

Baker Opera House, Downtown Dover, New Jersey



Listed on the National Register of Historic Places in the United States of America. (Reference number: 81000396)

Town of Dover Plan Endorsement Recommendation

Presented to the

Plan Implementation Committee

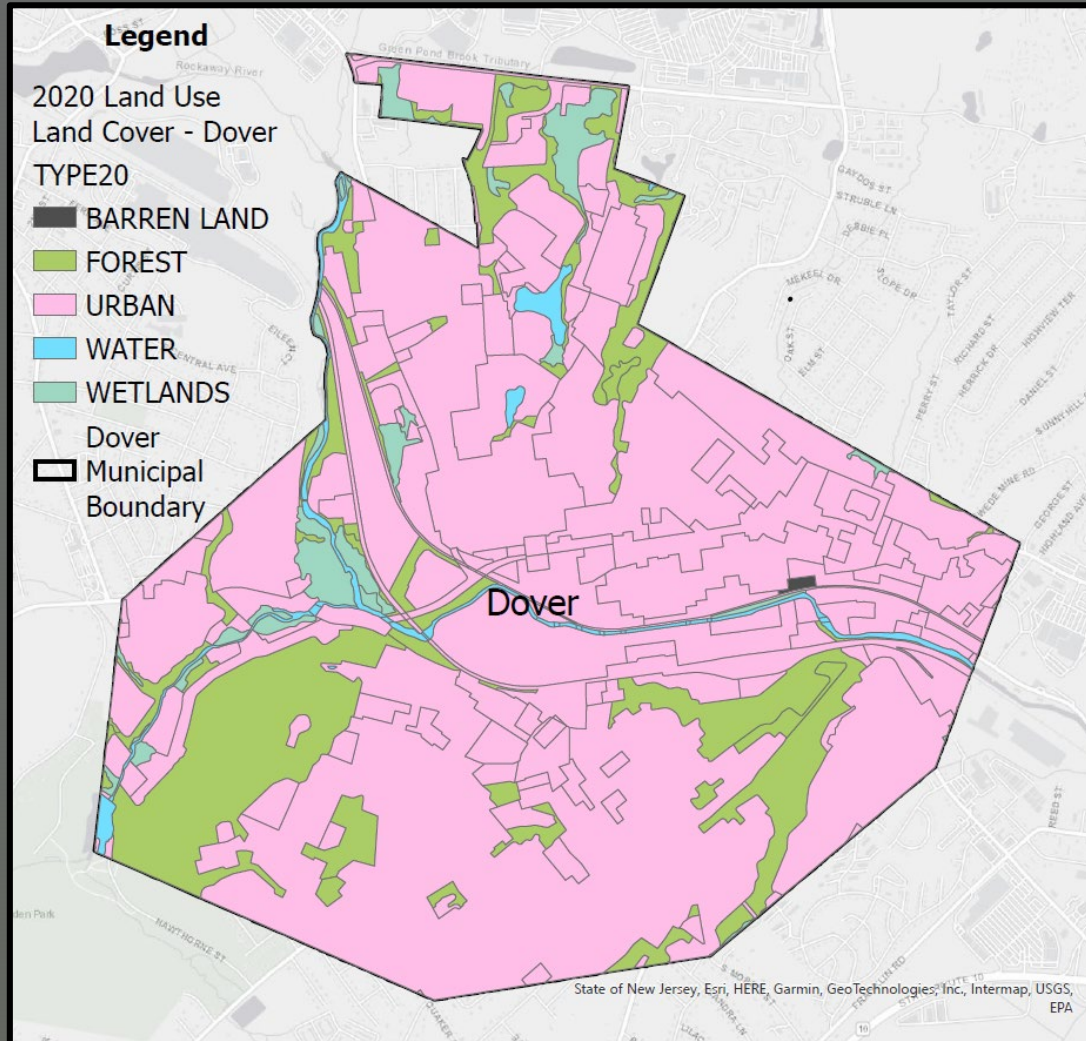
July 16, 2025

NJ Office of Planning Advocacy

Town of Dover, New Jersey – Morris County



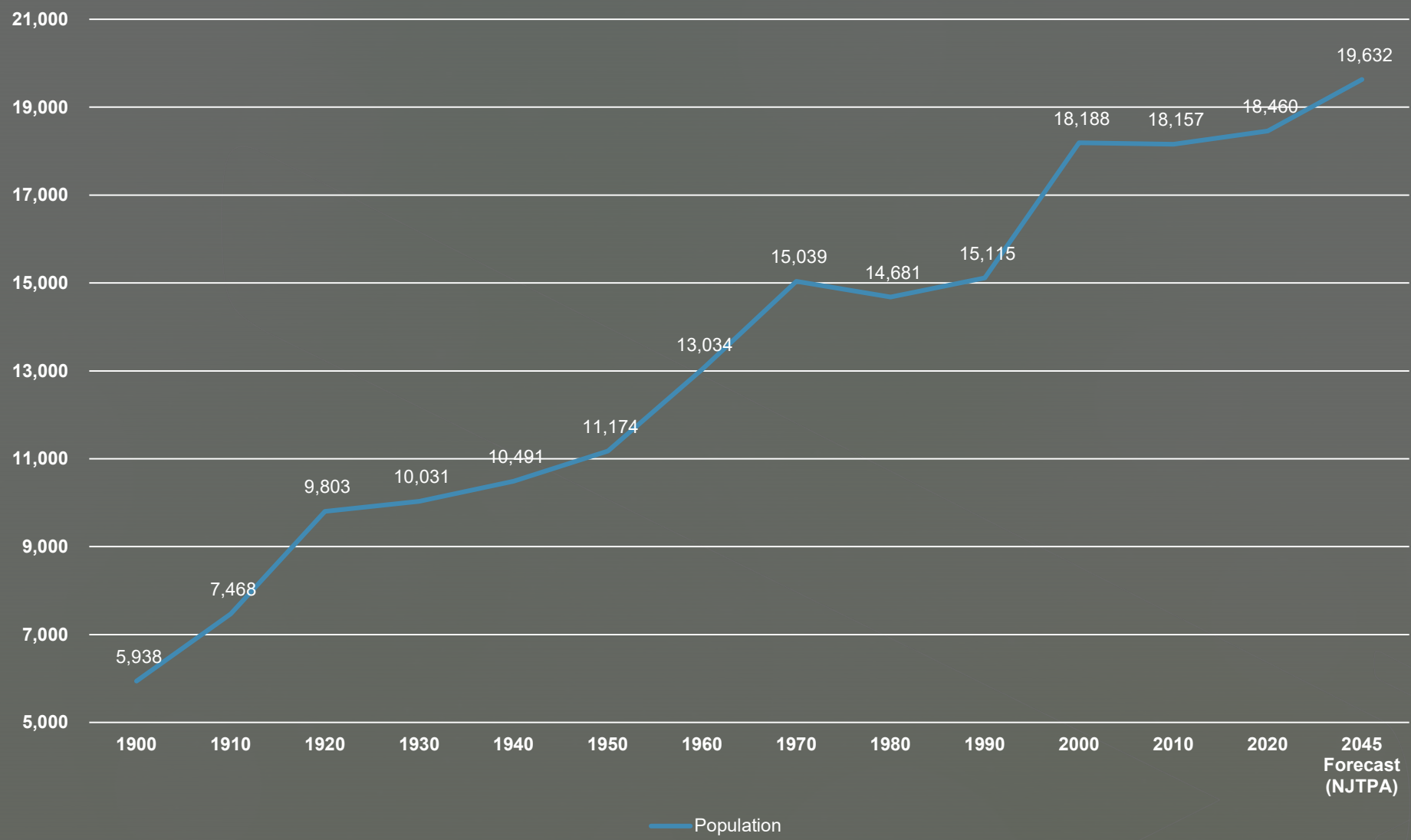
Location & Regional Context



2020 Land Use/Land Cover	Acres	%
URBAN	3062.84	79.39
AGRICULTURE	0	0.0
FOREST	681.50	17.66
WETLANDS	73.32	1.90
BARREN LAND	1.26	0.0
WATER	39.29	1.02
TOTAL	3,858	100

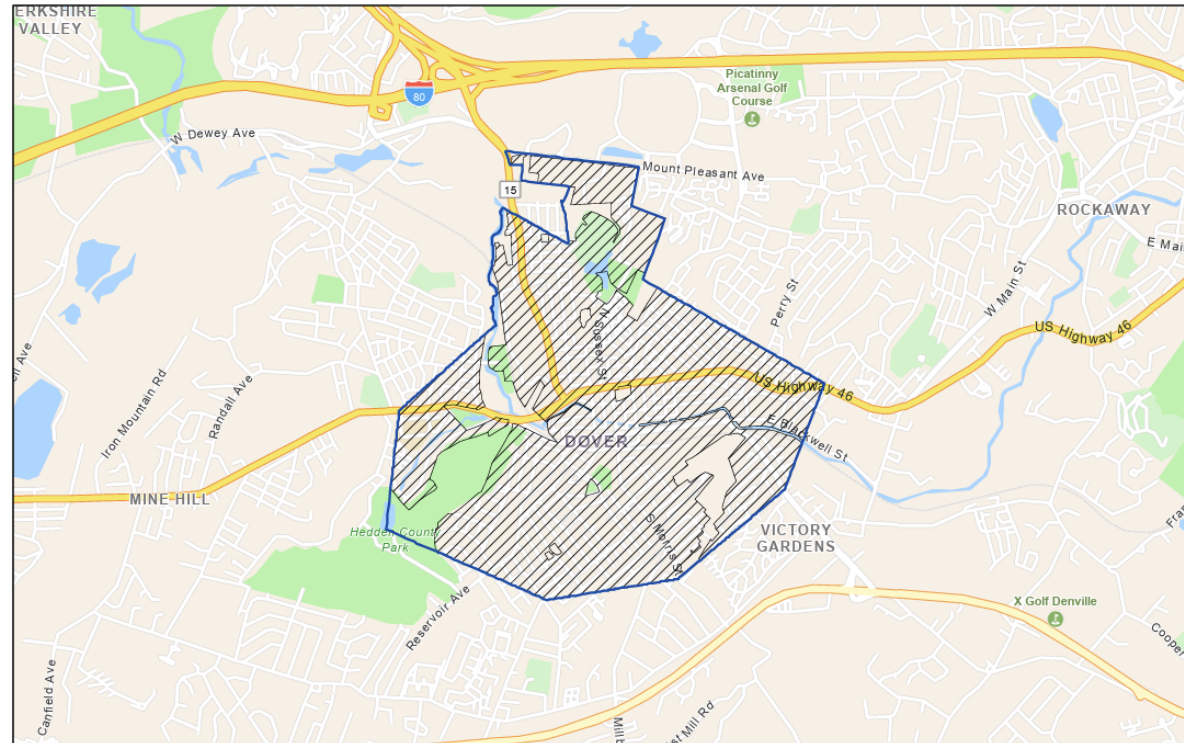
Demographics/Trends

Town of Dover Population (1900-2020) & 2045 Projection



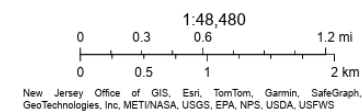
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Town of Dover

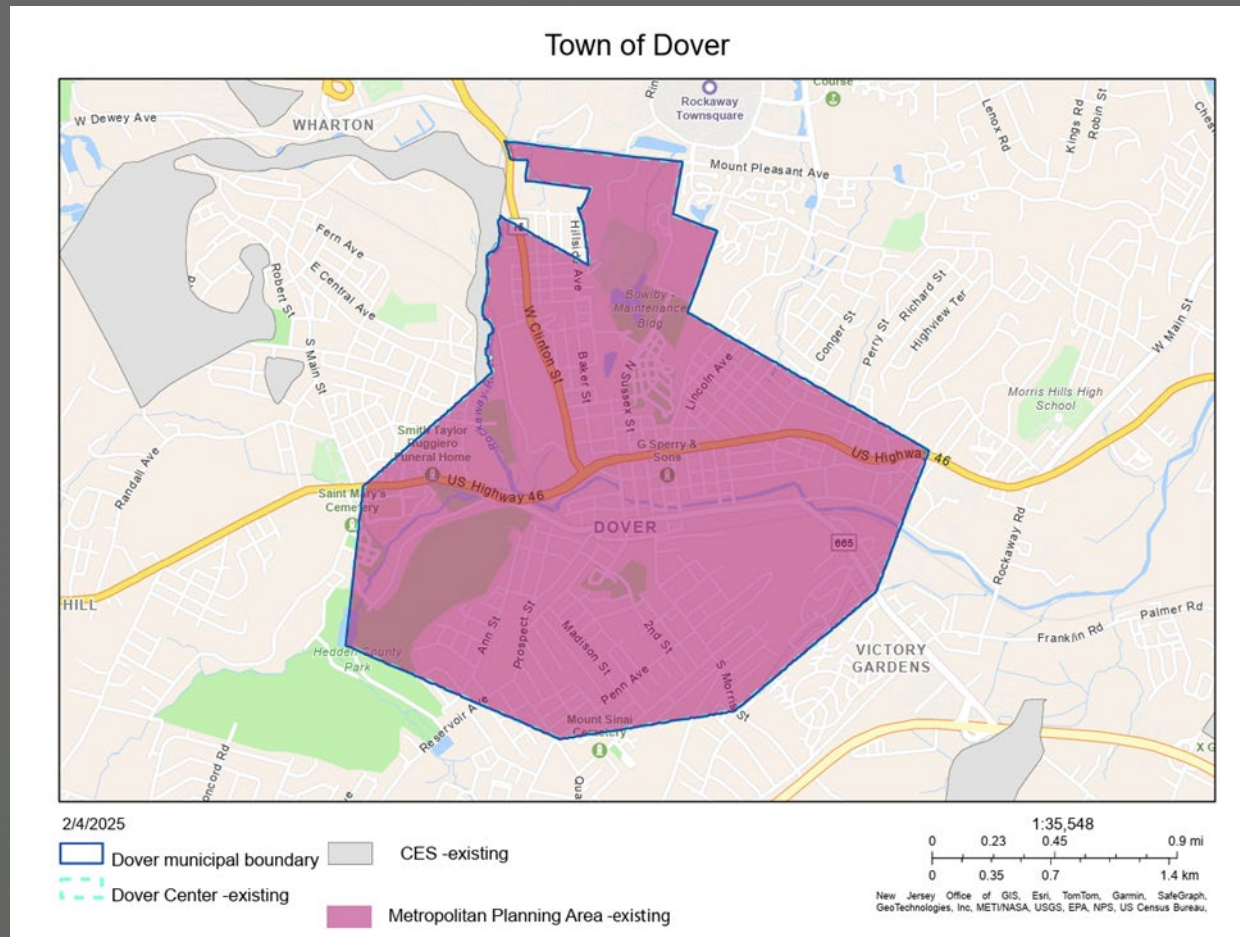


2/4/2025

-  Dover municipal boundary
-  Sewer Service Areas

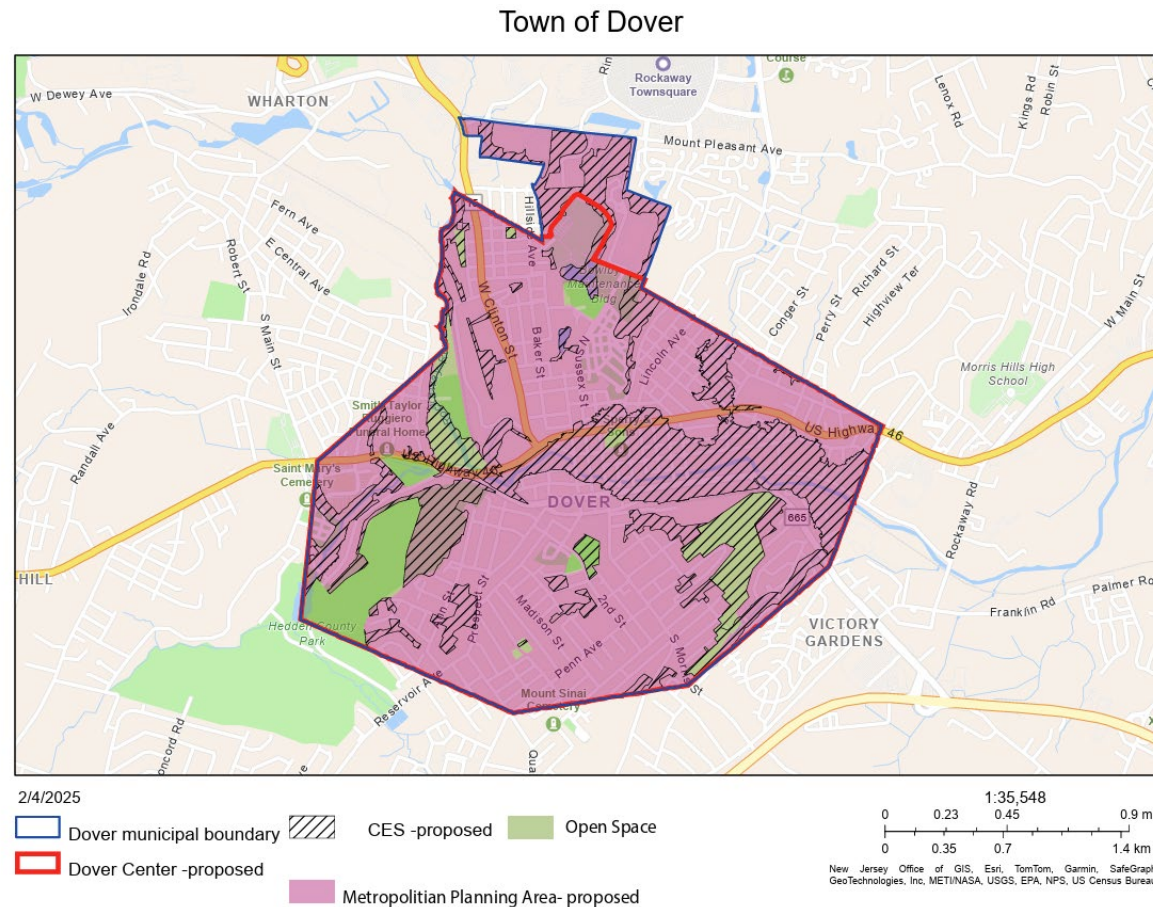


Plan Endorsement



- Regional Center Designation
- Rationale for Plan Endorsement And Center Designation

Proposed Mapping



Summary of Proposed Mapping

Planning Area	Label	Existing Acreage	Proposed Acreage	Change in Acreage
PA 1	Metropolitan	1745.71	1561.5	-184.2
Center Designation	Existing Acreage	Proposed Acreage	Change in Acreage	
Regional Center	1745.71	1629	116.71	
Critical Environmental Sites (CES)	0.80	601.74	600.95	

Planning Milestones

Event(s)	Date	Notes
Dover Community Forestry Management Plan	01/2005	
Master Plan	2007	Re-examined in 2018
Circulation Element	2006	
Land Use Plan Element	2007	
Historic Preservation Element	2006	
Recreation and Open Space Element	2006	
Land Use Plan Element	2006	
Town Center Designation	12/02/1994	
Zoning Map	2009	Revised on 06/15/2015 per ordinance #26-2014 and subsequently revised on 01/08/2018 per ordinances #26-2017, #21-2016, and #15-2016.
Adopted Morris County Waste Water Management Plan	2014	
Revised Housing Element & Fair Share Plan	2016	
Dover Committing to DCA Fourth Round Affordable Housing Present and Prospective Need	01/16/2025	Res No. 53-2025
Land Use Land Cover	2020	
Morris County Strategic Growth Plan	08/2018	
Morris County Hazard Mitigation Action Plan	2020	
Stormwater Pollution Prevention Plan Amended	05/19/2021	NJDES #NJG0141852
Water and Sewer Connection Fees Ordinance	06/23/2023	Ord. #s 12-2023
Municipal Self-Assessment	03/22/2023	
Opportunity and Constraints Report	05/03/2023	
Plan and Implementation Agreement	01/27/2025	Approval of Resolution #66-2025
PIC Approval		
SPC Adoption		

Consistency with the State Plan

Items
Regional Center Designation in Metropolitan Planning Area (PA1) (PA1)
Conservation Element and Open Space and Recreation Plan, and Natural Resource Inventory (NRI)
Business Development
Public Water, Sewer, Road, Electric, and Natural Gas Infrastructure
2018 Master Plan Re-examination - Redevelopment of underutilized lands
Dover Town Firehouse, Municipal Buildings, Courthouse, Pool, Police Department, and Public works facility, and Public Schools.
Five schools: Three (3) Elementary Schools: Academy Street, East Dover, and North Dover. Dover Middle School and Dover High Schools.
Housing Element and Fair Share Plan
Rehabilitation Tax Credits/Historic Preservation Commission
Historic Preservation Commission
Adhering to the Master Plan, including affordable housing component.
Fulfilling items outlined in the Plan and Implementation Agreement.
Collaborating with the State and County to align with their respective planning initiatives.

Goal #1: Revitalize the State's Cities and Towns

Goal #2: Conserve the State's Natural Resources and Systems

Goal #3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey

Goal #4: Protect the Environment, Prevent and Clean Up Pollution

Goal #5: Provide Adequate Public Facilities and Services at a Reasonable Cost

Goal #6: Provide Adequate Housing at a Reasonable Cost

Goal #7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value

Goal #8: Ensure Sound and Integrated Planning and Implementation Statewide

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Planning & Implementation Agreement

- Dover, OPA, and our State Agency partners achieved a consensus in regards to the requirements in the Planning & Implementation Agreement (PIA).
- Dover's Governing Body formally approved the PIA and proposed State Plan Policy Map amendments at their January 28th Planning Board meeting.
- The PIA includes items that OPA and our State Agency partners believe will achieve additional consistency with the State Plan, as well as the updated Plan Endorsement Guidelines, which address State priorities for environmental justice and climate resiliency, including amendments to the New Jersey Municipal Land Use Law (MLUL).

Recommendation

Based on Town of Dover's continuing efforts in working with the State and Morris County in achieving consistency with both the State Development and Redevelopment Plan and with the Morris County Plan, it is recommended that Town of Dover's petition for Plan Endorsement, inclusive of Center Designation and other proposed mapping changes, be referred to the State Planning Commission (SPC) for its review and approval.