



# TOWN OF DOVER MAYOR & TOWN COUNCIL

## REGULAR MEETING AGENDA Town of Dover Town Hall September 10, 2024 at 7:00PM

**A) CALL MEETING TO ORDER / SUNSHINE STATEMENT** – Mayor James P. Dodd to call meeting to order and read the Sunshine Statement:

“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 meeting was sent to the Daily Record and Star Ledger on January 2, 2024, and published in the Record and Ledger on January 5, 2024 and was sent to the Citizen on February 2, 2024 and published in the Citizen on February 7, 2024. Notice was also posted on the Bulletin Board of the Municipal Building.” These notices were sent within 48 hours prior to this meeting and were sent in sufficient time for the publications to publish them. A copy of said notice is on file with the Municipal Clerk.

**B) PLEDGE OF ALLEGIANCE** – Mayor James P. Dodd to lead those in attendance in the Pledge of Allegiance to the Flag

**C) INVOCATION**

**D) ROLL CALL** – Clerk to Conduct Roll Call:

Name	Present	Absent	Excused
Council Member Estacio			
Council Member Rodriguez			
Council Member Ruiz			
Council Member Santana			
Council Member Scarneo			
Council Member Tapia			
Council Member Toro			
Council Member Wittner			
Mayor Dodd			

**E) APPROVAL OF MINUTES**  
NONE

**F) REPORT OF COMMITTEES**

**G) PRESENTATIONS, MUNICIPAL CORRESPONDENCE**

**H) PUBLIC COMMENT ON AGENDA ITEMS ONLY**—Three minutes per person

**I) ORDINANCES FOR FIRST READING**

- a. Ordinance 19-2024 An Ordinance of the Mayor and Town Council of the Town of Dover, County of Morris, New Jersey Adopting the East Blackwell-Rutan Redevelopment Plan

**J) ORDINANCES FOR SECOND READING, PUBLIC HEARING AND ADOPTION**

- a. Ordinance 17-2024 An Ordinance of the Mayor and Town Council Providing a Handicapped Parking Space at 25 Hudson Street
- b. Ordinance 18-2024 An Ordinance of the Mayor and Town Council Providing a Handicapped Parking Space at 11 Grant Street

**K) APPROVAL OF BILLS**

- a. Resolution 226-2024 Approval of Bills List

**L) APPROVAL OF RESOLUTIONS**

**1) CONSENT AGENDA RESOLUTIONS**

- a. Resolution 227-2024 Authorizing the Acceptance of a Grant Award from the State of New Jersey Division of Local Public Health
- b. Resolution 228-2024 Approving Billiard Hall License—Unique Bar
- c. Resolution 229-2024 Approving Coin Operated Amusement Devices—Unique Bar
- d. Resolution 230-2024 Approving a Catering Permit
- e. Resolution 231-2024 Rescinding Resolutions No. 216-2024, 217-2024 and 218-2024

**2) RESOLUTIONS FOR DISCUSSION AND CONSIDERATION**

- a. Resolution 232-2024 Approving Taxis/Limos to be Licensed in the Town of Dover
- b. Resolution 233-2024 Approving Taxicab Driver Licenses
- c. Resolution 234-2024 Appointing Crossing Guards for the Town of Dover
- d. Resolution 235-2024 Authorizing the Solicitation of Bids for the 2023 Water Main Improvements
- e. Resolution 236-2024 Authorizing the Award of a Required Disclosure Contract with Samuels Inc. dba Buy Wise Auto Parts
- f. Resolution 237-2024 Approving the Renewal of Alcoholic Beverage License for 2024-2025
- g. Resolution 238-2024 Directing the Town Planning Board to Conduct a Preliminary Investigation to Determine Whether Certain Property in the Town is a Non-Condensation Area In Need of Redevelopment
- h. Resolution 239-2024 Directing the Town Planning Board to Conduct a Preliminary Investigation to Determine Whether Certain Property in the Town is a Condensation Area In Need of Redevelopment

**M) OLD BUSINESS**

**N) NEW BUSINESS**

1. New Business Items

**O) PUBLIC COMMENT—Three minutes per person**

The Town of Dover highly values the input of residents in making important decisions that affect the residents of our community. We also believe in the right of residents to observe Council Meetings. To ensure that all of our residents have the opportunity to offer a comment, each statement/comment shall be held to a time of three (3) minutes.

Please be courteous and mindful of the rights of others when providing comments. Comments may not be abusive, obscene, or threatening. All members of the public attending Mayor and Town Council meetings must treat each other and the Mayor and Council with respect. Individuals offering comments are not permitted to make personal attacks on any Town Employees, the Mayor or any Member of Town Government, other testifiers, or members of the public.

**P) CLOSED/EXECUTIVE SESSION**

- a. Resolution 240-2024 Authorizing an Executive Session to Discuss Pending Litigation

**Q) ACTIONS CONSIDERED FOLLOWING CLOSED SESSION**

**R) ADJOURNMENT**



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

**ORDINANCE NO. 19-2024**

**AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, NEW JERSEY ADOPTING THE EAST BLACKWELL-RUTAN REDEVELOPMENT PLAN**

**WHEREAS**, the Town Council of the Town of Dover (the “Town Council”) considered it to be in the best interest of the Town to have the Town Planning Board conduct an investigation of certain property located in the Town commonly known as 333, 337 and 341 East Blackwell Street, and shown on the official Tax Map of the Town of Dover as Block 2317, Lots 1, 2 and 3 (collectively, the “Study Area”), to determine whether such Study Area, or any portions thereof, is 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. (the “Redevelopment Law”); and

**WHEREAS**, in Resolution No. 97-2024, dated March 12, 2024, the Town Council directed the Town Planning Board to conduct a preliminary investigation of the Study Area to determine whether same, or any portions thereof, is a non-condemnation area in need of redevelopment; and

**WHEREAS**, the Study Area is generally bounded by a railroad right-of-way to the north, East Blackwell Street to the south, Rutan Drive to the west and developed properties to the east; and

**WHEREAS**, on behalf of the Planning Board, John McDonough Associates, LLC prepared a report entitled “Preliminary Investigation Non-Condensation Area in Need of Redevelopment, 333, 337, and 341 East Blackwell Street Block 2317 Lots 1, 2, and 3”, dated May 18, 2024 (the “Preliminary Investigation”) to determine whether the Study Area satisfies the criteria set forth in N.J.S.A. 40A:12A-5 (or, if and as applicable, N.J.S.A. 40A:12A-3) to be designated as a non-condemnation area in need of redevelopment; and

**WHEREAS**, N.J.S.A. 40A:12A-6.b(4)-(5) of the Redevelopment Law provides in pertinent part relative to the Planning Board’s public hearing on the Preliminary Investigation and whether the Study Area should be designated a non-condemnation “area in need of redevelopment”:

“(4) At the hearing, which may be adjourned from time to time, the planning board shall hear all persons who are interested in or would be affected by a determination that the delineated area is a redevelopment area. All objections to such a determination and evidence in support of those objections, given orally or in writing, shall be received and considered and made part of the public record.

(5) (a) After completing its hearing on this matter, the planning board shall recommend that the delineated area, or any part thereof, be determined, or not be determined, by the municipal governing body to be a redevelopment area”; and

**WHEREAS**, the Town of Dover Planning Board, at a duly noticed public hearing held on June 20, 2024, reviewed the Preliminary Investigation; 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 Study Area is a non-condemnation redevelopment area, and all objections to a determination that the Study Area 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 Redevelopment Law and the condition of the Study Area 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 Study Area is a non-condemnation redevelopment area, including but not limited to the deleterious conditions, ongoing vacancy and the functional obsolescence of the layout of the improvements within the Study Area, and concurred with the finding in the Preliminary Investigation, which states as follows in the Summary of Findings and Conclusions:

“The study area consists of all or a portion of 3 tax lots in the Town of Dover. This preliminary investigation finds that all the lots in the study satisfy the statutory criteria for designation as a non-condemnation area in need of redevelopment, as summarized below. More detailed information pertaining to each lot is provided in **Appendix C** [of the Preliminary Investigation].

**Block 2317 Lot 1 (333 East Blackwell Street)**

The subject lot is developed as a surface parking lot that served a former bar on the adjacent lot. This preliminary investigation finds that the subject lot satisfies the criteria for designation as a non-condemnation area in need of redevelopment under criteria “d” (faulty and obsolete design) and criteria “h” (smart growth).

**Block 2317 Lot 2 (337 East Blackwell Street)**

The subject lot is developed as a former bar/mixed-use building that has been vacant for over 10 years. This preliminary investigation finds that the subject lot satisfies the criteria for designation as a non-condemnation area in need of redevelopment under criteria “a” (substandard building), criteria “b” (abandoned building), criteria “d” (faulty and obsolete design) and criteria “h” (smart growth).

**Block 2317 Lot 3 (341 East Blackwell Street)**

The subject lot is developed as a two-family dwelling that is surrounded by pavement that appears to be an extension of the parking lot of the former bar on the adjacent lot. This preliminary investigation finds that the subject lot satisfies the criteria for designation as a non-condemnation area in need of redevelopment under criteria “d” (faulty and obsolete design) and criteria “h” (smart growth).”

**WHEREAS**, the Preliminary Investigation goes on to conclude as follows in the Conclusions and Recommendations:

“Based on the foregoing analysis, all of the Study Areas fulfill 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 each Study Area meets 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 Areas. Any redevelopment plan, after review by the Dover Planning Board, would then be referred to the Dover Town Council. 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 an 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 Redevelopment Law excluding the power of eminent domain.”

**WHEREAS**, at the June 20, 2024 Planning Board hearing, the Town’s professional planning consultant testified substantially as set forth above and as stated and recommended 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 the above public hearing at which all objections to and support of the designation were received and considered, the Town of Dover Planning Board, in a Resolution dated July, 18, 2024, recommended to the Town Council that it should designate the entirety of the Study Area as a non-condemnation area in need of redevelopment: and

**WHEREAS**, the Town Council concurred and agreed with Planning Board’s recommendation, and on August 13, 2024, adopted resolution No. 215-2024 declaring that the Study Area be and is a non-condemnation “area in need of redevelopment” and authorizing and directing John McDonough Associates, LLC to prepare a redevelopment plan for the Study Area; and

**WHEREAS**, John McDonough Associates, LLC prepared a redevelopment plan for the Study Area entitled “East Blackwell-Rutan Redevelopment Plan, Block 2317, Lots 1, 2, & 3, 333, 337, & 341 East Blackwell Street, Town of Dover, Morris County, New Jersey” (the “Redevelopment Plan”); and the Town Council referred same to the Planning Board for master plan consistency review under N.J.S.A. 40A:12A-7(e); and

**WHEREAS**, the Town Council believes that the redevelopment of the Study Area in accordance with the Redevelopment Plan is in the best interests of the Town and the health, safety, morals and welfare of its residents and is in accord with the public purpose and provisions of the applicable federal, state and local laws.

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey, being the governing body thereof, that pursuant to N.J.S.A. 40A:12A-7 the Town Council hereby accepts, approves and adopts the Redevelopment Plan; and

**BE IT FURTHER ORDAINED**, if any section, paragraph, subsection, clause, or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudicated, and the remainder of this Ordinance shall be deemed valid and effective; and

**BE IT FURTHER ORDAINED**, any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict; and

**BE IT FURTHER ORDAINED**, to the extent that any portion of the Redevelopment Plan conflicts with or amends or modifies any provision of any other of the Town’s development regulations, the Redevelopment Plan shall supersede or amend or modify, as applicable, such development regulations and the zoning district map included in the Town’s zoning ordinance shall be deemed amended accordingly; and

**BE IT FURTHER ORDAINED**, this Ordinance shall be part of the Redevelopment Plan, and to the extent necessary the Town of Dover Code, as though codified and fully set forth therein. The Town Clerk shall have this Ordinance codified and incorporated in the official copies of the Redevelopment Plan, and to the extent necessary the Town of Dover Code; and

**BE IT FURTHER ORDAINED**, the Town Clerk is directed to file a copy of the Redevelopment Plan along with a copy of this Ordinance in the Office of the Town Clerk for inspection by the public; and

**BE IT FURTHER ORDAINED**, prior to adoption of this Ordinance on second and final reading the Town Council shall refer this Ordinance to the Planning Board for its review and recommendations in accordance with N.J.S.A. 40A:12-7; and

**BE IT FURTHER ORDAINED**, the Town Council hereby amends the zoning district map of the Town of Dover to reflect that Block 2317, Lots 1, 2 and 3 are zoned in accordance with the Redevelopment Plan; and

**BE IT FURTHER ORDAINED**, this Ordinance shall take effect in accordance with the laws of the State of New Jersey after final passage.

Attest:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**INTRODUCED:** \_\_\_\_\_

**ADOPTED:** \_\_\_\_\_

**EAST BLACKWELL - RUTAN  
REDEVELOPMENT PLAN**

**BLOCK 2317, LOTS 1, 2, & 3  
333, 337, & 341 EAST BLACKWELL STREET**

**Prepared for:**

**TOWN OF DOVER  
MORRIS COUNTY, NEW JERSEY**



**September 2, 2024**

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

**Prepared by:**

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**John McDonough, AICP/PP, LLA  
NJPP License #33LI00518900**



**EAST BLACKWELL - RUTAN  
REDEVELOPMENT PLAN  
TOWN OF DOVER  
MORRIS COUNTY, NEW JERSEY**

Town of Dover Mayor & Council

**James P. Dodd, Mayor**

Claudia P. Toro, Council Member – First Ward  
Sandra Wittner, Council Member – First Ward  
Sergio Rodriguez, Council Member – Second Ward  
Geovani Estacio, Council Member – Second Ward  
Michael Scarneo, Council Member – Third Ward  
Karol Ruiz, Council Member – Third Ward  
Arturo Santana, Council Member – Fourth Ward  
Marcos Tapia, Council Member – Fourth Ward

Town of Dover Planning Board

Rafael Rivera, Chairman  
Scott Miller, Vice Chairman  
James P. Dodd, Mayor  
Ruben Gilgorri, Mayor Designee  
Arturo Santana, Council Member  
William J. Isselin  
David Garland  
Eric German  
James Visioli  
Thomas Incera

**September 2, 2024**

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# INTRODUCTION

The East Blackwell - Rutan Redevelopment Plan ("the Plan") governs the Non-Condensation Area (Block 2317, Lots 1, 2, and 3) in Need of Redevelopment ("the Plan Area") designated by a resolution attached hereto as **Exhibit A**, adopted by the Council of the Town of Dover on August 13, 2024, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40:A:12A-1 et seq. ("the Redevelopment Law"). This Plan is proposed to effectuate the redevelopment of the Plan Area.



## PLAN CONTEXT

The Plan Area includes three (3) tax lots (Block 2317, Lots 1, 2, and 3) located at 333, 337, and 341 East Blackwell Street<sup>1</sup> and is comprised of approximately 0.503 acres or 21,910.68 square feet collectively<sup>2</sup>. The Plan Area is bounded by East Blackwell Street to the south and Rutan Drive to the west, resulting in a corner lot that is rectangular in shape. An inactive railroad track is directly to the north of the Plan Area. The Plan Area is in the eastern portion of the Town near the municipal borders of Rockaway Township and Randolph Township and lies within the IND, Industrial District. The Plan Area is developed with an off-street parking lot, and two (2) two-and-one-half (2½) story residential buildings.

The primary goal of this Redevelopment Plan is to promote vibrancy along East Blackwell Street and Rutan Drive, which is surrounded primarily by residential land uses with light industrial land uses situated further west along East Blackwell Street. This Redevelopment Plan is designed to improve the overall visual appearance of the Plan Area in keeping with design standards for Dover's Downtown Area.

## PURPOSE

The purpose of this Redevelopment Plan is to supersede the existing IND, Industrial District on the site. Any planning or zoning criteria not specifically set forth in this Plan shall be governed by the criteria set forth in the Town Zoning Ordinance/Code and land use regulations. The East Blackwell-Rutan ("EBR") Zone will provide high quality residential housing in the Plan Area. The EBR Zone is designed to provide additional density to an improved streetscape, and interaction with East Blackwell Street and Rutan Drive.

Development along East Blackwell Street should include an inviting streetscape, wide sidewalks, lighting fixtures, street furniture, landscaping, and attractive buildings to create an engaging public realm. The Plan encourages the integration of building, parking, landscape, and signage elements in order to improve the appearance of the streetscape in the Plan Area and to support the specific goals and policy statements set forth in the Town Master Plan. The majority of parking for the site shall be located in a surface off-street parking area along the Rutan Drive Street frontage with minimal parking in the front yard along Rutan Drive and East Blackwell Street.

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<sup>1</sup> Also known as County Route 531.

<sup>2</sup> Block 2317, Lot 1 is 0.22 acre (9,583.2 SF); Lot 2 is 0.126 acre (5,488.56 SF); and Lot 3 is 0.157 acre (6,838.92 SF).

## PLAN CONSISTENCY REVIEW

### Consistency with The Municipal 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 Redevelopment Law 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.

### Local, Regional, and State Plan Consistency

The relationship of the Redevelopment Plan with surrounding communities' Master Plans is also reviewed to determine if any significant relationship exists. The relationship of the Morris County Master Plan and the New Jersey State Development and Redevelopment Plan must also be reviewed for consistency.

### Township of Rockaway Master Plan Reexamination

This Redevelopment Plan is consistent with the following land use goals of the Township 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 Township;
- 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 Township;
- 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.

### Township of Randolph Master Plan

The 2006 Township 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 Township activity centers.

## 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:

### Goals:

- 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.*

### Objectives:

- 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 than 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;

### **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;

### New Jersey State Development and Redevelopment Plan

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<sup>3</sup> 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.

### **EAST BLACKWELL-RUTAN (EBR) ZONE**

This Redevelopment Plan provides for uses in the Redevelopment Area. The Plan identifies a zone which focuses on multi-family residential apartments and requires an affordable housing set-aside for low- and moderate-income households. This creates a realistic opportunity for the construction of low- and moderate-income housing in Dover on land that has become available for redevelopment, thereby addressing the Town's fair share housing obligation under the New Jersey Fair Housing Act and constitutional obligations to provide affordable housing.

The purpose of the EBR Zone is to accomplish the following objectives relevant to the improvement of the conditions on the Redevelopment Plan:

1. To encourage the redevelopment of Block 2317, Lots 1, 2, and 3 pursuant to, and consistent with the recommendations of this Redevelopment Plan;
2. To facilitate adaptive re-use and new construction on the site with a unified design and approach to the location and relationship of building, access to the surrounding roadway network, vehicular and pedestrian circulation and on-site parking, architectural design elements, recreation amenities and positive open space areas, and consideration of environmental features; and
3. To create a gateway development to the community that encourages multi-family development to support the historic downtown section of Dover and encourage a cohesive economic, civic, and cultural center that encourages the expansion of existing or new businesses, increases

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<sup>3</sup> A Regional Center is a compact mix of residential, commercial and public uses, serving a large surrounding area and developed at an intensity that makes public transportation feasible.

employment and services in the area, and improves the local economy and vitality the Town of Dover.

With the close proximity of the downtown retail area and the Dover train station along East Blackwell Street and highway commercial uses along U.S. Route 46, the area is well-poised to provide a valuable residential use to support compatible commercial uses. The Plan Area is an important gateway to the Town and the Redevelopment Plan promotes redevelopment of the site to elevate and beautify the area. Additionally, with the close proximity to Dover's C-1, Retail Commercial Zone; C-2, General Commercial Zone; D2, Blackwell Street Historic Zone; and D3, East Blackwell Business Zone, residential uses could increase potential customers to existing businesses in the surrounding area. This Redevelopment Plan encourages quality design that is compatible with the surrounding public realm, while improving the area and providing an attractive gateway into the community. Design elements from surrounding buildings should be incorporated into any proposed design to maintain the character of the area.

This Plan does not require nor authorize the Town to acquire the property in question by the power of eminent domain. Any parcels that are not owned by the municipality within the Redevelopment Area are eligible for acquisition through good faith negotiations only, not condemnation.

## **APPLICATION OF REGULATIONS**

The Town will seek a Redeveloper for all or portions of the Plan Area based on developer interest and specialization. The Redeveloper will acquire the property in the Plan Area in order to redevelop the Area according to the following land use regulations. The following are standards for the EBR, East Blackwell-Rutan Zone:

### **Principal Permitted Uses**

The following uses are permitted in the Plan Area. Uses not identified below are prohibited.

1. Multi-family residential units (Apartments);
2. Townhouses; and
3. Parks and playgrounds.

### **Permitted Accessory Uses**

1. Accessory storage, within an enclosed permanent structure, of materials, goods and supplies intended for use on the premises;
2. Fences and walls as provided in §236-33;
3. Swimming pools as provided in §236-39;
4. Signs as provided in §236-38;
5. Parking as provided in §236-43 (with exceptions noted herein);
6. Other accessory buildings such as tool sheds as provided in §236-22;
7. Other uses that are customarily accessory to the principal permitted use, provided that they are subordinate to the principal use, do not change the character of the principal permitted use, and serve only the principal use, including but not limited to:
  - A. Management office and model rental unit;
  - B. Laundry facilities and dry-cleaning drop-off/pick-up;

- C. Storage facilities and mail/package rooms;
- D. Bicycle parking facilities;
- E. Pet wash facilities;
- F. Outdoor amenity space including picnic area, tables and benches;
- G. Indoor amenity space including but not limited to a fitness center, recreation or community room, lounge or game room and business center; and
- H. Electric vehicle charging stations as required by State Law.<sup>4</sup>

### Permitted Conditional Uses

1. Public utility buildings, structures or facilities as provided in §236-40C;
2. Rest homes and convalescent homes as provided in §236-40F;
3. Hospitals, churches, libraries and museums as provided in §236-40G;
4. Fraternal organizations as provided in §236-40K;
5. Community buildings or centers as provided in §230-40O; and
6. Community residences for the developmentally disabled, community shelters for victims of domestic violence and community residences for persons with head injuries for more than six (6) persons, excluding resident staff as provided in §236-40Q.

### Area and Bulk Requirements

EBR, East Blackwell-Rutan Overlay Zone	
Minimum Lot Area	0.45 Acres
	20,000 SF
Minimum Lot Width	150 FT
Minimum Front Yard Setback	5 FT
Minimum Side Yard Setback (single)	5 FT
Minimum Side Yard Setback (combined)	10 FT
Minimum Rear Yard Setback	N/A
Maximum Building Height	3 Stories
	45 FT
Maximum Impervious Coverage	85%
Affordable Housing Set-Aside	15%/20%

### Affordable Housing Requirements

Residential development within the Plan Area must provide an affordable housing set-aside that provides for a 15% affordable unit set-aside for rental units and a 20% affordable unit set-aside for for-sale units. The affordable units are subject to Chapter 99 of the Town of Dover Code and the New Jersey Uniform Housing Affordability Controls (UHAC) regulations.

### Parking Standards

The following parking standards apply for the uses listed below. Uses not listed shall comply with Table I pursuant to §236-43. Except as noted below, development within the Plan Area shall generally comply with the Residential Site Improvement Standards (“RSIS”), including but limited to the utilities, layout,

<sup>4</sup> Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready Parking Space Legislation per [P.L. 1975, C. 171](#).

circulation, the size of parking spaces, and drive aisles and/or parking aisle width, and any other parking and circulation requirements. Loading shall be as per Table II pursuant to §236-43. Any standards not addressed shall adhere to §236-43 of the Town Code.

Plan Area Parking Standards Table	
Use	Minimum Space Requirement
Residential	1.5 Spaces / Unit

1. Size of Parking Spaces (compact spaces):
  - A. Each full-sized off-street parking must measure at least nine (9) feet in width by 18 feet.
  - B. If the parking space is less than eight and one-half (8.5) feet in width, it must be labeled a "compact" space.
  - C. Compact parking spaces shall not constitute more than 30% of the parking provided on any one (1) site.
2. Electric Vehicle Supply/Service Equipment (EVSE) in accordance with [P.L. 1975, C. 171](#):
  - A. At least 15% of the required off-street parking spaces must be EVSE or Make-Ready spaces. EVSE must be installed in at least one-third (1/3) of the total number of required EVSE spaces, the remainder can be Make-Ready spaces.
  - B. At least 5% of EVSE and Make-Ready spaces must be ADA accessible.
3. Bicycle Parking
  - A. A minimum of 0.5 bicycle spaces per dwelling unit is required.
  - B. A bicycle space shall have a minimum width of two (2) feet and a minimum length of six (6) feet, and a minimum overhead clearance of seven (7) feet.
  - C. A minimum of ninety percent (90%) of the required number of bicycle parking spaces shall be provided in conveniently accessible indoor locations and/or storage rooms. Parking spaces that are against a wall shall be permitted to have a wall hanger for storing bicycles. Provisions for sidewalk bicycle racks in clear view of entryways is encouraged, provided same does not impede pedestrian circulation.
4. Pedestrian Circulation within Parking Lots:
  - A. Pedestrian circulation within parking lots must be taken into consideration. Pedestrian crossings and amenities must be installed where deemed necessary by the Planning Board and the Planning Board Engineer and Planner.
  - B. The circulation system should be designed so as to provide direct access to the building without requiring pedestrians to pass between parked cars.
5. Parking Lot Landscaping and Screening:

- A. Outdoor parking lots with 10 or more spaces, not less than 10% of the parking area shall be suitably landscaped to minimize noise, glare, and other nuisance characteristics, as well as to enhance the aesthetics, environment and ecology of the site and surrounding area.
  - B. Parking lots visible from East Blackwell Street and Rutan Drive shall be screened by a minimum three-and-one-half (3.5) foot decorative wall with additional hardy, low-maintenance shrub plantings with a minimum of three (3) feet in height or landscaping hedge with a minimum of four (4) feet in height at planting. However, if sight distances are impacted, the three-and-one-half (3.5) foot decorative wall is not required and landscaping shall be used to sufficiently screen the parking lot without impacting sight distances.
  - C. One (1) shade tree shall be planted for every 10 parking spaces within the surrounding the parking area.
  - D. Parking lots shall meet New Jersey ADA requirements for handicapped parking.
6. Buffer and Screening Requirements
- A. The Redeveloper shall buffer or screen property lines adjacent to existing residential properties to include a combination of solid fencing and/or landscaping. If landscaping is provided, the buffer shall be planted with a mix of evergreen and deciduous trees and shrubs to provide a year-round natural looking screen.
  - B. Fences and walls shall not exceed six (6) feet in height above ground level.
  - C. The finished side of a fence must face adjoining properties. Fence posts that are unfinished and any other structural component of the fence must be installed facing the subject property rather than the adjoining property.
  - D. Trash and recycling areas located in parking areas must be fully screened from view with a screening fence or wall from both the parking area and adjoining properties.

### Landscaping Requirements

Landscaping must be provided to promote a desirable and cohesive natural environment for residents, downtown patrons and employees, and passing motorists and recreators. Landscaping must be utilized to screen parking and loading areas, provide windbreaks for winter winds and summer cooling for buildings, streets, and parking according to the following standards:

1. Ornamental trees should be provided throughout the Plan Area, particularly at key locations such as site entrances and along existing roadway frontages.
2. Hedges, shrubs, and ground cover must be used to define space and provide privacy. Foundation plantings should include evergreen and deciduous shrubs, ornamental grasses and perennial flowering plants.
3. All landscaping must have a two-year maintenance guarantee. If any planting material dies within two (2) years of plantings, it must be replaced the following planting season.
4. Use of native plant species is encouraged. Invasive species are prohibited.

## Street Trees

1. Street trees shall be planted along streets spaced at a maximum of 35 feet center at center and shall be three inches to four inches in caliper which shall be measured six inches from the ground level after planting.
2. All trees shall be in accordance with standards established by the American Association of Nurserymen. Trees shall be nursery-grown, free of disease, substantially uniform in size and shape, and have straight trunks. The minimum branch height at planting shall be six (6) feet, except where planting is on a sight triangle in which case no branches shall be below eight (8) feet.
3. Generally, shade trees shall be located within the right-of-way between the sidewalk and curb line. However, alternate locations may be permitted subject to review by the Dover planning and engineering staff.
4. Where an applicant demonstrates specific hardship related to factors beyond their control, a contribution in lieu of tree planting shall be made to the municipal Shade Tree Fund in the amount of \$2,000 per tree.
5. No tree listed on the NJDEP Invasive Plant List or USDA Invasive Plants Field and Reference Guide may be planted.

## Mobility Regulations

Thoroughfares are an important aspect of public space. Streets and their surrounding development form our primary sense of place. The design of the Plan Area plays a key role in forming this sense of place for the neighborhood and the nearby downtown section of the Town of Dover.

1. Access and automobile circulation:
  - A. Access configurations shall be designed to meet projected vehicular traffic and circulation needs of the area.
2. Pedestrian and bicycle access and circulation:
  - A. Sidewalks must be provided along all streets and must be a minimum of four (4) feet wide to provide safe and convenient movement for pedestrians.
  - B. Pedestrian-only walkways must be at least four (4) feet wide.
  - C. All building entrances must provide pedestrian access to adjacent streets and parking areas.

## Building Design Standards

1. Architectural Attributes:
  - A. Buildings in the Plan Area shall be designed to evoke the architectural attributes of existing historic and architecturally significant buildings in the area.
  - B. The building mass, footprint and architecture shall be designed to create an attractive visual presence at a pedestrian scale.
  - C. All occupiable spaces, units, and common areas shall have central air conditioning.
2. Building Materials and Colors:
  - A. All building materials and colors used on the exterior of a building shall be compatible with its overall design. Textured vinyl, cement fiber materials, brick, wood clapboard, or manufactured equivalent, natural wood or cedar shake siding is permitted. Vinyl siding (non-textured), aluminum siding, non-decorative concrete block and other similar materials are prohibited. Stucco or Stucco-like products such as E.I.F.S. may be used only as an accent material and not encompass more than 40% of the wall surface.
  - B. Building colors shall utilize historic paint color palettes or other creative color palettes that reflect the character of the area. The building colors shall include a base color, complementary trim colors, and accent colors for doors and shutters.
  - C. Buildings with multiple spaces or units shall be unified through the use of architecturally compatible styles, materials, colors, details, awnings, signage and lighting fixtures on all façades.
  - D. Changes in building material should occur at a logical place such as a change in building mass, roof or an inside corner.
3. Building Walls:
  - A. Blank windowless walls are prohibited. The façade shall be broken up into sections or bays to provide variety and interest. These bays or sections shall be a minimum of 20 feet wide and a maximum of 36 feet wide. Columns, recesses, variations in the rooflines shall be used to break up the wall of the building into smaller sections. Variations in buildings, materials, patterns and colors shall also be used to differentiate the building wall. Landscaping can also be used to break up a blank wall area.
  - B. Building façades shall provide unified design with a defined building entrance. Recessed entrances are encouraged similar to those on older commercial buildings. Columns, awnings, canopies and pilasters can be used to define the entryway. Doors and window trim shall be used to highlight these features.
  - C. The architectural treatment of the front façade shall continue around all visible exposed sides of the building. Each façade of a building shall be consistent in style, materials, colors and details. Buildings shall have a defined base and cap. The base may align with the windowsill level of the first floor, the foundation edge, or the ground with foundation plantings. The cap of the building includes the building cornice, parapet or eaves at the top of the building wall.
4. Roofs and Roof Material:



- A. Roofs shall feature an articulated roof design in the form of cornices, dormers, flared eaves, and/or other appropriate design features.
- B. Roofs shall be designed to hide the rooftop service equipment.

## 5. Service Equipment:

- A. All air conditioning units, HVAC systems, exhaust pipes or stacks, elevator housing, satellite dishes and other telecommunications receiving devices shall be screened from public review by using walls, roof elements or other such screening devices, designed to be architecturally compatible with the building's style, materials, colors and details.
- B. Fire escapes shall not be permitted. In buildings requiring a second means of egress pursuant to the Uniform Construction Code, internal stairs or other routes of egress are preferred.

## Lighting

1. A lighting plan providing a minimum of 0.5 footcandle for streets, sidewalks and parking areas shall be provided and consistent with the Town Lighting Standards in §236-43H and §236-54C.
2. Lighting shall be shielded to prevent glare and off-site light pollution.
3. The use of creative lighting schemes to highlight building facades and related areas of a site is encouraged subject to §236-38.2 of the Town Code.

## Signage

1. The area surrounding ground signs shall be landscaped.
2. Directional signs having less than three (3) square feet are exempt from area and location regulations but shall be shown on an approved site plan and further providing they do not constitute a hazard to the traveling public.
3. All signs shall be kept in good repair which shall include replacement or repair of broken structural elements, casings, or faces, maintenance of legibility and all lighting elements working.
4. No sign or any part of a sign, except publicly owned or authorized signs, shall be placed in or extend into or over the public right-of-way if same impedes traffic or obscures the ability of persons traversing the public streets and sidewalks.
5. No sign shall be affixed to any roof, tree, fence, utility pole or other similar structure nor placed upon motor vehicles which are continually or repeatedly parked in a conspicuous location to serve as a sign. Signs painted on pavement surfaces shall be restricted to traffic control markings only.
6. Any signs not regulated by this Plan shall be regulated by §236-38 of the Town Code.

## Design Standards for Site Plans

Features of the site design not addressed by the Redevelopment Plan shall be regulated by Article V, Land Subdivision and Site Plan, of Chapter 236 of the Dover Land Use and Development Ordinance. Where conflicts between the Plan and the Town Ordinance exist, the Plan shall supersede Town Ordinances.

## Submittal Requirements

A redeveloper designated by the Town to develop the Plan Area in accordance with this Plan shall enter into a redevelopment agreement with the Town to effectuate the goals and requirements of this Plan (the "Redevelopment Agreement"). The Redevelopment Agreement will stipulate the precise nature and extent of the improvements to be made and their timing and phasing. The Redevelopment Agreement will also contain the terms, conditions, specifications, and description of required performance guarantees pertaining to the redeveloper's obligation to provide the necessary infrastructure and improvements. A Redevelopment Agreement must be fully executed prior a development application to the Dover Planning

Board bring deemed complete. The Planning Board shall deem any application for redevelopment subject to this Plan incomplete if the applicant has not been designated as the redevelopers of the Plan Area and entered into a Redevelopment Agreement with the Town.

After entering a Redevelopment Agreement with the Town, a redeveloper shall submit to the Planning Board a development application for the Plan Area. The development application shall be consistent with this Redevelopment Plan and the Redevelopment Agreement. The approval process shall include a consistency review by Administration before being considered by the Planning Board. The approval process for the development application shall proceed in accordance with the Town of Dover Planning Board's rules and requirements.

## LEGAL PROVISIONS

### Validity of the Plan

If any section, subsection, paragraph, division, clause, or provision of this Plan is deemed by a court of competent jurisdiction to be invalid, such adjudication will only apply to the particular section, subsection, division, subdivision, clause, or provision in question, and the balance of the Plan will be adjudged valid and effective.

### Zoning Map Revisions

Upon final adoption of this Redevelopment Plan by the Town Council, the Zoning Map of the Town of Dover is hereby amended and must be revised to show the boundaries of the "East Blackwell Street Redevelopment Area." All provisions of this Plan apply, and upon final adoption of this Redevelopment Plan by the Town Council, this Plan will supersede all provisions of the Dover Land Use and Development Ordinance for the Plan Area. Any zoning-related issue that is not addressed herein will refer to the Dover Land Use and Development Ordinance for guidance. No variance from the requirements herein will be cognizable by the Zoning Board of Adjustment. The Planning Board alone will have the authority to grant deviations from the requirements of this Plan, as provided herein.

### Amendment to the East Blackwell – Rutan Redevelopment Plan

The East Blackwell - Rutan Redevelopment Plan may be amended from time to time in compliance with the requirements of the Local Redevelopment and Housing Law.

As development occurs within the Plan Area, development priorities and market demands may change. This Plan should have the adaptability to meet the changing needs of market demand, the Town of Dover, and its citizens. Amendments may be required in order to accommodate these changes.

### Variations in Site Plan Design

Modifications from standards that are expressly stated in this Plan, may be approved by the Planning Board only by formal grant of a deviation as provided. No variances that would be considered "d" variances pursuant to N.J.S.A. 40:55D-70d(1)-(6) are permitted. The Planning Board will have the authority to grant deviations from the requirements of this Plan that cognizable as variances pursuant to N.J.S.A. 40:55D-701c(1) and (2) as outlined below or that would be considered a design standard waiver or exception to N.J.S.A. 40:55D-51.

The Planning Board may grant deviations from the regulations contained within this Plan, where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property, or by reason of

exceptional topographic conditions, pre-existing structures, or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk, or design objective or regulation adopted pursuant to this Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the owner of such property. The Planning Board may also grant a deviation from the regulations contained within this Plan related to a specific piece of property where the purposes of this Plan, and the benefits of granting the deviation would outweigh any detriments. The Planning Board may grant exceptions or waivers from design standards, from the requirements for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within this Plan, if the literal enforcement of one or more provisions of the Plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to the site. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of this Plan.

Any application requesting a deviation from the requirements of this Plan must provide public notice of such application in accordance with the public notice requirements set for in N.J.S.A. 40:55D-12a & b.

Any party seeking deviation from this Plan which cannot be granted by the Planning Board as set forth above may apply to the Governing Body to request an amendment to this Plan.

## **ACQUISITION PLAN**

There is no property acquisition by the Town of Dover anticipated by this Plan.

## **RELOCATION PLAN**

There is no property acquisition by the Town of Dover anticipated by this Plan and no residential or occupied uses on the site, so a Relocation Plan is not necessary.

**EXHIBIT A**



**TOWN OF DOVER**  
**MAYOR & TOWN COUNCIL**

**RESOLUTION NO. 215-2024**

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,  
COUNTY OF MORRIS, DECLARING A CERTAIN AREA KNOWN AS 333, 337 AND  
341 EAST BLACKWELL STREET IN THE TOWN OF DOVER A NON-  
CONDEMNATION AREA IN NEED OF REDEVELOPMENT**

**WHEREAS**, the Town Council of the Town of Dover (the “Town Council”) considered it to be in the best interest of the Town to have the Town Planning Board conduct an investigation of certain property located in the Town commonly known as 333, 337 and 341 East Blackwell Street, and shown on the official Tax Map of the Town of Dover as Block 2317, Lots 1, 2 and 3 (collectively, the “Study Area”), to determine whether such Study Area, or any portions thereof, is 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. (the “Redevelopment Law”); and

**WHEREAS**, in Resolution No. 97-2024, dated March 12, 2024, the Town Council directed the Town Planning Board to conduct a preliminary investigation of the Study Area to determine whether same, or any portions thereof, is a non-condemnation area in need of redevelopment; and

**WHEREAS**, the Study Area is generally bounded by a railroad right-of-way to the north, East Blackwell Street to the south, Rutan Drive to the west and developed properties to the east; and

**WHEREAS**, the Town Council believes the Study Area 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**, on behalf of the Planning Board, John McDonough Associates, LLC prepared a report entitled “Preliminary Investigation Non-Condensation Area in Need of Redevelopment, 333, 337, and 341 East Blackwell Street Block 2317 Lots 1, 2, and 3”, dated May 18, 2024, prepared by (the “Preliminary Investigation”) and testimony of the Town’s professional planning consultant (John McDonough) pursuant to and in accordance with the procedural requirements of N.J.S.A. 40A:12A-6, to determine whether the Study Area satisfies the criteria set forth in N.J.S.A. 40A:12A-5 (or, if and as applicable, N.J.S.A. 40A:12A-3) to be designated as a non-condemnation area in need of redevelopment; and

**WHEREAS**, N.J.S.A. 40A:12A-6.b(4)-(5) of the Redevelopment Law provides in pertinent part relative to the Town Planning Board’s public hearing on the Preliminary Investigation and whether the Study Area should be designated a non-condemnation “area in need of redevelopment”:

“(4) At the hearing, which may be adjourned from time to time, the planning board shall hear all persons who are interested in or would be affected by a determination that the delineated area is a redevelopment area. All objections to such a determination and evidence in support of those objections, given orally or in writing, shall be received and considered and made part of the public record.

(5) (a) After completing its hearing on this matter, the planning board shall recommend that the delineated area, or any part thereof, be determined, or not be determined, by the municipal governing body to be a redevelopment area”; and

**WHEREAS**, the Town of Dover Planning Board, at a duly noticed public hearing held on June 20, 2024, reviewed the Preliminary Investigation; 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 Study Area is a non-condemnation redevelopment area, and all objections to a determination that the Study Area 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 Study Area 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 Study Area is a non-condemnation redevelopment area, including but not limited to the deleterious conditions, ongoing vacancy and the functional obsolescence of the layout of the improvements within the Study Area, and concurred with the finding in the Preliminary Investigation, which states as follows in the Summary of Findings and Conclusions:

“The study area consists of all or a portion of 3 tax lots in the Town of Dover. This preliminary investigation finds that all the lots in the study satisfy the statutory criteria for designation as a non-condemnation area in need of redevelopment, as summarized below. More detailed information pertaining to each lot is provided in **Appendix C** [of the Preliminary Investigation].

**Block 2317 Lot 1 (333 East Blackwell Street)**

The subject lot is developed as a surface parking lot that served a former bar on the adjacent lot. This preliminary investigation finds that the subject lot satisfies the criteria for designation as a non-condemnation area in need of redevelopment under criteria “d” (faulty and obsolete design) and criteria “h” (smart growth).

**Block 2317 Lot 2 (337 East Blackwell Street)**

The subject lot is developed as a former bar/mixed-use building that has been vacant for over 10 years. This preliminary investigation finds that the subject lot satisfies the criteria for designation as a non-condemnation area in need of redevelopment under criteria “a” (substandard building), criteria “b” (abandoned building), criteria “d” (faulty and obsolete design) and criteria “h” (smart growth).

**Block 2317 Lot 3 (341 East Blackwell Street)**

The subject lot is developed as a two-family dwelling that is surrounded by pavement that appears to be an extension of the parking lot of the former bar on the adjacent lot. This preliminary investigation finds that the subject lot satisfies the criteria for designation as a non-condemnation area in need of redevelopment under criteria “d” (faulty and obsolete design) and criteria “h” (smart growth).”

**WHEREAS**, the Preliminary Investigation goes on to conclude as follows in the Conclusions and Recommendations:

“Based on the foregoing analysis, all of the Study Areas fulfill 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 each Study Area meets 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 Areas. Any redevelopment plan, after review by the Dover Planning Board, would then be referred to the Dover Town Council. 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 an 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."

**WHEREAS**, at the June 20, 2024 Planning Board hearing, the Town's professional planning consultant testified substantially as set forth above and as stated and recommended 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 the above public hearing at which all objections to and support of the designation were received and considered, the Town of Dover Planning Board, in a Resolution dated July, 18, 2024, recommended to the Town Council that it should designate the entirety of the Study Area as a non-condemnation area in need of redevelopment: 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 Study Area constitutes and meets the criteria under the Redevelopment Law and that the Study Area should be determined and declared a non-condemnation "area in need of redevelopment."

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Town Council of the Town of Dover, State of New Jersey, that the Study Area known as 333, 337 and 341 East Blackwell Street, and shown on the official Tax Map of the Town of Dover as Block 2317, Lots 1, 2 and 3, is hereby designated a non-condemnation "area in need of redevelopment" under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., and such designation shall 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 Study Area; and

**BE IT FURTHER RESOLVED**, that the Mayor and Town Council hereby directs the Town Clerk to (a) serve this Resolution declaring that the property known as 333, 337 and 341 East Blackwell Street, and shown on the official Tax Map of the Town of Dover as Block 2317, Lots 1, 2 and 3, is designated a non-condemnation redevelopment area upon the Commissioner of the 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).

**BE IT FURTHER RESOLVED**, that the Mayor Town Council hereby authorizes John McDonough Associates, LLC to prepare a redevelopment plan for the Study Area known as 333, 337 and 341 East Blackwell Street, and shown on the official Tax Map of the Town of Dover as Block 2317, Lots 1, 2 and 3, for review and consideration by the Town Council in accordance with the Redevelopment Law.

**BE IT FURTHER RESOLVED**, that this Resolution shall take effect immediately but no sooner than as permitted by law; 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: 8/13/2024





# **TOWN OF DOVER**

# **MAYOR & TOWN COUNCIL**

**ORDINANCE NO. 17-2024**

**AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY PROVIDING A HANDICAPPED PARKING SPACE AT 25 HUDSON STREET**

**BE IT ORDAINED**, by the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey, as follows:

**SECTION 1.** Description for handicap parking space to be located at 25 Hudson Street:

Said handicap parking space shall be located along the westerly curb line of Hudson Street beginning at a point located 181 FT. south of the southwesterly curb line intersection of Richards Avenue and Hudson Street thence, continuing in a southerly direction for a distance of 20'.

**SECTION 2.** All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistencies.

**SECTION 3.** If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

**SECTION 4.** The Ordinance shall take effect upon passage and publication in the matter required by New Jersey law.

Attest:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**INTRODUCED:** \_\_\_\_\_

**ADOPTED:** \_\_\_\_\_

# TOWN OF DOVER

## Engineering Department

Mail: 37 N. Sussex Street  
Office: 100 Princeton Avenue  
Dover, New Jersey 07801  
Phone: 862-437-1672  
Fax: 973-366-2200



*William J. Isselin – Assistant to the Engineer, Chief Code Enforcement Officer, Zoning Officer,  
Municipal Recycling Coordinator*

August 2, 2024

### **DESCRIPTION FOR HANDICAP PARKING SPACE TO BE LOCATED AT 25 HUDSON STREET**

Said handicap parking space shall be located along the westerly curb line of Hudson Street beginning at a point located 181 FT. south of the southwesterly curb line intersection of Richards Avenue and Hudson Street thence, continuing in a southerly direction for a distance of 20'. End Description



# TOWN OF DOVER MAYOR & TOWN COUNCIL

ORDINANCE NO. 18-2024

**AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY PROVIDING A HANDICAPPED PARKING SPACE AT 11 GRANT STREET**

**BE IT ORDAINED**, by the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey, as follows:

**SECTION 1.** Description for handicap parking space to be located at 11 Grant Street:

Said handicap parking space shall be located along the northerly curb line of Grant Street beginning at a point located 124 FT. east of the northeasterly curb line intersection of Thompson Avenue and Grant Street thence, continuing in an easterly direction for a distance of 20'.

**SECTION 2.** All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistencies.

**SECTION 3.** If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

**SECTION 4.** The Ordinance shall take effect upon passage and publication in the matter required by New Jersey law.

Attest:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**INTRODUCED:** \_\_\_\_\_

**ADOPTED:** \_\_\_\_\_

# TOWN OF DOVER

## Engineering Department

Mail: 37 N. Sussex Street  
Office: 100 Princeton Avenue  
Dover, New Jersey 07801  
Phone: 862-437-1672  
Fax: 973-366-2200



*William J. Isselin – Assistant to the Engineer, Chief Code Enforcement Officer, Zoning Officer,  
Municipal Recycling Coordinator*

August 2, 2024

### **DESCRIPTION FOR HANDICAP PARKING SPACE TO BE LOCATED AT 11 GRANT STREET**

Said handicap parking space shall be located along the northerly curb line of Grant Street beginning at a point located 124 FT. east of the northeasterly curb line intersection of Thompson Avenue and Grant Street thence, continuing in an easterly direction for a distance of 20'. End Description



# TOWN OF DOVER MAYOR & TOWN COUNCIL

## RESOLUTION NO. 226-2024

### BILLS LIST RESOLUTION

**WHEREAS**, the Mayor and the Town Council of the Town of Dover have examined all bills presented for payment; and

**WHEREAS**, the Chief Financial Officer has certified that there are sufficient funds in the account(s) to which respective bills have been charged.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and the Town Council of the Town of Dover do hereby approve the bills as listed; and

**BE IT FURTHER RESOLVED** that the proper officials are hereby authorized to sign the checks for payment of same.

CURRENT APPROPRIATIONS RESERVE ACCT claims in the amount of:	\$2,075.54
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$2,132,507.11
GENERAL CAPITAL ACCT claims in the amount of:	\$35,142.13
WATER UTILITY RESERVE ACCT claims in the amount of:	\$1,738.50
WATER UTILITY ACCT claims in the amount of:	\$56,363.10
WATER CAPITAL ACCT claims in the amount of:	\$79,522.73
PARKING UTILITY RESERVE ACCT claims in the amount of:	\$0.00
PARKING UTILITY ACCT claims in the amount of:	\$7,938.23
PARKING CAPITAL ACCT claims in the amount of:	\$0.00
ANIMAL CONTROL TRUST ACCT claims in the amount of:	\$10.20
EVIDENCE TRUST ACCT claims in the amount of:	\$0.00
RECYCLING TRUST ACCT claims in the amount of:	\$0.00
COUNTY FORFEITED ASSETS TRUST ACCT claims in the amount of:	\$0.00
FEDERAL FORFEITED ASSETS ACCT claims in the amount of:	\$0.00
TRUST/OTHER ACCT claims in the amount of:	\$17,454.92
COAH TRUST ACCT claims in the amount of:	\$0.00
UNEMPLOYMENT TRUST ACCT claims in the amount of:	\$0.00
<b>TOTAL CLAIMS TO BE PAID</b>	<b>\$2,332,752.46</b>

**BE IT FURTHER RESOLVED** that the following claims have been paid prior to the Bill List Resolution in the following amounts:

TRUST/OTHER ACCT claims in the amount of:	\$2,470.38
GENERAL CAPITAL ACCT claims in the amount of:	\$0.00
CURRENT APPROPRIATIONS RESERVE ACCT claims in the amount of:	\$0.00
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$650.00
CURRENT APPROPRIATIONS WIRE claims in the amount of:	\$1,059,156.84
PARKING UTILITY ACCT claims in the amount of:	\$0.00
WATER UTILITY OPERATING claims in the amount of:	\$741.44
WATER UTILITY RESERVE ACCT claims in the amount of:	\$0.00
WATER UTILITY CAPITAL claims in the amount of:	\$0.00
<b>TOTAL CLAIMS PAID</b>	<b>\$1,063,018.66</b>
<b>TOTAL BILL LIST RESOLUTION</b>	<b>\$3,395,771.12</b>

ATTEST:

TOWN OF DOVER, COUNTY OF MORRIS

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

**RESOLUTION NO. 227-2024**

### **RESOLUTION AUTHORIZING THE ACCEPTANCE OF A GRANT AWARD FROM THE STATE OF NEW JERSEY DIVISION OF LOCAL PUBLIC HEALTH**

**WHEREAS**, the New Jersey Department of Health's Division of Local Public Health (DLPH) is dedicated to preventing the spread of disease and promoting healthy behaviors in communities; and

**WHEREAS**, New Jersey Administrative Code (N.J.A.C.) 8:51 and 8:51A protect children from the toxic effects of lead exposure by requiring a universal lead screening program in New Jersey and, for children with elevated blood lead levels (EBLL), public health intervention, including nursing case management and environmental investigation; and

**WHEREAS**, the DLPH awards grants annually to local health departments to help implement N.J.A.C. 8:51, Childhood Elevated Blood Lead Levels; and

**WHEREAS**, it is anticipated in State Fiscal Year 2025, the minimum threshold for an EBLL will be lowered again, from 5 µg/dL to 3.5 µg/dL, thus increasing the case load for local public health departments; and

**WHEREAS**, the Childhood Lead Exposure Prevention (CLEP) Project requires that local health department grantees conduct the following activities in accordance with N.J.A.C. 8:51 and N.J.A.C. 8:51A: blood lead screening, nurse case management, environmental investigations, and documentation of service provision in the Childhood Lead Information Database (CDRSS); and

**WHEREAS**, the Town of Dover Health Department has been awarded \$262,500.00 from the DLPH to fund the hiring of staff and programming that supports a CLEP Program from July 1, 2024 through June 30, 2025;

**NOW THEREFORE BE IT RESOLVED** by the Mayor and Town Council of the Town of Dover that:

1. The Health Officer is hereby authorized to execute a grant agreement and any amendment thereto with the State of New Jersey, Department of Health Division of Local Public Health;
2. The Town of Dover agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_



# **TOWN OF DOVER**

# **MAYOR & TOWN COUNCIL**

**RESOLUTION NO. 228-2024**

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,  
COUNTY OF MORRIS, STATE OF NEW JERSEY APPROVING ANNUAL BILLIARD  
HALL LICENSE(S)**

**WHEREAS**, applications for Billiard Hall Licenses has been made as listed on Schedule A; and

**WHEREAS**, the appropriate fees have been paid and the license shall be prominently displayed;  
and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Town Council of the Town of  
Dover, County of Morris and State of New Jersey that the Billiard Hall Licenses for pool tables  
is hereby approved.

## **SCHEDULE A**

Unique Bar, 97 E. Blackwell Street  
(1 Pool Table) – License Renewal

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

**RESOLUTION NO. 229-2024**

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,  
COUNTY OF MORRIS, STATE OF NEW JERSEY APPROVING AMUSEMENT  
DEVICE LICENSE(S)**

**WHEREAS**, applications for Amusement Device Licenses has been made as listed on Schedule A; and

**WHEREAS**, the appropriate fees have been paid and the license shall be prominently displayed by attaching same on each device; and

**WHEREAS**, the placement of each and every amusement game within an establishment must have the approval of the Chief of Police of the Town of Dover

**WHEREAS**, no amusement device shall be installed within two (200) hundred feet of any school or church

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Town Council of the Town of Dover, County of Morris and State of New Jersey that the Coin Operated Amusement Device License is hereby approved.

### **SCHEDULE A**

Unique Bar, 97 E. Blackwell Street

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_





# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

**RESOLUTION NO. 230-2024**

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,  
COUNTY OF MORRIS, STATE OF NEW JERSEY APPROVING A CATERING  
PERMIT**

**WHEREAS**, Pancho Villa Rodeo Inc. filed an application for a Catering Permit for a special event to be held in Crescent Field Parking Lot; and

**WHEREAS**, the Police Chief will determine what special conditions if any are needed.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Town Council of the Town of Dover, County of Morris and State of New Jersey that the following applications for a Catering Permit(s) be approved:

1. A Catering Permit for Pancho Villa Rodeo Inc. is approved to be held on Saturday, September 28, 2024 from 11:00 am through 8:00 pm.
2. This approval is conditioned upon security satisfactory to the Town of Dover Chief of Police being in place for this event.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Town Council of the Town of Dover, County of Morris and State of New Jersey that the following social affair permit is hereby approved:

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **RESOLUTION NO. 231-2024**

#### **RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER TO RESCIND RESOLUTIONS NO. 216-2024, 217-2024, AND 218-2024**

**WHEREAS**, Resolutions No. 216-2024, 217-2014, and 218-2024 (“Resolutions”) were approved by the Town of Dover (“Town”) at the meeting on August 13, 2024; and

**WHEREAS**, the Resolutions authorized the Town to utilize the services of Rehabco, Inc. (“Rehabco”) to assist in the administration of the Town’s Housing Rehabilitation Program; and

**WHEREAS**, Rehabco subsequently advised the Town that it would not honor the previously quoted terms to perform services under the parties’ expired contract; and

**WHEREAS**, Resolutions No. 216-2024, 217-2014, and 218-2024 are no longer operable as written, as they express reliance upon Rehabco’s previously provided offer;

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Town Council of the Town of Dover that Resolutions No. 216-2024, 217-2014, and 218-2024 be rescinded.

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_



# TOWN OF DOVER MAYOR & TOWN COUNCIL

## RESOLUTION NO. 232-2024

### RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER APPROVING TAXIS/LIMOS TO BE LICENSED IN THE TOWN OF DOVER

**WHEREAS**, the following companies, have applied for a taxi/limo license to operate the vehicle(s) listed below in the Town of Dover; and

**WHEREAS**, the appropriate municipal departments have reviewed the application(s) as required and have no objections to same being licensed as taxicab(s)/limo(s); and

**WHEREAS**, the taxicab(s)/limo(s) have passed the Police Department Inspection to ensure the vehicle functions as intended and is equipped with the mandatory safety equipment

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Town Council of the Town of Dover, County of Morris and State of New Jersey that the taxicab(s)/limo(s) listed below are hereby approved for taxi/limo license(s) in the Town of Dover.

#### DOVER TAXI AND LIMO SERVICE LLC

2016 HONDA ODYSSEY	OT513J	5FNRL5H29GB164098	New	TAXI #21
2012 HONDA ODYSSEY	OT379H	5FNRL5H41CB059292	Replacement	TAXI #33

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_



# **TOWN OF DOVER**

# **MAYOR & TOWN COUNCIL**

**RESOLUTION NO. 233-2024**

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,  
COUNTY OF MORRIS, STATE OF NEW JERSEY APPROVING TAXICAB DRIVER  
LICENSES**

**WHEREAS**, applications for taxicab driver's licenses have been made by the people listed below;  
and

**WHEREAS**, the Police Department of the Town of Dover has reviewed their applications and has  
advised that there is no prohibition to the issuance of their license; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Town Council of the Town of  
Dover, County of Morris and State of New Jersey that the following taxi driver licenses are hereby  
approved:

**FIRST CLASS OF DOVER INC.**

Larithdys M. Sarmiento Caballero – New Driver

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_



# **TOWN OF DOVER**

# **MAYOR & TOWN COUNCIL**

**RESOLUTION NO. 234-2024**

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER  
APPOINTING CROSSING GUARDS FOR THE TOWN OF DOVER**

**BE IT RESOLVED** by the Mayor and Town Council of the Town of Dover that the following be and hereby are appointed **CROSSING GUARDS** for the Town of Dover for a term of one (1) year commencing September 11, 2024.

**NOW THEREFORE, BE IT FURTHER RESOLVED** that a copy of this Resolution be given to the Office of the Clerk.

Martha L. Berrio

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_



# **TOWN OF DOVER**

# **MAYOR & TOWN COUNCIL**

**RESOLUTION NO. 235-2024**

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,  
COUNTY OF MORRIS, STATE OF NEW JERSEY AUTHORIZING THE  
SOLICITATION OF BIDS FOR THE 2023 WATER MAIN IMPROVEMENTS**

**WHEREAS**, the Qualified Purchasing Agent (the “QPA”) seeks approval from the Mayor and Town Council to solicit bids for the 2023 Water Main Improvements project.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Town Council, County of Morris, State of New Jersey, as follows:

1. The Mayor and Town Council hereby grants its approval of the QPA’s request to solicit bids for the 2023 Water Main Improvements project; and
2. The Mayor and Town Council hereby grants the QPA the authority to take necessary action and to execute necessary documents in connection with soliciting bids for the 2023 Water Main Improvements project.

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **RESOLUTION NO. 236-2024**

#### **RESOLUTION OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING THE AWARD OF A REQUIRED DISCLOSURE CONTRACT WITH SAMUELS INC dba BUY WISE AUTO PARTS**

**WHEREAS** the Department of Public Works has a need for car and truck parts, and Samuels Inc dba Buy Wise Auto Parts of 2091 Springfield Ave, Vaux Hall NJ, has a required disclosure contract under the provisions of N.J.S.A. 19:44A-20.4et. Seq., and,

**WHEREAS**, the Qualified Purchasing Agent has certified that the value of the contract is over the Pay to Play threshold of \$17,500.00 and

**WHEREAS** Samuels Inc. dba Buy Wise Auto Parts is deemed the most advantageous to the Town based upon Price and other Factors per N.J.S.A.40A:11-6.1 et. Seq., and

**WHEREAS** Samuels Inc. dba Buy Wise Auto Parts has completed and submitted a Business Entity Disclosure Certification and a Political Contribution Disclosure Form, which certifies that the entity has not made any reportable contributions to a candidate in the Town of Dover in the previous year and that the contract will prohibit the entity from making any reportable contributions through the term of the agreement, and

**WHEREAS**, the Purchasing Agent has recommended the contract be awarded in the amount of not to exceed \$35,000.00 and,

**WHEREAS**, the Chief Financial Officer certifies the availability of funds and that the funds shall not exceed \$35,000.00,

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey, as follows:

1. That the contract is hereby is awarded for car and truck parts to Samuels Inc dba Buy Wise Auto Parts of 2091 Springfield Ave, Vaux Hall, NJ
2. That the cost for the services aforesaid shall not exceed \$35,000.00
3. That the Municipal Clerk shall forward a certified copy of this Resolution to the following:
  - A. Business Administrator
  - B. Chief Financial Officer
  - C. Purchasing Agent
  - D. Director of Public Works
  - E. Samuels Inc dba Buy Wise Auto Parts

2091 Springfield Ave, Vaux Hall, NJ

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_





# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

**RESOLUTION NO. 237-2024**

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,  
COUNTY OF MORRIS, STATE OF NEW JERSEY APPROVING THE RENEWAL OF  
ALCOHOLIC BEVERAGE LICENSE FOR 2024-2025**

**WHEREAS**, the herein named duly filed an application for renewal of their Alcoholic Beverage License as shown below for July 1, 2024, to June 30, 2025; and

**WHEREAS**, no objections have been received from the public; and

**WHEREAS**, the required fees have been paid; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Town Council of the Town of Dover, that said applications be approved and that the respective license be granted; and

**BE IT FURTHER RESOLVED** that the Municipal Clerk or Director in the case of a conflict license be and hereby is authorized to issue license certificate accordingly as listed below.

**2024-2025 LIQUOR LICENSES**

19 BASSETT HIGHWAY LLC	INACTIVE 5 Richards Avenue Dover, NJ 07801	1409-33-017-008
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ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **RESOLUTION NO. 238-2024**

#### **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 properties located in the Town along Bassett Highway, West Blackwell Street, North Warren Street, Dewey Street and North Sussex Street as set forth on **Schedule 1** attached hereto and made a part hereof, and as illustrated on **Exhibit 1** attached hereto and made a part hereof (collectively, the “Property”), to determine whether such Property, or any portions thereof, is a non-condemnation area in need of redevelopment pursuant to the Redevelopment Law; and

**WHEREAS**, the Property is generally bounded by Route 46 and the Rockaway River to the north; West Blackwell Street to the south; a railroad right-of-way and North Sussex Street to the east; and a railroad right-of-way and the Rockaway River to the west; and

**WHEREAS**, the Mayor and Town Council believes the Property is potentially valuable for contributing to, serving, and protecting the public health, safety and welfare and for the promotion of smart growth within the Town; and

**WHEREAS**, the 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 set forth on **Schedule 1** and illustrated on **Exhibit 1** attached hereto and made a part hereof, 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 set forth on **Schedule 1** and illustrated on **Exhibit 1** attached hereto and made a part hereof; to develop a map reflecting the boundaries of the proposed non-condemnation redevelopment area; to provide public notice and conduct public hearings pursuant to N.J.S.A. 40A:12A-6; and to draft a preliminary investigation/report to the Mayor and Council containing its findings; and

**BE IT FURTHER RESOLVED**, that the Planning Board shall submit the results of such preliminary investigation concerning the proposed non-condemnation redevelopment area to the Mayor and Council for review and consideration in accordance with the provisions of 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:

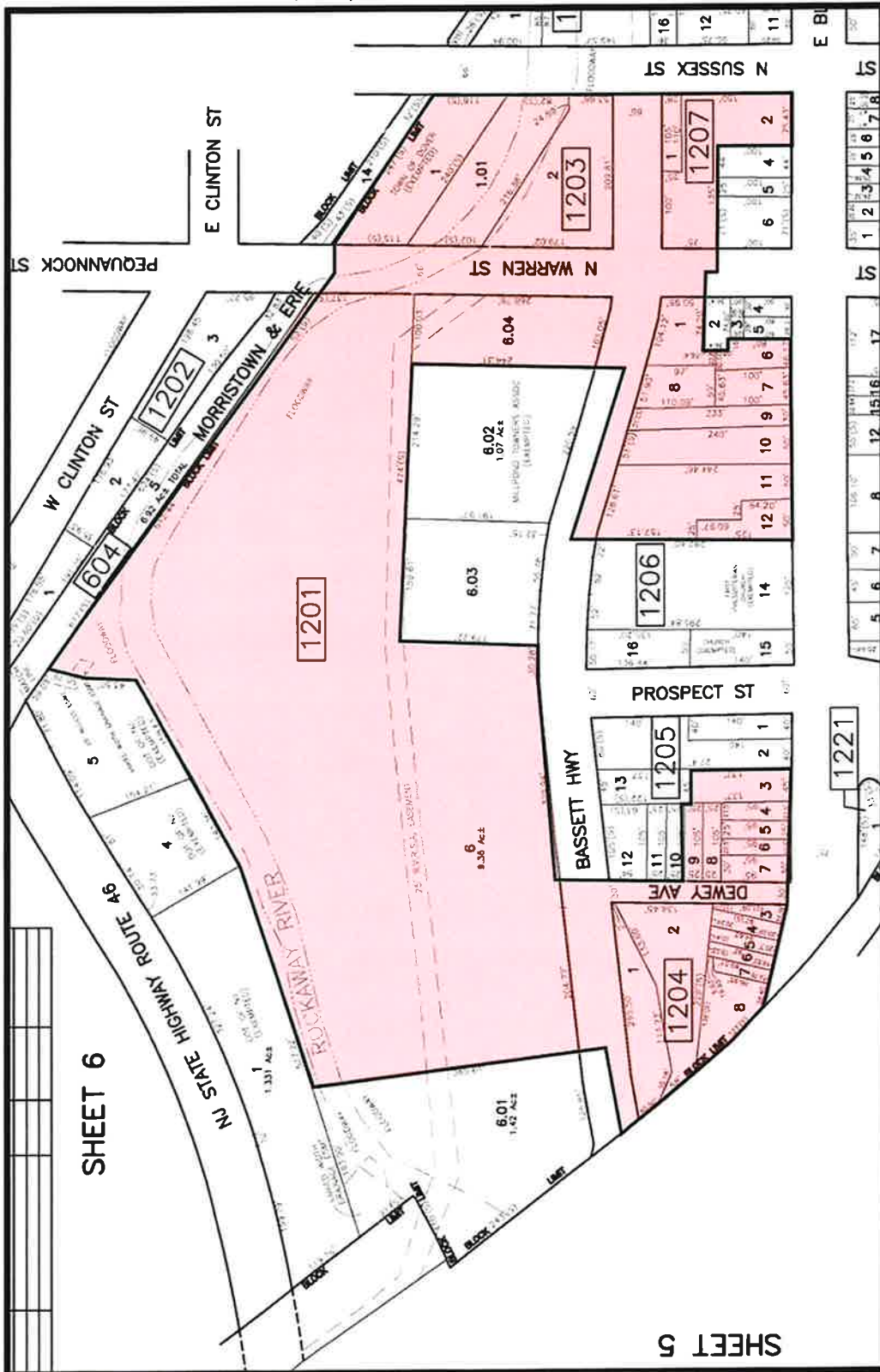
\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_

**Exhibit 1**

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



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

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

**Table of Properties (con't)**

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



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **RESOLUTION NO. 239-2024**

#### **RESOLUTION OF THE MAYOR AND TOWN 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 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 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 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, and as shown on the map attached hereto (collectively, the “Study Area”), to determine whether such Study Area, or any portions thereof, is a condemnation area in need of redevelopment pursuant to the Redevelopment Law; and

**WHEREAS**, the Study Area 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 Study Area 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 Study Area to determine whether the designation of the Study Area, or any portions thereof, as a 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 condemnation redevelopment area determination concerning the Study Area, 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., including the power of eminent domain to acquire all or any portion of the Study Area.

**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 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, 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 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 5-7-9 North Warren Street (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; to develop a map reflecting the boundaries of the proposed condemnation redevelopment area; to provide public notice and conduct public hearings pursuant to N.J.S.A. 40A:12A-6; and to draft a preliminary investigation/report to the Mayor and Council containing its findings; and

**BE IT FURTHER RESOLVED**, that the Planning Board shall submit the results of such preliminary investigation concerning the proposed condemnation redevelopment area to the Mayor and Council for review and consideration in accordance with the provisions of 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.

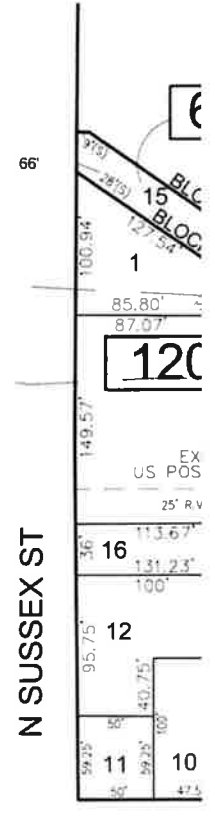
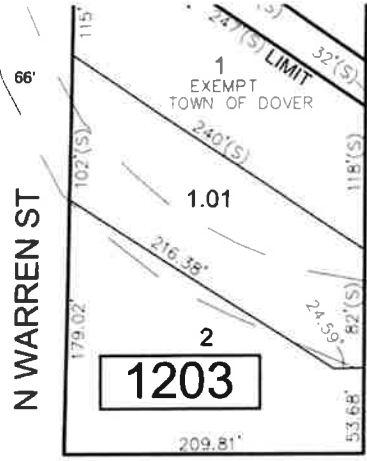
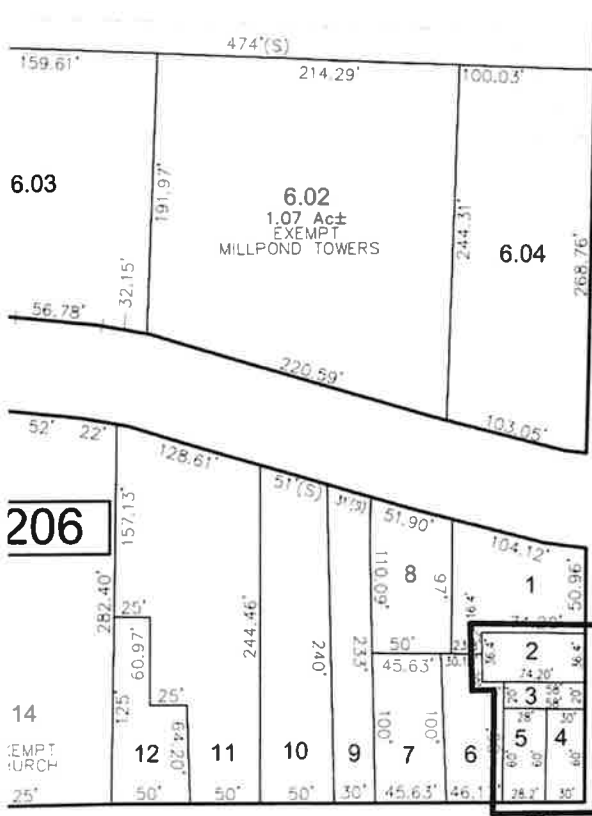
ATTEST:

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Tara M. Pettoni, Municipal Clerk

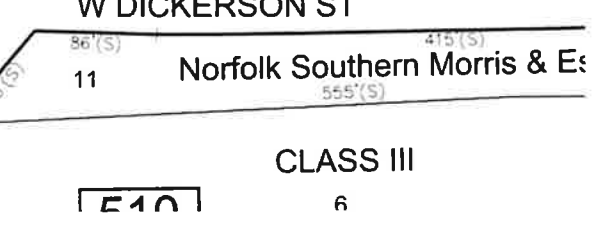
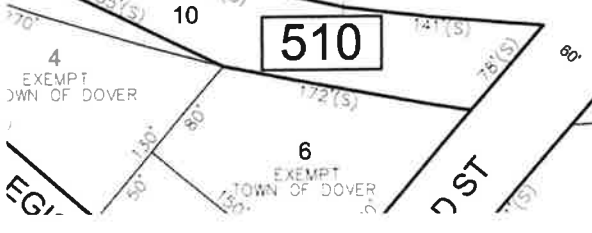
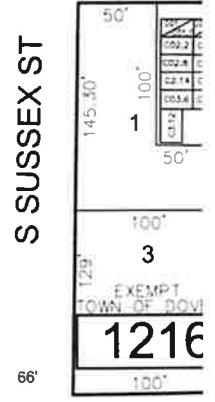
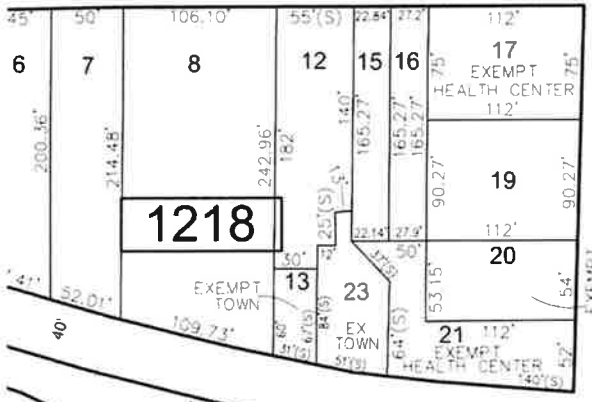
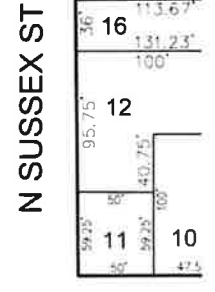
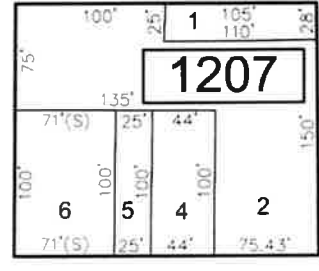
\_\_\_\_\_  
James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_





Condemnation AINOR Study Area



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



# TOWN OF DOVER MAYOR & TOWN COUNCIL

RESOLUTION NO. 240-2024

## RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER ALLOWING TO ENTER INTO EXECUTIVE SESSION

WHEREAS, the Open Public Meeting Act, P.L. 1975, Chapter 231 permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of opinion that such circumstances presently exist

**NOW THEREFORE BE IT RESOLVED**, by the Municipal Council of the Town of Dover, that the public shall be excluded from discussion of the following matters:

- A confidential matter, under Federal Law or State Statute, or rule of court
- A matter in which the release of information would impair a right to receive funds from the Government of the United States
- Material the disclosure of which constitutes an unwarranted invasion of privacy
- Collective bargaining negotiations
- A matter involving the purchase, lease or acquisition of real property with public funds
- Tactics and techniques utilized in protecting the safety and property of the public, including investigations of violations or possible violations of the law
- ✓ Matters falling within the attorney-client privilege
- A matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of promotion or disciplining of a specific prospective public officer or employee employed or appointed by the public body
- Deliberations occurring after a public hearing that may result in the imposition of a specific civil penalty or loss of a license or permit

**BE IT FURTHER RESOLVED** that minutes will be kept on file in the municipal clerk's office and once the matters involving the confidentiality of the above no longer requires that confidentiality, then the minutes shall be made public.

**BE IT FURTHER RESOLVED**, by the Mayor and Council of the Town of Dover, County of Morris, and State of New Jersey that the public be excluded from this meeting and enter into Executive Session.

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

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James P. Dodd, Mayor

**ADOPTED:** \_\_\_\_\_