

**West Blackwell & Dewey Street  
Redevelopment Plan**  
*(Subdistrict C within the Bassett Highway Redevelopment Plan)*



**Block 1205, Lot 4, 5, 6, and 7**  
**Town of Dover, Morris County, NJ**

**September 7, 2025**

# John McDonough Associates, LLC

Land Use Planning · Landscape Architecture

## **West Blackwell & Dewey Street Redevelopment Plan**

***(Subdistrict C 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**

### **Mayor and Council**

Mayor James P. Dodd  
Council Member Claudia P. Toro  
Council Member Sandra Wittner  
Council Member Sergio Rodriguez  
Council Member Geovani Estacio  
Council Member Michael Scarneo  
Council Member Veronica Velez  
Council Member Arturo Santana  
Council Member Marcos Tapia

### **Town of Dover**

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Alex Dougherty AICP/PP, Official Town Planner  
Tara M. Pettoni - Municipal Clerk  
Glen Sherman, Tax Assessor

### **Planning Board**

Rafael Rivera, Chairman  
Scott Miller, Vice Chairman  
Mayor James P. Dodd  
Ruben Gilgorri, Mayor Designee  
Council Member Arturo Santana  
William J. Isselin  
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### **Town Professionals**

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Dean Donatelli, Esq - Town Redevelopment Attorney  
William J. Rush Esq. - Planning Board Attorney  
Stephen Hoyt, P.E. (Pennoni) - Planning Board Engineer

# Section 1 - Overview

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## A. Introduction

On 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 1205 Lots 4, 5, 6, and 7, *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 September \_\_, 2025, the Town adopted a 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”). In the event of conflict between the provisions of the Bassett Highway Redevelopment Plan and this West Blackwell & Dewey Street/Subdistrict C Redevelopment Plan (this “Redevelopment Plan”), the provisions of this Redevelopment Plan shall control.

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 portion of Subdistrict C within the Bassett Highway Redevelopment Area, consisting of four (4) lots (hereafter referred to as the “West Blackwell/Dewey Subdistrict” or the “Redevelopment Area”). A map of the four (4) lots that comprise the West Blackwell/Dewey Subdistrict C is provided in **Appendix C**.

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 this Redevelopment Plan shall apply to the West Blackwell/Dewey Subdistrict and the redevelopment regulations 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 Redevelopment Plan is prepared in response to the above Resolution and shall serve as a Redevelopment Plan and zoning ordinance for a portion of the West Blackwell/Dewey Subdistrict C. Pursuant to such Resolution, the West Blackwell/Dewey Subdistrict C has been designated as a non-condemnation area in need of redevelopment within the Bassett Highway Redevelopment Area 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 West Blackwell/Dewey Subdistrict C.

Upon the adoption of a redevelopment plan for any Subdistrict, including this Redevelopment Plan, the provisions of the Bassett Highway Redevelopment Plan shall be automatically incorporated herein.

## **Section 1 - Overview**

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### **B. Identification of the Redevelopment Area**

The Redevelopment Area is depicted on the map in **Appendix C**. The Redevelopment area contains four contiguous tax parcels identified as Block 1205 Lots 4, 5, 6, and 7 and mapped rights-of-way or easements contiguous or internal to same (collectively the “West Blackwell/Dewey Subdistrict” or the “Redevelopment Area”). The Redevelopment Area comprises approximately 9,975 square feet (0.23 acres), with approximately 105 feet frontage on East Blackwell Street and approximately 95 feet frontage on Dewey Street. The Redevelopment Area is developed with a string of multistory mixed-use buildings.

### **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

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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.

### **D. Goals and Objectives**

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

- (1) To reverse 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**

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### **A. General Regulations**

- (1) The regulations set forth herein shall supersede any or all prior redevelopment plans and/or rehabilitation plans pertaining to this site and the Town of Dover Land Use and Development Ordinance Chapter 236, unless otherwise noted herein.
- (2) The regulations set forth herein shall apply to the tract as a whole, not to individual lots which may be created therein. For the purposes of this redevelopment plan, the word “tract” shall mean the entire redevelopment area.
- (3) The tract shall be permitted to be consolidated or subdivided into one or more lots. The tract and any lots therein shall be permitted to contain one or more buildings or uses. The tract shall be permitted to be developed in one or more phases.
- (4) All dimensional and other requirements shall apply to the tract as it exists at the time of the adoption of this redevelopment plan, and conforming conditions that are rendered nonconforming as a result of changes to the tract perimeter such as road widening or other municipal purposes shall not be considered deviations and shall not require variance relief on future applications for the full duration that the redevelopment plan remains in effect.
- (5) There shall be no requirement that the entire Redevelopment Area be developed unless required under a redevelopment agreement entered between the Town and the designated redeveloper of the Redevelopment Area. If the Redevelopment Area is partially developed and then the remainder portion is developed separately, there shall be no requirement that the same redeveloper be responsible for the development of both portions unless required under a redevelopment agreement entered between the Town and the designated redeveloper of the Redevelopment Area.
- (6) This Redevelopment Plan may be amended from time-to-time upon compliance with the requirements of law. A fee of \$3,000.00 plus all costs of copying and transcripts shall be payable to the Town of Dover for any request to amend this plan. If there is a designated redeveloper, said redeveloper shall pay these costs prior to any such amendment. If there is no redeveloper, the appropriate agency shall be responsible for any and all such costs, and may seek reimbursement from any redeveloper of the Redevelopment Area.
- (7) Affordable housing obligations or exemptions from or reductions of same shall be established in a redevelopment agreement between the Town and designated redeveloper for the Redevelopment Area.
- (8) The site is in the Historic District, so design review and coordination with the Historic Preservation Commission shall be required for all redevelopment projects within the Redevelopment Area, subject to the provisions of any Town ordinance or code governing historic preservation

### **B. Use Regulations**

- (1) Permitted Principal Uses/Structures
  - a. Multifamily residential dwellings
  - b. Mixed-use buildings with residential units and any of the following uses at street level:
    - i. Retail sales and services
    - ii. Restaurants, eateries, cafés
    - iii. Bars and taverns

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- iv. Shared-work space
  - v. Civic uses, community centers
  - vi. Any combination of the above
- (2) Permitted Accessory Uses
- a. Leasing offices
  - b. Balconies and terraces for individual units and/or common use.
  - c. Building murals, as regulated herein.
  - d. Fences, street furniture, and walls.
  - e. Parking, which may be structured parking, surface parking, mechanical parking, or subterranean parking (if conditions permit subterranean parking).
  - f. Signs.
  - g. Utilities, including rooftop solar panels, small wind energy systems and electric charging stations.
  - h. Green infrastructure, including but not limited to, green roofs and rain gardens.
  - i. Refuse enclosures.
  - j. Outdoor seating at the sidewalk level or second floor terrace associated with a permitted use meeting the following additional requirements:
    - i. Serving food or drink to be consumed by the public at two or more tables, with not more than four chairs at each table, located within that portion of the sidewalk that lies within the area bounded by the public street, the principal façade and the imaginary perpendicular lines running from the outer edges of such principal façade to the public street; and
    - ii. Containing only readily removable tables and chairs, without portable and/or temporary railings and/or planters; and
    - iii. Unenclosed by fixed walls or ceilings, fences and removable barriers, umbrellas or other nonpermanent enclosures, exclusive of retractable awnings that are permanently affixed to the subject premises.
  - k. Residential amenities and recreation facilities that are accessory to a residential development and limited exclusively for the use and enjoyment of the residents of the development (personal recreation facilities as defined herein), such as lounges, package rooms, fitness centers, game/party rooms, swimming pools, whirlpools, and multi-purpose rooms
  - l. Rooftop amenities that may include an observation room, sundeck, recreation, seating, landscaping, community tables, dining areas, outdoor bars, game tables; corn hole, bocce, horseshoes, quoits, croquet, lawn bowling, corn hole or sack toss, mumblety-peg and similar outdoor games; food preparation, grilling stations and limited exclusively for the use and enjoyment of the residents and guests of the development.
  - m. Common open space for residents and their guests.
  - n. Uses that are customary and incidental to a principal use
- (3) Prohibited Uses
- a. Shops which offer firearms and/or ammunition for sale.
  - b. Gold purchasing stores.
  - c. Check cashing establishments.

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- d. Adult-oriented uses.
- e. Motor fueling stations.
- f. Drive-throughs.
- g. Massage parlors not part of beauty parlors or fitness centers.
- h. Smoke and vaping shops.
- i. Any use not expressly permitted herein shall be considered prohibited.

### C. **Bulk Regulations**

- (1) Minimum Tract Area: 5,000 square feet
- (2) Maximum Building Height: 75 feet to roofline, see definition of building height <sup>1</sup>
- (3) Maximum Number of Stories: 6 (see definition of story) <sup>2</sup>
- (4) Minimum Building Setbacks:
  - a. From Street Lines 0 feet
  - b. From Other Lot Lines 0 feet, unless more is required by building code
- (5) Maximum lot coverage: 97%. <sup>3</sup>
- (6) Minimum residential unit floor area:
  - a. Studio units: 400 square feet per unit.
  - b. One-Bedroom units: 600 square feet per unit.
  - c. Two-Bedroom units: 700 square feet per unit.
- (7) Residential unit bedroom mix requirements:
  - a. Studio units: 25% of the total unit count, maximum
  - b. One-bedroom units: 25% of the total unit count, minimum
  - c. Two-bedroom units: 40% of the total unit count, minimum
  - d. Dwellings containing more than two-bedrooms shall not be permitted.
- (8) Additional requirements for residential units.
  - a. A den or similar living space shall be considered a bedroom.

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<sup>1</sup> Building Height - The vertical distance measured from the mean elevation of the finished grade along the front of the building to the highest point of the roof; flat roofs, to the main height level; between the eaves and the ridge, for gable and hipped roofs and to the deck line for mansard roofs. Building height shall not include roof-mounted mechanical equipment or other rooftop structures, including structures used for indoor and outdoor Recreation Facilities provided those equipment or structures do not exceed twenty-five (25) feet in height as measured from the top of the roofline, nor contain any floor area used for residential purposes, or as otherwise stipulated herein.

<sup>2</sup> Story – That portion of a building included between the surface of any floor and the surface of the floor next above it; or if there is no floor above it, then the space between the floor and ceiling next above it. The floor of the first story of a building shall not be more than six (6) feet above the average grade of the ground around the building. A parking level under a building which is not more than half its height above grade shall not be considered a story. A mezzanine shall only be considered a story if it is habitable, otherwise a mezzanine shall not be considered a story. Architectural embellishments, mechanical equipment enclosures, elevator penthouses and rooftop structures and improvements shall not be counted as a story.

<sup>3</sup> The percentage of lot area covered by a green roof may offset building coverage at a ratio of 2:1 of green roof to building coverage. For example, if the green roof covers 10% of the lot area in plan view, the building coverage calculation may be reduced by 5%.

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- b. Each unit shall contain basic amenities such as washer/dryer unit and capability for cable television/internet utility connections and central air conditioning
  - c. A common package delivery room shall be required for each building within the redevelopment area
- (9) 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.

### D. Parking Regulations<sup>4</sup>

- (1) Minimum Off-Street Parking Requirements:
- a. No off-street parking shall be required.
  - b. If off-street parking is provided it shall meet the dimensional requirements of the Residential Site Improvement Standards.
- (2) Driveway Access.
- a. No curb cut or driveway access shall be permitted off West Blackwell Street.
  - b. The existing curb cut and driveway access off Dewey Street shall be permitted to remain and adaptively reused as part of any redevelopment project.

### E. Design Standards

- (1) Building Design
- a. The building design criteria herein are intended to produce a building design consistent with the renderings attached hereto as **Appendix D**, subject to the review and approval of the Town Historic Preservation Commission to the extent required by the Town Code, if any.
  - b. Lobby Location. One residential lobby shall be permitted per building per street frontage, and same shall be located on any street in the redevelopment area.
  - c. All building façades shall be designed to be attractive from each vantage point and be consistent in their quality and finish on all elevations.
  - d. All buildings shall contain a distinctive base, middle and top consistent with the illustrative renderings herein.
  - e. The buildings shall be designed in a manner that is complementary to the area.
  - f. Blank or featureless walls are prohibited, and repetition should be limited. No buildings shall have a wall with an uninterrupted length of more than 60 feet without including any change in the vertical plane of the façade. This may be achieved through any one or combination of the following:
    - 1. Use of a demise line. *A demise line is an artificial vertical boundary that breaks a façade conceptually into several smaller units*<sup>5</sup>. 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

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<sup>4</sup> The Residential Site Improvement Standards NJAC 5:21 et seq (RSIS) shall not apply to the Redevelopment area.

<sup>5</sup> Walkable Town Rules, Jeff Speck, Island Press, 2018. Pg. 214.

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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.
- g. 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.
  - h. High quality durable decorative materials shall be incorporated into the ground floor façade along street frontage.
  - i. 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.
  - j. 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.
  - k. 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.
  - l. A three-dimensional rendering and a colored elevation rendering consistent with those attached hereto as **Exhibit D** shall be submitted with any site plan application. This should provide a rendered depiction of the proposed building along with the proposed color palette and materials subject to review by the Town’s Historic Preservation Commission, to the extent required by the Town Code. The intent of the building design standards set forth in this Redevelopment Plan is to produce a building design consistent with the renderings attached hereto and under Exhibit D.
  - m. 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.
  - n. Any interior courtyard or rooftop terrace shall have sky exposure and views.
  - o. 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

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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.

(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. Street trees shall be required, placed in trees cells spaced 30 to 40 feet apart or in lieu of street trees, planters as indicated below.
  1. Street trees. Given the narrowness of the space, a flush tree grate shall be used. A small or mid-size tree at maturity and a columnar variety shall be used. Such trees shall be native or native-adaptive species that are hardy, drought tolerant and able to thrive in an urban environment.
  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.

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- c. This portion of the sidewalk between the street trees and/or planters and the front wall of the building shall be as wide as possible given the physical constraints of the streetscape.
- d. Sidewalk design utilizing pavers or decorative scoring is encouraged.
- e. 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. 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.
- g. 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 drought tolerant and able to thrive in an urban environment.
- 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

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- 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.
  - 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 and walls shall be permitted along the rear property line only at a maximum height of six (6) feet.
  - c. 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.

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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.
3. 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.

### **(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.** As part of any project in the Redevelopment Area, a mural shall be provided on the roadway retaining wall across the street from the site frontage on Blackwell Street. Display of public art and/or design of murals 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.

## Section 2 – Land Development Regulations

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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.
  7. All units and common areas shall have central air conditioning.
- g. Sustainable Design
1. All buildings shall demonstrate the project would meet the requirements to achieve a LEED (Leadership in Energy Efficient Design) Silver rating or greater. Actual LEED Certification is not required.
  2. A minimum of 35% of the building's rooftop surfaces shall be devoted to one or more of the following sustainable elements and/or open space, in any combination:
    - (a) Green roofs, which shall mean a vegetated roof or living roof, comprised of an engineered roofing system that supports a planting medium which enables the growth of specialized drought-tolerant plants such as grasses, sedums, and wildflowers that require little irrigation beyond rainfall. Green roofs shall be irrigated by water obtained directly from rainwater or from a rainwater collection system integrated into the building. Green roof areas shall be deed restricted.
    - (b) Cool roof, which shall mean a roof that utilizes a material that has a solar reflectivity of 40% or greater.
    - (c) Solar panels or other rooftop non-polluting renewable energy systems.
    - (d) Rooftop open space (amenity space) which may include, by way of example, rooftop terraces, sun decks, sitting areas, and container plantings. Rooftop open space must be used in combination with one or more other sustainable elements noted above; it cannot be used to satisfy the 35% requirement alone. Container plantings shall not be considered green roofs, which are intended to serve a distinct ecological function of thermal reduction (heat island effect), energy conservation, water management, carbon absorption, and habitat.
    - (e) Provisions for non-polluting and renewable energy systems such as solar, wind, geothermal, low-impact hydro, biomass, and biogas strategies are encouraged throughout the entire redevelopment.

## **Section 2 – Land Development Regulations**

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- h. In the event of a conflict between the design criteria set forth in this Redevelopment Plan, including Section 2.E., and the Bassett Highway Redevelopment Plan, the provisions of this Redevelopment Plan shall control.

## **Section 3 – Relationship With Planning Policies**

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### **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 LHRL requires that the Redevelopment Plan define the relationship of the Plan to the local Master Plan goals and objectives such as appropriate land use, population densities, improvements

## **Section 3 – Relationship With Planning Policies**

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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.

### **(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.

## **Section 3 – Relationship With Planning Policies**

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### **(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.
- 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

## **Section 3 – Relationship With Planning Policies**

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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; Atlantic 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 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;

## **Section 3 – Relationship With Planning Policies**

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### **(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

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The Town may require the following administrative provisions in connection with the implementation of the Redevelopment Plan:

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

## Section 4 – Plan Administration

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is not an area that has been declared eligible for condemnation and as such cannot be used as a basis for eminent domain acquisition

11. **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 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. The site is in the Historic District, so design review and coordination with the Historic Preservation Commission shall be required, to the extent required by the Code of the Town of Dover, if any.

## **Section 5 – Appendices**

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### **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-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

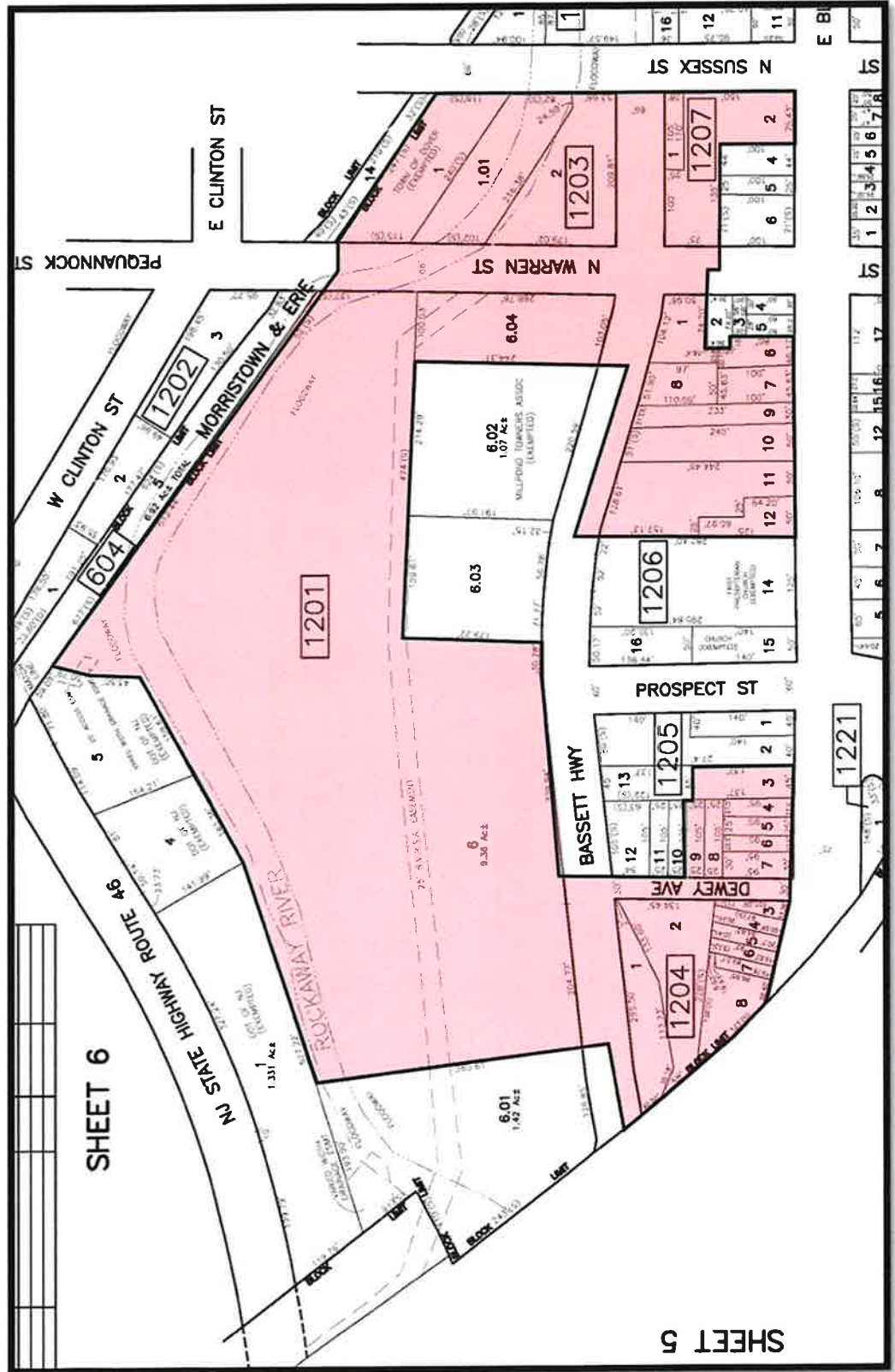
James P. Dodd

James P. Dodd, Mayor

ADOPTED: 12/3/2024

**Exhibit 1**

**Map of Study Area**  
(Study Area Shaded)



**Schedule 1**  
**Table of Properties**

<b>Block</b>	<b>Lot</b>	<b>Location</b>
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)**

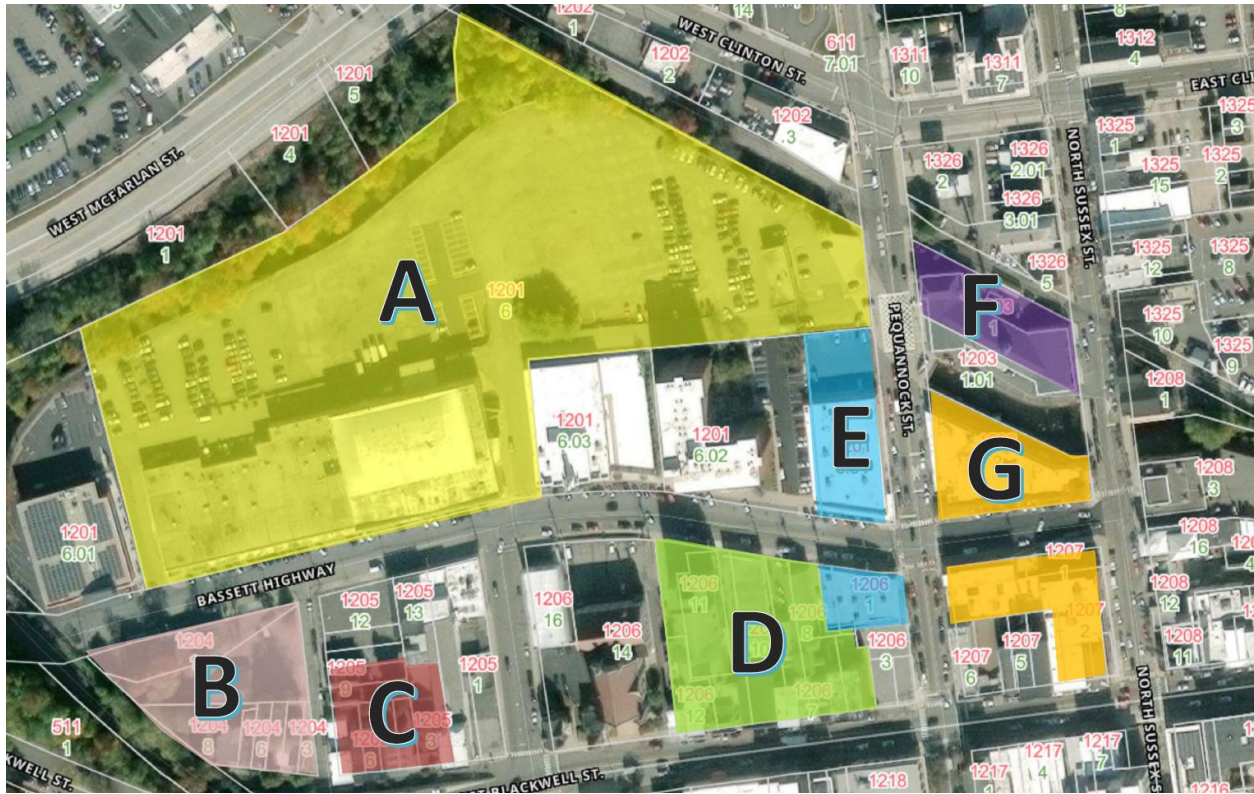
<b>Block</b>	<b>Lot</b>	<b>Location</b>
1205	9	5 DEWEY ST A&B
1206	1	11 N WARREN ST & 20-24BAS
1206	6	21-23 W BLACKWELL ST A-F
1206	7	25-29 W BLACKWELL ST A-D
1206	8	28 BASSETT HIGHWAY
1206	9	31 W BLACKWELL ST & AB &3
1206	10	33 W BLACKWELL ST
1206	11	39 W BLACKWELL ST & ABCDE
1206	12	43-45 W BLACKWELL 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

## Section 5 – Appendices

### Appendix B:

#### Map of Bassett Highway Redevelopment Area

(The site is within Subdistrict C)





## Section 5 – Appendices

### Appendix D:

#### Illustrative Architectural Renderings



69-75 Blackwell Elevations

