

**Newberry Building
Redevelopment Plan**
(Subdistrict G within the Bassett Highway Redevelopment Plan)



Block 1207, Lot 1 and 2
Town of Dover, Morris County, NJ

August 14, 2025

John McDonough Associates, LLC

Land Use Planning · Landscape Architecture

Newberry Building Redevelopment Plan

(Subdistrict G within the Bassett Highway Redevelopment Plan)

August 14, 2025

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

John McDonough, LA, AICP, PP
NJPP License #33LI00518900

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

Adam E. Cruz, Town Administrator
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
Osvaldo Orama
John Londono
Thomas Incera
Reese Riley, Alternate

Town Professionals

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

Special thanks to Phil Abramson PP/AICP and Marc Lincer PP/AICP of Topology

Section 1 - Overview

A. Introduction

The Blackwell Street Historic District is a 25-acre historic district along Blackwell Street and multiple other streets in the Town of Dover. In 1982, it was added to the National Register of Historic Places. A photo of the district is provided in **Figure 1** below. The preservation and revitalization of the Blackwell Street Historic District is a primary planning objective of the Town of Dover.



Figure 1 ~ View along the north side of E. Blackwell Street, looking east from Morris Street (credit: Zeete)

The Blackwell Street Historic District has 52 contributing buildings and is adjacent to the Bassett Highway corridor, which corridor begins at the corner of N. Warren Street and Bassett Highway, and terminates at a railroad right-of-way to the west.

One of the most prominent contributing buildings within the Blackwell Street Historic District is currently locally known and referred to as the “Newberry Building”. Those more deeply steeped in Dover’s history tend to call it the “Richards Building”, which reference reflects the building’s original use and ownership, and also evokes a period when the building was in its prime, as the premier store in Morris County delivering goods throughout the region. It also recognizes the person who played a key role in Dover’s history: George Richards, who was Dover’s first mayor and played a key role in the Town’s incorporation. The Newberry Building was built in the late 1800’s and, in the

Section 1 - Overview

1940s, it was home to a J.J. Newberry store. The three-story federal style brick building has a prominent presence at the corners of E. Blackwell Street and N. Sussex Street, and N. Warren Street and Bassett Highway, and plays a vital role in forming the gateway to the Bassett Highway corridor.

While the historically prominent facades of the Newberry Building front the streets of E. Blackwell Street and N. Warren Street, the building also has secondary, but equally prominent, frontage on N. Warren Street and Bassett Highway, which secondary frontage this Redevelopment Plan intends to promote and integrate into the Bassett Highway corridor.

Over the decades, the Newberry Building has remained structurally sound but has suffered from vacancies and disinvestment. Today, the building is temporarily unoccupied, and in 2024 the Dover governing body designated the building and property as a non-condemnation area in need of redevelopment as set forth in greater detail below. Historic and contemporary photos of the building are provided in **Figures 2 and 3** below.

This redevelopment is intended to stimulate restoration and revitalization of the building, restore its historic presence and capitalize on its secondary frontage along the Bassett Highway corridor. As further detailed in the following section, this Redevelopment Plan serves as an anchor and catalyst for broader redevelopment and revitalization efforts along Bassett Highway. In this manner, incorporation of dynamic, active, and innovative uses are as important as preservation and elevation of the historic structure, in addition to creation of a high-quality, programmable streetscape along Bassett Highway.

Section 1 - Overview



Figure 2 ~ Historic view of the Newberry Building from the corner of E. Blackwell Street and N. Sussex Street.



Figure 3 ~ Current view of the Newberry Building, from E. Blackwell Street and N. Sussex Street (taken by John McDonough on July 17, 2025)

Section 1 - Overview

B. Identification of the Redevelopment Area

On December 3, 2024, the Mayor and Town Council of the Town of Dover adopted Resolution# 299-2024 designating thirty (30) lots as a non-condemnation area in need of redevelopment, including two lots which are the subject of this Redevelopment Plan, identified as Block 1207 Lots 1 and 2 on the official Tax Map of the Town of Dover. Resolution #299-2024 also authorized the Planning Board to prepare a redevelopment plan for same, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“LRHL”). A copy of Resolution # 299-2024 is in **Appendix A**.

On or about September 9, 2025, the Town Council adopted the redevelopment plan entitled the “Bassett Highway Public Realm Redevelopment Plan” pursuant to Ordinance No. __ (the “Bassett Highway Redevelopment Plan”). The Bassett Highway Redevelopment Plan governs the public areas and realm within the greater Bassett Highway Redevelopment Area and establishes seven (7) subdistricts within the Bassett highway Redevelopment Area (i.e., “Subdistrict A” through “Subdistrict G”). This Newberry Building Redevelopment Plan (this “Redevelopment Plan”) governs Subdistrict G within the Bassett Highway Redevelopment Area. In the event of a conflict between the provisions of the Bassett Highway Redevelopment Plan and this Redevelopment Plan, the provisions of this Redevelopment Plan shall control. Upon the adoption of this Redevelopment Plan, the provisions of the Bassett Highway Redevelopment Plan shall be automatically incorporated herein, with the intent that the Bassett Highway Redevelopment Plan guide the design and improvement of the public spaces adjacent to, abutting and within the Redevelopment Area.

The Redevelopment Area is shown on the tax map in **Figure 4** below. The Redevelopment Area consists of Block 1207, Lots 1 and 2. Block 1207, Lot 1 is a paved lot at the corner of N. Sussex Street and Bassett Highway. Block 1207, Lot 2 is a through-lot currently developed as the Newberry Building with frontage at the corners of E. Blackwell Street and N. Sussex Street, and N. Warren Street and Bassett Highway. The two lots comprise approximately 23,552 square feet in area. The Redevelopment Area also includes mapped rights-of-way or easements contiguous or internal to same.

Section 1 - Overview

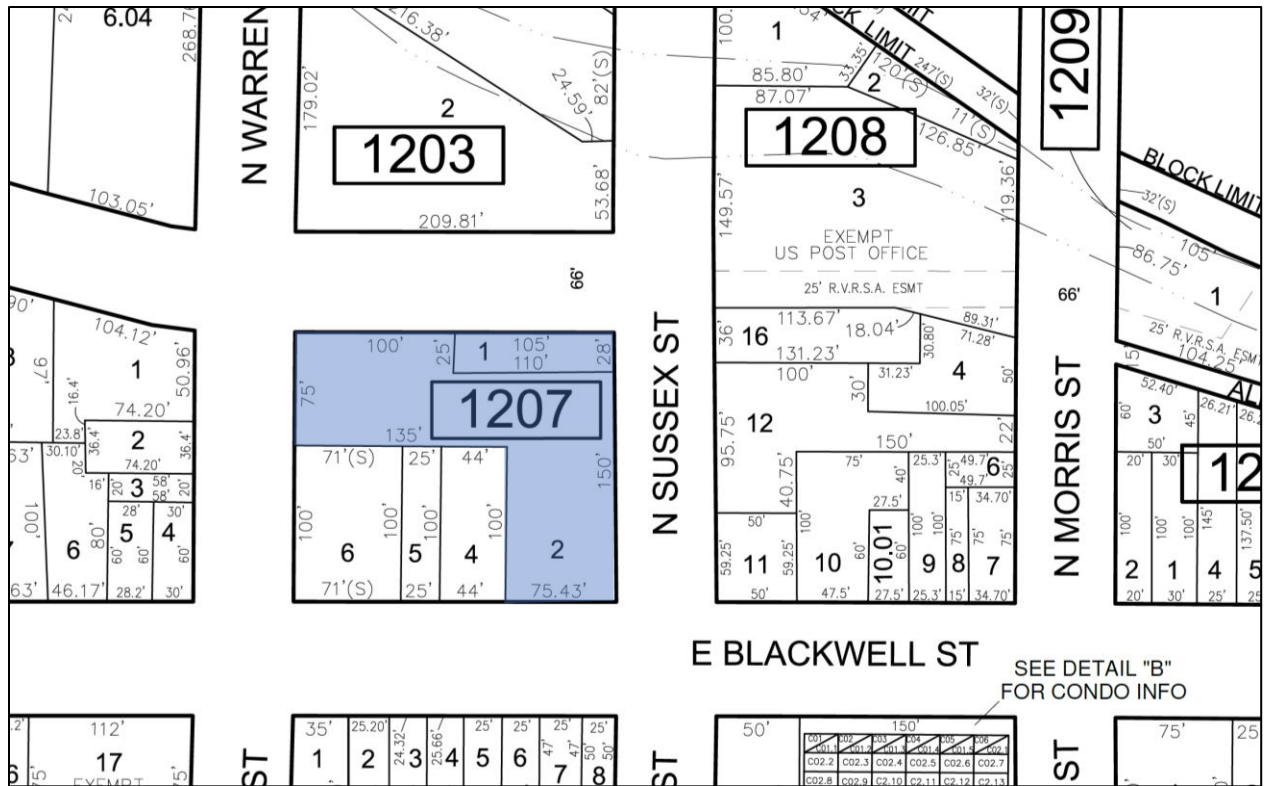


Figure 4 ~ Redevelopment Area boundary (shaded in blue) includes Block 1207 Lots 1 and 2.

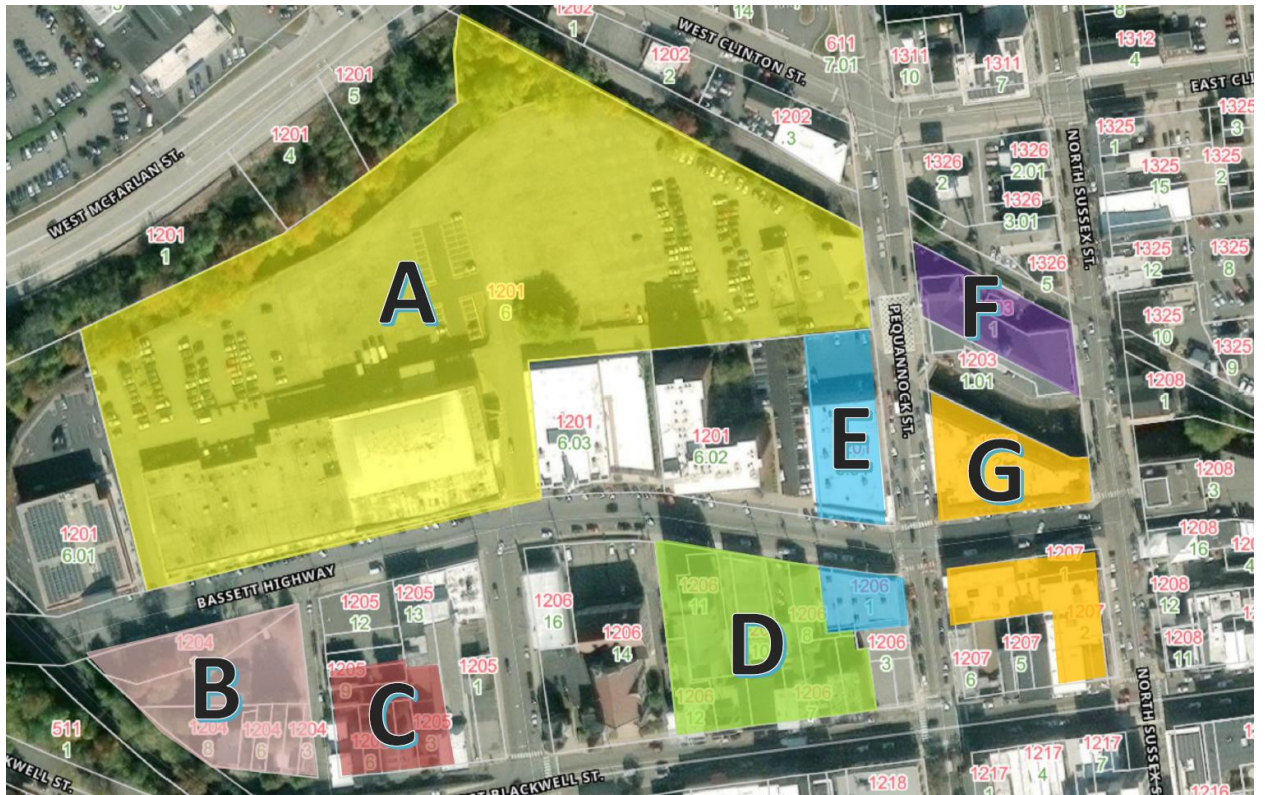


Figure 5 ~ Subdistrict map of the Bassett Highway Redevelopment Plan. The site is within Subdistrict G.

Section 1 - Overview

C. Required Redevelopment Plan Components

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

- (1) The plan relationship to definite local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
- (2) Proposed land uses and building requirements in the Redevelopment Area.
- (3) Adequate provisions for the temporary and permanent relocation, as necessary, of residents in the area.
- (4) An identification of any property within the redevelopment area, which is proposed to be acquired in accordance with the redevelopment plan.
- (5) Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities; (b) the master plan of the county in which the municipality is located; (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act", P.L. 1985, c398 (C.52:18A-196 et al.)
- (6) An inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions
- (7) A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program shall have first priority for those replacement units provided under the plan. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area.
- (8) The redevelopment plan may include provisions of affordable housing in accordance with the "Fair Share Housing Act" P.L. 1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan.

Section 1 - Overview

- (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.

Section 1 - Overview

D. Goals and Objectives

The intent and purpose of this redevelopment plan is to promote preservation and revitalization of the Newberry Building and 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.
- (10) To leverage and activate Bassett Highway as a communal and commercial hub through active and dynamic use of the streetscape, including seasonal road closures for pedestrian-oriented shopping in a public plaza format, ultimately providing the Town with a communal focal point and creating a sense of place.

Section 2 – Land Development Regulations

A. General Regulations

- (1) For Lot 2, regulations set forth herein shall supersede any or all prior redevelopment plans and/or rehabilitation plans pertaining to this site and conflicting standards from the Town of Dover Land Use and Development Ordinance Chapter 236, unless otherwise noted herein. For Lot 1, regulations set forth herein shall constitute an overlay of any or all prior redevelopment plans and/or rehabilitation plans pertaining to this site and the Town of Dover Land Use and Development Ordinance Chapter 236
- (2) For the purposes of this Redevelopment Plan, the word “tract” shall mean the entire Redevelopment Area. If the tract is developed and/or operated by the same Redeveloper, accessory uses may be located on either lot irrespective of the lot on which the associated principal use is sited.
- (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.
- (4) Subject to the approval by the Town Council, redevelopment projects within the Redevelopment Area may be implemented in phases, with the timing and sequencing to be detailed in the Redevelopment Agreement. The phased implementation may include the following, and only to the extent permitted in a redevelopment agreement between the Town and the designated redeveloper:
 1. Façade improvements, interior renovations, and re-tenanting of the Richards Building, located at the corner of W. Blackwell and N. Sussex Streets;
 2. Façade improvements, interior renovations, and re-tenanting of 16 Basset Highway, located at the corner of Basset Highway and N. Warren Street; and
 3. Redevelopment of Lot 1, located at the corner of Basset Highway and N Sussex Street. If a new principal structure is proposed on Lot 1, this Redevelopment Plan may be amended to provide dimensional standards and other requirements to regulate the new principal structure thereon. Implementation of this phase of redevelopment is subject to a redeveloper gaining control of Lot 1.

The Redevelopment Plan acknowledges that each of these three phases may present unique challenges and therefore recommends that the Redevelopment Agreement establish distinct implementation timelines for each phase.
- (5) 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

Section 2 – Land Development Regulations

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.

- (6) 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.
- (7) 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 by the Redeveloper to amend this plan. If the amendment is not requested by the Redeveloper, the appropriate agency shall be responsible for any and all such costs, and may seek reimbursement from any redeveloper of the Redevelopment Area.
- (8) 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.
- (9) All redevelopment projects within the Redevelopment Area shall be subject to the provisions of any applicable Town ordinance or code governing preservation of historic buildings or places in Town and/or the review of the Town's Historic Preservation Commission, if any.
- (10) A certificate of compliance or other similar occupancy certificate under the Town of Dover Code shall not be required for a change of occupancy of a Co-working Space or Commissary, teaching, and/or training kitchen where there are (a) no changes, improvements or fit-out work made to the Co-working Space or Commissary, teaching, and/or training kitchen (other than cosmetic changes), and (b) no change of use; provided however, that nothing herein shall limit the Town's ability to inspect any area of a building or structure in the Redevelopment Area for purposes of determining compliance with the Town Code and/or any applicable code or regulation relating to health or life safety.

Section 2 – Land Development Regulations

- (11) A certificate of compliance or other similar occupancy certificate under the Town of Dover Code shall be required upon change of occupancy of a multi-tenant business suite(s) but such change of occupancy shall not require further subsequent approval from the Planning Board, so long as the suite will be utilized for a permitted use.

B. Definitions

- (1) **“Marketplace”** – A retail complex primarily consisting of a series of small shops, restaurants, cafes and entertainment uses organized around an interior space and under one management structure.
- (2) **“Theatre”** – An indoor facility for public assembly and group entertainment (other than sporting events) which is used primarily for and designed for the purpose of exhibiting films, live theater, concerts, or similar performances. A theater shall not include an adult entertainment establishment of any kind.
- (3) **“Co-working Space”** – An office use under one management structure in which common and unassigned office space is made available to individuals and companies on a short-term basis, including daily rates. Assigned office spaces and longer lease periods may be included in this definition so long as they are still provided access to common use space and common facilities. Long-term assigned (increments greater than one month) office space without access to common use space and common facilities shall be considered Offices for executive or administrative personnel.
- (4) **“Commissary, teaching, and/or training kitchen”** – A licensed, commercial-grade kitchen space available for rent that a) food businesses, such as food trucks and caterers, can rent for preparing, cooking, and storing food, and where b) instructors and trainers can conduct classes for education, training or recreations purposes.
- (5) **“Event Space”** – A commercial venue available for rent or that may be otherwise retained for the exclusive purpose of hosting a planned activity scheduled to occur at a specific time, such as a wedding, birthday party or business conference, where such planned activities are accessory to the principal use of the commercial venue. Alternatively, a venue that may be rented to a private group or individual to conduct an event, where the purpose of the event is unrelated to the approved use of the host venue and is therefore not accessory to the underlying principal use, is required to obtain secondary use approval as an event space.

Section 2 – Land Development Regulations

- (6) **“Interim Uses”** – Short-term occupancy (six months or less) of a vacant storefront for the temporary use of such space for retail or personal sales and services, with the intention of providing an incubator space for new and emerging businesses or to activate a storefront that would otherwise be vacant, but shall exclude retail sales of seasonal goods, such as Halloween, Christmas or similar seasonal merchandise.
- (7) **“Retail Sales and Services”** – Retail sales and service establishments such as food stores, retail banks, bakeries, markets, clothing and apparel stores, book stores, music stores, video stores (retail and/or rentals), sporting goods stores, department stores, drugstores, stationary stores, jewelry stores, office supply stores, furniture stores, package good stores, computer and electronics stores, florists, hobby shops and other similar establishments.
- (8) **“Restaurant”** – Restaurants, luncheonettes, taverns and other eating and drinking establishments wherein food and drink are consumed within the principal building or within a formally designated outdoor dining area situated adjacent to the principal building. Such uses shall not be interpreted to include and are hereby defined to exclude drive-in restaurants.

C. Use Regulations

- (1) Required Uses
- a. Adaptive reuse of the existing buildings with any permitted use(s) in 2.C.(2)
- (2) Permitted Principal Uses.
- a. Marketplace
 - b. Theatre
 - c. Co-working Space on the second (2nd) and third (3rd) floors, provided that no greater than fifty percent (50%) of each such floor area shall be dedicated to such use.
 - d. Commissary, teaching, and/or training kitchen
 - e. Event Space
 - f. Restaurant
 - g. Retail sales and services
 - h. Personal sales and services
 - i. Recreation facility
 - j. Bars, taverns, pubs
 - k. Café’s, coffee shops
 - l. Dwellings units on any floor except street level
 - m. Educational uses

Section 2 – Land Development Regulations

- n. Civic uses
- o. Childcare center
- p. Interim Uses
- q. Artist studios, artisan workshops, and art galleries, which may offer retail sales
- r. E-Commerce
- s. Scientific or technical facilities, such as laboratories
- t. Microbreweries or craft distilleries
- u. Small scale manufacturing for "Batch Production" (individual spaces ranging from 1,000 SF to 5,000 SF)
- v. Business, medical and professional offices.
- w. Offices for executive or administrative personnel, or computation centers
- x. Photographer's studios, music and dance studios
- y. Multi-tenant business suites for uses otherwise permitted in this Plan
- z. Any combination of the above uses

(3) Permitted Accessory Uses.

- a. Sidewalk cafes, only on Bassett Highway
- b. Outdoor seating, only on Bassett Highway
- c. Outdoor dining, only on Bassett Highway
- d. Outdoor vendors and stalls operated by on-site principal uses, only on Bassett Highway
- e. Outdoor plaza
- f. Open space
- g. Rooftop amenities
- h. Ordinary site improvements such as landscaping, lighting, and the like
- i. Any use that is customarily accessory to a principal use
- j. Where accessory uses permitted above under clauses a through f would occupy or directly interface with the public right-of-way at grade, such uses shall only be permitted on or along Bassett Highway, as governed by the Bassett Highway Public Realm Redevelopment Plan.

(4) Prohibited Uses. The following uses shall be prohibited in all subdistricts:

- a. Shops which offer firearms and/or ammunition for sale.
- b. Gold purchasing stores.
- c. Check cashing establishments.
- 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. Industrial manufacturing or outdoor storage.

Section 2 – Land Development Regulations

- j. Lower education schools (Grades K through 12), however this prohibition shall not apply to higher education schools (College Level)
- k. Any use not expressly permitted herein shall be considered prohibited.

D. Bulk Regulations

- (1) Bulk regulations shall not apply since the buildings exist, and only adaptive reuse is permitted. At such a time that demolition and redevelopment of Lot 1 is proposed, the Plan shall be amended to provide dimensional standards and other requirements to provide for its redevelopment.
- (2) General requirements for all residential units
 - a. A den or similar living space shall be considered a bedroom.
 - b. Each residential unit shall contain basic amenities such as a 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 with residential units within the Redevelopment Area.
- (3) Building projections, appurtenances, and architectural features shall be permitted to extend up to four feet into the right-of-way and are hereby permitted by the Municipal Council, subject to approval by the Planning Board. By way of example, this may include, but not be limited to, columns, cornices, vestibules, stoops, steps, canopies, awnings, balconies, and similar projections. Any changes to façade projections to the Richards building at W. Blackwell and N Sussex Streets, such as signage, columns, cornices, vestibules, stoops, steps, canopies, awnings, balconies, and similar projections, as depicted in the renderings attached hereto and made a part hereof as **Appendix B**, proposed after initial approval by the Planning Board, shall require the subsequent approval by the Planning Board. The redeveloper may implement façade improvements and provide additional details, documentation, and renderings for review and approval by the Town, Historic Preservation Commission, and/or Planning Board, as may be applicable for subsequent phases of improvements. Such improvements and supplemental details and documentation shall be provided consistent with any schedule outlined in the redevelopment agreement.

E. Parking and Loading Regulations

- (1) Onsite Vehicle Parking: None required.
- (2) Bicycle parking: None required, however provisions for sidewalk bike racks

Section 2 – Land Development Regulations

in clear view of storefronts is encouraged, provided same does not impede pedestrian circulation.

(3) Loading:

On-street loading to serve the building shall occur at the nonexclusive locations set forth on **Appendix C** and as set forth in the redevelopment agreement the between the Town and the designated redeveloper or redevelopers of the Redevelopment Area.

Section 2 – Land Development Regulations

F. Design Standards

(1) Building Design

- a. 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 made a part hereof as **Appendix B**, which shall be subject to the review of the Town's Historic Preservation Commission to the extent required by applicable Town ordinance or code, if any. A three-dimensional rendering and a colored elevation rendering shall be submitted together with any site plan application. The renderings attached hereto and made apart hereof provide a rendered depiction of the proposed building along with the proposed color palette and materials. Consistent with Sec. 2(A)(4), redeveloper shall implement façade improvements and provide additional details, documentation, and renderings as required by and for review and approval by the Town, Historic Preservation Commission, and/or Planning Board, as may be applicable to implement subsequent phases of improvements., Such improvements and supplemental details and documentation shall be provided consistent with any schedule outlined in the redevelopment agreement.
- b. The building shall be rehabbed in a manner that is complementary to the area.
- c. 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 prohibited. 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.
- d. High quality durable decorative materials shall be incorporated into the ground floor façade along all street frontages.
- e. Primary exterior building materials shall be wood, brick stone, stucco, metal glass or other similar durable materials. Aluminum siding, vinyl siding, EIFS, and ply gem shall be prohibited.
- f. 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.
- g. All buildings shall provide a main entrance onto the street at all street frontages. 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,

Section 2 – Land Development Regulations

proportions, material and character of the adjacent areas shall be encouraged.

- h. Additional features such as canopies, awnings, and cornices are encouraged to create a sense of place, provided that same does not disrupt the architectural significance of the building, as determined by the Planning Board. Projections on to the public right of way shall be governed by Section 2.D(3) of this Redevelopment Plan. Improvements are required at 16 Bassett Highway as illustrated in the renderings attached hereto as **Appendix B** and as may only be modified by associated approvals, including:
 - 1. Façade transparency shall not be reduced below existing conditions, and existing fenestration shall be replaced to be consistent with new window treatments.
 - 2. The existing aluminum corner storefront canopy shall be re clad or replaced.
 - 3. The existing brick façade shall be cleaned, repaired, and/or painted.
 - 4. The existing wood paneling storefront system shall be replaced with a design consistent with other storefront systems in the Redevelopment Area.
 - 5. Rooftop and façade improvements may be implemented to provide for rooftop dining, as may be proposed by the Redeveloper in such a manner and at such a time set forth in the schedule in the redevelopment agreement.
- i. Any interior courtyard or rooftop terrace shall have sky exposure and views.
- j. No fire escapes that are appurtenant to the building exterior shall be permitted, such as exterior fire escape stairways and/or ladders, and/or party wall balconies that area intended as an auxiliary means of egress; however nothing herein shall not be construed to prohibit any means of emergency egress that is required by fire code.

(2) Blank Walls

- a. Large expanses of blank walls are prohibited, and façade treatments are encouraged as practicable to break up blank walls, such as but not limited to façade articulation / modulation, brickwork, blind windows, murals, or designs reminiscent of historic painted signs (also known as ghost signs or brickads). Any artwork or decorative signage employed to break up blank walls shall not count as signage for the purpose of compliance with Section 2.F.7 of this Plan. Any such facade treatments shall receive of a certificate of historic review pursuant to Section 236-96.6.
- b. As part of any Redevelopment Agreement executed under this Redevelopment Plan, the Town and Redeveloper shall determine a maximum financial dedication by the Redeveloper for treatment of blank walls.

(3) Commercial Storefront Design. The design of commercial storefronts shall be consistent with the renderings attached hereto and made a part hereof as

Section 2 – Land Development Regulations

Appendix B, which shall be subject to the review of the Town's Historic Preservation Commission to the extent required by applicable Town ordinance or code, if any. 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. The percentage of façade transparency on each façade shall not be reduced beyond the existing condition.
 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.

(4) Streetscape Design

- a. Repair of faulty existing conditions. Existing sidewalks, curbs, and parallel parking spaces along the property frontage shall be repaired as needed, as determined by the Town Engineer.
- b. The minimum sidewalk width shall be the same as existing, except that, as part of any new principal building on Lot 1, the sidewalk shall match the width of the sidewalk on Bassett Highway adjacent to Lot 2. All sidewalks in the Redevelopment Area shall be segmented into zones identified as follows:
 1. The Clear Zone. The Clear Zone is an unobstructed walkway for pedestrians. The Clear Zone shall be mandatory for all sidewalks in the Redevelopment Area. The Clear Zone shall be a minimum of six (6) feet wide, unless the existing sidewalk is less wide and cannot be widened. In the event of construction of a new principal building, the adjacent Clear Zone shall consist of decorative pavers or decorative scoring.
 2. The Tree Zone. The Tree Zone is the portion of the sidewalk furthest from the building. The Tree Zone shall be provided on sidewalks that are 11 feet or wider. The Tree Zone shall not be a higher priority than the Clear Zone. The Tree Zone shall be a minimum five (5) feet wide and shall contain

Section 2 – Land Development Regulations

- street trees and street lights, and may contain street furniture like benches, refuse containers, or plant containers.
3. The Frontage Zone. The Frontage Zone is the portion of the sidewalk closest to the building. The Frontage Zone shall be provided on sidewalks that are 14 feet or wider. The Frontage Zone shall not be a higher priority than the Clear Zone or the Tree Zone. The Frontage Zone shall be a minimum three (3) feet wide and shall be permitted to contain benches, planters, or outside seats/tables in front of eateries or café's.
 4. Sidewalk bump-outs or curb extensions are encouraged to create greater opportunities for effectuating or enhancing any or all sidewalk zones above, subject to relevant approvals from the Town with respect to roadways, traffic flow, and parking.
- c. Street trees shall be required in all Tree Zones, placed in trees cells spaced 30 to 40 feet apart or in lieu of street trees, planters as indicated below.
1. Street trees. Street trees shall be native or native-adaptive species that are hardy, drought tolerant and able to thrive in an urban environment. Street tree species shall be subject to review and approval by the Town planning staff. Tree grates shall not be provided to avoid their weight compacting the soil and stunting tree growth.
 2. Planters. Planters may be used in lieu of the installation of street trees or in conjunction with some street trees at half the same spacing as required for street trees. Planters should be 18 – 24 inches wide, 36 – 48 inches long and 24 – 36 inches tall, depending on the specific conditions of the design. Planters should be filled with native or native adapted shrubs, grasses or flowers that can thrive in an urban environment inside such a receptacle. A regular means of watering the planter boxes shall be employed and approved as part of the site plan application by the Planning Board.
- d. On-Street Bike Racks
1. At least 1 bike rack shall be provided on each frontage onto which the Redevelopment Area fronts.
 2. Bike racks shall be of a "U" rack or similar design providing at least 2 points of contact 6 inches apart. Artistically designed bike racks may be utilized, subject to approval of the Planning Board, to provide a sense of place and complement artistic uses in the Newberry Building.
 3. Bike racks shall not obstruct the Clear Zone.
- 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.

Section 2 – Land Development Regulations

- g. Multi-sensory wayfinding for the vision and hearing impaired should be included in sidewalk design.

(5) Landscaping Standards

- a. Street trees shall be hardy, native or native adaptive species that are drought tolerant and able to thrive in an urban environment.
- b. It is recommended that at least three different species of deciduous trees be installed.
- c. Plantings such as shrubs, flowers, or trees should 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.
- d. 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.
- e. Except as otherwise modified, the plant material used in the Redevelopment Plan area shall conform to ANSI Z60.1.
- f. All on-site plantings shall be maintained by the Redeveloper and subsequent property owners. On-site, publicly accessible areas and areas within view of the public right-of-way shall be maintained with automated watering systems to be furnished and maintained by the Redeveloper and subsequent property owners.
- g. Plant material installed in the public right-of-way shall be guaranteed by the Redeveloper for a period of two years.
- h. A planting schedule shall be provided by the Redeveloper and approved by the Planning Board.

(6) Lighting

- a. General. All outdoor lighting, excepting street lighting, should be coordinated as to style, material and color. All exterior lighting shall be designed, located, installed and directed in such a manner to prevent objectionable light at and across property lines.
- b. Street lighting. Street lighting shall conform to the Town of Dover municipal street lighting standards or as approved by the Planning Board or Town Engineer.
- 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,

Section 2 – Land Development Regulations

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 to accent the building façade. Decorative lighting should be up-lit and may be mounted inline with second-story windows.

(7) Fences and Walls

- a. Fences and walls shall be set back at least 10 feet from the right-of-way and shall not exceed 6 feet in height.
- b. Fences shall be commercial or industrial grade powder-coated metal picket and freestanding walls shall be masonry consistent with the architectural elements of the principal building.

(8) Signs

- a. All Signs
 1. Except for window signage, signage area shall be measured to the outer bounds of signage text, irrespective of the extent of signage backing / framing.
 2. Signs shall be of similar style, composition, coloration and font. Sign design shall be complimentary to the architectural design of the building.
 3. All lighting of signs shall be external, such as gooseneck downlighting or LED uplighting.
 4. Freestanding and roof signs shall be prohibited.
- b. 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 forty (40) square feet. Such sign may be affixed flat to the façade or be a perpendicular projecting sign extending no more than four (4) feet from such façade, provided Municipal Council approval for the overhang into the right-of-way is obtained.
- c. Ground-Floor Commercial Tenant Signage. Each commercial tenant located on the ground floor of any mixed-use development shall be permitted one architectural wall sign affixed to the storefront, except that a marketplace shall be permitted three signs per façade onto which it fronts. Each commercial wall sign shall have 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.
- d. Additional Commercial Tenant Signage:
 1. Each primary entrance providing access to multiple uses shall provide a wall or canopy-mounted sign depicting the building name, which shall not exceed 40 square feet. One wall-mounted directory sign depicting the

Section 2 – Land Development Regulations

- names of businesses serviced by the entrance, which shall not exceed 20 square feet.
2. Where primary entrances provide dedicated access to a single, non-ground-floor use, one wall sign is permitted with the business name, which shall not exceed 40 square feet.
- e. Window Signage
1. Window signage shall be permitted in ground-floor windows only, as regulated herein.
 2. Signage installed at the base of the windowpane shall not exceed 18 inches in height and shall span the length of the windowpane.
 3. In no case shall window signage cover more than 25% of the windowpane(s) onto which it is affixed.
 4. Neon, string, track/ tracer, and similar lighting fixtures shall be prohibited within windows.
 5. Temporary window signage to advertise an event (whether on- or off-site), sale, promotion, or similar program is permitted, provided that no temporary window sign shall exceed 2 square feet and shall not be posted for a period exceeding 30 days.
- f. 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.
- (9) Additional Design Standards
- a. 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.
 - b. 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.
 - c. Open Space and Recreational Facilities. Where residential uses are proposed, 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.
 - d. Public Art. Display of public art and/or design of murals are strongly encouraged and are subject to approval of the Planning Board and Municipal Council.
 - e. Utilities and Mechanical Equipment.
 1. Stormwater management. A storm water management plan and stormwater calculations shall be prepared for review and approval by the

Section 2 – Land Development Regulations

Town Engineer. Such plan shall comply with the Town's stormwater management ordinance and NJDEP rules and regulations. However, regardless of the development classification, the applicant shall design the site's Stormwater Management System to fully comply with the standards for water quantity reductions as required for a Major Development. In addition, because this area of the municipality is in a flood hazard area, additional floodproofing and flood control measures may be required by the Town Engineer.

2. Water and sanitary sewer utility extensions as approved by the Town Engineer, PVSC, and NJDEP shall be provided.
 3. The designated Redeveloper shall operate and maintain any newly installed sanitary, storm water and water utilities in the Redevelopment Area including connections to the municipal systems.
 4. All mechanical equipment serving the buildings shall be placed on the roof of the building. This equipment shall be screened in a manner consistent with the architecture of the building and shall utilize the same material used in construction of the building such that screening appears to be integral part of the building.
 5. All mechanical equipment, generators, HVAC equipment, and similar equipment shall be acoustically buffered such that any noise generated shall be within the applicable standards as defined by the State of New Jersey.
 6. No mechanical equipment shall be placed on the ground floor outside of the building on any area that abuts a public right of way.
 7. All units and common areas shall have central air conditioning.
- f. 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.

Section 2 – Land Development Regulations

- (d) Rooftop open space (amenity space) which may include, by way of example, rooftop terraces, sundecks, 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.
- (9) In the event of a conflict between the design criteria set forth in this Redevelopment Plan, including this Section 2(F), and the Bassett Highway Redevelopment Plan, the provisions of this Redevelopment Plan shall control.

Section 3 – Relationship With Planning Policies

Introduction

Pursuant to the requirements of Section 7 of the LRHL, “[a]ll provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan.” Further, the redevelopment plan should identify “[a]ny significant relationship of the redevelopment plan to (a) the master plans of the contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the State Planning Act, N.J.S.A. 52:18A-196 et seq.” (the “SDRP”). This redevelopment is substantially consistent with the plans of the municipality, other contiguous municipalities, the county and the SDRP as follows:

(1) Town of Dover Master Plan:

The Town of Dover adopted a new Master Plan in January 2007, however, there were two (2) prior Master Plan reexaminations of the original Master Plan, which were conducted on November 22, 1993 and October 27, 1999. The Town’s Master Plan incorporates the general purposes of the Municipal Land Use Law (“MLUL”) as set forth in §40-55D-2 and enumerates a number of specific goals and objectives which form the basis for the plan’s land use recommendations. Those objectives that are pertinent to the Redevelopment Area are as follows:

1. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;
2. To secure safety from fire, flood, panic and other natural and man-made disasters;
3. To provide adequate light, air, and open space;
4. To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities;
5. To promote the establishment of appropriate population densities and concentrations that will contribute to well-being of persons, neighborhoods, communities and regions and preservation of the environment.
6. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;
7. To promote the desirable visual environment through creative development techniques and good civic design and arrangement;
8. To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development to the particular use; and

Section 3 – Relationship With Planning Policies

9. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land.

The LRHL requires that the Redevelopment Plan define the relationship of the Plan to the local Master Plan goals and objectives such as appropriate land use, population densities, improvements to traffic, public utilities, recreational and community facilities, and other improvements. This Redevelopment Plan is consistent with these goals and objectives of the Town's Master Plan. The 2007 Master Plan specifically states a goal in the housing section that discusses the importance of maintaining and encouraging "diversity in the type and character of available housing" types, densities, and affordability.

(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;

Section 3 – Relationship With Planning Policies

- Goal 2.2-1: Provide sufficient flexibility in development regulations to permit variety of housing types serving a broad range of income levels and age groups;
- Goal 2.2-3: The density of housing development should be related to the carrying capacity of the land, roads and utility infrastructure;
- Goal 2.2-4: Cluster development should be encouraged to minimize environmental disturbance and preserve open space;
- Goal 3.0-2: Encourage creative planning and development to produce visual harmony and identity, preserve special physiographic features and protect natural resources; and
- Goal 3.0-5 Refine and illustrate building, signage, landscape and streetscape design standards to ensure the development of a desirable physical environment in Town activity centers.

(3) Morris County Master Plan

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

- Goal 1: The creation of balanced and diverse economic and housing opportunities; Encourage the creation of balanced and diverse economic and housing opportunities suitable to meet the economic, employment and housing needs of Morris County, consistent with the local determination of appropriate land use and community character, coordinated with infrastructure capability and the protection of environmental resources.
- 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

Section 3 – Relationship With Planning Policies

principles. Encourage inter-municipal cooperation and coordination for projects generating multi-jurisdictional impacts.

- Objective 1: Promote the continued revitalization and redevelopment of the County’s established downtown centers and commercial corridors;
- Objective 2: Encourage compact development patterns, cluster development, and infill development, consistent with local goals, to reduce sprawl, mitigate environmental impacts, and to make improved utility and transportation infrastructure feasible and economical;
- Objective 4: Promote the revitalization of suburban town centers as multi-modal, mixed-use centers of diverse commercial and housing opportunities;
- Objective 6: Support the creation of diverse housing types that meet the needs of all age groups, income levels and lifestyles;
- Objective 7: Encourage higher density and mixed-use developments in downtown areas, near public transit, consistent with infrastructure availability and community goals;
- Objective 8: Promote careful environmental analysis and the avoidance of environmental resources in all development proposals. Advance development in a manner that avoids these resources and mitigates potential environmental impacts;
- Objective 13: Encourage municipalities to invest in robust comprehensive planning, review of zoning and land development ordinances to ensure timely consideration of changing land use conditions, emerging land use/market trends, evolving techniques and development standards; and
- Objective 14: Encourage municipal governments to coordinate the planning and redevelopment of commercial corridors, particularly as concerns inter-municipal traffic impacts and to consider the compatibility of adjacent land uses along municipal boundaries in their land use planning. Facilitate inter-municipal communication, coordination and partnerships concerning significant land use issues and associated inter-municipal impacts, including, but not limited to traffic, stormwater, and incompatible land uses; Morris County Master Plan was adopted in 2018 and promotes cohesive development within the county and the municipalities therein. This Redevelopment Plan is substantially consistent with the county master plan overall planning goals to support the county’s status as a tourist destination with a wide array of points of interest, and to promote development in targeted growth areas.

(4) New Jersey Highlands Regional Master Plan

The 2008 New Jersey Highlands Regional Master Plan (“RMP”) guides the implementation of the Highlands Water Protection and Planning Act of 2004. The Town of Dover is situated within the Highlands Planning Area of the Highlands Region. The Highlands Planning Area is the portion of the Highlands Region that is not included in the Highlands Preservation Area. While the Act does not establish any new standards

Section 3 – Relationship With Planning Policies

for the Highlands Planning Area, the RMP provides a course for enhanced standards such as the transfer of development rights (“TDR”) and smart growth in this portion of the Highlands Region. Dover has not submitted a petition for Plan Conformance; however, this Redevelopment Plan is consistent with the following future land use goals and objectives of the RMP.

- Goal 6E: The incorporation of regional development patterns and related environmentally sensitive areas within existing community zones;
- Goal 6F: Support of compact development, mixed use development and redevelopment and maximization of water, wastewater and transit infrastructure investments for future use of land and development within the existing community;
- Goal 6H: Guide development away from environmentally sensitive and agricultural lands and promote development and redevelopment in or adjacent to existing developed lands;
- Goal 6J: Accommodation of regional growth and development needs through the reuse and redevelopment of previously developed areas, including brownfields, grayfields and underutilized sites;
- Goal 6K: Concentrate residential, commercial and industrial development, redevelopment, and economic growth in existing developed areas in locations with limited environmental constraints, access to existing utility, and transportation infrastructure;
- Goal 6N: Use of smart growth principals, including low impact development, to guide development and redevelopment in the Highlands Region;
- Goal 6O: Market-rate and affordable housing sufficient to meet the needs of the Highlands Region within the context of economic, social, and environmental considerations and constraints;

(5) State Development and Redevelopment Plan (SDRP)

The SDRP adopted March 1, 2001, designates the Town of Dover as a P1 Metropolitan Planning Area. Under this designation, Dover and other similarly designated areas are charged with the goal of providing for much of the State’s future development and redevelopment. Furthermore, Dover was designated a Regional Center in 1994 by the New Jersey State Planning Commission. Although the SDRP is meant to be used as a guide, the consideration of these designations is taken into account specifically in terms of development when State agency approval is necessary. The Plan adheres to many of the 2025 SDRP goals as follows:

- Goal 1: Reverse the concentration of adverse environmental and public health impacts in overburdened communities and redress inequities resulting from past planning actions;
- Goal 2: Effectively address the adverse impacts of global climate change;

Section 3 – Relationship With Planning Policies

- Goal 3: Protect, maintain, and restore the State’s natural and water resources and ecosystems;
- Goal 4: Protect the environment; Prevent and clean up pollution;
- Goal 5: Revitalize and recenter the State’s underutilized developed areas;
- Goal 7: Provide an adequate supply of housing for residents of all ages and incomes, in location-efficient places with ready access to the full range of supportive goods and services.
- Goal 8: Provide affordable and effective public facilities and services; and
- Goal 10: Ensure sound and integration planning and implementation at all levels statewide.

Section 4 – Plan Administration

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

1. The Town may designate one or more redevelopers for the implementation of this Plan and enter into a redevelopment agreement or other agreements as necessary to effectuate this Plan.
2. This Redevelopment Plan shall supersede any or all prior redevelopment plans pertaining to this site and the Dover Land Use and Development Ordinance Chapter 236, unless otherwise noted herein.
3. This Redevelopment Plan may be amended from time-to-time upon compliance with the requirements of law. A fee of \$3,000.00 plus all costs of copying and transcripts shall be payable to the Town of Dover for any request by the Redeveloper to amend this plan. If the amendment is not requested by the Redeveloper, the appropriate agency shall be responsible for any and all such costs, and may seek reimbursement from any redeveloper of the Redevelopment Area.
4. All development within the Redevelopment Area shall be consistent with the provisions of this Plan including but not limited to permitted uses and bulk requirements.
5. This Redevelopment Plan shall be implemented consistent with the requirements of the LRHL for the effectuation of redevelopment plans.
6. A site plan, subdivision plat, architectural plan and other information typically required as part of the Town's development application checklist shall be submitted by the Redeveloper for Planning Board review and approval prior to commencement of new construction, rehabilitation of existing structures or a change in use in order to determine compliance with this Plan. The Planning Board and/or its professionals may grant submission waivers from any documents or information required in the plan. This plan specifically allows Site Plan, subdivision, variance, exception, or any other approvals, which shall be administered by the Planning Board in accordance with the Municipal Land Use Law N.J.S.A 40:55D-1 et seq. No permits shall be issued without prior review and approval of the Planning Board. As part of the site plan approval, the Planning Board may require the redeveloper to furnish performance guarantees pursuant to N.J.S.A. 40:55D-53. The performance guarantees shall be in favor of the Town, and the Town Engineer shall determine the amount of the performance guarantees in accordance with the foregoing.
7. The designation of the applicant as the redeveloper and the execution of a redevelopment agreement with the Town shall be a prerequisite to a completeness determination and hearing by the Planning Board of any site plan application within the Redevelopment Area.
8. The Planning Board may grant relief from the requirements of this Plan pursuant to N.J.S.A. 40:55D-70c or N.J.S.A. 40:55D-51, as applicable, where the standards set forth therein are met. In no event shall relief be granted to provide a use that is not permitted by this Plan.
9. The designated Redeveloper shall cover the cost of professional services incurred

Section 4 – Plan Administration

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.** For those lots designated as a NONCONDEMNATION area in need of redevelopment, the Town shall have all powers under the LHRL *except for* eminent domain. For those lots designated as a CONDEMNATION area in need of redevelopment, the Town shall have all powers under the LHRL *including* eminent domain.
11. **Relocation of Persons and Businesses.** Since this Plan does not contemplate the acquisition of property that will temporarily or permanently displace either residents or businesses, a Workable Relocation Assistance Program pursuant to N.J.A.C. 5:11-1, et seq. is not required.
12. **Effect of Approval.** The effects of any Planning Board approval shall be consistent with the rights granted by Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) except to the extent they may be 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.

Section 5 – Appendices

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:

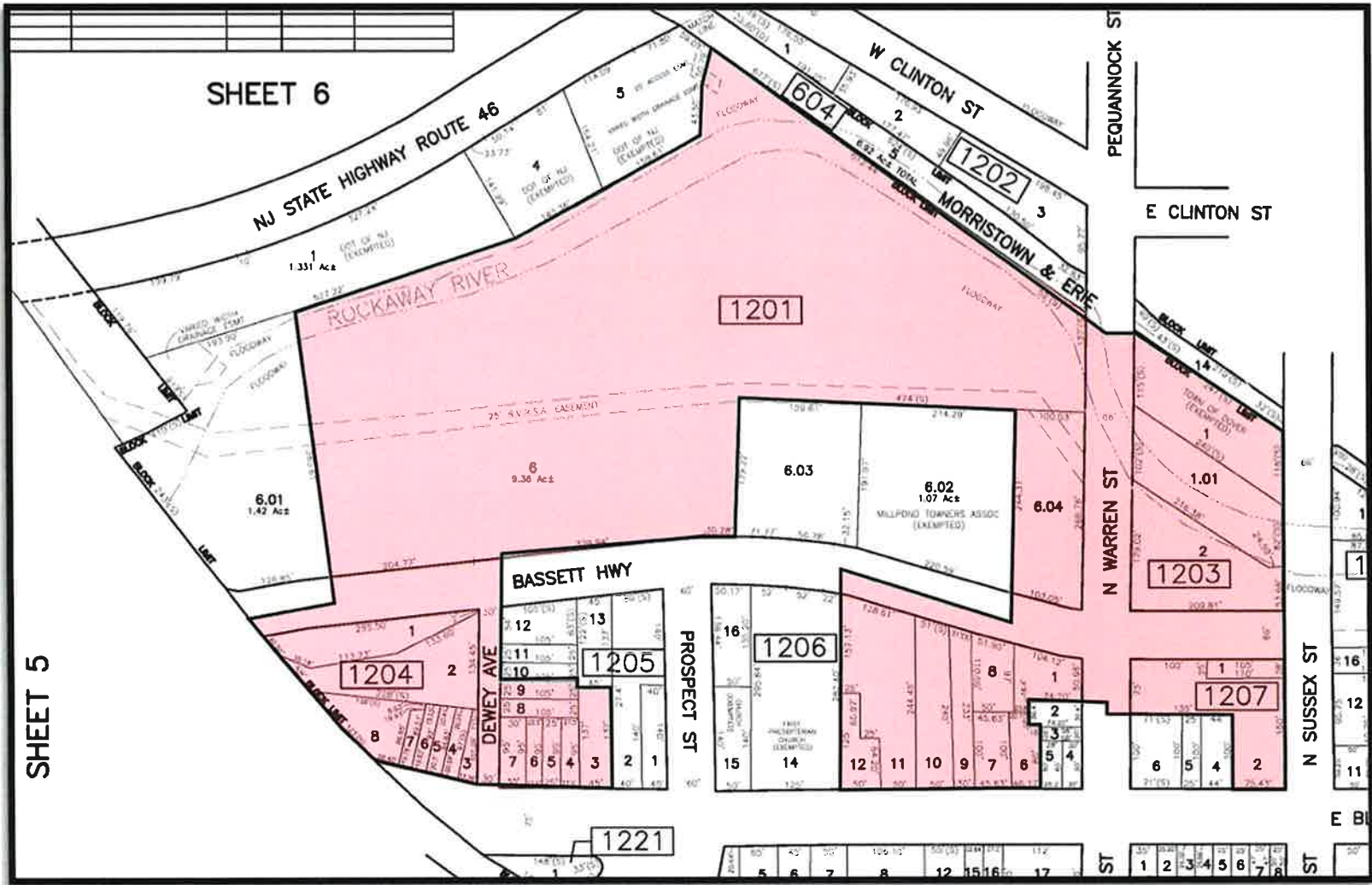
Tara Pettoni

Tara M. Pettoni, Municipal Clerk

James P. Dodd

James P. Dodd, Mayor

ADOPTED: 12/3/2024



Map of Study Area
(Study Area Shown Shaded)

Exhibit 1

Schedule 1
Table of Properties

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

Table of Properties (con't)

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

Section 5 – Appendices

Appendix B: Façade Renderings

Section 5 – Appendices

Appendix C:

On-Street Loading Location Exhibit