

John McDonough Associates, LLC
Land Use Planning · Landscape Architecture

**Preliminary Investigation
Non-Condensation
Area in Need of Redevelopment**

**Baker Mansion
Block 305 Lot 7**

Prepared For



Town of Dover

Morris County, NJ

September 2, 2025

The original of this report was signed and sealed
in accordance with N.J.S.A.45:14A-12

A handwritten signature in black ink, appearing to read 'John McDonough', is written over a horizontal line.

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

Town of Dover, Morris County, NJ

Area in Need of Redevelopment Preliminary Investigation

Baker Mansion

Introduction

The Town of Dover has and will continue to use redevelopment as a planning tool to promote revitalization of the Town. The 2007 Master Plan and the 2018 Master Plan Re-Examination Report cite redevelopment amongst the town’s core goals and objectives to ensure a unified vision of future growth and development.

The essence of redevelopment is to reverse conditions of disinvestment and stagnation, and to encourage new development where transportation and infrastructure improvements are already in place. Redevelopment may take the form of large tracts of land or small sites that are scattered in a community.

This study investigates whether all or a portion of certain properties in the study area constitute an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 (hereafter “LRHL”).

Statutory Authorization

The LRHL authorizes municipalities to determine whether certain properties in the municipality constitute an area in need of redevelopment. To make such a determination, the governing body must first authorize the Planning Board to conduct a preliminary investigation of an area and make recommendations.

On _____ 2025, the Town Council of the Town of Dover adopted Resolution _____-2025 which authorized the Town of Dover Planning Board to conduct a preliminary investigation of lands identified as Block 305 Lot 7 on the Town of Dover tax rolls. A copy of Resolution _____-2025 is attached as **Appendix A**.

Study Area

The Study Area consists of a single tax lot which is identified as Block 305 Lot 7, with a street address of 45 Lehigh Street. The site is locally familiar as the “Baker Mansion”, the former estate of W.H. Baker who was one of Dover’s prominent merchants at the turn of the last century. The building is circa 1902.

While the building is not presently listed on the National Register of Historic Places, it has been identified as “possible” for eligibility of such designation, subject to more research and investigation. In the authorizing resolution, the Board is directed to “include in its study an evaluation of the potential for preserving the façade of the mansion structure in recognition of its historic significance during a key period in the Town’s history during the period of 1880 – 1910.”

Maps and photographs of the Study Area are provided in **Appendix B**, along with a detailed site data sheet. The Study Area also consists of the mapped rights-of-way contiguous or internal to same. The grounds around the estate are generally open and do not bear historic significance compared to the building itself.

Condemnation vs Non-Condemnation

The LRHL distinguishes between “condemnation” redevelopment areas and “non-condemnation” redevelopment areas. The key difference between the two types of redevelopment areas is that a “condemnation” redevelopment area designation enables the governing body to use all its powers under the redevelopment law, including the taking of private property by eminent domain. The governing body lacks the power of eminent domain in “non-condemnation” redevelopment areas.

The Town Council of Dover has authorized and directed the Planning Board to undertake this Preliminary Investigation on the premise that any redevelopment area designated as a result of this study shall be a **non-condemnation** redevelopment area, which would allow the Town and the Town Council to use all those powers under the LRHL *excluding* the power of eminent domain.

Town of Dover, Morris County, NJ

Area in Need of Redevelopment Preliminary Investigation

Baker Mansion

Methodology

To prepare for this Preliminary Investigation this office visited and examined each lot in the Study Area. The preparation methodology included the following:

- Site inspections. Examination of the physical condition of the site, including in most instances the interior of buildings. Where conditions of blight were readily apparent based on exterior observations, interior inspections were not conducted.
- Solicitation and review of violations or incident reports from the fire department, police department, zoning department, building department, and health department.
- Review of the Town of Dover zoning ordinances and redevelopment plan regulations as they applied to each site, and review of the underlying 2007 and 2018 Master Plan goals, objectives, and related policy statements.
- Review of publicly available planning documents including GIS mapping, UEZ boundaries, historic aerial photographs, and Town zoning maps.
- Review of the LRHL and the statutory criteria that apply for designation of an area in need of redevelopment.

Statutory Criteria

An area may be determined to be in need of redevelopment if it meets one or more of the redevelopment area criteria that are provided in the LRHL at N.J.S.A. 40A:12A-5. These criteria are listed below:

- (a) Substandard Buildings. The statute reads: “The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.”
- (b) Abandoned Buildings. The statute reads: “The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.”
- (c) Vacant Land. The statute reads: “Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.”
- (d) Obsolescence or Faulty Design. The statute reads: “Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.”

Town of Dover, Morris County, NJ

Area in Need of Redevelopment Preliminary Investigation

Baker Mansion

- (e) Underutilization. The statute reads: “A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- (f) Fire or Other Damage. The statute reads: “Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.”
- (g) Urban Enterprise Zones. The statute reads: “In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.”
- (h) Smart Growth. The statute reads: “The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.”

Lands that do not satisfy the blight criteria listed above may nonetheless be included in a redevelopment area, pursuant to Section 3 of the LRHL which reads: “A redevelopment area may include land, buildings or improvements, which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.”

Town of Dover, Morris County, NJ

Area in Need of Redevelopment Preliminary Investigation

Baker Mansion

Conclusions and Recommendations

The study area consists of a single tax lot in the Town of Dover, identified as Block 305 Lot 7, with a street address of 45 Lehigh Street. The site is locally familiar as the “Baker Mansion”, the former estate of W.H. Baker who was one of Dover’s prominent merchants at the turn of the last century. The building is circa 1902. While it is not presently listed on the National Register of Historic Places, it has been identified as “possible” for eligibility of such designation, subject to more research and investigation.

This preliminary investigation finds that, while the mansion itself warrants preservation, the grounds around the estate are generally open and do not bear historic significance compared to the building itself. This preliminary investigation finds that the entire study area satisfies the statutory criteria for designation as a non-condemnation area in need of redevelopment, under criteria ‘d’ (obsolescence) and ‘h’ (smart growth).

Based on the foregoing analysis, the entire Study Area fulfills several of the requirements of the Local Redevelopment and Housing Law for being designated as an area in need of redevelopment. The Planning Board may, therefore, recommend that the Dover Town Council adopt a resolution declaring that the Study Area meet the criteria for designation as an area in need of redevelopment.

Once the Dover Town Council has designated the area in need of redevelopment, it may direct the Dover Planning Board to develop a redevelopment plan for the Study Area. Any redevelopment plan, after review by the Dover Planning Board for consistency with the Town’s Master Plan, would then be considered by the Dover Town Council for adoption. Upon receipt of the redevelopment plan, the Dover Town Council may act to adopt the plan by ordinance. The adopted redevelopment plan will then become a superseding amendment to the Town’s zoning map and ordinance or may be treated as an overlay to existing zoning. Only after adoption by ordinance may the municipality exercise the redevelopment powers granted by the LRHL excluding the power of eminent domain.

Consistent with the authorizing resolution, it is recommended that any action with respect to a declaration of an area in need of redevelopment and/or adoption of a redevelopment plan for the site be subject to the Dover Historic Preservation Commission being requested to review and provide advisory comments on the preliminary investigation and redevelopment plan and the conformance of same with the Historic Preservation Element of the Master Plan.

Appendix A

Resolution No. _____-2025

Authorizing Subject Study

RESOLUTION NO. _____ - 2025

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, DIRECTING THE TOWN PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER CERTAIN PROPERTY IN THE TOWN IS 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 “Redevelopment Law”) 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 Redevelopment Law; 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 historic property located in the Town commonly known as W.H. Baker Mansion at 45 Lehigh Street, and shown on the official Tax Map of the Town of Dover as Block 305 Lot 7, and as shown on the map entitled “Tax Map Of Dover”, dated September 26, 2008, prepared by Arnold W. Barnett, Surveyor, attached hereto (collectively, the “Property”), to determine whether such Property, or any portions thereof, is a non-condemnation area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, the Property is generally bounded by Lehigh Street and North Elk Ave. beginning at a point in the easterly right-of-way line of North Elk Avenue (40' right-of- way), said point being the corner common to Lots 7 and 11, Block 305, and having New Jersey State Plane NAD 83 coordinates N:748,398.73, E:471,496.42; 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 preliminary investigation referenced herein shall be designed to evaluate and study the Property to determine whether the designation of the Property, or any portions thereof, as a non-condemnation redevelopment area is appropriate and in conformance with the statutory criteria contained in N.J.S.A. 40A:12A-5 of the Redevelopment Law; and

WHEREAS, subject to the results of the preliminary investigation referenced herein, a non-condemnation redevelopment area determination concerning the Property, if so made, would authorize 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.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Dover that the Planning Board of the Town of Dover is hereby directed and authorized to conduct a preliminary investigation to determine whether the property known as W.H. Baker Mansion at 45 Lehigh Street, and shown on the official Tax Map of the Town of Dover as Block 305 Lot 7, 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 Local Redevelopment and Housing Law; and

BE IT FURTHER RESOLVED, that the Planning Board of the Town of Dover is hereby further directed and authorized to study the property known as W.H. Baker Mansion at 45 Lehigh Street, and shown on the official Tax Map of the Town of Dover as Block 305 Lot 7; to develop a map reflecting

the boundaries of the proposed non-condemnation redevelopment area; to provide public notice in accordance with N.J.S.A. 40A:12A-6(b)(3), including publication in an official newspaper and service to affected property owners; and to draft a preliminary investigation/report to the Mayor and Council containing its findings; and

BE IT FURTHER RESOLVED, that the Planning Board of the Town of Dover is hereby further directed and authorized to study the property known as W.H. Baker Mansion at 45 Lehigh Street, and shown on the official Tax Map of the Town of Dover as Block 305 Lot 7; to include in its study an evaluation of the potential for preserving the façade of the mansion structure in recognition of its historic significance during a key period in the Town’s history during the period of 1880 - 1910; and

BE IT FURTHER RESOLVED, the Mayor and Town Council of the Town of Dover (the “Town Council”) recognizes that the property known as W.H. Baker Mansion at 45 Lehigh Street, and shown on the official Tax Map of the Town of Dover as Block 305 Lot 7; is recognized as named in the County Inventory of Historic Sites in their “Historic Preservation Element” of their Master Plan, however, the area has not been designated by the Town of Dover Historic Preservation Commission (“Commission”), per Ordinance No. 12-2007 as in a “Historic District,” the Commission shall be requested to review and provide advisory comments on the preliminary investigation’s conformance with the Historic Preservation Element of the Master Plan.; and

BE IT FURTHER RESOLVED, that the Planning Board shall submit the results of its preliminary investigation to the Mayor and Council, including its findings and recommendations as to whether the Property, or any portion thereof, satisfies the statutory criteria for designation as a non-condemnation area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____

CERTIFICATION

I, Tara M. Pettoni, Municipal Clerk of the Town of Dover in the County of Morris, State of New Jersey, do hereby Certify that the foregoing Resolution __-2025 is a true copy of the Original Resolution duly passed and adopted by the Mayor and Town Council of the Town of Dover at its meeting on _____, 2025.

Tara M. Pettoni
Municipal Clerk

Appendix B:

Site Data Sheet with Maps & Photos

Block 305 Lot 7

Property Information

Tax ID:	Block 305 Lot 7	MOD-IV:	Class 4A – Commercial
Address:	45 Lehigh Street Dover, NJ,07801	Zone:	R-2 Residentil District
Owner:	Lehigh St Partners, LLC 34 Blackwell Street Dover, NJ 07801	Lot Area:	3.91 Acres
		Land Use:	Multiple Dwelling

Property Description

The property is an irregularly shaped lot with an area of approximately 3.91 acres. It is by far the largest lot in the area. The site is locally familiar as the “Baker Mansion”, the former estate of W.H. Baker who was one of Dover’s prominent merchants at the turn of the last century. Maps and photographs are attached.

The site contains the original mansion (circa 1902) and large open grounds. While the building certainly bears historic significance, the grounds around the estate are generally lackluster and do not bear historic significance compared to the building itself. The grounds lack landscaping of any note; and the overall site has a tired, bland appearance. There are no specimen trees or gardens, the fencing is old and falling apart, and the pool appears to have been unused for quite some time. In essence, the grounds do not evoke an estate-like quality.

The NJDCA lists the subject property as a Multiple Dwelling. The NJDCA website indicates the Multiple Dwelling is registered as # 1409008830, however the NJDCA website indicates information is redacted per “Daniel’s Law” P.L.2021, c.371 (C.47:1B-1 et al.). The site appears to be used an apartment and/or boarding house. We observed multiple people on the site and coming and going into the building during our site visit.

Property Analysis

Based on field reconnaissance and review of public documents, the site **satisfies** the following criteria for designation as a non-condemnation area in need of redevelopment.

- Criterion (d) – Obsolescence – The site suffers from obsolescence and faulty design. As noted, the grounds are lackluster and nondescription, and clearly not representative of an estate. The undeveloped nature of the lot is in contrast to the development pattern of the area, which consists of many residences; as such the site appears as a void. Site improvements are in poor condition, including a deteriorating fence, an unused pool, and a sidewalk that leads to nowhere. The expansive lawn is uneven and contains holes. The site has clearly outlived its useful life as a wealthy estate. In addition, the site has access through Lot 11, which is encumbered with utility poles and utility lines running down the middle of the pavement. All the above are having a deleterious effect on the area that is detrimental to the public health, safety, and welfare and thereby satisfies criterion “d”.

Block 305 Lot 7

- Criterion (h) – Smart Growth – While this criterion is not proposed in isolation, it can be applied to bolster other criteria that support a redevelopment designation. In this instance, designation is wholly consistent with smart growth principles in that it promotes redevelopment within Planning Area #1 (PA-1) based on the area's designation as PA-1, the highest targeted growth area in the State Plan.

Block 305 Lot 7

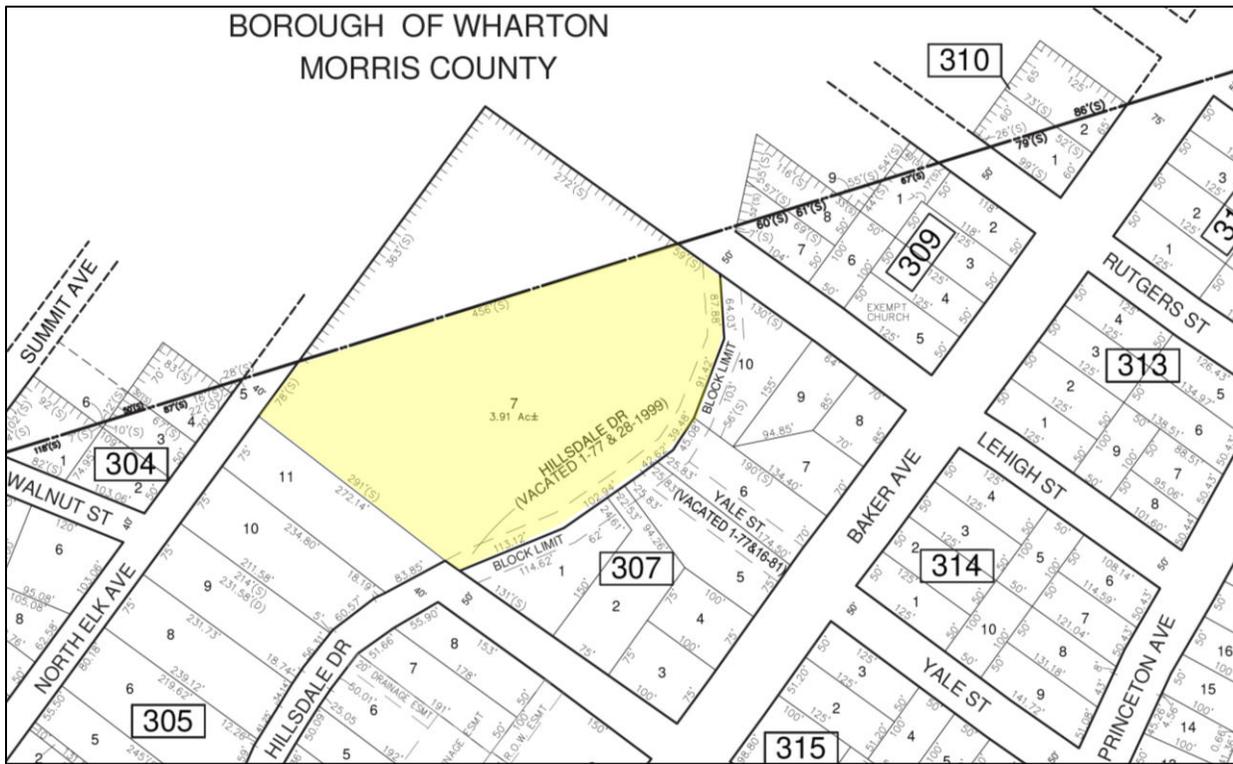


Figure 1 ~ Tax Parcel Map (Dover tax map, Sheet 3)



Figure 2 ~ Aerial Photograph (njpropertyrecords.com)

Block 305 Lot 7



Figure 3 ~ Drone Photograph (John McDonough Associates 8/18/25). The site and grounds stand out as a void in contrast to the development pattern of the area.



Figure 4 ~ Drone Photograph (John McDonough Associates 8/18/25). The site and grounds stand out as a void in contrast to the development pattern of the area.

Block 305 Lot 7



Figure 5 ~ Drone Photograph (John McDonough Associates 8/18/25). The site and grounds stand out as a void in contrast to the development pattern of the area. This site is close to the hospital (large complex in background)



Figure 6 ~ Drone Photograph (John McDonough Associates 8/18/25). The building is locally familiar as the “Baker Mansion”, the former estate of W.H. Baker who was one of Dover’s prominent merchants at the turn of the last century. The building is circa 1902. While it is not presently listed on the National Register of Historic Places, it has been identified as “possible” for eligibility of such designation, subject to more research and investigation.

Block 305 Lot 7



Figure 7 ~ Ground Photograph (John McDonough Associates 8/22/25) – Site access is through the adjacent property (Block 305 Lot 11). Note utility poles and lines are in the accessway, as shown.



Figure 8 ~ Ground Photograph (John McDonough Associates 8/22/25) The building is locally familiar as the “Baker Mansion”, the former estate of W.H. Baker who was one of Dover’s prominent merchants at the turn of the last century. The building is circa 1902. While it is not presently listed on the National Register of Historic Places, it has been identified as “possible” for eligibility of such designation, subject to more research and investigation.

Block 305 Lot 7



Figure 9 ~ Ground Photograph (John McDonough Associates 8/22/25)



Figure 10 ~ Ground Photograph (John McDonough Associates 8/22/25)

Block 305 Lot 7



Figure 11 ~ Ground Photograph (John McDonough Associates 8/22/25) View of site accessway, which terminates at Harvard Street.



Figure 12 ~ Ground Photograph (John McDonough Associates 8/22/25) View of Harvard Street which has frontage along the backyard area; and old chain link fence along the road frontage.

Block 305 Lot 7



Figure 13 ~ Ground Photograph (John McDonough Associates 8/22/25) View of Harvard Street which has frontage along the backyard area; and old chain link fence along the road frontage.



Figure 14 ~ Ground Photograph (John McDonough Associates 8/22/25) – View of onsite sidewalk which leads to nowhere.

Block 305 Lot 7



Figure 15 ~ Ground Photograph (John McDonough Associates 8/22/25) View of trailer and broken asphalt in accessway



Figure 16 ~ Ground Photograph (John McDonough Associates 8/22/25) View of broken wall along site accessway.

Block 305 Lot 7



Figure 17 ~ Ground Photograph (John McDonough Associates 8/22/25) View of former garage along accessway.

Appendix C

Qualifications of Preparer

Qualifications of Preparer

John McDonough Associates, LLC is a land use planning and landscape architecture consulting firm with office location in Parsippany, New Jersey.

John McDonough, LA, PP, AICP is a licensed professional planner and landscape architect in the State of New Jersey. Both licenses are current and in good standing. He is also a member of the American Institute of Certified Planners. All licenses have been obtained through requisite showing of educational and experience requirements and passing of license examinations; none have been achieved through reciprocity. All licenses have been maintained through participation in mandatory continuing education courses.

Mr. McDonough has been working as a land use consultant for over 35 years. He has been recognized as an expert in land use matters before hundreds of boards and commissions throughout the State of New Jersey, and in Superior Courts. Mr. McDonough is a regular speaker on land use matters at Rutgers University Bloustein School of Planning and Public Policy and the New Jersey League of Municipalities on behalf of New Jersey Planning Officials (NJPO). He was also a speaker at the national conference of the American Institute of Architects (AIA) the past two years.



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 196-2025

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, DIRECTING THE TOWN PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER CERTAIN PROPERTY IN THE TOWN IS 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 “Redevelopment Law”) 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 Redevelopment Law; 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 historic property located in the Town commonly known as W.H. Baker Mansion at 45 Lehigh Street, and shown on the official Tax Map of the Town of Dover as Block 305 Lot 7, and as shown on the map entitled “Tax Map Of Dover”, dated September 26, 2008, prepared by Arnold W. Barnett, Surveyor, attached hereto (collectively, the “Property”), to determine whether such Property, or any portions thereof, is a non-condemnation area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, the Property is generally bounded by Lehigh Street and North Elk Ave. beginning at a point in the easterly right-of-way line of North Elk Avenue (40' right-of- way), said point being the corner common to Lots 7 and 11, Block 305, and having New Jersey State Plane NAD 83 coordinates N:748,398.73, E:471,496.42; 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 preliminary investigation referenced herein shall be designed to evaluate and study the Property to determine whether the designation of the Property, or any portions thereof, as a non-condemnation redevelopment area is appropriate and in conformance with the statutory criteria contained in N.J.S.A. 40A:12A-5 of the Redevelopment Law; and

WHEREAS, subject to the results of the preliminary investigation referenced herein, a non-condemnation redevelopment area determination concerning the Property, if so made, would authorize 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.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Dover that the Planning Board of the Town of Dover is hereby directed and authorized to conduct a preliminary investigation to determine whether the property known as W.H. Baker Mansion at 45 Lehigh Street, and shown on the official Tax Map of the Town of Dover as Block 305 Lot 7, 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 Local Redevelopment and Housing Law; and

BE IT FURTHER RESOLVED, that the Planning Board of the Town of Dover is hereby further directed and authorized to study the property known as W.H. Baker Mansion at 45 Lehigh Street, and shown on the official Tax Map of the Town of Dover as Block 305 Lot 7; to develop a map reflecting the boundaries of the proposed non-condemnation redevelopment area; to provide public notice in accordance with N.J.S.A. 40A:12A-6(b)(3), including publication in an official newspaper and service to affected property owners; and to draft a preliminary investigation/report to the Mayor and Council containing its findings; and

BE IT FURTHER RESOLVED, that the Planning Board of the Town of Dover is hereby further directed and authorized to study the property known as W.H. Baker Mansion at 45 Lehigh Street, and shown on the official Tax Map of the Town of Dover as Block 305 Lot 7; to include in its study an evaluation of the potential for preserving the façade of the mansion structure in recognition of its historic significance during a key period in the Town’s history during the period of 1880 - 1910; and

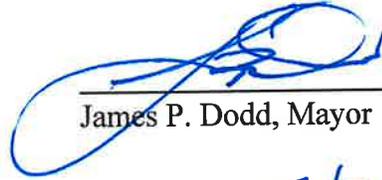
BE IT FURTHER RESOLVED, the Mayor and Town Council of the Town of Dover (the “Town Council”) recognizes that the property known as W.H. Baker Mansion at 45 Lehigh Street, and shown on the official Tax Map of the Town of Dover as Block 305 Lot 7; is recognized as named in the County Inventory of Historic Sites in their “Historic Preservation Element” of their Master Plan, however, the area has not been designated by the Town of Dover Historic Preservation Commission (“Commission”), per Ordinance No. 12-2007 as in a “Historic District,” the Commission shall be requested to review and provide advisory comments on the preliminary investigation’s conformance with the Historic Preservation Element of the Master Plan.; and

BE IT FURTHER RESOLVED, that the Planning Board shall submit the results of its preliminary investigation to the Mayor and Council, including its findings and recommendations as to whether the Property, or any portion thereof, satisfies the statutory criteria for designation as a non-condemnation area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

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

ATTEST:

Tara Pettoni
Tara M. Pettoni, Municipal Clerk


James P. Dodd, Mayor

ADOPTED: 7/22/2025