

**63-105 Bassett Highway
Redevelopment Plan**
(Subdistrict A within the Bassett Highway Redevelopment Plan)



Block 1201, Lot 6
Town of Dover, Morris County, NJ

September 12, 2025

John McDonough Associates, LLC
Land Use Planning · Landscape Architecture

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Redevelopment Plan**
(Subdistrict A within the Bassett Highway Redevelopment Plan)

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Adopted pursuant to N.J.S.A. 40:A:12A-1, The New Jersey Local Redevelopment and Housing Law, by Ordinance of the Mayor and Council of the Town of Dover, Morris County, New Jersey, on second reading and public hearing held on _____, 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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1.0: INTRODUCTION:

A. Purpose and Background:

On or about December 3, 2024 the Town Council of the Town of Dover adopted Resolution # 299-2024 (the “Resolution”) declaring certain properties in the Town as a non-condemnation area in need of redevelopment, and authorizing and directing the Planning Board to prepare a redevelopment plan for certain properties within such area identified as Block 1201 Lot 6, *inter alia*, as shown on the official tax map of the Town of Dover, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (“LRHL”). The Resolution is attached as **Appendix A**.

On or about _____, 2025, the Town adopted the redevelopment plan entitled “Redevelopment Plan for the Public Realm of the Bassett Highway Redevelopment Plan pursuant to Ordinance # _____. (the “Bassett Highway Redevelopment Plan”). The Bassett Highway Redevelopment Plan establishes seven (7) subdistricts (i.e. “Subdistrict A” through “Subdistrict G”).

The Resolution designated thirty (30) lots as a non-condemnation area in need of redevelopment (hereafter referred to as the “Bassett Highway Redevelopment Area”). A map of the 30 lots that comprise the Bassett Highway Redevelopment Area is provided in **Appendix B**. This Redevelopment Plan governs a Subdistrict A within the Bassett Highway Redevelopment Area, consisting of one (1) lot (hereafter referred to as the “63-105 Bassett Highway Subdistrict A” or the “Redevelopment Area”). A map of the one (1) lot that comprises the 63-105 Bassett Highway Subdistrict A at **Map 1**.

The Town’s intention is to prepare separate redevelopment plans for each Subdistrict of the Bassett Highway Redevelopment Area as the redevelopment regulations are developed for each future subdistrict, if any. Until such time that the redevelopment regulations for the remaining Subdistricts of the Bassett Highway Redevelopment Area are developed, the regulations set forth in the Bassett Highway Redevelopment Plan, prepared by Schoor DePalma, Inc., dated May 8, 2006, revised through September 27, 2017 shall apply to the remaining portion of the Bassett Highway Redevelopment Area.

This 63-105 Bassett Highway/Subdistrict A Redevelopment Plan (this “Redevelopment Plan”) is prepared in response to the above Resolution and shall serve as a Redevelopment Plan and zoning ordinance for the 63-105 Bassett Highway Subdistrict A. Pursuant to such Resolution, the 63-105 Bassett Highway Subdistrict A has been designated as a non- condemnation area in need of redevelopment within the 63-105 Bassett Highway Subdistrict A as described above. The Mayor and Council believe it is in the best interest of the Town to implement this Redevelopment Plan to further effectuate positive land use in the community and the 63-105 Bassett Highway Subdistrict A.

Upon the adoption of this Redevelopment Plan, the provisions of the Bassett Highway Redevelopment Plan shall be automatically incorporated therein. In the event of conflict between the provisions of the Bassett Highway Redevelopment Plan and this Redevelopment Plan, the provisions of this Redevelopment Plan shall control.

B. Introduction:

This report is written pursuant to Section 6 of the LRHL, serving as the “statement setting forth the basis for investigation.” The LRHL requires the following procedures:

1. No area of a municipality shall be determined a Redevelopment Area unless the Governing Body of the municipality shall, by resolution, authorize the Planning Board to undertake a preliminary investigation to determine whether the proposed area is a Redevelopment Area according to the criteria set forth in Section 5 of P.L. 1992, c.79 (C:40A:12A-5). The Governing Body of a municipality shall assign the conduct of the investigation and hearing to the Planning Board of the municipality.
2. After completing its hearing on this matter, the Planning Board shall recommend that the delineated area, or any part thereof, be determined, or not be determined, by the municipal Governing Body to be a Redevelopment Area. After receiving the recommendation of the Planning Board, the municipal Governing Body may adopt a resolution determining that the delineated area, or any part thereof, is a Redevelopment Area.

C. Redevelopment Plan Overview and Context:

The Town of Dover is located in Morris County and is located along the Rockaway River. Dover is approximately 31 miles west of New York City and 23 miles west of Newark. As of the 2020 United States census, the town's population was 18,460, up 303 from the 2010 census.

According to the United States Census Bureau, the town has a total area of 2.73 square miles, including 2.68 square miles of land and 0.05 square miles of water.

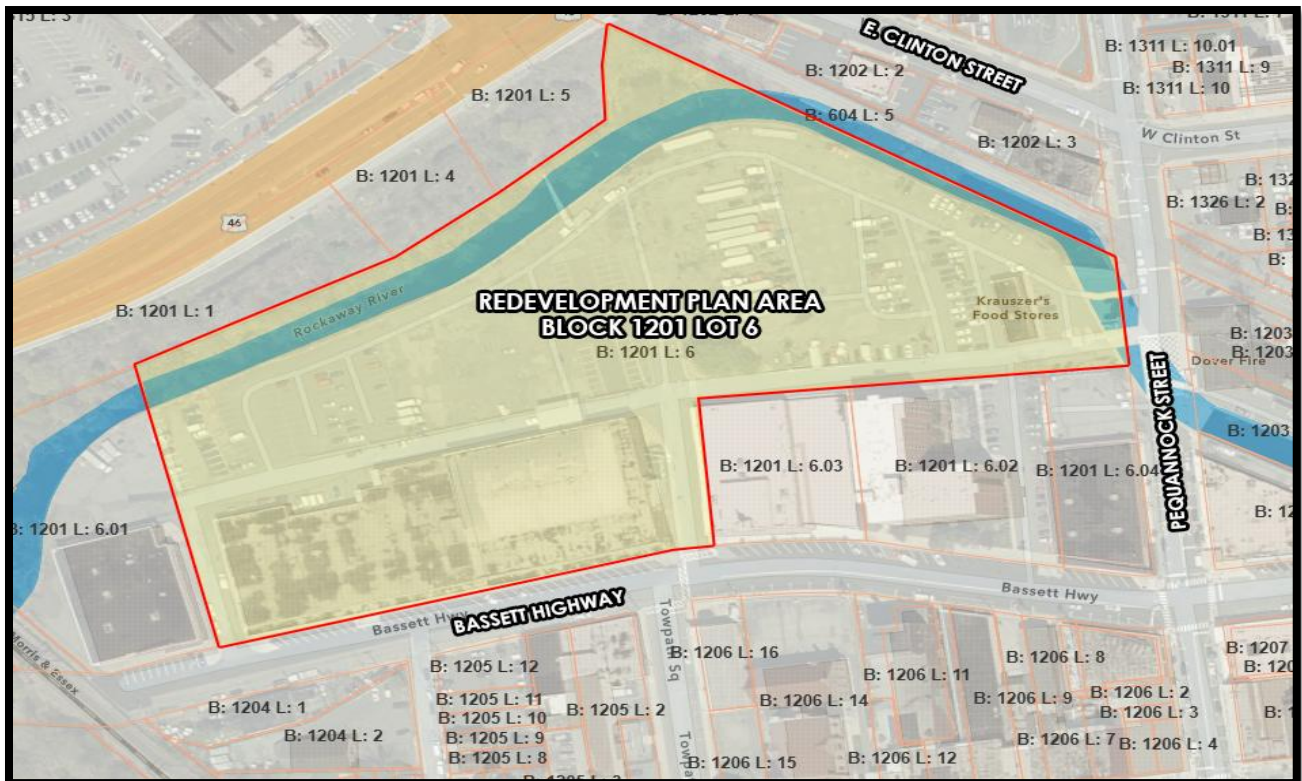
The community of Dover is centered around a developed downtown area along Blackwell Street, featuring many eateries primarily owned and run by Hispanics of various countries, offering their ethnic food. Other culinary establishments include sushi, pizza, coffee shops, and popular Irish and Italian food.

The Town of Dover borders the Morris County municipalities of Mine Hill Township, Randolph, Rockaway Township, Victory Gardens and Wharton.

The area (hereinafter referred to as the “Study Area”) is located at 63-105 Bassett Highway (Block 1201 Lot 6), which is located between Bassett Highway, Pequannock Street and the Rockaway River at the western edge of the downtown. The total Redevelopment Area is approximately 9.36 acres (See Maps 1 & 2).



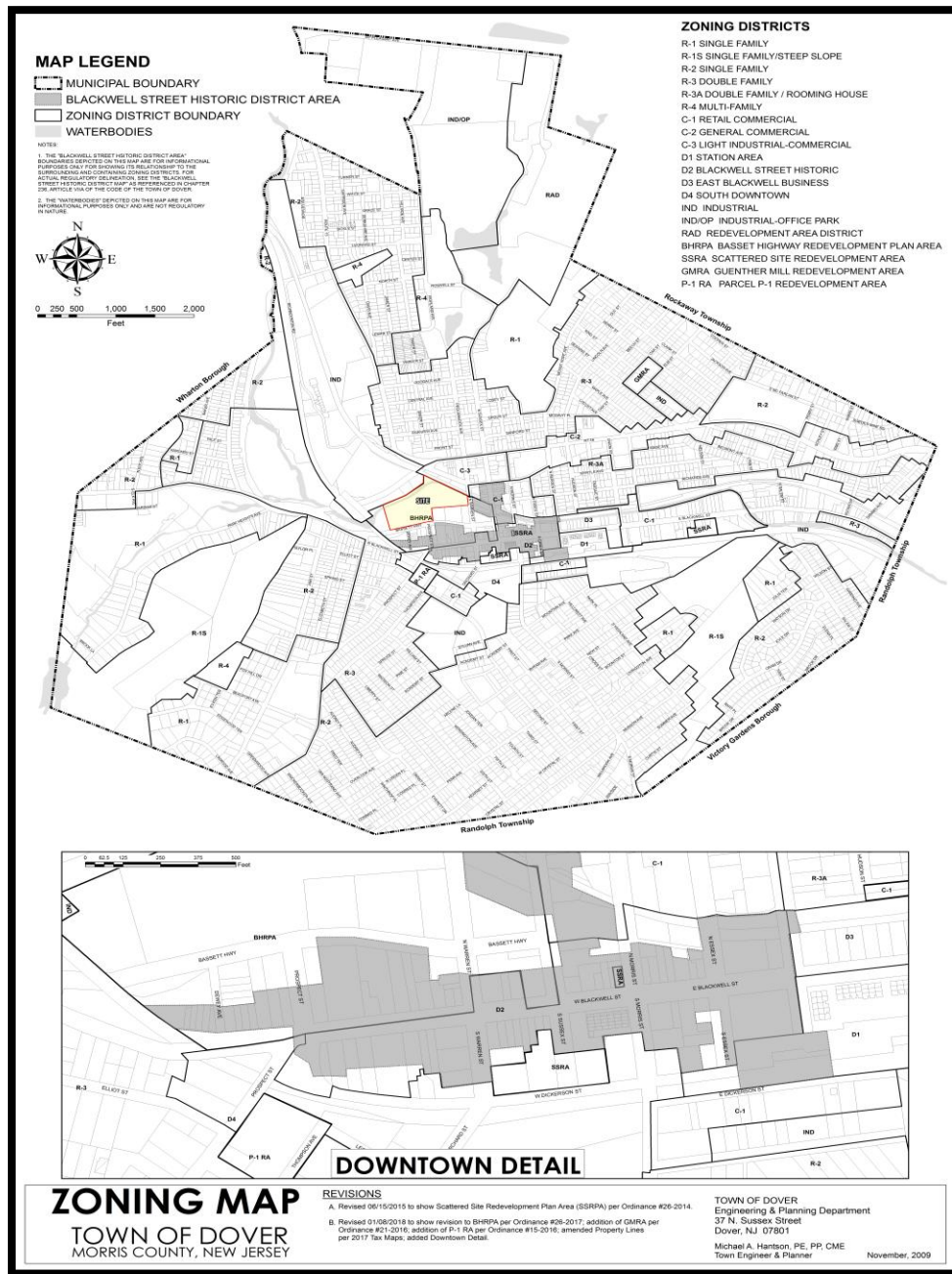
Map 1: Aerial Image of Redevelopment Area



Map 2: Planimetric Map over an aerial of the Redevelopment Area

D. Current Zoning

Based on the Town of Dover Zoning Map (See Map 3), the entire Redevelopment Area is located in the Bassett Highway Redevelopment Plan Area. As of the preparation of this Redevelopment Plan, the building on Lot 6 was part of the Dover Shopping Center built in 1957, originally included a two-level parking deck with a drive-in movie theater. Today the building is still standing, however the parking structure has been removed, and a large surface parking lot exists at the rear of the property.



Map 3: Zoning Map with Redevelopment Area Identified.

2.0: GENERAL PROVISIONS:

A. SITE PLAN & SUBDIVISION REVIEW:

Prior to commencement of any construction within the Redevelopment Area, a site plan prepared in accordance with the requirements of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and the Land Development Ordinance of the Town of Dover shall be submitted by the applicant for review specific to this Redevelopment Plan for completeness and compliance, prior to any submission to the Planning Board, so that compliance with the Redevelopment Plan can be determined. This shall also pertain to revisions or additions prior to, during and after completion of the improvements. The Town's designation of the applicant as the redeveloper of the Redevelopment Area, together with the applicant's execution of a redevelopment agreement with the Town, shall be a prerequisite to any completeness determination and hearing by the Planning Board on a site plan or subdivision application within the Redevelopment Area. Prior to such submission, the applicant shall also provide a Redevelopment Plan consistency review to the Town Administrator, which shall serve as a condition precedent to filing with the Planning Board.

B. ADVERSE INFLUENCES:

No use or reuse shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

C. NON-DISCRIMINATION PROVISIONS:

No covenant, lease, conveyance or other instrument shall be affected or executed by the Mayor and Board of Aldermen or by the developer or any of his/her successors or assignees, whereby land within the Redevelopment Area is restricted upon the basis of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, or sex in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. Any contractor or subcontractor engaged to perform work within the Redevelopment Area shall, where applicable, state in all solicitations or advertisements for employees placed by or on behalf of the contractor, or subcontractor, that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability or sex.

There shall be no restrictions of occupancy or use of any part of the Redevelopment Area on the basis of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, or sex in the sale, lease, use or occupancy thereof.

D. DURATION OF THE PLAN:

The provisions of this Redevelopment Plan and the restrictions with respect thereto shall be in effect for a period of thirty (30) years from the date of approval by the Town Council.

E. DEVIATION REQUESTS:

In accordance with N.J.S.A. 40:55D-70 c(1), the Planning Board shall have the power to grant variances allowing deviations from the regulations contained within this Redevelopment Plan, including Sections 7 and 8, where by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any such regulation adopted pursuant to this Redevelopment Plan, would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the developer of such property.

In accordance with N.J.S.A. 40:55D-70c(2), the Planning Board shall also have the power to grant such relief where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of the Plan and the benefits of the deviation would substantially outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of this Redevelopment Plan. An application for a variance from the requirements of this Redevelopment Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in N.J.S.A. 40:55D-12a and b. Notwithstanding the above, any changes to the uses permitted in the Redevelopment Area, requiring a “d” variance in accordance with N.J.S.A. 40:55D-70 shall be permitted only by means of an amendment of the Redevelopment Plan by the Mayor and Board of Aldermen and only upon a finding that such amendment would be consistent with and in furtherance of the goals and objectives of the Plan.

Additionally, in accordance with N.J.S.A. 40:55D-51, the Planning Board shall have the power to grant design exceptions from the requirements of Section 9 of this Redevelopment Plan as may be reasonable and within the general purpose and intent of the provisions for site plan review, if the literal enforcement of one or more provisions of the design standards is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question.

F. PROCEDURE FOR AMENDING THE APPROVED PLAN:

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of State law. If the designated redeveloper requests such amendment said redeveloper shall pay an application fee and shall further reimburse the Town for reasonable consulting costs, fees and expenses to undertake such amendment.

G. GENERAL DEVELOPMENT REGULATIONS:

1. The regulations set forth herein shall supersede all Town of Dover land development regulations, including but not limited to use regulations, bulk regulations, design standards, and other requirements as noted herein. Nothing herein shall be construed to circumvent the application procedural requirements of the Town of Dover land development regulations and the Municipal Land Use Law at N.J.S.A. 40:55D-1 et. seq. The regulations set forth herein shall supersede any or all prior Redevelopment Plans, if such plan(s) exist.
2. The regulations set forth herein shall apply to the tract as a whole, not to individual lots which may be created therein as part of a site plan application. For the purposes of this Redevelopment Plan, the word “tract / property” shall mean the entire Redevelopment Area.
3. The tract shall be permitted to be consolidated or subdivided into one or more block and lots. The tract shall be permitted to be developed in one or more phases as set forth in the redevelopment agreement between the Town and the designated redeveloper of the Redevelopment Area.
4. All dimensional and other requirements shall apply to the tract as it exists at the time of the adoption of this Redevelopment Plan, and conforming conditions that are rendered nonconforming as a result of changes to the tract perimeter such as roads 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 Area remains in effect.
5. There shall be no requirement that the entire Redevelopment Area be developed. 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.

3.0: REDEVELOPMENT PLAN COMPONENTS:

A. REQUIRED COMPONENTS OF THE REDEVELOPMENT PLAN:

N.J.S.A. 40A:12A-7 requires that a redevelopment plan include an outline for the planning, development, or redevelopment, of the Redevelopment Area sufficient to indicate the following:

1. Its relationship to definite local objectives as to appropriate land use, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. Adequate provisions for the temporary and permanent relocation, as necessary for residents in the project area, including an estimate of the extent of which decent, safe, and sanitary dwelling units affordable to displace residents will be available to them in the existing local housing market.
4. An identification of any property within the Redevelopment Area which is proposed to be acquired in accordance with this plan.
5. Any significant relationship of the redevelopment plan to:
 - The master plans of contiguous municipalities;
 - The master plan of the county in which the municipality is located;
 - The State Development and Redevelopment Plan adopted pursuant to the "State Planning Act" P.L. 1985, c.398 (C.52:18A-196 et al.).
6. An inventory (as of the date of the adoption of the resolution finding the area to be in need of rehabilitation) of all housing units affordable to low and moderate income households, as defined pursuant to N.J.S.A. 52:27D-304, that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.
8. Proposed locations for public electric vehicle charging infrastructure and electric vehicle parking spaces within the project area to be in compliance with Electric Vehicle Charging Station Law (P.L. 2021, c. 171).
9. The Redevelopment Plan may include the provision of affordable housing in accordance with the "Fair Housing Act," N.J.S.A. 52:27D-301 et seq. and the housing element of the municipal master plan.
10. The Redevelopment Plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.). The Redevelopment Plan shall supersede applicable provisions of the development regulations of the municipality. When the Redevelopment Plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the Redevelopment Area to which the Redevelopment Plan applies. Notwithstanding the provisions of the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.) or of other law, no

notice beyond that required for adoption of ordinances by the municipality shall be required for the hearing on or adoption of the Redevelopment Plan or subsequent amendments thereof.

All provisions of a Redevelopment Plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a Redevelopment Plan, which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the Redevelopment Plan.

B. NOTE ON PLAN TERMINOLOGY:

Throughout this Redevelopment Plan, a distinction is made between “shall” and “should.” “Shall” means that a developer is required to comply with the specific regulation, without deviation. “Should” means that a developer is encouraged to comply but is not required to do so.

C. TEMPORARY AND PERMANENT RELOCATION:

The Local Redevelopment and Housing Law requires that any redevelopment plan make adequate provision for temporary or permanent relocation of any resident in the project area. As the property does not include any existing residential units there is no requirement to relocate any residents as part of this Redevelopment Plan.

D. IDENTIFICATION OF PROPERTY TO BE ACQUIRED:

The Local Redevelopment and Housing Law requires that any Redevelopment Plan identify any property within the Redevelopment Area which is proposed to be acquired in accordance with the Redevelopment Plan. As the Redevelopment Area was with non-condemnation there is no intent to acquire property as part of this Redevelopment Plan.

E. AFFORDABLE HOUSING:

The Redevelopment Area shall require the construction of 17 affordable housing units pursuant to the Town’s Fourth Round Housing Element and Fair Share Plan, Affordable Housing Ordinance (Chapter 99) and to the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 seq.) and shall be part of a Redevelopers Agreement.

F. PUBLIC ELECTRIC VEHICLES:

This Redevelopment Plan provides the identification of appropriate locations for the development of zero-emission vehicle fueling and charging infrastructure, the quantity and location of which shall be subject to approval by the Town Planning Board.

G. PROJECT SIGNAGE:

During construction, the Redeveloper shall erect signage at location(s) to be determined by the Redeveloper and Town within 30 days of receiving approval from the Planning Board that contains a rendering or renderings of the finished Project and other details concerning the Project that shall be agreed to by the Redeveloper and Town Administrator.

H. MASTER PLAN CONSISTENCY:

The following sections detail the relevant goals, objectives and recommendations from the 2007 Master Plan and the 2018 Reexamination Study.

4.0: GOALS AND RELATIONSHIP TO LOCAL OBJECTIVES

A. PURPOSE:

This Redevelopment Plan together with the Bassett Highway Redevelopment Plan provide a framework for the redevelopment of the 63-105 Bassett Highway (Block 1201 Lot 6) property as well as the public spaces surrounding and abutting such property, respectively. The Redevelopment Plan sets forth standards and guidelines for land use, bulk, parking, and design.

Some Plan elements are fixed while other standards are flexible and are to be used as guidelines for ensuring that development meets the Plan's goals and objectives described below.

B. REDEVELOPMENT PLAN GOALS AND OBJECTIVES:

The specific goals and objectives of the Redevelopment Plan are as follows:

1. To create opportunities for higher density, pedestrian friendly mixed-use development along Bassett Highway at the end of the downtown area.
2. To create land use requirements specific to the Redevelopment Area that are sensitive to the Area's topography, as well as the development pattern of nearby residential and commercial neighborhoods.
3. To foster appropriate relationships between buildings, streets, parking areas, walkways, and landscaped areas within the Redevelopment Area and in the context of the surrounding area.
4. To improve the aesthetics of the property and establish site and building design standards that will foster high-quality development within the Redevelopment Area.
5. To create a more compact, pedestrian-friendly development.
6. To transform a vacant underutilized building into a viable, more productive mixed use residential project that incorporates both retail with public open space.

C. RELATIONSHIP TO LOCAL OBJECTIVES:

1. 2018 Master Plan:

The most recent examination of the Master Plan was done in 2018 and the recommendations of the 2007 Master Plan regarding redevelopment were determined to be valid. Specifically, the following recommendation regarding redevelopment along Bassett Highway and within the Downtown area as a whole. Under Redevelopment – Rehabilitation the plan states the following:

- a. *"A number of redevelopment initiatives have taken place since the 2007 Master Plan. While the North Sussex Street Landfill Plan was on the books during the writing of the Plan, implementation was not. The following is a summary of the redevelopment activity since 2007 when the Town declared itself an "Area in Need of Rehabilitation".*
- b. *Amended in October 2017, the Bassett Highway Redevelopment Plan has seen several projects under review, with one project approved but yet to be built. Arguably the area with the most redevelopment potential, the area encompasses the northern portion of the downtown along the Rockaway River. As discussions continue surrounding larger developments within this area, the Town has approved an LDS Church, which is under construction, as well as preliminary and final site plan approval for the Bassett River Apartments, a 71 unit multi family residential development. Now the Town will be focused on finding an investor for the lynchpin project that*

unlocks the remaining parcels thus allowing for the market to absorb the cost of parcels under private ownership while restoring public access to the Rockaway River edge. The “Barnish” Parcel, Block 1201, Lot 6, consisting of 9.36 acres, is considered to be the lynchpin parcel.

2. 2007 Master Plan:

The 2007 Master Plan document contains a number of goals and supporting objectives that are advanced within this Redevelopment Plan including the following:

- a. Enhance and create a sense of place that encourages economic vitality and community activity through well designed land development.
- b. Maximize potential for expansion of the economic base.
- c. Develop a safe and efficient circulation system that capitalizes on Dover’s multi-modal transportation system.
- d. Maintain and encourage diversity in the type and character of available housing promoting an opportunity for varied residential communities.
- e. Increase available housing options for pre-retirement, retirement and elderly residents.
- f. Preservation and continued use of properties of historic significance to the Town of Dover and its rich history.

3. Conclusion:

This Redevelopment Plan is substantially consistent with Dover’s 2018 Reexamination Report and 2007 Master Plan, as it furthers a number of goals and objectives that the Town has set for housing diversity, redevelopment and land use along the Bassett Highway Corridor. The adoption of this Plan as part of the redevelopment process that led to the designation of Block 1201 Lot 6 which is part of the implementation of the recommendations of the Master Plan.

D. RELATIONSHIP TO OTHER PLANS / COMMUNITIES:

1. Plans of Adjacent Communities:

Dover is located in Morris County and is surrounded by Wharton Borough, Mine Hill Township, Randolph Township, Victory Gardens Borough and Rockaway Township. As this area is not immediately adjacent to other municipalities, the Redevelopment Plan’s adoption will not impact other communities or their Master Plans.

2. Morris County Master Plan 1975 Future Land Use Plan Element:

The Morris County Future Land Use Plan Element was adopted in 1975 and has not been updated since that time. The land use plan does include, however, a goal that states, “balanced and diversified economic growth, coordinated with transportation, utilities, and environmental limitations”.

The redevelopment of Subarea 1 will potentially result in a mixed-use or residential development that is proximate to mass transit and sensitive to any environmental limitations that may exist on the land and therefore is consistent with the aforementioned Land Use Plan Element goal. Otherwise, the remainder of the Land Use Element is outdated.

Morris County adopted a Bicycle and Pedestrian Element in December of 1998. The plan looked at existing facilities and also proposed new facilities for each of its municipalities. Recommendations for the Town of Dover included:

- a. Sidewalks on West Blackwell Street

- b. Multi-use trails within North Sussex Street extension
- c. Bicycle lanes on Blackwell Street³ Objectives of the Bicycle and Pedestrian Element that the Redevelopment Area would advance:
- d. Create bicycle and pedestrian facilities in areas surrounding railroad stations⁴
- e. Encourage municipalities to examine land use practices to provide opportunities for bicycle and pedestrian travel⁵
- f. Encourage bicycle use and walking as alternatives to single-occupancy automobile trips

3. New Jersey State Plan

The Town of Dover is designated within the PA-1 Metropolitan Planning Area in the 2001 State Development and Redevelopment Plan (SDRP). PA-1 is characterized by established, mostly built-out communities and is envisioned as areas that will provide for much of the state's future redevelopment. Within PA-1, the SDRP promotes growth in compact forms, redesigning areas of sprawl, and diversification of land uses and housing choice through redevelopment, infill, and efficient use of infrastructure.

This Redevelopment Plan contemplates redevelopment of an underutilized site, with particular focus on the revitalization of the Bassett Highway Redevelopment Plan Area. The Redevelopment Plan is consistent with the SDRP and encourages patterns of development recommended within the PA-1 Metropolitan Planning Area including its intention to provide attractive, high quality housing options, on a lot with adequate infrastructure, proximity to major roadways and transit, and a mix of surrounding land uses, all of which suggest that the property is a suitable site for directing and encouraging growth and redevelopment.

5.0 DEFINITIONS:

It is the intention of this Redevelopment Plan to supersede existing zoning (except as noted herein) as provided under the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1, et seq. This plan adopts the definitions of the Town's Land Use Ordinance Article II Definitions and Word Usage (Chapter 236-4 & 236-5).

The definitions of the Town's Land Use Ordinance shall apply to this plan, unless this plan provides a superseding definition. The definitions defined in Section 236-4 and 236-5 shall apply to the Redevelopment Plan with the exception of the following terms:

BUILDING HEIGHT: The vertical distance from grade plane to the average height of the highest roof surface.

EATING AND DRINKING ESTABLISHMENTS: Includes restaurants, bakeries, delicatessens, bars, cafes, coffee houses, and any other business establishments where the primary business is the sale of alcohol for consumption on site (except for clubs or other drinking establishments with dance floors), or the sale of freshly made food for consumption either on-site or off site (except for convenience stores, corner stores, or bodegas where more than 40% of the customer-accessible floor area is used for display and storage of prepackaged goods and/or non-food items). Does not include drive-through establishments.

LIVE ENTERTAINMENT: Establishments or accessory uses which provide live entertainment consisting of vocalist, instrumental music or dancers, and, for the purpose of this Plan, spoken word, theatrical performance, comedy, or similar entertainment where patrons are entertained typically for a fee, whether such fee shall be direct or indirect through a charge for other products or services, but not including halls, auditoriums, or religious, civic or fraternal organizations.

LIVE/WORK SPACE: A single residential unit, which unit is designed for and occupied as a combination of living and working spaces, with or without retail and display space for sale of art or other hand-crafted goods produced in the working space, occupied year-round as primary residence of not more than two persons who are at least 18 years of age, of which at least one of whom is the artist or craftsman in residence, and by not more than two children of said persons who are under 22 years of age.

GENERAL OFFICE: Business offices, and offices for State-licensed professionals and professional firms except for medical offices.

GRADE PLANE. A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet from the building, between the building and a point 6 feet from the building.

MULTI-FAMILY: Housing accommodations that are designed principally for residential use, conform to standards satisfactory to the Secretary of Housing and Urban Development, and consist of not less than five (5) units on 1 site. These units may be detached, semidetached, row house, or multifamily structures.

PERSONAL SERVICE ESTABLISHMENTS: Establishments providing services, other than medical or beauty services, to individual consumers. Such uses include, but are not limited to: clothing rental; funeral parlors and undertaking establishments; dry-cleaning pickup stores; psychic readers; shoe repair shops; travel agencies.

REDEVELOPER: Any person, firm, corporation or public entity that is seeking any financial incentives shall be designated as a Redeveloper by the Mayor and Board of Aldermen or Redevelopment Entity and shall enter into a Redevelopment Agreement as set forth in Section 5 of this Redevelopment Plan, all in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

RESTAURANT: A building or structure designed, used or intended for use in which food and beverages are sold and consumed.

RETAIL, NEIGHBORHOOD: A retail establishment having a gross leasable floor area of not more than 10,000 square feet and which is engaged in the retail sale of commodities that satisfy the daily needs of residents in surrounding residential neighborhoods, such as but not limited to pharmacies, florists, convenience stores, general stores, and liquor stores. Neighborhood retail establishments specifically exclude the following:

1. Establishments having a gross leasable floor area in excess of 10,000 square feet;
2. Automobile sales;
3. Auto-parts retailers;
4. Pawn shops;
5. Department stores;
6. Clothing stores, except for tailoring establishments or thrift shops where clothing sales is incidental to the use;
7. Electronics stores, except electronics repair stores where electronics retail is incidental to the repair service;
8. Bulk or warehouse style retailers; and
9. "Big box" stores.
10. Stores selling take-out/package alcoholic beverages
11. Smoke and vape shops, and the like.

TANDEM PARKING: Two parking spaces with one car in front of the other to be allocated to a single apartment.

6.0: ZONING STANDARDS:

A. PERMITTED PRINCIPAL USES:

1. The following uses are permitted principal uses in the Redevelopment Plan, except as otherwise provided herein:
 - a. Residential:
 - Multi-family residential (apartments / condominiums);
 - Affordable Housing;
 - Live-Work;
 - Any combination of the above.
 - b. Commercial / Retail:
 - General and Neighborhood Retail;
 - Personal services;
 - Restaurants or other eating and drinking establishments;
 - Live Entertainment;
 - Specialty Market (Food related);
 - Health clubs, day spas and pools;
 - Art gallery;
 - Indoor amusement and recreation.
 - c. Public Park / Plaza / Open Space:
 - Passive / Active Uses / Outdoor dining;
 - d. Civic, Cultural, Institutional:
 - Libraries / Museums;
 - Community / Recreation / Municipal Center.
 - e. Parking:
 - Shall be permitted to be structured parking, surface parking or subterranean parking (if conditions permit subterranean parking), or any combination thereof.
 - f. Roads:
 - Shall be permitted to be public or private.
 - g. Utility related Facilities:
 - Such as distribution lines, railroad rights-of-way, telephone repeater stations, and water storage tanks.
2. Omission of Use: Any use not stated as a Permitted Use is not allowed in the Redevelopment Area.

B. ACCESSORY USES:

1. Accessory uses and structures shall be permitted which are clearly and customarily incidental and subordinate to a permitted principal use on the same property. Examples of permitted accessory uses include, but are not limited to, the following:
 - a. Residential:
 - Lobby, sales, management, leasing offices;
 - Conference center, meeting rooms, business center, flex office / coworking space, billiards, indoor / outdoor pool, game, arcade, simulator, spa, lounge (for tenant use only);

- Community kitchen for tenant use only;
 - Drop off / package delivery area, mail room, loading spaces and docks, recycling and refuse storage areas;
 - Tenant amenities typically included in luxury rental communities, including but not limited to recreational facilities (indoor / outdoor) including but not limited to active or passive amenity courtyard space and/or terraces, roof top, pool, fitness center and multipurpose rooms for tenant use only;
 - Childcare, pet boarding (for tenant use only);
 - Lockers and storage including for mail parcels and packages (for tenant use only);
 - Rooftop amenities.
- b. Eating and Drinking Establishments:
- Outdoor beer gardens and patios;
 - Rooftop dining and service areas, including rooftop bars;
2. Accessory structures shall comply in all respects with the setback, building / impervious coverage, and height requirements of this Redevelopment Plan applicable to the principal structure, with the following exceptions.
 - a. No accessory structure shall be located closer to the street right-of-way line than the principal structure except surface parking which services the permitted use.
 - b. The aggregate area covered by accessory structures shall not exceed twenty-five percent (25%) of the rear yard, with the exception of parking structures and outdoor patios.
 - c. Accessory structures below grade shall have a minimum rear or side yard, when not abutting a street, of five feet;
 - d. No permitted accessory use or structure may occupy or prevent proper usage of any off-street or on-street parking spaces except as may be temporarily permitted by the Town for special events or purposes.
 - e. Outdoor patios may be closer to the setbacks so long as they are in compliance with Building Department regulations.
 3. No accessory structure shall be constructed or placed on any lot unless the principal structure is first constructed or placed upon said lot, with the exception of parking facilities (surface or structure) which may be constructed prior to the primary use.
 4. In no event shall the height of an accessory structure exceed the height of the principal building except as noted herein.
 5. Except for structured or sheltered parking areas wrapped or below multi-family residential uses, no portion of an accessory structure shall include living quarters;
 6. Other Accessory Uses: The following standards shall apply to the below listed accessory uses
 - a. Live Entertainment Uses: Live entertainment may be provided as an accessory use in any eating or drinking establishment, cafe, civic, cultural, or institutional establishment in accordance with all applicable Town codes.

- b. Outdoor Open Markets: Permitted by special permit for selling fresh food and plants based on state laws and regulations. This special permit shall not be required for the display/selling of goods on the sidewalk immediately outside of a retailer's principal business location, which shall be specifically allowed.
 - c. Outdoor Music: Permitted per any Town Code restrictions.
 - d. Alcohol Sales: Permitted per state liquor license laws on any outside patio, deck or similar retail amenity associated with the liquor license holder's premises.
7. Additional Regulations for Permitted and Accessory Uses:
- a. All building facades facing an existing public street shall be designed as a primary building facade and shall be designed to include or preserve and accentuate all of the required components of the Design Standards of this Redevelopment Plan.
 - b. All maneuvering for loading, refuse, recycling and service areas shall be within the Redevelopment Area. This does not include any subdivision or creation of internal or public streets. Maneuvering shall be permitted within the property even in the event of the create of streets within the overall Redevelopment Area.
 - c. All parking shall be screened from any public street per the Design Standards of this Redevelopment Plan and as approved by the Town Planner.
 - d. Rooftop amenities are permitted.

C. PROHIBITED USES:

- 1. Any use not specifically designated as a Permitted Principal Use or as an Accessory Use and any use explicitly prohibited in the Town Code is prohibited in the Redevelopment Area.

7.0 BULK STANDARDS:

A. OVERALL AREA BULK REQUIREMENTS:

1. Maximum Number of Project Units: 640 units
2. Maximum Number of Phases: 5 (five)
 - a. The specific subdivision for each phase shall be determined as part of Planning Board submissions. Notwithstanding anything in this Redevelopment Plan to the contrary, individual building phases and the sequence of the phases are subject to the phasing requirements and redevelopment project schedule in the redevelopment agreement between the Town and the designated redeveloper of the Redevelopment Area.
 - b. All Street and streetscape improvements shall be completed as set forth in the redevelopment agreement between the Town and the designated redeveloper.
 - c. Phases may be completed simultaneously and shall be completed in accordance with the redevelopment project schedule and phase sequencing schedule set forth in the redevelopment agreement between the Town and the designated redeveloper of the Redevelopment Area
3. Minimum Commercial/Retail Square footage: 12,200 sq. ft.
Along N. Warren/ Pequannock 3,500 sq. ft.
Along the Corner of Bassett Highway 8,200 sq. ft.
Minimum Live Work Square Footage Along Basset Highway 7,500 sq. ft.
4. Maximum Surface Coverage: 85%
 - a. The maximum surface coverage is measured for the overall Redevelopment Area as of the date of this Redevelopment Plan.
 - b. Submission of each phase shall provide the overall surface coverage calculations to ensure compliance with this requirement for the entire Redevelopment Area.
 - c. Impervious Areas include:
 - Residential Courtyards with minimum 21% pervious area
 - Streetscape Improvements with landscape planting areas
 - Public Park (7,000 sq ft minimum)
 - Rockaway River area with 6 foot public walkway
 - Other landscape planting areas throughout the project
5. Maximum Building Coverage: 50 %
 - a. The maximum building coverage is measured for the overall Redevelopment Area as of the date of this Redevelopment Plan.
 - b. Submission of each phase shall provide the overall surface coverage calculations to ensure compliance with this requirement.
6. Minimum Number of Affordable Units: 17 units
 - a. Affordable Units shall be provided as part of Phases 1.

7. Street & Sidewalk Dimensions:

- a. The primary internal street running east to west from Pequannock Street shall have a minimum ROW width of 60 ft.
- b. The primary internal street running north to south off Bassett Highway shall have a minimum ROW width of 60 ft. and shall consist of a 5 ft landscape median.
- c. The intersection of the above two internal streets shall meet and be designed in a roundabout or traffic circle as illustrated herein. This portion of the street as it connects with the portion coming and leading into Bassett Highway shall be paved in manner that is reflective in details to a redbrick paver road. The center portion of the roundabout intersection shall be landscaped and provided with an accent feature such as but not limited to a water feather, public art or such a design that draws a sense of place and focal point of the highest quality. This area shall be lighted with upward lighting during the evening overnight hours, subject to the review and approval by the Planning Board.
- d. Sidewalks along the internal portions of the streets as described above shall be a minimum of 6 ft. in width.

B. PHASE 1 BULK REQUIREMENTS:

- 1. Maximum Number of Units: 260 units
 - a. Min. percentage of Studio / 1 bedroom units: 70 %
 - b. Max. percentage of 2 bedroom units: 30 %
 - 3 bedroom units shall be permitted for affordable housing units only.
 - The percentages for 1 and 2 bedrooms do not include affordable housing units.
- 2. Maximum Building Stories / Height: 6 story / 75 ft
 - a. Any below grade structured parking does not count as either a story or part of the building height.
 - b. Roof top appurtenances including but not limited to mechanical equipment, elevator / stairwells do not count toward the building height and are permitted up to 18 ft above the maximum building height.
- 3. Minimum Commercial / Retail Square Footage: 3,500 sq. ft.
 - a. A minimum Retail square footage shall be provided facing Pequannock Street.
- 4. Residential Courtyard:
 - a. Minimum courtyard square footage: 14,000 sq. ft.
 - b. Minimum pervious area provided in the courtyard 3,000 sq. ft.
 - c. Minimum pervious area provided in the courtyard shall be 21% of the total courtyard area or 3,000 sq. ft., whichever is greater.
- 5. Building Setbacks:
 - a. Internal Roadway Right of Way: 0 ft
 - b. Rockaway River: 25 ft

- c. Pequannock Property Line: 50 ft
- d. Block 1201 Lots 6.02, 6.03 & 6.04: 50 ft
- e. Rear Property Line (north): 50 ft

C. PHASE 2 BULK REQUIREMENTS:

1. Maximum Number of Units: 160 units
 - a. Min. percentage of Studio / 1 bedroom units: 55 % (and further provided that overall project at the end of Phase 2 shall be 70% minimum)
 - b. Max. percentage of 2 bedroom units: 45 % (and further provided that overall project at the end of Phase 2 shall be 30% maximum)
2. Maximum Building Stories / Height: 6 story / 70 ft
 - a. Any below grade structured parking does not count as either a story or part of the building height.
 - b. Roof top appurtenances including but not limited to mechanical equipment, elevator / stairwells do not count toward the building height and are permitted up to 18 ft above the maximum building height.
3. Minimum Commercial / Retail Square Footage: 0 sq. ft.
4. Residential Courtyard:
 - a. Minimum courtyard square footage: 9,500 sq. ft.
 - b. Minimum pervious area provided in the courtyard 2,000 sq. ft.
 - c. minimum pervious area provided in the courtyard shall be 21% of the total courtyard area or 2,000 sq. ft., whichever is greater.
5. Building Setbacks:
 - a. Internal Roadway Right of Way: 0 ft
 - b. Rockaway River: 26 ft
 - c. Block 1201 Lot 6.01; 65 ft
 - d. Rear Property Line (north) 70 ft

D. PHASE 3 BULK REQUIREMENTS:

1. Maximum Number of Units: 240 units
 - a. Min. percentage of Studio / 1 bedroom units: 70 % (and further provided that overall project at the end of Phase 3 shall be 70% minimum)
 - b. Max. percentage of 2 bedroom units: 30 % (and further provided that overall project at the end of Phase 3 shall be 30% maximum)
2. Maximum Building Stories / Height: 6 story / 70 ft
 - a. Any below grade structured parking does not count as either a story or part of the building height.
 - b. Roof top appurtenances including but not limited to mechanical equipment, elevator/stairwells do not count toward the building height and are permitted up to 18 ft above the maximum building height.

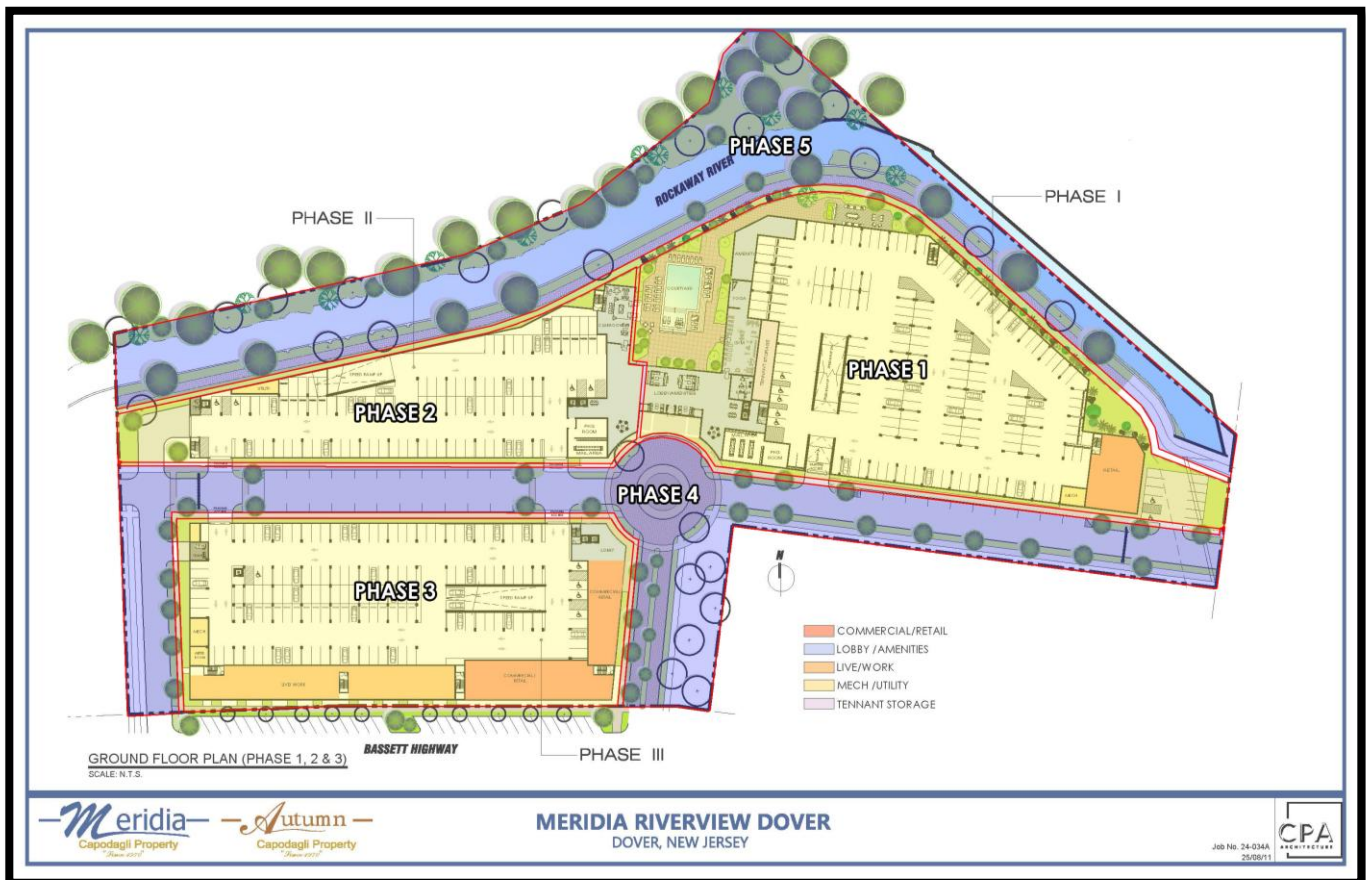
3. Minimum Commercial / Retail Square Footage: 8,200 sq. ft.
4. Minimum Live Work Square Footage: 7,500 sq. ft.
5. Residential Courtyard:
 - a. Minimum courtyard square footage: 12,000 sq. ft.
 - b. Minimum pervious area provided in the courtyard 2,520 sq. ft.
 - c. minimum pervious area provided in the courtyard shall be 21% of the total courtyard area or 2,520 sq ft., whichever is greater.
6. Building Setbacks:
 - a. Internal Roadway Right of Way: 0 ft
 - b. Bassett Highway
 - Building to Property Line: 6 ft (average dimension)
 - Building to Face of Curb: 16 ft (average dimension)
 - c. Block 1201 Lot 6.01: 55 ft
 - d. Block 1201 Lot 6.03: 90 ft

E. PHASE 4 REQUIREMENTS:

1. This phase will include all street and streetscape improvements as identified on the Phasing Plan and as set forth in the redevelopment agreement between the Town and the designated redeveloper of the Redevelopment Area.
 - a. Minimum Building to Building dimension: 60 ft
 - b. Minimum curb to curb dimension: 24 ft
 - c. Minimum parallel parking (if provided): 8 ft by 20 ft
 - If provided, one tree space accompanied with a rain garden inlet shall be provided for every 5 parallel parking spaces within the internal roadways.
2. Streetscape improvements will be provided as identified within this Redevelopment Plan.
 - a. All internal roadways shall be maintained by the Redeveloper and/or HOA, including but not limited to all maintenance, upkeep and snow removal, etc.
 - b. Gates are permitted within the internal roadways under the following conditions.
 - Gates shall remain open between 6:00 am and 8:00 pm.
 - Gates shall have appropriate configuration to allow all Police, Fire and Emergency vehicles access 24 / 7 / 365.
 - Gates shall be located a minimum of 60 feet from the existing public rights of way to allow adequate queuing of vehicles.
3. Public Park:
 - a. A minimum 7,000 SF public open space / park with all improvements shall be provided by the redeveloper and shall be dedicated to the Town of Dover upon completion.
 - b. The timing of construction shall be determined as part of the Redevelopers Agreement.

F. PHASE 5 REQUIREMENTS:

1. This phase will only include improvements within the 25 ft Rockaway Buffer Area and the granting of any easement and/or maintenance agreement as set forth in the redevelopment agreement between the Town and the designated redeveloper of the Redevelopment Area.
 - a. The Rockaway River Buffer shall include a minimum 6 foot sidewalk. This area will be dedicated to the Town of Dover upon completion. Notwithstanding anything to the contrary in this Redevelopment Plan, the timing of construction and the completion of the phasing will be determined as part of the Redevelopment Agreement.
 - b. The materials, lighting and layout will be determined by the Town Planner and Engineer as part of a site plan application.
 - c. The scope of the designated redeveloper's responsibilities and obligations related to the walkway and related improvements within the 25 ft Rockaway Buffer Area shall be set forth in the redevelopment agreement, including but not limited to, construction and ongoing maintenance of the physical improvements therein and the granting of a perpetual public access easement and maintenance agreement for the public's use of the 25 ft Rockaway Buffer Area. Permitted improvements related to the riverwalk shall include gates on either side and 10-foot high fencing, the details of same shall be part of a site plan application; and the maintenance obligations of same shall be subject to the terms of the redevelopment agreement.



Map 4: Phasing Map.

G. SUSTAINABLE / GREEN INFRASTRUCTURE IMPROVEMENTS:

1. Green infrastructure should be considered within the design approach. Features such as bio-retention, permeable pavement, solar panels, etc. can be considered as part of the sustainable design approach.
2. Green infrastructure BMPs (best management practices) should be considered within the design approach as defined in N.J.A.C. Section 7:8. Features such as bio-retention, permeable pavement, solar panels, etc. can be considered as part of the sustainable design approach.
3. Any redevelopment project shall provide adequate potable water, storm water, sanitary sewer and other necessary utility infrastructure to the site, to the satisfaction of the Town Engineer.
4. All costs necessary for the on-site infrastructure improvements associated with a development project are the responsibility of the redeveloper.
5. Utility and/or infrastructure improvements and structures shall be permitted in any required setbacks, whether above ground or below ground.

H. FLOOD MITIGATION / STORM-WATER MANAGEMENT REQUIREMENTS:

1. Any redevelopment pursuant to this Redevelopment Plan shall comply with the NJDEP's Flood Hazard and Water Management Rules (FHA NJAC 7:13 and Stormwater NJAC 7:8).
2. Any redevelopment activities carried out pursuant to this Redevelopment Plan shall be undertaken in strict compliance with all applicable federal, state, and local regulations, including but not limited to the FEMA Flood Insurance rules, New Jersey Department of Environmental Protection's (NJDEP) Flood Hazard Area Control Act Rules (N.J.A.C. 7:13) and the Stormwater Management Rules(N.J.A.C. 7:8). The Developer shall be responsible for ensuring that the design and construction of any improvements within the Redevelopment Area shall meet the design and performance standards of the stormwater management rule and minimize damage to life and property from flooding caused by development within the flood hazard areas, to preserve the quality of surface waters, and to protect the wildlife and vegetation that exist within and depend upon such areas for sustenance and habitat as required by the flood hazard area control act rules. The Developer shall be responsible for obtaining all necessary permits and approvals from NJDEP and any other applicable regulatory agencies prior to any land disturbance or construction activities.

I. MECHANICAL EQUIPMENT AND UTILITIES:

1. All exterior mechanical equipment shall be located on rooftops behind parapet walls to limit visibility. Exterior ground-mounted mechanical equipment shall be fully screened with planting or other architectural elements.

J. OTHER REQUIREMENTS:

1. See Development / Place-Making Design Standards section for all design requirements.
3. A 10 foot fence shall be permitted between the Rockaway River Buffer and the project. Additionally fencing shall be permitted along the ground level of any parking structure facing the Rockaway River Buffer.

5. Streetscape improvements are required along the property frontage of all public streets for the entire redevelopment area as well as any internal streets created by the subdivision of the Redevelopment Area per the requirements of this Redevelopment Plan.
8. All trash removal shall be through a private hauler.
9. All project signage shall either meet the Town of Dover's sign ordinance, or the Redeveloper shall submit a separate sign package to the Planning Board for review and approval, which signage may be approved or denied in the Planning Board's discretion without conformance to the Town's sign ordinance and without meeting variance criteria, subject to and in accordance with applicable law.
 - a. A development archway over the main entrance from Bassett Highway is permitted per this Redevelopment Plan and shall meet all setback and height requirements set forth by the Building, Fire and Police Departments.

8.0 PARKING STANDARDS:

A. PARKING REQUIREMENTS:

The minimum parking requirements for the Redevelopment Area are as follows:

<u>Use</u>	<u>Parking Ratio</u>
Multi-family:	1.65 sp per unit
Commercial / Retail Along Pequannock:	1 sp per 360 gfa

Notes:

1. When the formula or parking spaces required results in a fraction of a space exceeding 0.49, a full space shall be required.
2. Gross Floor Area is the total interior floor area of all floors determined by measuring the inside dimension of the outside walls of the structure.
3. Tandem parking spaces are permitted for the maximum number of two or three bedroom by phase and shall count as one (1) parking space serving the same residential unit
4. Up to 25% of the required parking stalls may be designated for compact cars in the multi-family area only.
5. Accessory uses, including but not limited to outdoor seating, dining or accessory areas do not count toward the required parking requirements;
6. Parking requirements shall be met by phase.
7. Any on-street parking located within the Redevelopment Area shall be permitted to count toward the parking requirements.
8. Shared parking is permitted per the requirements of this Redevelopment Plan.

B. MOVE-IN / LOADING / TRASH REMOVAL:

1. Loading for move-ins shall be located within the Redevelopment Area (as of the date of the adoption of this Redevelopment Plan) and shall not interfere with traffic on any existing public streets.
2. Trash collection shall be located within the Redevelopment Area as of the date of the adoption of this Redevelopment Plan.

C. EVSE/MAKE-READY PARKING SPACES:

1. The developer shall comply with ordinance P.L. 2021, 171 and NJSA 40:55D-66.20 to provide the required number of Electric Vehicle Supply/Service Equipment (EVSE) and Make Ready parking spaces. Notwithstanding anything in this Redevelopment Plan to the contrary, the minimum number of parking spaces required in this Redevelopment Plan shall be the number of spaces required after giving effect to any credit or reduction set forth in any ordinance of statute.

D. BICYCLE PARKING:

1. One (1) bicycle parking space shall be provided for every 50 vehicle parking spaces.

E. SETBACK MANEUVERING:

1. No surface parking or maneuvering space is permitted within any required setback, or between the permitted use and the required setback, except driveways providing access to the Redevelopment Area and parking areas may be installed across these areas.

F. ADA ACCESSIBLE PARKING REQUIREMENTS:

1. ADA accessible parking requirements will be met per the national ADA standards for accessible parking space counts, dimensions, and design specifications.

G. SHARED PARKING:

A determination of the actual parking requirement for the Project(s) shall be based upon the shared parking opportunities provided by the mixed-use nature of the project. If shared parking is requested, the Applicant shall be required to submit a shared parking analysis as part of the site plan application before the Planning Board.

The shared parking analysis must be prepared by a qualified parking expert or licensed professional planner based on the anticipated hours of operation and specific operational characteristics of the anticipated users in the proposed development. The shared parking study should include the following steps;

1. Determine the minimum parking requirement for the individual uses in the development project. The minimum number of parking spaces that are to be provided for each use shall be based on the parking ratios included in this Redevelopment Plan;
2. The minimum parking requirement for each use shall be multiplied by the "occupancy rate" as determined by industry standards.
3. Tabulate the minimum parking requirement for each time period- Sum of the adjusted minimum parking requirements for each land use for each time period shall be calculated to determine an overall project minimum parking requirement for each time slot;
4. The highest parking requirement for any of the six time periods shall be the minimum parking requirement for the mixed-use development project;
5. In the event there is a change in the size, distribution or use of any of the project components, the property shall be required to provide the Town Planner information that demonstrates the modifications do not negatively affect the results of the approved Shared Parking Study and analysis. Any change that results in a parking deficiency will require variance relief;
6. The Shared Parking Study is subject to review and approval by the Planning Board and its professionals. If the shared parking analysis is deemed acceptable, the Board may relax the aggregate total of required parking spaces to account for the shared use of the provided spaces. The application and acceptance of this policy is at the sole discretion of the Planning Board;

H. ADDITIONAL OFF-STREET PARKING REGULATIONS:

1. Parking spaces shall have a minimum 9'-0" x 18'-0" inclusive of the column with a minimum 23'-0" drive aisle.
2. Compact parking spaces shall have a minimum dimension of 8'-0" x 16'-0" with a minimum 23'-0" drive aisle.

9.0 CONCEPTUAL SITE PLANS / RENDERINGS:

A. CONCEPTUAL SITE PLANS / RENDERINGS:

1. The following represent conceptual plans for the proposed Redevelopment Area and are intended to only provide context and to guide the ultimate design of the site, buildings and site improvements. The renderings have been provided courtesy of CPA Architects.
2. The intent of this plan is to be consistent with the written requirements herein and to produce a site and building design consistent with the renderings set forth herein it being understood that the Town, however in the event there are discrepancies, the written requirements of this Redevelopment Plan supersede any Conceptual site plans or elevations shown within this report.

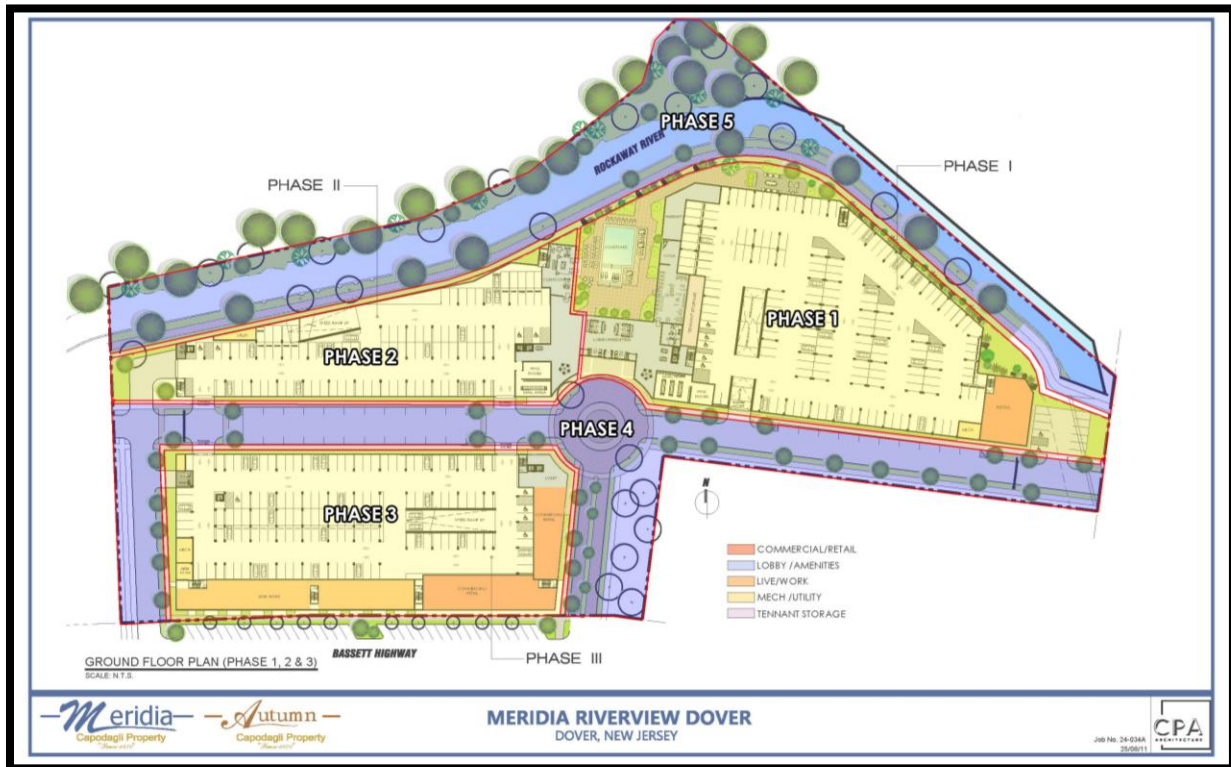


FIGURE 1: Conceptual Phasing Plan



FIGURE 2: Perspective rendering of entrance off Bassett Highway

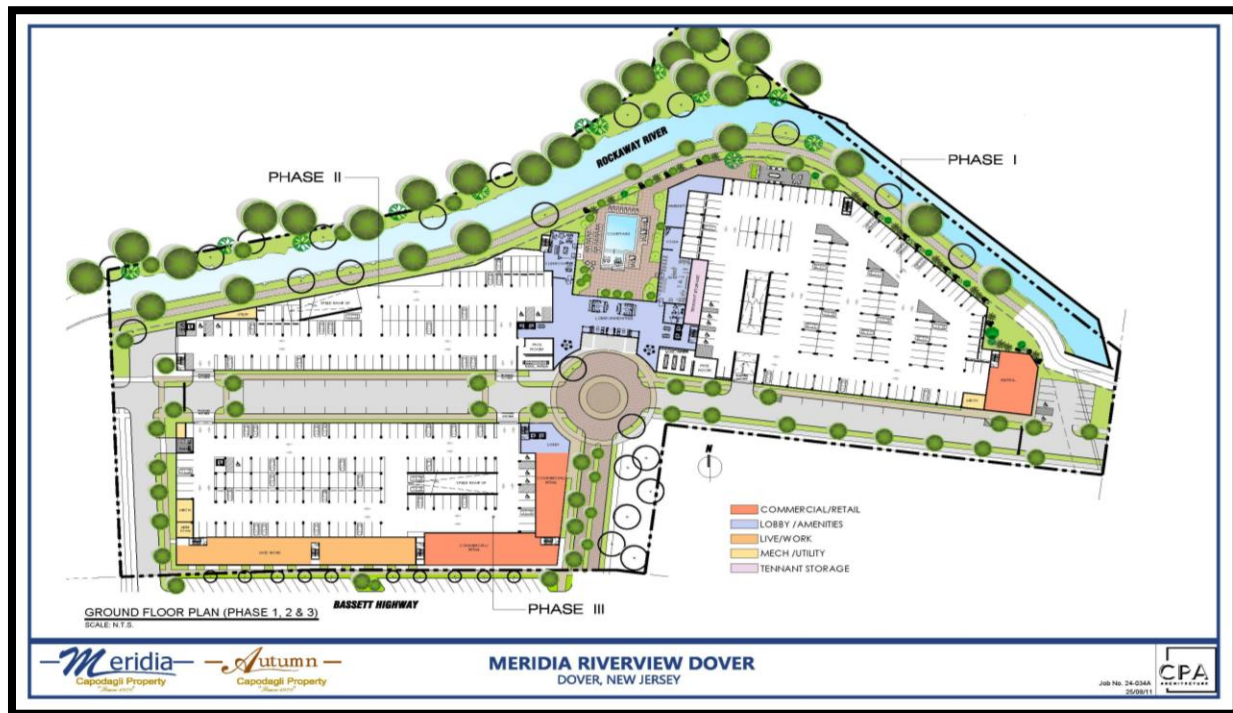


FIGURE 3: Conceptual Site Plan at grade level



FIGURE 4: Conceptual Site Plan at Residential Levels Typ.

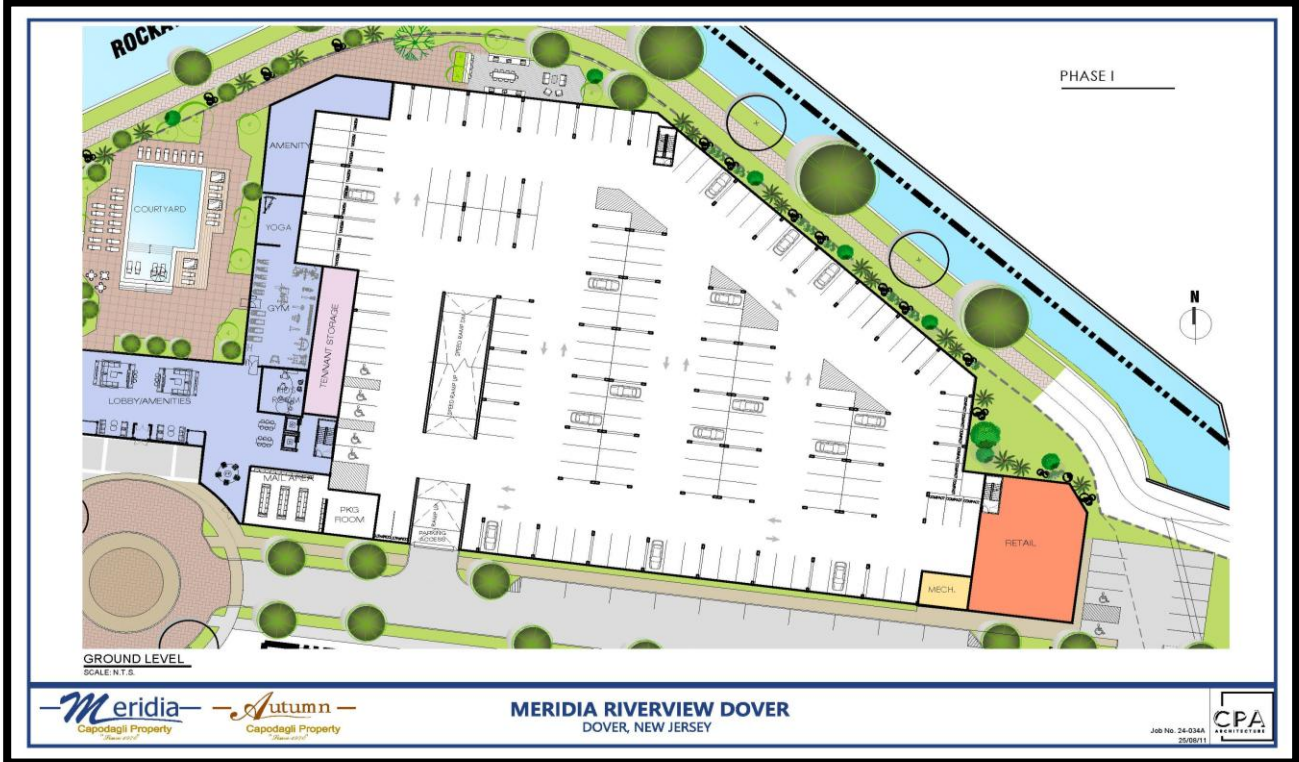


FIGURE 5: Conceptual Site Plan Building Phase 1: At Grade Parking Level Typ.

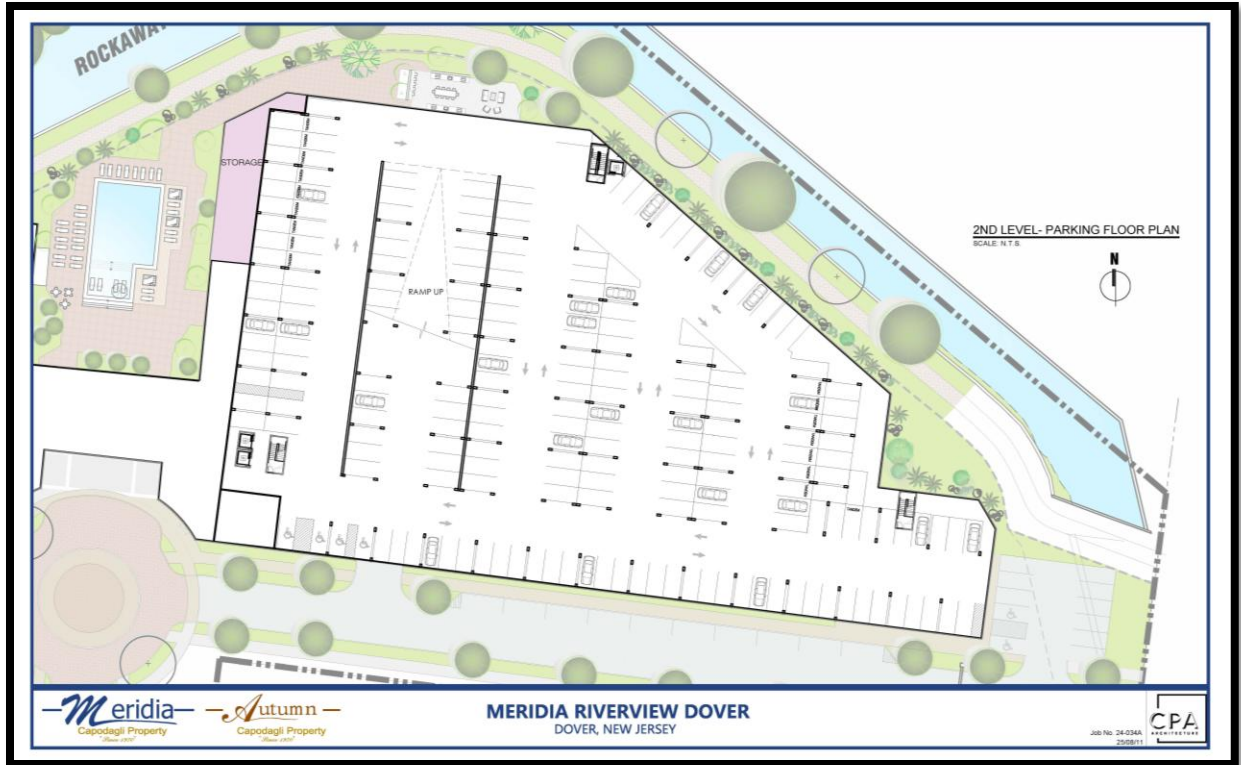


FIGURE 6: Conceptual Site Plan Building Phase 1: Below Grade Parking Level Typ.

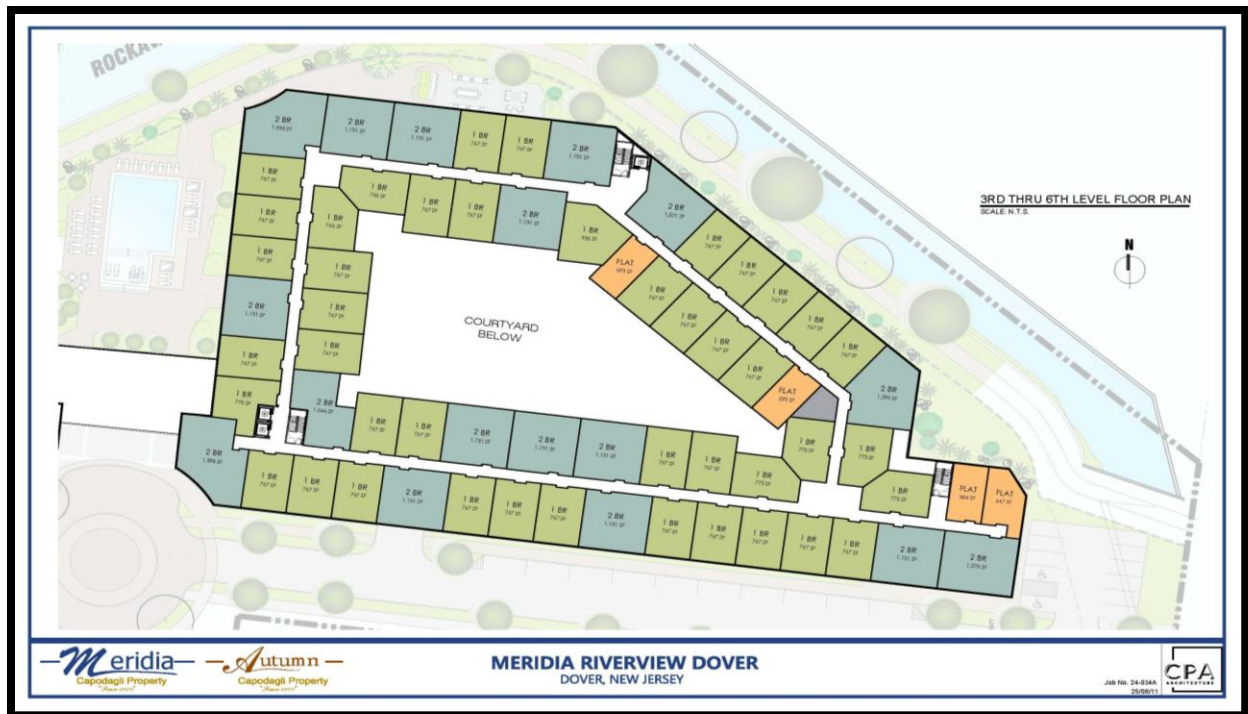


FIGURE 7: Conceptual Site Plan Building Phase 1: Residential Level Typ.

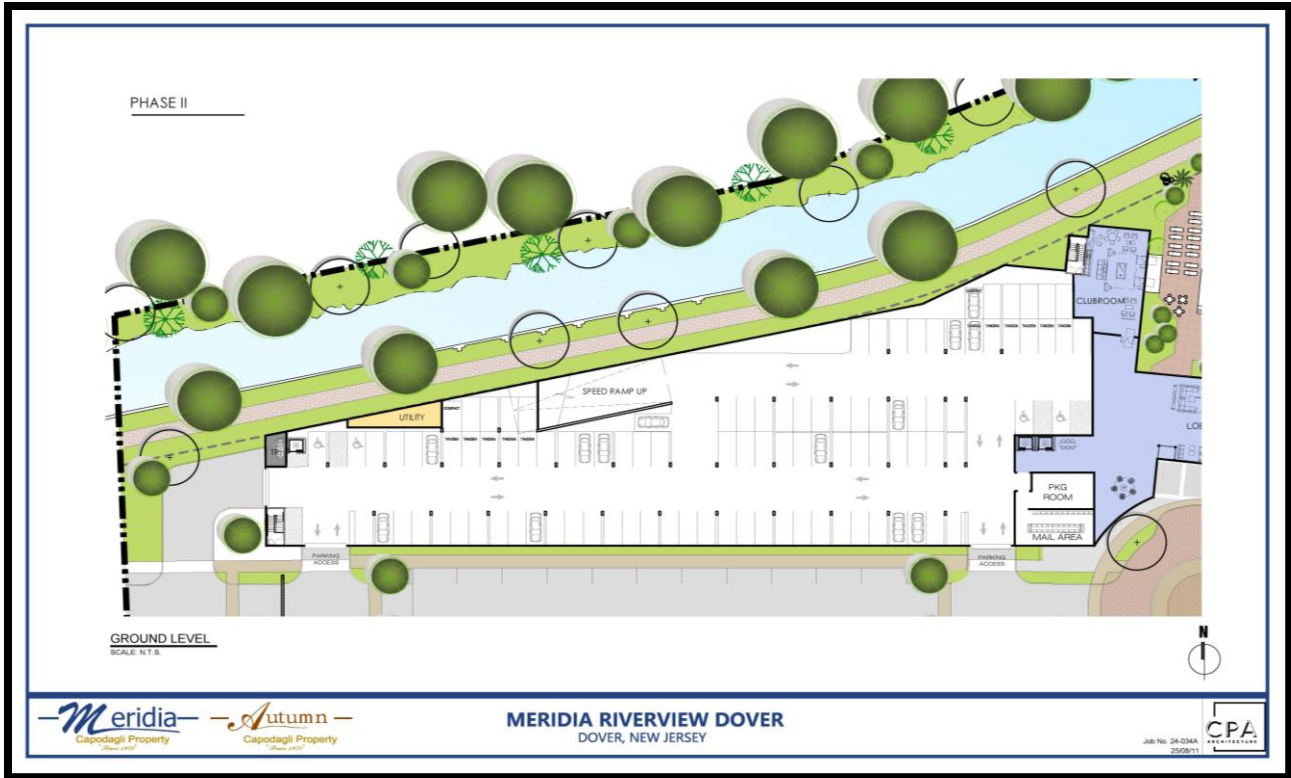


FIGURE 8: Conceptual Site Plan Building Phase 2: At Grade Parking Level Typ.

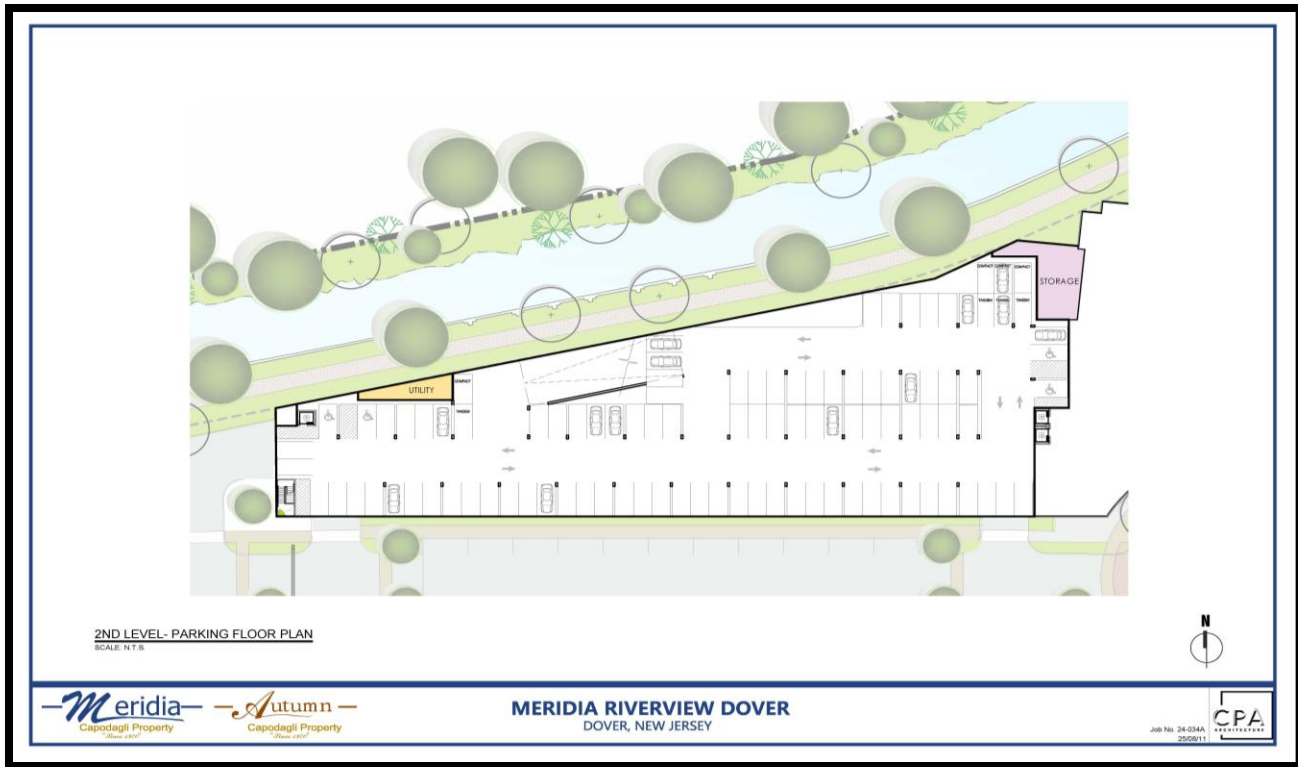


FIGURE 9: Conceptual Site Plan Building Phase 2: Below Grade Parking Level Typ.



FIGURE 12: Conceptual Site Plan Building Phase 3: Residential Levels Typ.

10.0 DEVELOPMENT / PLACE-MAKING DESIGN STANDARDS:

The following Development / Place-Making Design Standards addresses an overall approach for the design of the project that are to be considered as part of the Redevelopment Plan. These standards are meant to establish the minimum criteria that will be required. The provisions of this section shall be met at the time land is developed.

A. ARCHITECTURAL STANDARDS:

1. Maximum wall plane width (vertical rhythm) – 50 feet.
2. Minimum residential unit size – 485 square feet for a studio unit and 630 square feet for a one-bedroom unit and 940 square feet for a two-bedroom unit.
3. The finished first floor shall be no more than 17 feet above the sidewalk. For clarity, any building entrances, vestibules, or lobby areas are included in the definition of the finished first floor.
4. Windows shall cover at least 20% of the wall area for each residential floor.
5. Triangular, circular or other unusually shaped windows are not permitted.
6. The primary building materials shall include brick, masonry, stone, fiber cement panels or fiber cement horizontal sidings and shall cover a minimum 40% of the ground floor building façade which fronts public streets.
7. Notwithstanding anything in this Redevelopment Plan to the contrary, vinyl siding, exposed block or split face block and EFIS are strictly prohibited on exterior building facades.
8. All stone, brick or masonry lintels must extend a minimum of four inches beyond the edge of the opening.
9. Stone, brick or masonry windowsills shall project a minimum of one inch from the building face.
10. Glass shall transmit at least 50% of visible daylight.
11. Glass blocks are not permitted.
12. Balconies above the ground level are permitted on any façade facing a public street and may extend up to 4 feet into the setback.
14. Notwithstanding anything in this Redevelopment Plan to the contrary, air-conditioning units and PTAC units are prohibited on all exterior facades unless architectural grills are provided.

B. LANDSCAPING DESIGN STANDARDS:

The following section addresses an overall approach for the design of landscape elements that are to be considered as part of the Redevelopment Plan. These standards are meant to establish the minimum criteria that will be required for the design and implementation of landscape improvements.

1. Landscaping Plan:

- a. All open spaces must be pursuant to a landscape plan prepared by a Licensed Landscape Architect, licensed by the New Jersey Board of Landscape Architects, or other qualified individual including but not limited to a professional engineer, shall be submitted with any plan for development.

- b. An overall Landscaping Plan shall be required which consists of a substantial variety and quantity of trees and plant materials, so that it is aesthetically pleasing as a gateway into the Town of Dover.
- c. The Landscaping Plan and all landscaping design standards shall be subject in all respects approval of the Town Planning Board and Shade Tree Commission, including but not limited to quantity and variety of plan material.

2. General Landscaping and Screening Standards:

- a. All land area not covered with buildings, parking or other pervious surfaces shall be landscaped with suitable materials, such as trees, turf grass, ornamental grass, shrubs, ground cover, perennials and annuals or inanimate materials such as rocks, water, sculpture, art, walls, fences, and pervious paving materials.
- b. Landscaping shall be designed to achieve a thorough integration of the various elements of site design, including building and parking placement and natural features.
- c. All landscape plants shall be typical in size and weight for their species and shall conform to the standards of the American Association of Nurserymen for quality and installation.
- d. Shade trees shall be provided throughout the Redevelopment Area in addition to the required street trees to the extent required by the Town Planning Board and/or Shade Tree Commission.

C. STREETScape DESIGN STANDARDS:

1. Street Trees:

- a. Street trees shall be planted equivalent to 35'-0" on-center along all public street frontage and open spaces within the Redevelopment Area including any future internal streets.
- b. Street trees shall be planted with a minimum 3" - 3.5" caliper, which have a minimum growth height of 20'-0"
 - Street trees shall be trimmed up to 8'-0" and shall be in accordance with the "American Standard for Nursery Stock" published by the American Association of Nurserymen;
 - All street trees shall contain a decorative grate flush with the sidewalk;
 - Shrubs used in any screening must be evergreen, at least three feet (3'-0") tall with a minimum spread of two feet (2'-0") when planted and no further apart than four feet (4'-0"). They must be of a variety and adequately maintained so that an average height of three to four feet (3'-0" to 4'-0") could be expected as normal growth within four years of planting;
 - All street tree and plantings in a public right of way shall be reviewed by the Shade Tree Commission for recommendations, comments and approval.
- c. Street tree species shall be approved by the Town Engineer and Shade Tree Commission as part of the site plan application;
- d. Prior to installation a 4'-0" by 8'-0" minimum area should be treated and prepared for tree root growth;
- e. A min. 2 year watering plan should be put into place;

D. LIGHTING AND POWER:

1. Lighting shall be provided by light poles that are between 10'-0" and 30'-0" in height from finished grade and placed at intervals sufficient to light the entire street with reasonable uniformity.
2. Lights are to be shielded. Cutoff fixtures are required to prevent light spillage onto off-site properties or upward into the sky.
3. Street-lights shall be provided along all public and internal streets per the Town Engineers' recommendations for distance and location;
4. Street-light specifications and locations shall be submitted for review and approval prior to installation;
5. Blinking, strobe, flashing lighting are prohibited
6. Backlit and externally lit signage is permitted and shall be part of any signage package submission.
7. Building up-lighting shall be installed above the ground floor on all four (4) elevations of each building within the Redevelopment Area.

E. CIRCULATION:

1. Internal vehicular and pedestrian circulation locations should be consistent with the conceptual site plans located within this Redevelopment Plan.
2. A minimum 6 ft public walk / trail shall be constructed within the 25 ft Rockaway Buffer Area by the redeveloper.
 - a. The public walk / trail shall be coordinated with the Town Engineer as it pertains to materials, lighting and location;
 - b. Existing vegetation / trees should be maintained where possible when routing the walk / trail;
 - c. Upon completion of the public walk / trail, the 25 ft Rockaway Buffer area and walkway shall be dedicated to the Town of Dover;
3. Internal roadways
 - a. Shall have a minimum 24 ft curb to curb dimension.
 - b. Parallel parking (if provided) shall be a minimum of 8 ft by 20 ft.
 - c. Internal sidewalks shall be a minimum of 4 ft in width.
 - d. The size of the roundabout shall be approved by the Town Engineer.
 - e. A drop off area shall be provided in front of the round-about for delivery, drop off and pick-ups.

F. FENCING:

1. Fences shall not exceed 10'-0" in height.
 - a. Chain link fencing is prohibited.
2. Fence and walls shall complement the architectural character of the principal building.

G. STRUCTURED AND SURFACE PARKING REQUIREMENTS:

1. All parking facilities must be designed so that emergency and safety vehicles can effectively service the facility.
2. Standard parking spaces shall measure 9'-0" wide by 18'-0" deep.
3. Compact car parking spaces shall measure 8'-0" wide by 16'-0" deep.
4. Two-way driveways shall have a minimum width of 23'-0".
5. The minimal width of any curb cut for two-way traffic shall be 23'-0".
6. Each building shall provide pedestrian connectivity to the Overall Redevelopment Area. Interior roads giving access to buildings shall have a sidewalk on at least one side of such road. All parking areas shall provide a sidewalk connecting the parking area to all building entrances intended to be accessed by said parking lot users.
7. Vehicular access to parking facilities shall be located and designed to minimize conflicts with pedestrian circulation.

Appendix A:

Resolution Designating Area in Need of Redevelopment



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-Condensation 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: 12/31/2024

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
1207	2	1-3-5 W BLACKWELL ST & 10-12-14-16-18 BASSETT HWY & 6-8-10 N WARREN ST

Appendix B:

Map of Bassett Highway Redevelopment Area

(The site is within Subdistrict A)

