

TOWN OF DOVER HISTORIC PRESERVATION COMMITTEE

- Paul McDougal
- Raphael Rivera
- Robert Wagner
- Linda Mullin
- Michael Murray

COUNTY OF MORRIS
Mailing Address
37 NORTH SUSSEX STREET
DOVER, NEW JERSEY 07801

Office Address
100 Princeton Ave
Water Works Park
Telephone: (973)-366-2200 (Ext. 2141)
Secretary email: boardsecretary@dover.nj.us

- William Shuler– Alternate I
- Keith Titus – Alternate II
- Peter King – Commission Attorney
- Paula Mendelsohn – Board Secretary

AGENDA

December 15, 2025, AT 7:30 PM

CALL TO ORDER – Reading of the New Jersey Open Public Meetings Notice.

“This meeting is being held in accordance with the Open Public Meetings Act, also known as the Sunshine Law, N.J.S.A. 10:4-6. Notice of the 2025 meeting schedule was sent to the Daily Record and published in the Daily Record on February 3, 2025. The annual meeting list was also posted on the municipal bulletin board in Town Hall, on the Town of Dover website and submitted to the Town Clerk. As a reminder there is no smoking in this building; there are 2 exits in case of emergency and this meeting is not streaming on Facebook live.”

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – October 20, 2025

RESOLUTIONS – NONE

CASES:

- **HPC25-01 14 N. Morris LLC**, Block 1210 Lot 3; also known as **14 N. Morris St.** located in the Downtown Historic District. Application is a Change in Exterior Appearance – Applicant seeks approval to change the color of their awning and signage lettering.

CORRESPONDENCE – Letter received from Dynamic Environmental Associates, INC.

T-Mobile Northeast, LLC is proposing to modify an existing telecommunications tower facility in Morris County, NJ.

OLD BUSINESS – NONE

NEW BUSINESS – NONE

ADJOURNMENT

The next scheduled HPC meeting is on January 12, 2026 @ 7:30 PM.

TOWN OF DOVER HISTORIC PRESERVATION COMMITTEE

ROLL CALL

Name	Present	Absent	Excused
Commissioner Titus – Alternate II			
Commissioner Shuler – Alternate I			
Commissioner Mullin			
Commissioner Murray			
Commissioner Rivera			
Vice Chairman Wagner			
Chairman McDougall			

TOWN OF DOVER HISTORIC PRESERVATION COMMISSION

- Paul McDougall
- Robert Wagner
- Michael Murray
- Rafael Rivera
- Linda Mullin

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37 NORTH SUSSEX STREET
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- William Shuler - Alternate I
- Keith Titus - Alternate II
- Paula Mendelsohn - Secretary
- Peter King Esq. - Commission Attorney

Telephone: (973)-366-2200 (Ext. 2141)

Secretary email:

boardsecretary@dover.nj.us

MINUTES October 20, 2025

CALL TO ORDER: Chairman McDougall called the meeting to order at 7:35pm

ROLL CALL:

PRESENT: Commissioners Titus, Shuler, Mullin, Murray, Rivera, Vice Chairman Wagner and, Chairman McDougall

ABSENT: None.

ALSO PRESENT: Paula Mendelsohn, Board Secretary and Peter King, the board Attorney.

PLEDGE OF ALLEGIANCE was recited by all.

ADEQUATE NOTICE OF MEETING was read by the Board Secretary.

MINUTES: Motion to approve the minutes from September 15, 2025 was made by the Chairman Paul McDougall and seconded by Commissioner Titus. **All in favor vote. APPROVED 7-0.**

RESOLUTION:

- Motion to approve Resolution **HPC25-02 Pan Pizza**, Block 1210 Lot 6; also known as, **27-29 E Blackwell St** was made by vice Chairman Wagner and seconded by Chairman Paul McDougall. **All in favor vote. APPROVED 7-0.**
- Motion to approve Resolution **HPC25-08 Excel Treatment Center**, Block 1325 Lot 16; also known as, **58 North Sussex St** was made by vice Commissioner Mullin and seconded by Chairman Paul McDougall. **All in favor vote. APPROVED 7-0.**

CASES –

HPC25-07 4 W Blackwell St, Block 1217 Lot 7; also known as **4 W Blackwell St.** located in the Downtown Historic District. The applicant proposes the division of the commercial area into two commercial spaces.

Attorney Bianca Pereiras appeared on behalf of the applicants for the property at **4 West Blackwell Street**, requesting a **Certificate of Historic Review** for **limited exterior modifications** to the existing mixed-use building. The property currently features **commercial space on the first floor** with **apartments above**.

The proposed work includes **modest façade updates** and the **division of the existing commercial space into two smaller commercial units**. Attorney Pereiras noted that **one expert witness** would provide testimony in support of the application. Ms. Pereiras presented the applicant's **licensed architect**, Mr. Manuel Pereiras who confirmed that his professional licenses are current and that he has testified before the Commission previously as an expert witness.

The architect testified that the proposed work includes reconfiguring the ground-floor storefront to accommodate the creation of two commercial units. He noted that the building has undergone numerous alterations over several decades, including the installation of asphalt shingles and later vinyl siding over the original façade. Based on the age, condition, and method of installation of these materials, he stated that the underlying historic façade is likely to be in **significantly deteriorated condition**, including cracked brick, punctures, and damaged trim.

The architect cautioned that any exploratory removal of siding would require permits and would likely reveal deterioration that would be **cost-prohibitive to repair**, potentially jeopardizing the viability of the project. He emphasized that the applicant purchased the property approximately one year ago and is attempting to make improvements that are both historically appropriate and financially reasonable.

The Commission discussed various options for improving the appearance of the storefront without requiring full restoration of the concealed underlying façade. Several members expressed concern about the existing **1980s-era fake stone veneer**, noting that it is inconsistent with the historic character of the district. The architect agreed and suggested replacing the stone veneer with a **flat-panel façade system**, such as fiber cement with appropriate trim, to create a cleaner, historically compatible appearance. Commission members referenced nearby buildings where similar treatments have been used successfully.

There was discussion of incorporating additional architectural details, such as a decorative panel or medallion above the door. Ms. Pareiras conferred with the applicant and reported that they were **amenable to revising the lower façade design** in accordance with the Commission's recommendations.

The Commission indicated that a **revised rendering**, including material samples, color selections, and details of the proposed lower façade improvements, would be required for further consideration. The applicant agreed to submit updated plans and to coordinate with the Construction Official regarding appropriate color palettes.

Ms. Pereiras inquired whether the Commission could authorize any portion of the work, such as the window and door reconfiguration, to allow the applicant to move forward while the revised façade design is being prepared. The Commission stated that it could not approve any design

elements that have not yet been reviewed and noted that the applicant will also be required to appear before the Zoning Board, which typically expects the HPC to have reviewed and approved the complete exterior proposal.

The Commission expressed appreciation for the applicant's willingness to revise the design and reiterated its goal of ensuring improvements that are consistent with the historic character of the district while remaining mindful of cost considerations.

Motion to carry the application was made by Chairman McDougall and seconded by Commissioner Titus. All in favor vote. **APPROVED 7-0.**

OLD BUSINESS-

• At the Hop

- Commission members reported no recent contact from the property owners.
- The last communication indicated that the owners would reach out when ready. The Commission agreed to attempt one additional follow-up to solicit updates.

• Dover Furniture Building

- Updates on the façade work were limited. The property is currently under construction, but no formal updates have been provided to the Commission.
- Concerns were raised regarding potential safety and liability issues during winter months due to ongoing construction.

• Redevelopment/Redistricting Impacts

- Commission members requested clarification on how redevelopment plans supersede HPC review authority.
- It was noted that, under current redevelopment guidelines, the Commission may have limited input, typically restricted to aspects such as color or minor façade details.
- Members expressed difficulty in following the interaction between HPC review and Planning Board oversight under redevelopment approvals.

• Ground Floor vs. Upper Floor Renovations

- Members discussed the challenge of projects where only the ground floor is being renovated, leaving aging or deteriorated upper floors in place.
- The Commission considered whether it is appropriate to require phased improvements for the entire façade over time.
- It was noted that phased renovations could include setting specific timelines for addressing upper-floor improvements, similar to past cases.

• Historic Character and Façade Preservation

- Members emphasized the importance of maintaining historic consistency, while acknowledging that exact restoration may not always be feasible.
- The Dover Furniture building was cited as an example where partial façade improvements were completed, providing an enhanced historic appearance even if full restoration was not undertaken.
- Grant funding and historic easements were noted as effective tools for ensuring long-term preservation and adherence to historic design standards.

• General Observations

- Members discussed the importance of visual cohesion within the historic district, noting that improvements to one portion of a building should ideally complement the remainder of the structure.

- The Commission acknowledged that phased or partial improvements are sometimes necessary, but encouraged setting expectations for future work to ensure district-wide aesthetic integrity.

NEW BUSINESS-NONE

PUBLIC DISCUSSION – NONE

Motion to adjourn the meeting was made by Chairman McDougall and seconded by Commissioner Titus. All in favor vote. **APPROVED 7-0.**

Meeting adjourned 8:36 PM

Respectfully Submitted,

Paula Mendelsohn, Planning Board Secretary

Date approved _____



TOWN OF DOVER

Historic Preservation Commission

COUNTY OF MORRIS
37 North Sussex Street, Dover N.J. 07801
(973) 366-2200

CERTIFICATE OF HISTORIC REVIEW APPLICATION

FOR TOWN USE ONLY

Application No.: HPC25-01

Date Filed: _____

For: ☐ Certificate of Historic Review

☐ Advice to Planning Board

☐ Advice to Board of Adjustment

Board Meeting Date: _____

Application Fees: \$75.00

Initial Escrow Deposit: _____

Scheduled Meeting Date: _____

Action: ☐ Approved ☐ Approved with Conditions ☐ Denied

Report to: ☐ Planning Board

☐ Board of Adjustment

Date Sent: _____

APPLICANT

Name: 14 N MORRIS LLC

Address: 14 N MORRIS ST
DOVER NJ 07801

Telephone Number: 973-8849200

SUBJECT PROPERTY

Location/Address: 14 N MORRIS ST DOVER NJ 07801

Block: 1210

Lot(s): 3

PROPOSED WORK

☐ Demolition

☐ Addition

☐ New Construction

☒ Change in the Exterior Appearance

Change in the Exterior Appearance Includes New (Add additional sheets if needed to fully describe):

☐ Façade

☐ Material

☒ Color

☐ Texture

Describe: _____

☒ Awning

Describe: CHANGE COLOR TO BLACK

☒ Signage

Describe: CHANGE LETTERING

☐ Window(s)

Describe: _____

☐ Door(s)

Describe: _____

☐ Lighting

Describe: _____

☐ Roof

Describe: _____

☐ Other Architectural Feature

Describe: _____

PROPERTY OWNER

Property Owner is:

Same as Applicant



Other Than Applicant



If property owner is other than the applicant, provide the following information on the property owner(s):

Name of Property Owner: 14 N MORRIS LLC

Address: 43 WEST BLACKWELL ST

DOVER NJ 07801

Telephone Number: 201-400-4590

email: _____

CERTIFICATE OF HISTORIC REVIEW APPLICATION (cont.)

ZONING DISTRICT(S)

☐ R-1 (Single-Family) ☐ R-2 (Single-Family) RESIDENTIAL
☐ R-3 (Two-Family) ☐ R-4 (Multifamily Garden Apt)

☒ C-1 (Retail Commercial) ☐ C-2 (General Commercial) NON-RESIDENTIAL
☐ IND (Industrial) ☐ IND/OP (Industrial/Office Park) ☐ C-3 (Commercial - Lt. Ind.)
☐ RAD (Redevelopment Area Distr.)

Does the subject property contain restrictions, covenants, easements, association by-laws, existing or proposed on the property?

Existing: ☐ Yes (attach copies) ☐ No

Proposed: ☐ Yes (attach copies) ☐ No

DESCRIPTION OF APPLICATION

Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use(s) of the premises (attach pages as needed):

SUBMITTALS

List of Plan and other material being submitted in support of your application (attach pages as needed):

Title	No. of Copies	Prepared By
<u>Pictures</u>		

☒ Photographs

☐ Material Samples

☐ Paint Samples

☐ Catalog Cuts

☐ Other: _____

NOTE: Applications for Demolition shall include additional Submittals, Postings and Published Notice in accordance with §236-96.8.C.

OTHER

Would you like to be present at the Commission Meeting? ☐ Yes ☐ No

(If "Yes", you will be notified of the Meeting Time, Date & Location)

Applicant's Attorney

(Required for Corporations) Address

Telephone

Fax

Lee Levitt, Esq.
43 W Blackwell St, Dover, NJ 07801
973-884-9200

Other Professional

Field of Expertise

Address

Telephone

Fax

CERTIFICATE OF HISTORIC REVIEW APPLICATION (cont.)

CERTIFICATIONS

Applicant's Certification

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant.

(If the applicant is a corporation this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this 23 day of JAN, 2025

APPLICANT:

14 N MORRIS LLC/LEE LEVITS
(Printed Name)

[Signature]
NOTARY PUBLIC
SANDRA I. DURANGO
NOTARY PUBLIC
STATE OF NEW JERSEY

(Signature of Applicant)

Owner Certification ID #50005706
MY COMMISSION EXPIRES November 10, 2029

I certify that I am the Owner of the property which is the subject of this application, and that I have authorized the applicant to make this application and that I agree to be bound by this application, the representations made and the decision in the same manner as if I were the applicant. I further certify that I am the individual Owner or that I am an Officer of the Corporate Owner and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership Owner.

(If the applicant is a corporation this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this 23 day of JAN, 2025

OWNER:

14 N MORRIS LLC/LEE LEVITS
(Printed Name)

[Signature]
NOTARY PUBLIC

(Signature of Applicant)

[Signature]
SANDRA I. DURANGO
NOTARY PUBLIC
STATE OF NEW JERSEY

Approval to Enter Premises

This Applicant and Owner hereby grant(s) permission to members of the various Town Government Boards and Agencies and or Commissions involved with this application to enter upon the subject premises for inspection and study pertaining to this application until the application is either granted or denied.

Sworn to and subscribed before me this 23 day of JAN, 2025

OWNER:

14 N MORRIS LLC
(Printed Name)

[Signature]
NOTARY PUBLIC

(Signature of Applicant)

Sworn to and subscribed before me this _____ day of _____, 20____

APPLICANT:

(Printed Name)

NOTARY PUBLIC

(Signature of Applicant)

Escrow

I understand that the sum of \$ _____ has been deposited in an escrow account in accordance with the Code of the Town of Dover. I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the additional amount and shall add that sum to the escrow account within fifteen (15) days.

1/23/25
Date

Signature of Applicant

THE HOP SERVICES LLC
14 NORTH MORRIS STREET
DOVER, NJ 07801
THEHOPSVCS@GMAIL.COM

1005

55-233/212

1-27-25 Date

Pay to the Order of TOWN OF DOVER
SEVENTY FIVE ⁰⁰/₁₀₀

\$ 75⁰⁰

Dollars



Security
Features
Details on
Back

JPMORGAN CHASE BANK, N.A.
WWW.CHASE.COM

For IAN MORRIS

[Signature]

MP

⑆021202337⑆

683158599⑈1005



At The Hop
Sport Bar & Spirits

14 N
APT
B



Sport Bar



Dance & Lounge

At The Hop
Sport Bar & Spirits





Receipt

Town of Dover
37 N. Sussex Street
Dover, NJ 07801

Date 2/25/2025 **First Name** 14 N. Morris LLC **Last Name** (The Hop)

Address 14 N. Morris Street **Tax ID No.**
Dover NJ 07801

Block	Lot	Location	Owner
1210	3	14 N MORRIS ST & AB&C	14 NORTH MORRIS LLC

Money Received For
Certificate of Historic Review

Payment Type
☐ Cash ☒ Check ☐ Money Order

Amount	Department	Received By
\$75.00	Historic Preservation Commission	Kayla Wrigley

UCC Permit No. _____
or

S/W Case No. _____
or

Elev. No. _____
or

Board Appl. No. _____

Board Applicant _____

Application Board _____

Check Number 1005 **Receipt Number** 38950

Trust Acct. No.
N/A

Comments



Receipt

Town of Dover
37 N. Sussex Street
Dover, NJ 07801

Date 2/26/2025..... **First Name** 14 N. Morris LLC..... **Last Name** (The Hop).....

Address 14 N. Morris Street..... **Tax ID No.**
Dover..... NJ..... 07801.....

Block	Lot	Location	Owner
1210.....	3.....	14 N MORRIS ST & AB&C.....	14 NORTH MORRIS LLC.....

Money Received For
Certificate of Historic Review.....

Payment Type
☐ Cash ☒ Check ☐ Money Order

Amount	Department
\$150.00.....	Historic Preservation Commission.....

Received By
Kayla Wrigley.....

UCC Permit No.
or
S/W Case No.
or
Elev. No.
or

Check Number	Receipt Number
1006.....	38951.....

Trust Acct. No.
N/A.....

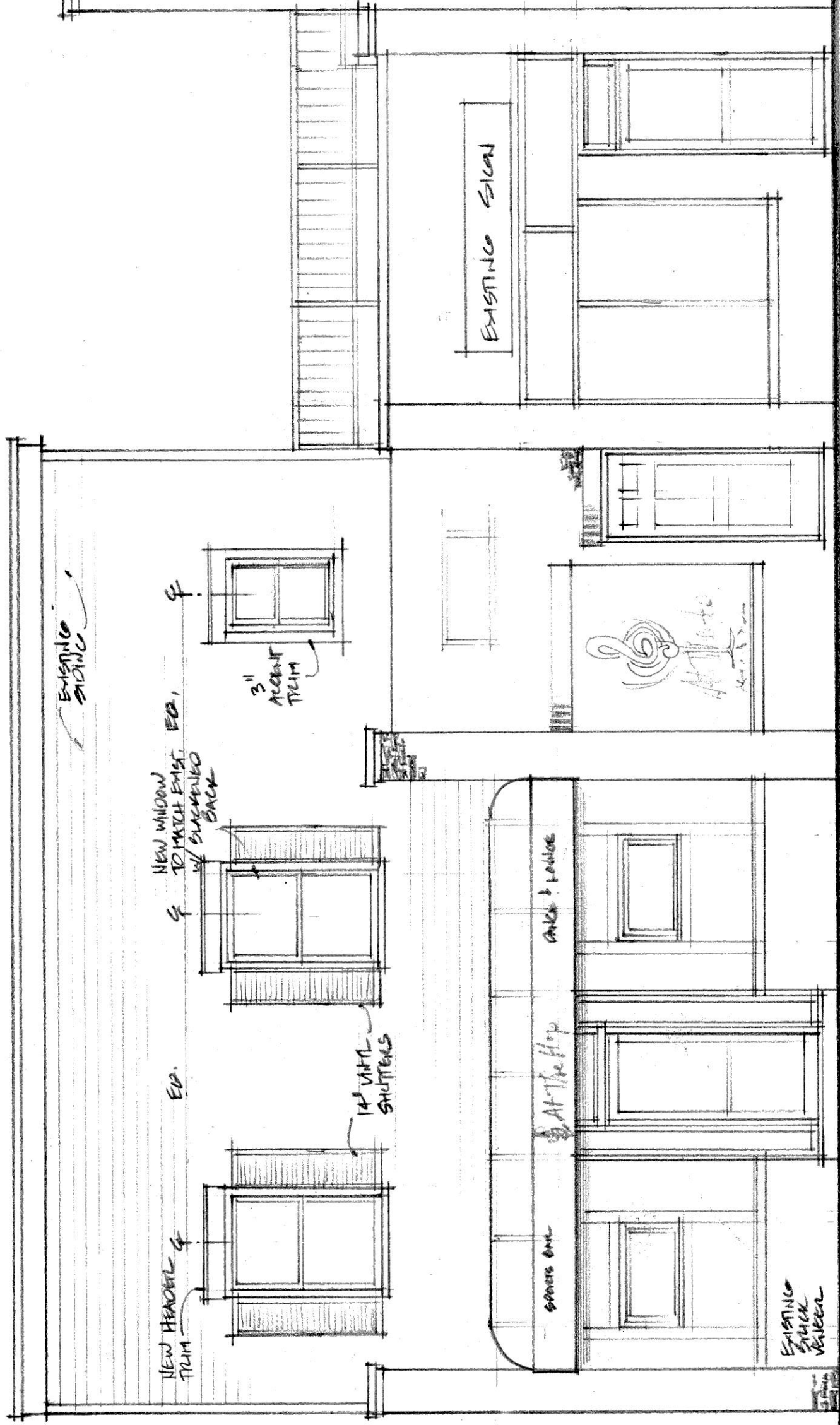
Board Appl. No.

Comments

Board Applicant

Please start a new escrow for applicant HPC25.
-01.....

Application Board



14 NORTH MORRIS ST

FRONT ELEVATION "B"

SCALE: 1/4" = 1'-0"

DRAWN: SAS

DATE: 3 DEC 2015

PROJ # 00225R

SHEET

2

OF 1

PROPOSED EXTERIOR ALTERATION
TO BUILDING FOR

LEE LEVITT

14 NORTH MORRIS STREET, DAVENPORT, N.J.



FRANK D. MILETO A.I.A.

14 BEAVER BROOK DRIVE, LONG VALLEY, N.J. 07853

(908) 876-9400 (908) 876-9455

ARCHITECT - PROFESSIONAL PLANNER

A106084
L102612

By: Email

Email: boardsecretary@dover.nj.us

December 5, 2025

Ms. Paula Cruz Mendelsohn
Town of Dover Historic Preservation Commission
37 North Sussex street
Dover, NJ 07801

Re: Section 106 Review - Invitation to Comment
T-Mobile Northeast, LLC
NJ07154A Site
DEA No. 22511055

Ms. Cruz Mendelsohn:

T-Mobile Northeast, LLC is proposing to modify an existing telecommunications tower facility in Morris County, NJ.

As required by Section 106 of the National Historic Preservation Act (NHPA), Dynamic Environmental Associates, Inc. (DEA) is conducting an assessment of potential impacts the proposed project may have on historic resources that are listed or eligible for listing in the National Register of Historic Places. As part of the Section 106 Review process, we have identified you as a potentially interested party that may wish to provide input and comment on the project and we are, therefore, inquiring whether you have any knowledge of historic resources that may be affected by the project and/or whether you wish to comment on this proposed project.

Please note that this "Invitation to Comment" pertains solely to our assessment of impacts to historic resources and is separate from any local planning and/or zoning applications or approvals that may be required for this project. These activities will be addressed at the appropriate time by others working on the proposed project.

Details on the proposed project are presented below:

Site Name:	NJ07154A
Address or Location:	69 Foxhill Drive
City, County, State:	Dover, Morris County, NJ
Latitude / Longitude:	N40° 52' 53.93" / W74° 34' 13.27"
Proposed Project Description:	T-Mobile proposes to improve support equipment within their existing 19 feet by 5.5 feet tower compound at the Subject Property. No new ground disturbance is proposed. The height of the existing tower will not change.

December 5, 2025

In addition to contacting you, please be advised that we have also requested comments from the following parties:

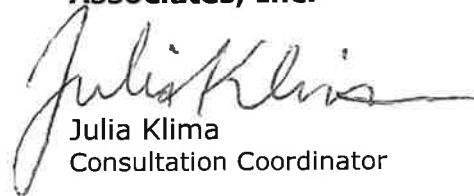
Morris County Heritage Commission
Dover Area Historical Society
Morris County Historical Society
General Public via published Public Notice

The findings of our Section 106 Review will be submitted to the State Historic Preservation Office (SHPO) in the near future for their review. Therefore, we respectfully request receiving your comments regarding historic resources within 30 days of receipt of this letter. If you have any questions regarding the proposed project or wish to discuss this project in more detail, please do not hesitate to contact us.

We look forward to your response via e-mail to Sec106@DynamicEnvironmental.com, and/or via U.S. Mail.

Your assistance is greatly appreciated.

Very truly yours,
**Dynamic Environmental
Associates, Inc.**



Julia Klima
Consultation Coordinator