h. 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.
- i. Plant material installed in the public right-of-way shall be guaranteed by the Redeveloper for a period of two years.
- j. A planting schedule shall be provided by the Redeveloper and approved by the Planning Board

(5) 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 shall conform to the Town of Dover municipal street lighting standards or as approved by the Planning Board or Town Engineer.

Section 2 – Land Development Regulations

- 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. Maximum footcandle illumination should not exceed 4.0 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.

(6) Fences and Walls

- a. Fences and walls shall not be permitted between the building and the right-of-way or along street lines.
- b. 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.

(7) Signs

- a. 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.
- b. 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, provided the message is the same on both signs.
 - 1. Signs shall be of similar style, composition, coloration and font. Sign design shall be complimentary to the architectural design of the building.
 - 2. 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.
- c. 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.
- d. Limit window signage and clutter. All store front windows shall be visible to the interior from the street.
- e. Rope lighting in windows is expressly prohibited.

Section 2 – Land Development Regulations

(8) Additional Design Standards

- a. Traffic Signals. Traffic signals (a minimum of one) 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.
- b. 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.
- c. 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.
- d. Open Space and Recreational Facilities. A minimum of twenty-five percent (25%) of the tract area shall consist of open space and recreation facilities, or leisure time space. This may include yard area, common roof terraces and common balconies.
- e. 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.
- f. Utilities and Mechanical Equipment.
 1. 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.
 2. Water and sanitary sewer utility extensions as approved by the Town Engineer, PVSC, and NJDEP shall be provided.
 3. 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.
 4. 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.
 5. 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.
 6. No mechanical equipment shall be placed on the ground floor outside of the building on any area that abuts a public right of way.

Section 3 – Relationship With Planning Policies

Introduction

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:

(1) 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 LRHL 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.

Section 3 – Relationship With Planning Policies

(2) 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.

(3) 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.

Section 3 – Relationship With Planning Policies

- 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; Morris 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.

(4) 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

Section 3 – Relationship With Planning Policies

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;

(5) 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.

Section 4 – 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 \$1,000.00 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 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 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.**, As a NONCONDEMNATION area in need of redevelopment, the Town shall have all powers under the LHRL *except for* eminent domain.
11. **Relocation of Persons and Businesses.** 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.
12. **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

Section 4 – Plan Administration

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.

13. **Block 1201 Lot 6.** This redevelopment plan includes references to “new road”, “riverwalk”, and a portion of “towpath square” on Block 1201 Lot 6. This is intended for illustrative purposes only, as Block 2101 Lot 6 is privately-owned property, not public property, and this is a non-condemnation redevelopment plan. Therefore, any such public improvements on Block 1201 Lot 6 will be addressed in the companion Subdistrict Plan (Subdistrict A) with the owner/redeveloper's input.

Section 5 – Appendices

APPENDIX A RESOLUTION #299-2024



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 299-2024

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”) considers 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 along Bassett Highway, West Blackwell Street, North Warren Street, Dewey Street and North Sussex Street as set forth on **Schedule 1** attached hereto and made a part hereof, and as illustrated on **Exhibit 1** attached hereto and made a part hereof (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. 238-2024, adopted September 11, 2024, the Town Council authorized and directed the Planning Board to conduct a preliminary investigation to determine whether the Property, or any portions thereof, constitute 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 bounded by Route 46 and the Rockaway River to the north; West Blackwell Street to the south; a railroad right-of-way and North Sussex Street to the east; and a railroad right-of-way and the Rockaway River to the west; 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 November 14, 2024, reviewed the report entitled “Non-Condemnation Area in Need of Redevelopment Preliminary Investigation, Block 1201 Lots 6 & 6.04; Block 1203 Lots 1, 1.01 & 2; Block 1204 Lots 1, 2, 3, 4, 5, 6, 7, & 8; Block 1205 Lots 3, 4, 5, 6, 7, 8, & 9; Block 1206 Lots 1, 6, 7, 8, 9, 10, 11, & 12; Block 1207 Lots 1 & 2”, dated October 22, 2024, 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 ongoing vacancy and the functional obsolescence of 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 as set forth on **Schedule 1** attached hereto and made a part hereof, and as illustrated on **Exhibit 1** attached hereto, be declared as a non-condemnation area in need of redevelopment; and

WHEREAS, in Resolution No. 08-2024, dated November 14, 2024, 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 as set forth on **Schedule 1** attached hereto and made a part hereof, and as 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 as set forth on **Schedule 1** attached hereto and made a part hereof, and as 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 as set forth on **Schedule 1** attached hereto and made a part hereof, and as 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:

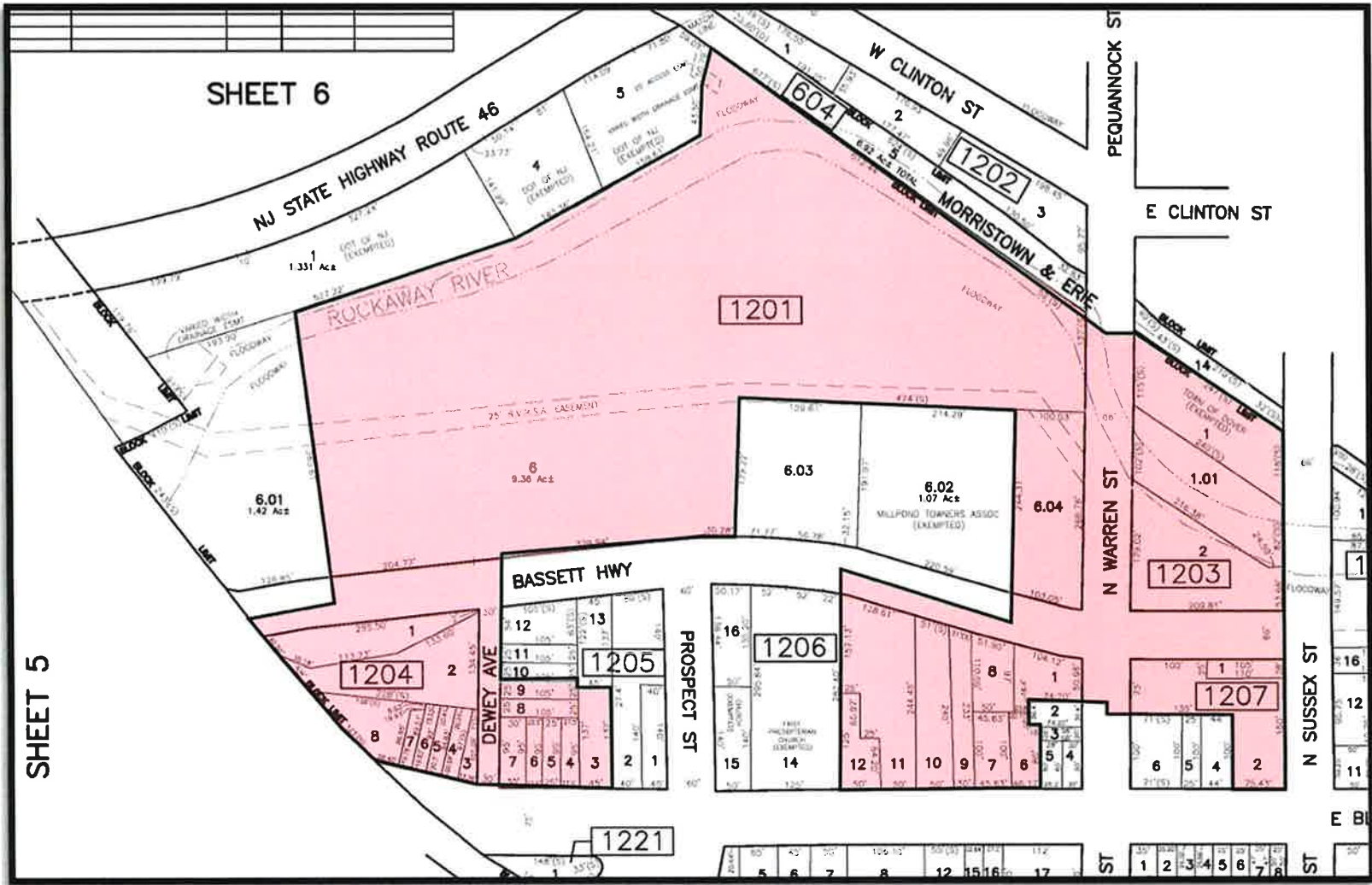
Tara Pettoni

Tara M. Pettoni, Municipal Clerk

James P. Dodd

James P. Dodd, Mayor

ADOPTED: 12/3/2024



Map of Study Area
(Study Area Shown Shaded)

Exhibit 1

Schedule 1
Table of Properties

Block	Lot	Location
1201	6	63-105 BASSETT HIGHWAY
1201	6.04	25 BASSETT HIGHWAY
1203	1	37 N SUSSEX ST
1203	1.01	ALONG RIVER
1203	2	1-21 BASSETT HWY
1204	1	90 BASSETT HIGHWAY
1204	2	4-6 DEWEY ST
1204	3	79 W BLACKWELL ST A&B
1204	4	81 W BLACKWELL ST A&B
1204	5	83 W BLACKWELL ST A&B
1204	6	85 W BLACKWELL ST A&B
1204	7	87 W BLACKWELL ST A&B
1204	8	89 W BLACKWELL ST A&B
1205	3	67 W BLACKWELL ST A&B
1205	4	69 W BLACKWELL ST A&B
1205	5	71 W BLACKWELL ST A,B & C
1205	6	73 W BLACKWELL ST & A&B
1205	7	75 W BLACKWELL ST & AB &1
1205	8	3 DEWEY ST A&B

Table of Properties (con't)

Block	Lot	Location
1205	9	5 DEWEY ST A&B
1206	1	11 N WARREN ST & 20-24BAS
1206	6	21-23 W BLACKWELL ST A-F
1206	7	25-29 W BLACKWELL ST A-D
1206	8	28 BASSETT HIGHWAY
1206	9	31 W BLACKWELL ST & AB &3
1206	10	33 W BLACKWELL ST
1206	11	39 W BLACKWELL ST & ABCDE
1206	12	43-45 W BLACKWELL ST &A- D
1207	1	15 N SUSSEX ST & 8 BASSET
		1-3-5 W BLACKWELL ST & 10-12-14-16-18 BASSETT HWY &
1207	2	6-8-10 N WARREN ST