



Redevelopment Plan

**Block 1206
Lots 2, 3, 4 & 5**

**Town of Dover,
Morris County,
New Jersey**

August 11, 2026



graviano & gillis
architects & planners, llc

p.o. box 3341
long branch, nj 07740
tel: 732-816-4151
graviano.com

Nicholas A. Graviano, PP, AICP, JD
New Jersey Professional Planner
License # 33LI00577100

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

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I. Acknowledgements

Mayor and Council

Mayor James P. Dodd

Daniella Mendez, Council Member - First Ward

Sandra Wittner, Council Member - First Ward

Judy Rugg, Council Member - Second Ward

Geovani Estacio, Council Member - Second Ward

Christopher Almada, Council Member - Third Ward

Veronica Velez, Council Member - Third Ward

Arturo Santana, Council Member - Fourth Ward

Marcos Tapia, Council Member - Fourth Ward

Town of Dover

Dr. Edward Ramirez, Town Administrator

Alex Dougherty AICP/PP, Town Planner

Tara M. Pettoni - Municipal Clerk

Planning Board

Rafael Rivera, Chairman

Scott Miller, Vice-Chairman

Mayor James P. Dodd

Thomas MacDonald

Council Member Arturo Santana

William J. Isselin

Osvaldo Orama

Michael Scarneo

James Visioli

Thomas Incera

Reese Riley

Town & Board Professionals

Alan Zakin, Esq. – Town Redevelopment Attorney

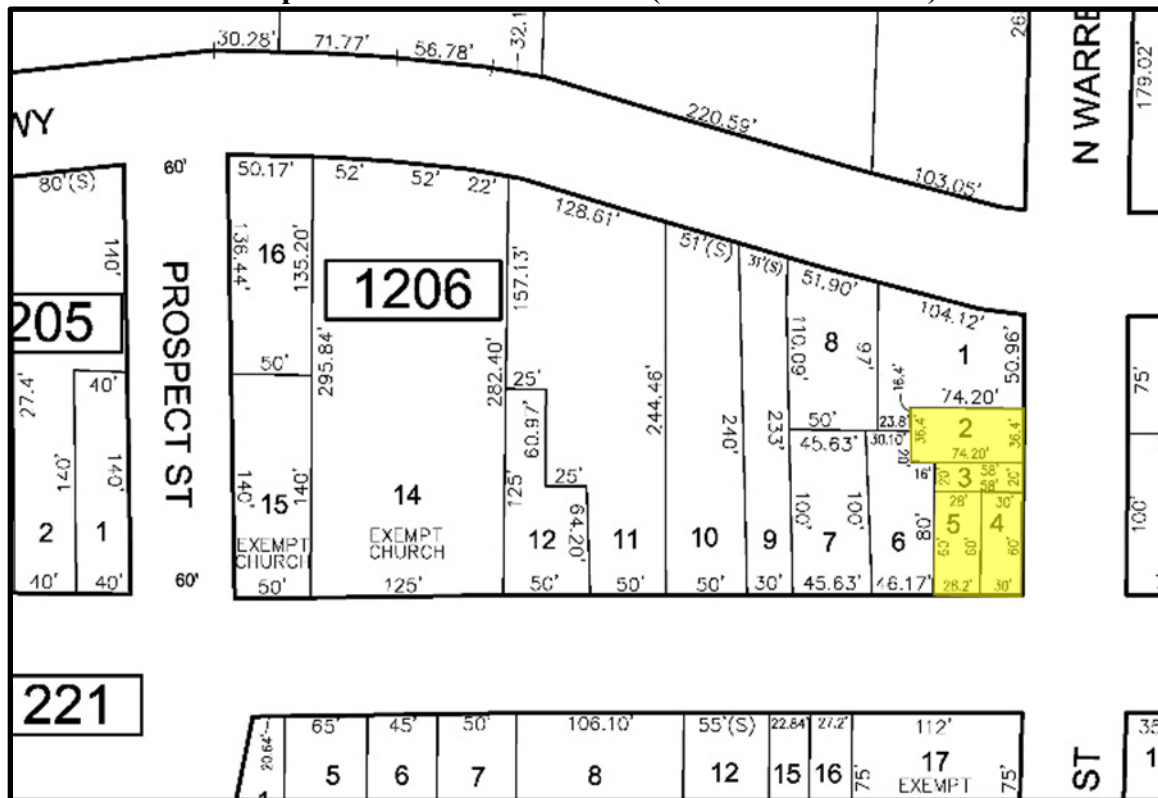
William J. Rush, Esq. – Planning Board Attorney

Stephen Hoyt, P.E. – Planning Board Engineer

II. Introduction

This Redevelopment Plan was developed to provide the development regulations for specific pieces of property known on the Town of Dover Tax Maps as Block 1206, Lots 2, 3, 4 & 5 (hereinafter, "Plan Area"). Via Resolution No. 239-2024 (see **Appendix A**), the Town Council of the Town of Dover designated Block 1206, Lots 2, 3, 4 & 5, a 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. The Plan Area delineation can be found in **Map 1**, below, surveys of the Plan Area parcels can be found in **Appendix B**).

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



Map Source – Town of Dover Tax Maps – Sheet 12

The Plan Area is located at the intersection of North Warren Street and West Blackwell Street. Lot 2 encompasses 2,695 sq. ft. and Lots 3, 4 and 5 encompass 4,654 sq. ft. The lots are presently vacant.

III. Redevelopment Plan Requirements

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

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

IV. Goals & Objectives of the Plan

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

1. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare.
2. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment.
3. To provide sufficient space in appropriate locations for a variety of residential uses in order to meet the needs of all New Jersey citizens.
4. To promote a desirable visual environment through creative development techniques and good civic design and arrangements.
5. To provide new housing stock that is within walking distance to the Dover Train Station.
6. To provide a resident population that helps support the local business community and public transit ridership.
7. To promote an attractive streetscape that complements the existing neighborhood and enhances the built environment.
8. To provide for a vibrant downtown with a variety of commercial uses.
9. To provide employment and business opportunities for Dover residents.

V. Land Development Regulations

A. General Regulations

1. The regulations set forth shall supersede any or all prior redevelopment plans and/or rehabilitation plans pertaining to this site and the Town of Dover Land Use and Development Ordinance Chapter 236.
2. The Plan Area contains more than one (1) lot under diverse ownership. Lot 2 shall be permitted to stand alone, however, Lots 3, 4 & 5 shall be merged during the site plan/subdivision application at the Planning Board.
3. The Redeveloper(s) may, but are not required to, place the residential dwellings and common areas into a condominium form of ownership.
4. Upon demonstration by the Redeveloper(s) that such requests are not detrimental to the Redevelopment Plan or public good, the Planning Board may grant deviations or exceptions to the requirements of this Redevelopment Plan, excluding the permitted uses, building height in excess of ten (10) percent and the residential density.

B. Use, Bulk & Design Regulations

1. Permitted Principal Uses:

a. Mixed-use residential and commercial buildings.

b. Ground Floor Uses:

- 1) Restaurants without drive -through facilities.
- 2) Bars or Taverns without drive-through facilities.
- 3) Banks without drive-through facilities.
- 4) Business and professional offices.
- 5) Retail establishments.
- 6) Gyms and fitness centers.
- 7) Dance, yoga, pilates, or martial arts studios.
- 8) Art galleries and/or studios.
- 9) Personal service establishments such as barber shops, beauty salons and nail parlors.
- 10) Lobbies, mail rooms and refuse areas for the residential dwellings on the upper floors.
- 11) Delivery areas and refuse rooms for the commercial uses.

c. Second through Fifth Floor Uses:

- 1) Studio dwelling units.
- 2) One (1) bedroom dwelling units.
- 3) Two (2) bedroom dwelling units.

2. Permitted Accessory Uses:

- a. Leasing and/or management office dedicated for the uses on Block 1206, Lots 2, 3, 4 & 5 only.
- b. Balconies, terraces, and roof-top decks/patios for individual units and/or common use. Such uses shall not be rented or used by the general public.
- c. Parking, which may be structured parking or subterranean parking.
- d. Utilities, including rooftop solar panels.
- e. Heating, ventilation, and air conditioning equipment, on the roof only.
- f. Refuse and recycling areas located within the building.
- g. Storage areas for the building residents or building ownership/management only.
- h. Utility and mechanical rooms.
- i. Recreation rooms for use of the residents and their visitors only. Such rooms shall not be rented or used by the general public.
- j. Fitness rooms for use of the residents and their visitors only. Such rooms shall not be rented or used by the general public.
- k. Swimming pools, saunas, and hot tubs for use of the residents and their visitors only. Such used shall not be rented or used by the general public.
- l. Mail/package rooms.
- m. Elevators and elevator equipment.
- n. Vending machines, located within the building only.
- o. Laundry rooms for use by the building residents only.
- p. Pet grooming and washing facilities for the residents.

3. Prohibited Uses:

- a. Any principal or accessory use not listed above.
- b. Drive-through facilities.

4. Bulk Requirements:

- a. Minimum Lot Area: Lot 2 - 2,695 sq. ft. before any required R.O.W. dedications.
 Lots 3, 4 & 5 - 4,654 sq. ft. before any required R.O.W. dedications.

- b. Maximum Building Height: 65 feet¹
- c. Maximum Dwelling Density: Lot 2 - 8 dwelling units.
Lots 3, 4 & 5 (combined) – 20 dwelling units.
- d. Minimum Front Yard Setback: 0 feet
- e. Minimum Side Yard Setback: 0 feet
- f. Minimum Rear Yard Setback: 0 feet
- g. Exception to Zero (0) Ft. Setback: Additional setback distances may be required if applicable Building Codes warrant them.
- h. Maximum Building Coverage: 100%
- i. Maximum Impervious Coverage: 100%
- j. Maximum Number of Bedrooms Per Dwelling Unit: 2 bedrooms
- k. Minimum Square Footage Per Dwelling Unit: 700 sq. ft.

5. Parking & Loading

- a. Off-Street Parking: As this is a transit-oriented, downtown Redevelopment Plan, no parking shall be required. However, if parking is provided, the dimensions of parking spaces shall meet New Jersey Residential Site Improvement Standards (RSIS).
- b. Loading: As this is a downtown development, no on-site loading area is required.

6. Building Design Standards

- a. Lobby Location. One (1) residential lobby per lot or phase shall be permitted per building street frontage.
- b. All building façades shall be designed to be attractive from each vantage point and be consistent in their quality and finish on all elevations.
- c. All buildings shall contain a distinctive base, middle and top consistent with the historic architecture of the area.

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

- d. Blank or featureless walls are prohibited, and repetition should be limited. No buildings shall have a wall with an uninterrupted length of more than 60 feet without including any change in the vertical plane of the façade. This may be achieved through any one or combination of the following:
 - 1. Use of a demise line. A demise line is an artificial vertical boundary that breaks a façade conceptually into several smaller units . The purpose of a demise line is to visually break up a large building by giving it the appearance of separate buildings designed by different architects within one building. Unique designs between the demise lines should be reflective of historic architecture in the Town. Elements of the parts of the building between the demise lines should vary in terms of wall material, color, windows, dormers and balconies. The intent should be that each individual “building” within the demise lines should be able to stand alone as a building.
 - 2. Pilasters, change in material, building step backs, and other façade recesses or projections.
- e. Buildings shall be designed using a color palette that complements the architectural context of the surrounding area. Color palettes should be traditional and durable colors like beige, terra cotta, brick red, dark green, black and various grays/blue grays are natural or muted and work well with the brick and stone facades of existing historic buildings in Dover. Overly bright, garish colors are to be avoided. Generally, one or two colors should be selected. The base color is the predominant color applied to the walls and major surfaces. Accent color is used for trim, hardware, doors, etc. The use of too many colors should be avoided.
- f. Primary exterior building materials shall be wood, brick, stone, cement board (a.k.a. hardiplank) stucco, metal glass or other similar durable materials. Aluminum siding, vinyl siding and EIFS, shall be prohibited.
- g. 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.
- h. 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.
- i. Additional features such as canopies, awnings, and cornices are encouraged to create a sense of place. Any projection encroaching on to the public right of way shall require Council approval.
- j. Any building submitted for approval to the Planning Board shall have an appearance substantially consistent with the conceptual plans, renderings and site plans provided in **Appendix C**.
- k. Awnings may be permitted to extend three (3) feet into the R.O.W. provided the Town is provided with hold harmless agreement and insurance coverage in the applicable redevelopment agreement(s).
- l. Awnings materials shall be standing seam metal consistent with the rendering or fabric. All awnings shall be the same style, color and shape.

7. Landscaping Standards

- a. A landscape plan for any new street trees shall be provided that is signed and sealed by a New Jersey licensed architect, planner, engineer, or landscape architect.
- b. The landscape plan shall be subject to review and approval by the Town's consulting landscape architect, engineer or planning staff/consultant, and further provided that same may seek input from an arborist and/or shade tree commission.
- c. Street trees shall be hardy, native or native adaptive species that are drought tolerant and able to thrive in an urban environment.
- d. Plant material installed in the public right-of-way shall be guaranteed by the Redeveloper for a period of two years.
- e. A planting schedule shall be provided by the Redeveloper and approved by the Planning Board.

8. Lighting

- a. General. All outdoor lighting, excepting street lighting, should be coordinated as to style, material and color. All exterior lighting shall be designed, located, installed and directed in such a manner to prevent objectionable light at and across property lines.
- b. Street lighting. Street lighting, if required, shall conform to the Town of Dover municipal street lighting standards or as approved by the Planning Board or Town Engineer.\
- c. Pedestrian lighting. In general, pedestrian lighting should be building mounted at a mounting height no greater than fourteen (14) feet. The minimum footcandle illumination in the Clear Zone should be 0.5 at grade level.
- d. Side and rear yard lighting. Lighting should only be proposed for security purposes and not exceed 0.25 footcandle at the property line.
- e. Lamps shall emit a color temperature between 2800°K and 4000°K with a minimum color rendering index of seventy (70) or higher. At a minimum, sidewalk and streetscapes shall be designed to be compliant with the Americans with Disabilities Act (ADA) and all Local, State and Federal regulations related to barrier-free design. Compliance with ADA regulations shall be approved by the Town Engineer.
- f. The Redeveloper may incorporate decorative lighting into the design of the building that is arranged in a manner to provide for a creative and artful effect.

9. Signs

- a. Facade Signage. One (1) façade sign measuring no greater than two (2) feet by eight (8) feet shall be permitted for each commercial space. Façade signs shall be externally illuminated or illuminated with back-lit channel or halo letters.
- b. Awning signs shall only be permitted consistent with the provided rendering. Signage shall not be permitted on the main face of the awning. Awning letters shall be limited to a maximum of six (6) inches.
- c. Freestanding signs shall not be permitted.
- d. Building numbering or commercial space numbering shall be limited to two (2) feet in height and shall be externally illuminated or illuminated with back-lit channel or halo letters.
- e. Building identification signs shall be permitted on each street frontage and shall measure no greater than two (2) feet by five (5) feet. Such signs shall be externally illuminated or illuminated with back-lit channel or halo letters.
- f. All commercial signage shall be of the same color, style and size.

10. Additional Standards

- a. Trash and Recycling. Trash, recycling and waste removal shall be performed by a private hauler contracted by the Redeveloper or building owner. All trash, recycling and refuse storage shall be fully enclosed within the building.
- b. Each dwelling unit shall have its own washer and dryer.
- c. Stormwater management. A storm water management plan and stormwater calculations shall be prepared for review and approval by the Town/Board Engineer. Such plan shall comply with the Town's stormwater management ordinance and NJDEP rules and regulations.
- d. Water and sanitary sewer utility extensions as approved by the Town Engineer, PVSC, and NJDEP shall be provided, if required.
- e. The designated Redeveloper shall operate and maintain any newly installed sanitary, storm water and water utilities in the Redevelopment Area including connections to the municipal systems.
- f. All mechanical equipment serving the buildings shall be placed on the roof of the building. This equipment shall be screened in a manner consistent with the architecture of the building and shall utilize the same material used in construction of the building such that screening appears to be integral part of the building.
- g. All mechanical equipment, generators. HVAC equipment, and similar equipment shall be acoustically buffered such that any noise generated shall be within the applicable standards as defined by the State of New Jersey.

- h. No mechanical equipment shall be placed on the ground floor outside of the building on any area that abuts a public right of way.
- i. All dwelling units and common areas shall have air conditioning.
- j. All commercial signage shall be of the same color, style and size.

VI. Relationship to Planning Policies

Pursuant to the requirements of Section 7 of the LRHL, “[a]ll provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan.”

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

A. Town of Dover Master Plan

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

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

The LHRL requires that the Redevelopment Plan define the relationship of the Plan to the local Master Plan goals and objectives such as appropriate land use, population densities, improvements to traffic, public utilities, recreational and community facilities, and other improvements. This Redevelopment Plan is consistent with these

goals and objectives of the Town’s Master Plan. The 2007 Master Plan specifically states a goal in the housing section that discusses the importance of maintaining and encouraging “diversity in the type and character of available housing” types, densities, and affordability.

B. Contiguous Municipalities’ Master Plans

1. Town of Rockaway Master Plan Reexamination. This Redevelopment Plan is consistent with the following land use goals of the Town of Rockway Master Plan Reexamination adopted November 18, 2019:
 - Goal 1: To maintain and enhance the existing areas of stability in the community and to encourage a property distribution of land uses by designated areas which have their own uniform development characteristics;
 - Goal 3: To concentrate development in the southerly portion of the Town;
 - Goal 6: To encourage the design of open space features in cluster developments to abut the open space elements of adjacent properties;
 - Goal 7: To provide a variety of housing types, densities, and a balanced housing supply, in appropriate locations, to serve the Town;
 - Goal 10: To encourage new development, and redevelopment, to take into account the aesthetic character of the community, in an effort to enhance the visual and aesthetic appearance of the municipality;
 - Goal 15: To support the overall philosophy of the Highlands Water Protection and Planning Act; and
 - Goal 16: To support the overall philosophy of the New Jersey State Development and Redevelopment Plan (“SDRP”) as a means of providing growth management on a state-wide basis while retaining the principals of home-rule.
2. Town of Randolph Master Plan. The 2006 Town of Randolph Master Plan establishes a series of goals that are consistent with this Redevelopment Plan as follows:
 - Goal 2.1-3: Permit development in a manner so as to protect environmentally sensitive areas and features;
 - Goal 2.2-1: Provide sufficient flexibility in development regulations to permit variety of housing types serving a broad range of income levels and age groups;
 - Goal 2.2-3: The density of housing development should be related to the carrying capacity of the land, roads and utility infrastructure;
 - Goal 2.2-4: Cluster development should be encouraged to minimize environmental disturbance and preserve open space;
 - Goal 3.0-2: Encourage creative planning and development to produce visual harmony and identity, preserve special physiographic features and protect natural resources; and
 - Goal 3.0-5 Refine and illustrate building, signage, landscape and streetscape design standards to ensure the development of a desirable physical environment in Town activity centers.
3. Mine Hill Master Plan. The 2024 Mine Hill Master Plan Reexamination reaffirms the goals and objectives of the 2015 Master Plan Reexamination. The following are consistent with this Redevelopment Plan.
 - 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.

- To secure safety from fire, flood, panic, and other natural and man-made disasters.
- To provide adequate light, air, and open space.
- To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the County, and the State as a whole.
- To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment.
- To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies.
- 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.
- To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight.
- To promote a desirable visual environment through creative development techniques and good civic design and arrangements.

4, Wharton Master Plan. The 2015 Wharton Master Plan Reexamination sets forth the following goals and objectives that are consistent with this Redevelopment Plan:

- Goal 1. To maintain and enhance existing areas of stability in the community, encourage the proper relationship between land uses, by promoting a spatial distribution of uses, and establishing areas which have their own integrity and uniformity of purpose. In particular, to preserve and protect the residential character and prevailing density of the community by restricting incompatible land uses from established residential areas, and limiting intensities of use in accordance with this Plan.
- Goal 8. To preserve and enhance the Borough's commercial areas by defining their functional role in the Borough and enhancing the quality of life within the central commercial center, along Main Street, through an appropriate mixture of activities, and provide suitable parking facilities to serve the businesses in the central commercial district.

C. Morris County Master Plan

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

- Goal 1: The creation of balanced and diverse economic and housing opportunities; encourage the creation of balanced and diverse economic and housing opportunities suitable to meet the economic, employment and housing needs of Morris County, consistent with the local determination of appropriate land use and community character, coordinated with infrastructure capability and the protection of environmental resources.
 - Goal 2: The efficient use of land and resources; Encourage the focus of housing and economic growth in areas with existing or planned infrastructure (sewer, water, transportation) and in existing or planned population and employment centers consistent with environmental protection limitations and environmental protection goals. Encourage less intense growth, and focus major land conservation and preservation activities in areas that do not contain existing or planned infrastructure.
 - Goal 4: Development that proceeds only after careful analysis of environmental conditions; and Support desired development that proceeds only after careful analysis of environmental conditions and within the limitations imposed by such analysis, with emphasis on the mitigation of associated environmental impacts and potential hazards to life and property.
 - Goal 6: The achievement of community planning goals and objectives and increased cooperation between municipalities in their respective land use decisions. Support local efforts to achieve planning goals and objectives and encourage cooperation between municipalities in their respective land use decisions. Recognize and support local land use planning initiatives and activities where consistent with County goals and objectives and sound planning principles. Encourage inter-municipal cooperation and coordination for projects generating multi-jurisdictional impacts.
-
- Objective 1: Promote the continued revitalization and redevelopment of the County's established downtown centers and commercial corridors;
 - Objective 2: Encourage compact development patterns, cluster development, and infill development, consistent with local goals, to reduce sprawl, mitigate environmental impacts, and to make improved utility and transportation infrastructure feasible and economical;
 - Objective 4: Promote the revitalization of suburban town centers as multi-modal, mixed-use centers of diverse commercial and housing opportunities;
 - Objective 6: Support the creation of diverse housing types that meet the needs of all age groups, income levels and lifestyles;
 - Objective 7: Encourage higher density and mixed-use developments in downtown areas, near public transit, consistent with infrastructure availability and community goals;
 - Objective 8: Promote careful environmental analysis and the avoidance of environmental resources in all development proposals. Advance development in a manner that avoids these resources and mitigates potential environmental impacts;
 - Objective 13: Encourage municipalities to invest in robust comprehensive planning, review of zoning and land development ordinances to ensure timely consideration of changing land use conditions, emerging land use/market trends, evolving techniques and development standards; and
 - Objective 14: Encourage municipal governments to coordinate the planning and redevelopment of commercial corridors, particularly as concerns inter-municipal traffic impacts and to consider the compatibility of adjacent land uses along municipal boundaries in their land use planning. Facilitate inter-municipal communication, coordination and partnerships concerning significant land use issues and associated inter-municipal impacts, including, but not limited to traffic, stormwater, and incompatible land uses.

D. New Jersey Highlands Regional Master Plan

The 2008 New Jersey Highlands Regional Master Plan (“RMP”) guides the implementation of the Highlands Water Protection and Planning Act of 2004. The Town of Dover is situated within the Highlands Planning Area of the Highlands Region. The Highlands Planning Area is the portion of the Highlands Region that is not included in the Highlands Preservation Area. While the Act does not establish any new standards for the Highlands Planning Area, the RMP provides a course for enhanced standards such as the transfer of development rights (“TDR”) and smart growth in this portion of the Highlands Region. Dover has not submitted a petition for Plan Conformance; however, this Redevelopment Plan is consistent with the following future land use goals and objectives of the RMP.

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

E. State Development and Redevelopment Plan (SDRP)

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

- Goal 1: Reverse the concentration of adverse environmental and public health impacts in overburdened communities and redress inequities resulting from past planning actions;
- Goal 2: Effectively address the adverse impacts of global climate change;
- Goal 3: Protect, maintain, and restore the State’s natural and water resources and ecosystems;
- Goal 4: Protect the environment; Prevent and clean up pollution;
- Goal 5: Revitalize and recenter the State’s underutilized developed areas;
- Goal 7: Provide an adequate supply of housing for residents of all ages and incomes, in location-efficient places with ready access to the full range of supportive goods and services.
- Goal 8: Provide affordable and effective public facilities and services; and

- Goal 10: Ensure sound and integration planning and implementation at all levels statewide.

VII. Relocation of Residents

The parcels in the Plan Area are vacant, therefore, there will be no relocation of residents.

VIII. Plan Administration

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

1. The Town may designate one or more redevelopers for the implementation of this Plan and enter into a redevelopment agreement or other agreements as necessary to effectuate this Plan.
2. This Redevelopment Plan shall supersede any or all prior redevelopment plans pertaining to this site and the Dover Land Use and Development Ordinance Chapter 236, unless otherwise noted herein.
3. This Redevelopment Plan may be amended from time-to-time upon compliance with the requirements of law. A fee of \$3,000.00 plus all costs of copying and transcripts shall be payable to the Town of Dover for any request to amend this plan. If there is a designated redeveloper, said redeveloper shall pay these costs prior to any such amendment. If there is no redeveloper, the appropriate agency shall be responsible for any and all such costs, and may seek reimbursement from any redeveloper of the Redevelopment Area.
4. All development within the Redevelopment Area shall be consistent with the provisions of this Plan including but not limited to permitted uses and bulk requirements. All development in the Redevelopment Area shall be consistent with the conceptual site plans, architectural plans and renderings provided in this Plan. In the event that the standards of this Plan conflict with standards found in the conceptual plans, the standards in the text of this document shall govern.
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(s) as the Redeveloper(s)- The execution of a redevelopment agreement with the Town shall be a prerequisite to a completeness determination and hearing by the Planning Board of any site plan application within Plan Area.

8. The Planning Board may grant relief from the requirements of this Plan pursuant to N.J.S.A. 40:55D-70c or N.J.S.A. 40:55D-51, as applicable, where the standards set forth therein are met. In no event shall relief be granted to provide a use that is not permitted by this Plan.
9. The designated Redeveloper shall cover the cost of professional services incurred by the Town for administration, review of projects, preparation of this Plan and implementation of redevelopment projects including but not limited to legal, engineering, planning, and environmental, real estate, traffic/parking and urban design services. Said services shall be paid through escrow accounts established in accordance with or as otherwise provided in a redevelopment agreement with the Town.
10. 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.
11. The Plan Area does not need to provide affordable housing units.

IX. Appendix

APPENDIX A
TOWN COUNCIL RESOLUTION 300-2024

**Redevelopment Plan
Block 1206, Lots 2, 3, 4 & 6
Town of Dover, Morris County, New Jersey**



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 300-2024

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, DECLARING A CERTAIN AREA SHOWN ON THE OFFICIAL TAX MAP OF THE TOWN OF DOVER AS BLOCK 1206, LOTS 2, 3, 4 AND 5 A 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 condemnation “area in need of redevelopment” pursuant to the criteria contained in N.J.S.A. 40A:12A-5 of the LRHL; and

WHEREAS, the Mayor and Town Council of the Town of Dover (the “Town Council”) considered it to be in the best interest of the Town to have the Planning Board conduct a preliminary investigation of certain property located in the Town commonly known as 5-7-9 North Warren Street (and ABCD), 3 North Warren Street (and A&B), 17 West Blackwell Street (and ABCD), and 19 West Blackwell Street, and shown on the official Tax Map of the Town of Dover as Block 1206, Lots 2, 3, 4 and 5 as illustrated on the map attached hereto (collectively, the “Property”), to determine whether such Property, or any portions thereof, is a condemnation area in need of redevelopment; and

WHEREAS, in Resolution No. 239-2024, 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 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 a developed properties to the north and west, West Blackwell Street to the south, and North Warren Street the east; 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 “Condemnation Area in Need of Redevelopment Preliminary Investigation, Block 1206 Lots 2, 3, 4, & 5”, 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 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 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 condemnation redevelopment area, including but not limited to the ongoing vacancy 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 commonly known as 5-7-9 North Warren Street (and ABCD), 3 North Warren Street (and A&B), 17 West Blackwell Street (and ABCD), and 19 West Blackwell Street, and shown on the official Tax Map of the Town of Dover as Block 1206, Lots 2, 3, 4 and 5, be declared as a condemnation area in need of redevelopment; and

WHEREAS, in Resolution No. 09-2024, dated November 14, 2024, the Planning Board recommended to the Mayor and Town Council that the Property be declared a 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 condemnation "area in need of redevelopment", which would authorize the Town to use all those powers provided under the LRHL, including 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 known as 5-7-9 North Warren Street (and ABCD), 3 North Warren Street (and A&B), 17 West Blackwell Street (and ABCD), and 19 West Blackwell Street, and shown on the official Tax Map of the Town of Dover as Block 1206, Lots 2, 3, 4 and 5, is hereby designated a 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., including 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 known as 5-7-9 North Warren Street (and ABCD), 3 North Warren Street (and A&B), 17 West Blackwell Street (and ABCD), and 19 West Blackwell Street, and shown on the official Tax Map of the Town of Dover as Block 1206, Lots 2, 3, 4 and 5, is designated a 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 (e); and

BE IT FURTHER RESOLVED, that the Town Council hereby authorizes John McDonough Associates, LLC to prepare a redevelopment plan for the property known as 5-7-9 North Warren Street (and ABCD), 3 North Warren Street (and A&B), 17 West Blackwell Street (and ABCD), and 19 West

Blackwell Street, and shown on the official Tax Map of the Town of Dover as Block 1206, Lots 2, 3, 4 and 5, for review and consideration by the Town Council in accordance with the LRHL; and

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

ATTEST:


Tara M. Pettoni, Municipal Clerk


James P. Dodd, Mayor

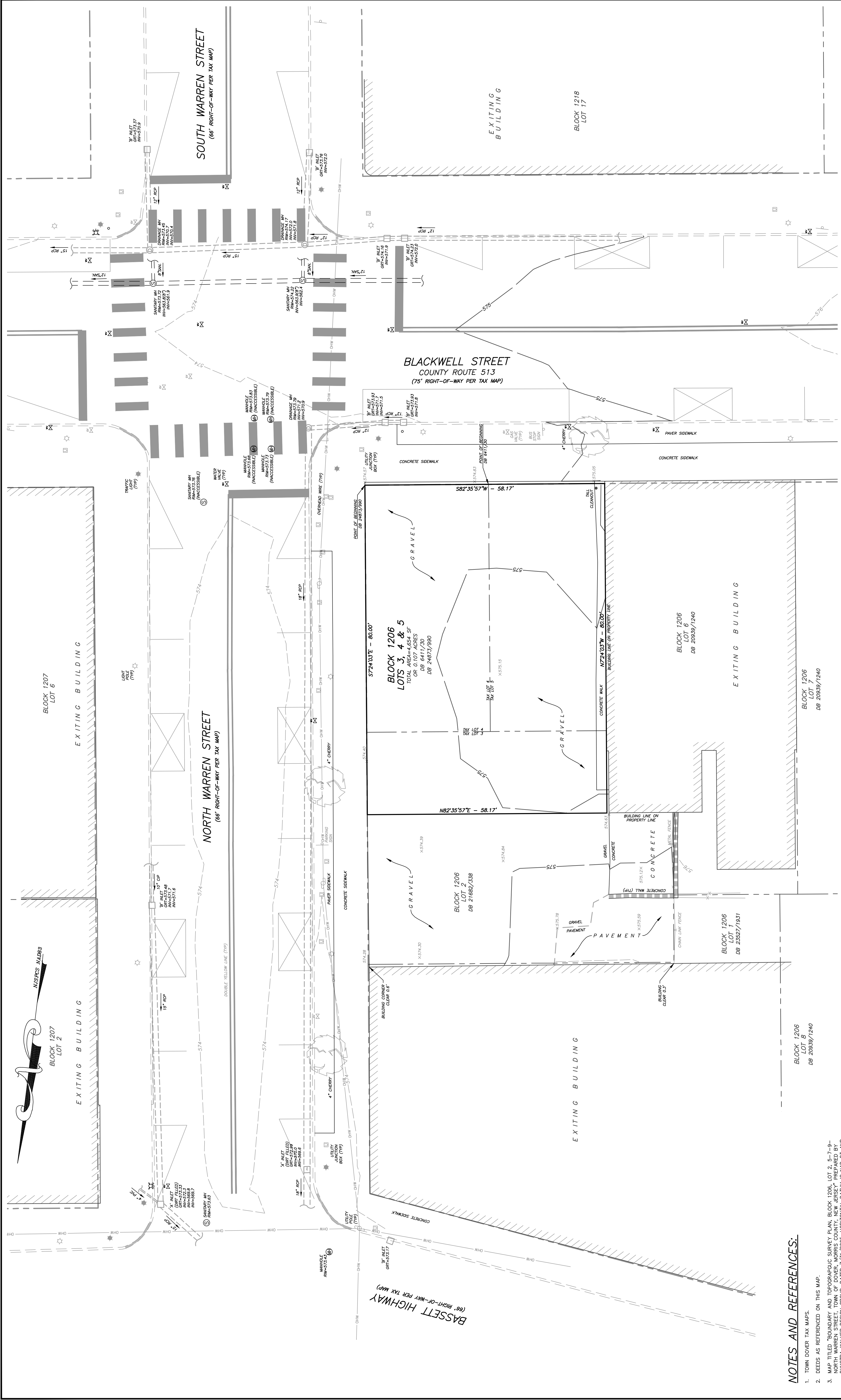
ADOPTED: 12/31/2024



5-7-9 North Warren Street (and ABCD); 3 North Warren Street (and A&B);
 17 West Blackwell Street (and ABCD); and 19 West Blackwell Street
 Town of Dover, NJ
 Block 1206, Lots 2, 3, 4 and 5

APPENDIX B
Property Surveys

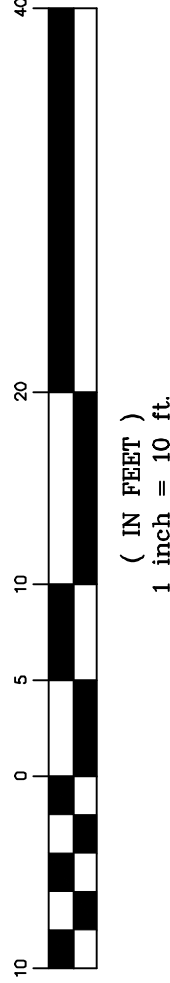
**Redevelopment Plan
Block 1206, Lots 2, 3, 4 & 6
Town of Dover, Morris County, New Jersey**



NOTES AND REFERENCES:

1. TOWN DOVER TAX MAPS.
2. DEEDS AS REFERENCED ON THIS MAP.
3. MAP TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY PLAN, BLOCK 1206, LOT 2, 5-7-9- NORTH WARREN STREET, TOWN OF DOVER, MORRIS COUNTY, NEW JERSEY" PREPARED BY DYKSTRA WALKER DESIGN GROUP, DATED 7/31/2025. HORIZONTAL DATUM IS NAD 83 AND VERTICAL DATUM IS NAVD 88 PER SAID MAP.
4. UNDERGROUND UTILITIES SERVING THE SUBJECT PROPERTY ARE SHOWN BASED UPON SURFACE EVIDENCE AND AVAILABLE RECORD DOCUMENTS FURNISHED. THE LACK OF UNDERGROUND UTILITIES OR THE LOCATION OF UTILITIES NOT SHOWN IS THE RESPONSIBILITY OF THE USER. APPROPRIATE UTILITY COMPANY SHOULD BE CONTACTED TO CONFIRM THE EXISTENCE OR ABSENCE OF SAME AND FOR A FIELD MARKOUT OF ALL UTILITIES PRIOR TO CONSTRUCTION. A FIELD MARKOUT MAY BE REQUESTED BY CALLING (800) 272-1000.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS THAT MAY EXIST.
6. OUTBOUND CORNER MARKERS HAVE NOT BEEN SET AND A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO PL 2003, c.14 (N.J.S.A. 45:8-38.3) AND N.J.A.C. 13:45-5.1(c).

GRAPHIC SCALE



DYKSTRA WALKER
DESIGN GROUP, P.A.

PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
21 BOWLING GREEN PARKWAY, SUITE 204 - LAKE HOBATCONG, NJ 07849
PHONE: 609-393-0001
WWW.DYKSTRAWALKER.COM

KENNETH D. DYKSTRA

PROFESSIONAL ENGINEER AND LAND SURVEYOR N.J. LIC. No. 24GB03297200

BOUNDARY & TOPOGRAPHIC SURVEY PLAN

BLOCK 1206, LOTS 3, 4 & 5
BLACKWELL STREET &
NORTH WARREN STREET
TOWN OF DOVER
MORRIS COUNTY NEW JERSEY

SCALE: 1" = 10'

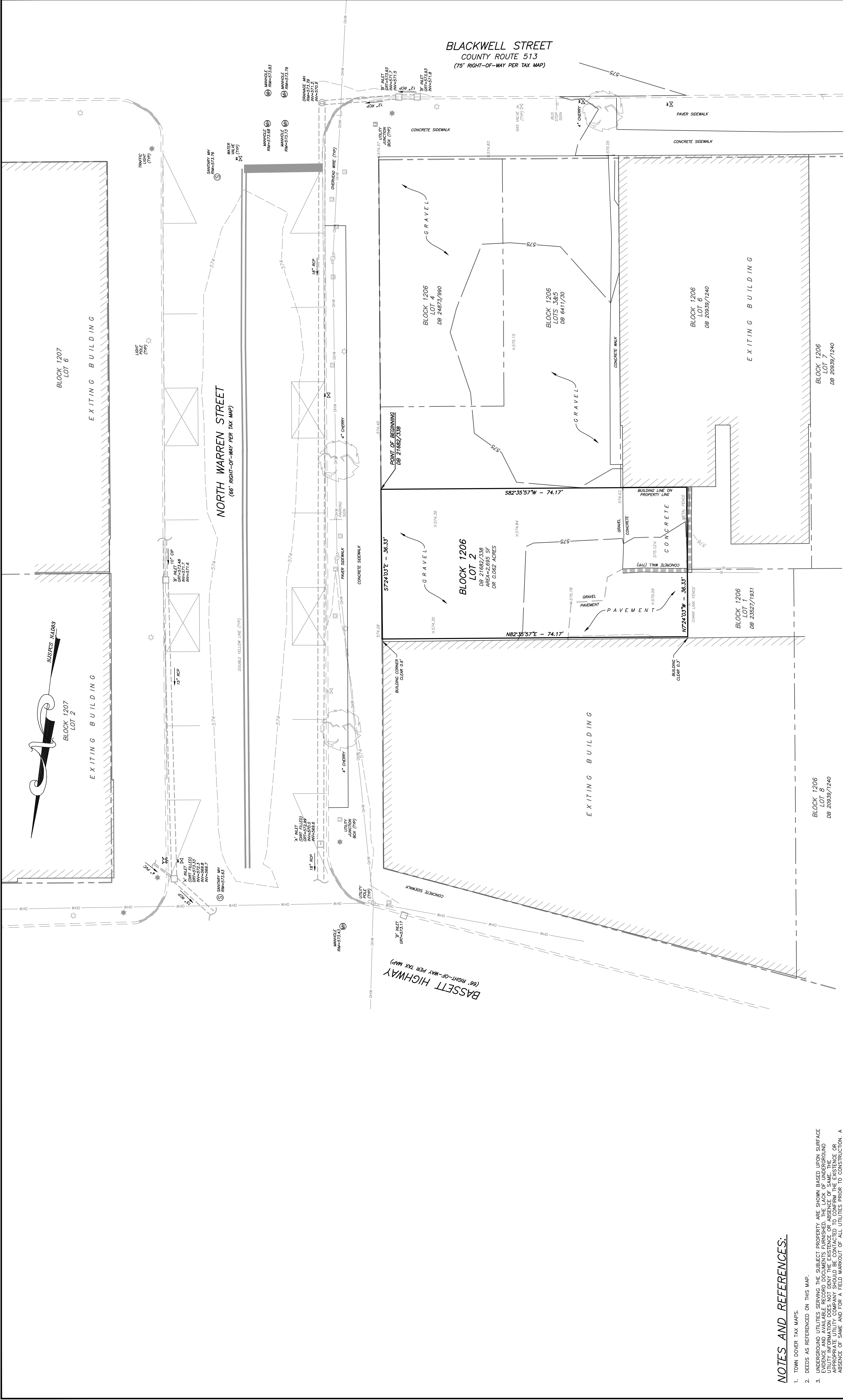
JOB NO.: 26001

DRAWN BY: KJO

CHECKED BY: KDD

DATE: 1/14/2026

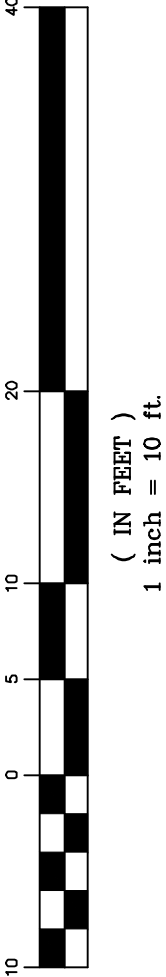
SHEET NO. 1 OF 1



NOTES AND REFERENCES:

1. TOWN DOVER TAX MAPS.
2. DEEDS AS REFERENCED ON THIS MAP.
3. UNDERGROUND UTILITIES SERVING THE SUBJECT PROPERTY ARE SHOWN BASED UPON SURFACE EVIDENCE AND AVAILABLE RECORDS. THE LACK OF RECORDS OF UNDERGROUND UTILITIES DOES NOT CONSTITUTE A WARRANTY OF THE ACCURACY OF THE INFORMATION PROVIDED. APPROPRIATE UTILITY COMPANY SHOULD BE CONTACTED TO CONFIRM THE EXISTENCE OR ABSENCE OF SAME AND FOR A FIELD MARKOUT OF ALL UTILITIES PRIOR TO CONSTRUCTION. A FIELD MARKOUT MAY BE REQUESTED BY CALLING (800) 272-1000.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS THAT MAY EXIST.
5. OFFSETS SHOWN HEREON SHOULD NOT BE USED AS THE BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.
6. OUTBOUND CORNER MARKERS HAVE NOT BEEN SET AND A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO PL 2003, c.14 (N.J.S.A. 45:6-36.3) AND N.J.A.C. 13-40-5.1(c).
7. HORIZONTAL DATUM IS NAD 83 AND VERTICAL DATUM IS NAVD 88 PER GFS/RTK OBSERVATIONS TAKEN BY DYKSTRA WALKER DESIGN GROUP IN JULY 2025 (SPECTRA PRECISION SP90/GEOD 18).

GRAPHIC SCALE



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APPENDIX C
Conceptual Site Plans & Architectural Plans & Renderings

**Redevelopment Plan
Block 1206, Lots 2, 3, 4 & 6
Town of Dover, Morris County, New Jersey**



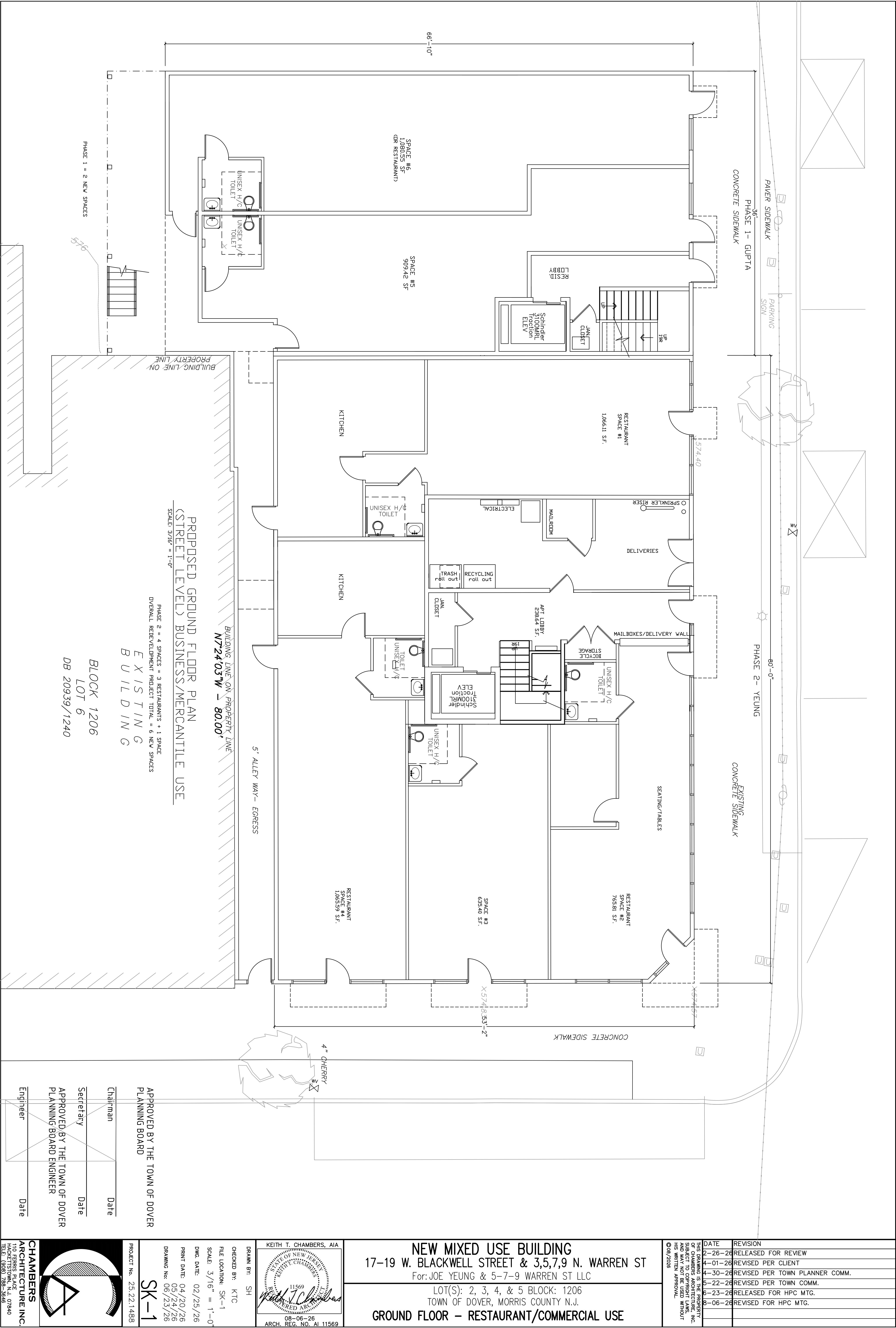


WEST BLACKWELL STREET



NORTH WARREN STREET

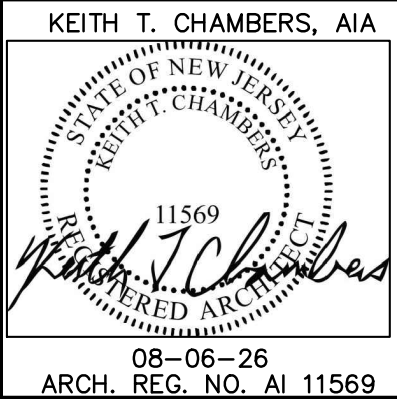
5-7-9 N. WARREN



DATE	REVISION
2-26-26	RELEASED FOR REVIEW
4-01-26	REVISED PER CLIENT
4-30-26	REVISED PER TOWN PLANNER COMM.
5-22-26	REVISED PER TOWN COMM.
6-23-26	RELEASED FOR HPC MTG.
8-06-26	REVISED FOR HPC MTG.

THIS DRAWING IS THE PROPERTY OF CHAMBERS ARCHITECTURE INC. AND MAY NOT BE USED WITHOUT HIS WRITTEN APPROVAL.
08/2026

NEW MIXED USE BUILDING
17-19 W. BLACKWELL STREET & 3,5,7,9 N. WARREN ST
For: JOE YEUNG & 5-7-9 WARREN ST LLC
LOT(S): 2, 3, 4, & 5 BLOCK: 1206
TOWN OF DOVER, MORRIS COUNTY N.J.
GROUND FLOOR – RESTAURANT/COMMERCIAL USE

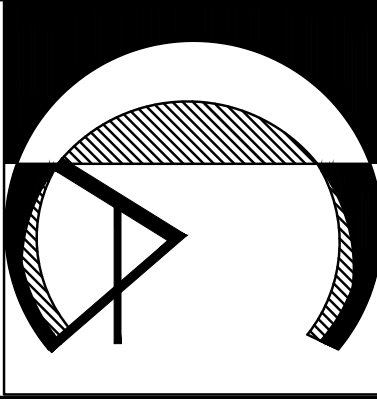


DRAWN BY: SH
CHECKED BY: KTC
FILE LOCATION: SK-1
SCALE: 3/16" = 1'-0"
DWG. DATE: 02/25/26
PRINT DATE: 04/20/26
DRAWING No. 06/23/26

APPROVED BY THE TOWN OF DOVER
PLANNING BOARD

SK-1

PROJECT No. 25.22.1488



CHAMBERS
ARCHITECTURE INC.
110 FERRIS PLACE
HACKETTSTOWN, N.J. 07840
TEL: (908) 788-3548

Chairman	Date
Secretary	Date
APPROVED BY THE TOWN OF DOVER PLANNING BOARD ENGINEER	
Engineer	Date



PROPOSED NORTH WARREN STREET
NEW MIXED USE BUILDING

SCALE 3/16" = 1'-0"

APPROVED BY THE TOWN OF DOVER
PLANNING BOARD

Chairman _____ Date _____

Secretary _____ Date _____

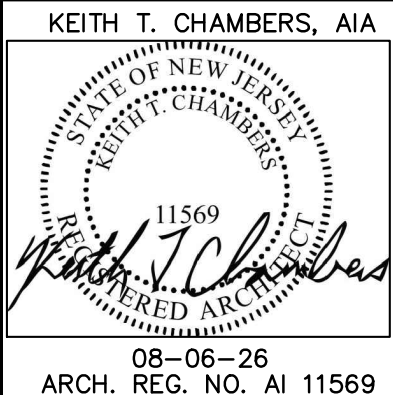
APPROVED BY THE TOWN OF DOVER
PLANNING BOARD ENGINEER

Engineer _____ Date _____

DATE	REVISION
2-26-26	RELEASED FOR REVIEW
4-15-26	REVISED FOR BOARD
4-30-26	REVISED PER TOWN COMMENTS
5-27-26	REVISED PER TOWN COMMENTS
6-23-26	REVISED PER INITIAL HPC MEETING
8-06-26	REVISED PER HPC DESIGN MEETING

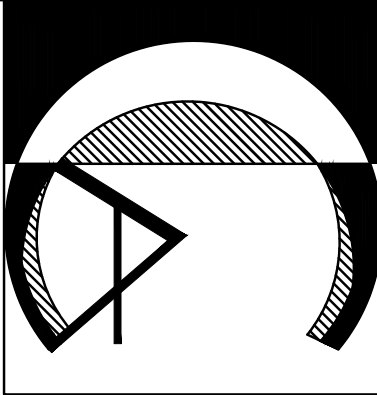
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NEW MIXED USE BUILDING
17-19 W. BLACKWELL STREET & 3,5,7,9 N. WARREN ST
For: JOE YEUNG & 5-7-9 WARREN ST LLC
LOT(S): 2, 3, 4, & 5 BLOCK: 1206
TOWN OF DOVER, MORRIS COUNTY N.J.
PROPOSED MIXED USE BUILDING ELEVATION- N WARREN ST



DRAWN BY: SH
CHECKED BY: KTC
FILE LOCATION: SK-3
SCALE: 3/16" = 1'-0"
DWG. DATE: 02/26/26
PRINT DATE: 04/15/26
04/30/26
05/26/26
DRAWING No: 06/23/26
08/06/26
SK-3

PROJECT No. 25.22.1488



CHAMBERS
ARCHITECTURE INC.
110 FERRY PLACE
HACKETTSTOWN, N.J. 07840
TEL: (908) 788-3546



PROPOSED WEST BLACKWELL STREET ELEVATION
NEW MIXED USE BUILDING

SCALE: 3/16" = 1'-0"

APPROVED BY THE TOWN OF DOVER
PLANNING BOARD

Chairman _____ Date _____

Secretary _____ Date _____

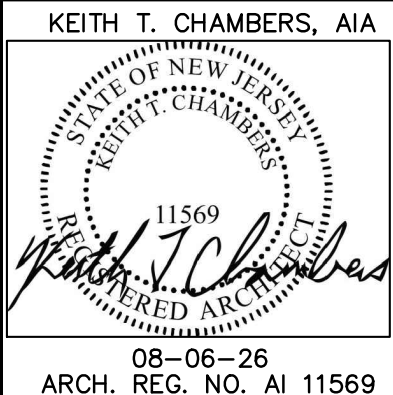
APPROVED BY THE TOWN OF DOVER
PLANNING BOARD ENGINEER

Engineer _____ Date _____

DATE	REVISION
2-26-26	RELEASED FOR REVIEW
4-15-26	REVISED FOR BOARD
4-30-26	REVISED PER TOWN PLANNER COMM
5-26-26	REVISED PER TOWN COMMENTS
6-23-26	REVISED PER INITIAL HPC MEETING
8-03-26	REVISED PER DESIGN HPC REVIEW MTG.

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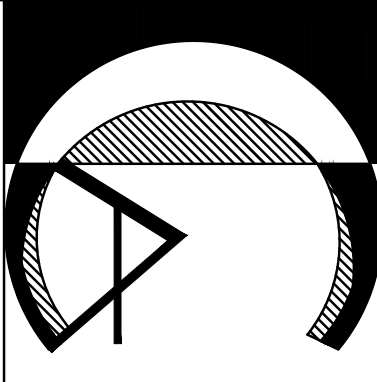
NEW MIXED USE BUILDING
17-19 W. BLACKWELL STREET & 3,5,7,9 N. WARREN ST
For: JOE YEUNG & 5-7-9 WARREN ST LLC
LOT(S): 2, 3, 4, & 5 BLOCK: 1206
TOWN OF DOVER, MORRIS COUNTY N.J.
MIXED USE BUILDING ELEVATION- W. BLACKWELL ST.



DRAWN BY: SH
CHECKED BY: KTC
FILE LOCATION: SK-4
SCALE: 3/16" = 1'-0"
DWG. DATE: 04/15/26
PRINT DATE: 04/30/26
03/26/26
DRAWING No: 06/23/26

SK-4

PROJECT No. 25.22.1488



CHAMBERS
ARCHITECTURE INC.
110 FERRIS PLACE
HACKETTSTOWN, N.J. 07840
TEL: (908) 788-3546

DATE	REVISION
2-26-26	RELEASED FOR REVIEW
4-15-26	REVISED FOR BOARD
4-30-26	REVISED PER TOWN COMMENTS
6-23-26	RELEASED FOR HPC MTG.
8-06-26	RELEASED FOR HPC MTG.

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NEW MIXED USE BUILDING

17-19 W. BLACKWELL STREET & 3,5,7,9 N. WARREN ST

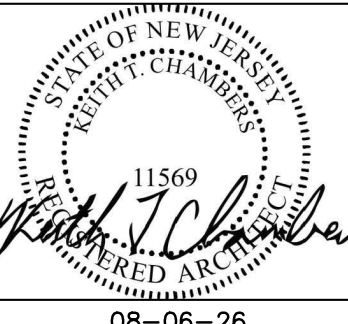
For: JOE YEUNG & 5-7-9 WARREN ST LLC

LOT(S): 2, 3, 4, & 5 BLOCK: 1206

TOWN OF DOVER, MORRIS COUNTY N.J.

TEMPORARY BUILDING ELEVATION- DURING CONSTRUCTION

KEITH T. CHAMBERS, AIA



08-06-26
ARCH. REG. NO. AI 11569

DRAWN BY: SH
CHECKED BY: KTC
FILE LOCATION: SK-3
SCALE: 3/16" = 1'-0"
DWG. DATE: 02/26/26
PRINT DATE: 04/15/26
DRAWING No. 06/23/26

SK-5

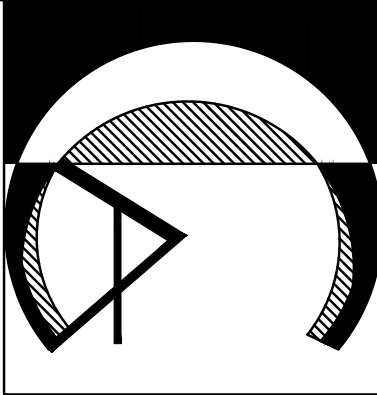
APPROVED BY THE TOWN OF DOVER
PLANNING BOARD

Chairman _____ Date _____

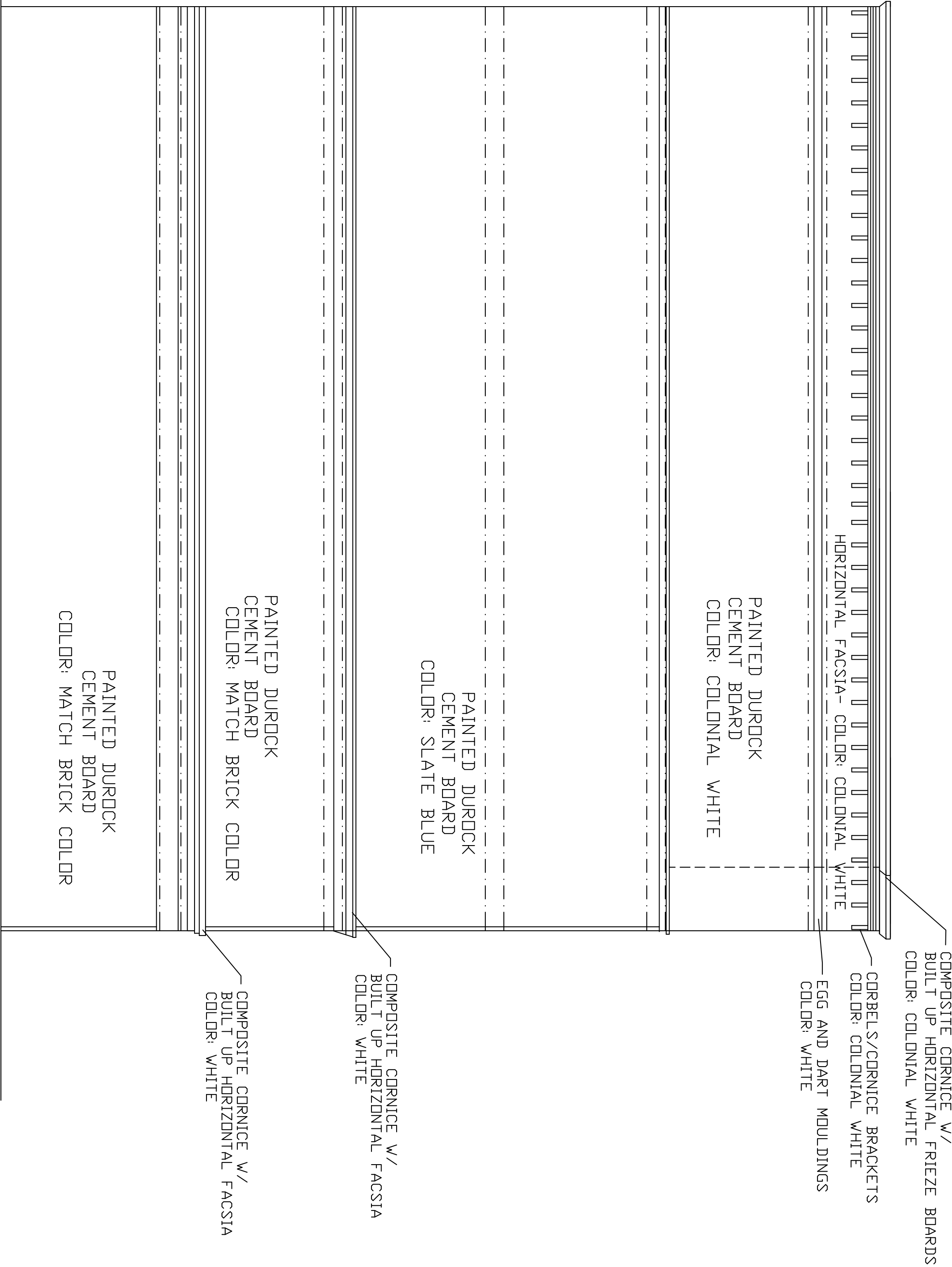
Secretary _____ Date _____

APPROVED BY THE TOWN OF DOVER
PLANNING BOARD ENGINEER

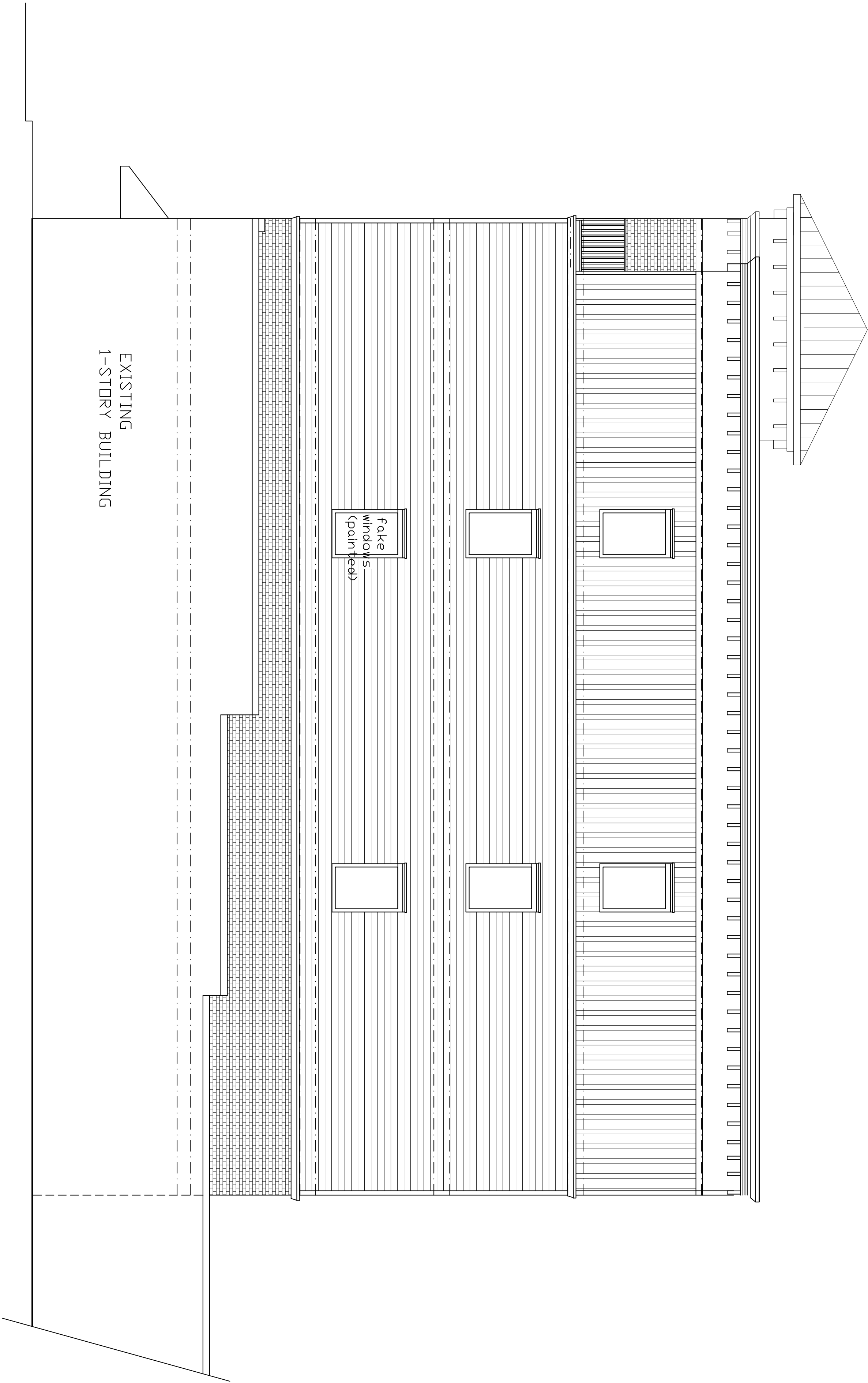
Engineer _____ Date _____



CHAMBERS
ARCHITECTURE INC.
110 FERRY PLACE
HACKETTSTOWN, N.J. 07840
TEL: (908) 788-3546



PROPOSED TEMPORARY SIDE ELEVATION (DURING PHASE 1 CONSTRUCTION)
5-7-9 N. WARREN STREET
SCALE: 3/16" = 1'-0"



PROPOSED SIDE ELEVATION -NORTH WARREN STREET DIRECTION
5-7-9 N. WARREN STREET

SCALE 3/16" = 1'-0"

APPROVED BY THE TOWN OF DOVER
PLANNING BOARD

Chairman _____ Date _____

Secretary _____ Date _____

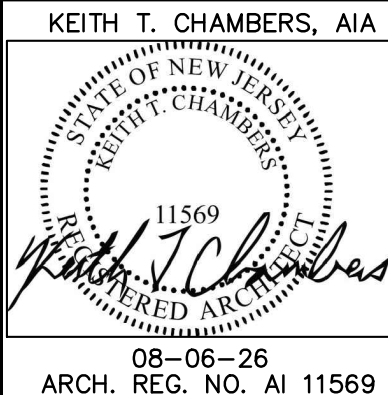
APPROVED BY THE TOWN OF DOVER
PLANNING BOARD ENGINEER

Engineer _____ Date _____

DATE	REVISION
4-30-26	REVISED PER TOWN COMMENTS
8-06-26	RELEASED FOR HPC MTG.

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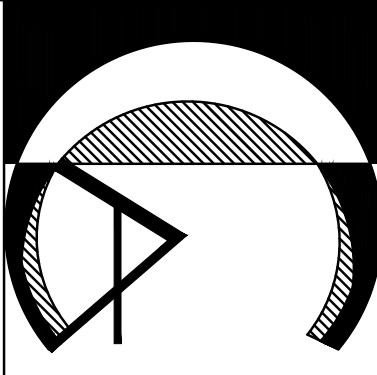
NEW MIXED USE BUILDING
17-19 W. BLACKWELL STREET & 3,5,7,9 N. WARREN ST
For: JOE YEUNG & 5-7-9 WARREN ST LLC
LOT(S): 2, 3, 4, & 5 BLOCK: 1206
TOWN OF DOVER, MORRIS COUNTY N.J.
SIDE BUILDING ELEVATION- N. WARREN STREET



DRAWN BY: SH
CHECKED BY: KTC
FILE LOCATION: SK-6
SCALE: 3/16" = 1'-0"
DWG. DATE: 08/06/26
PRINT DATE: 08/06/26
DRAWING NO:

SK-6

PROJECT No. 25.22.1488



CHAMBERS
ARCHITECTURE INC.
110 FERRY PLACE
HACKETTSTOWN, N.J. 07840
TEL: (908) 788-3546

