

## 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

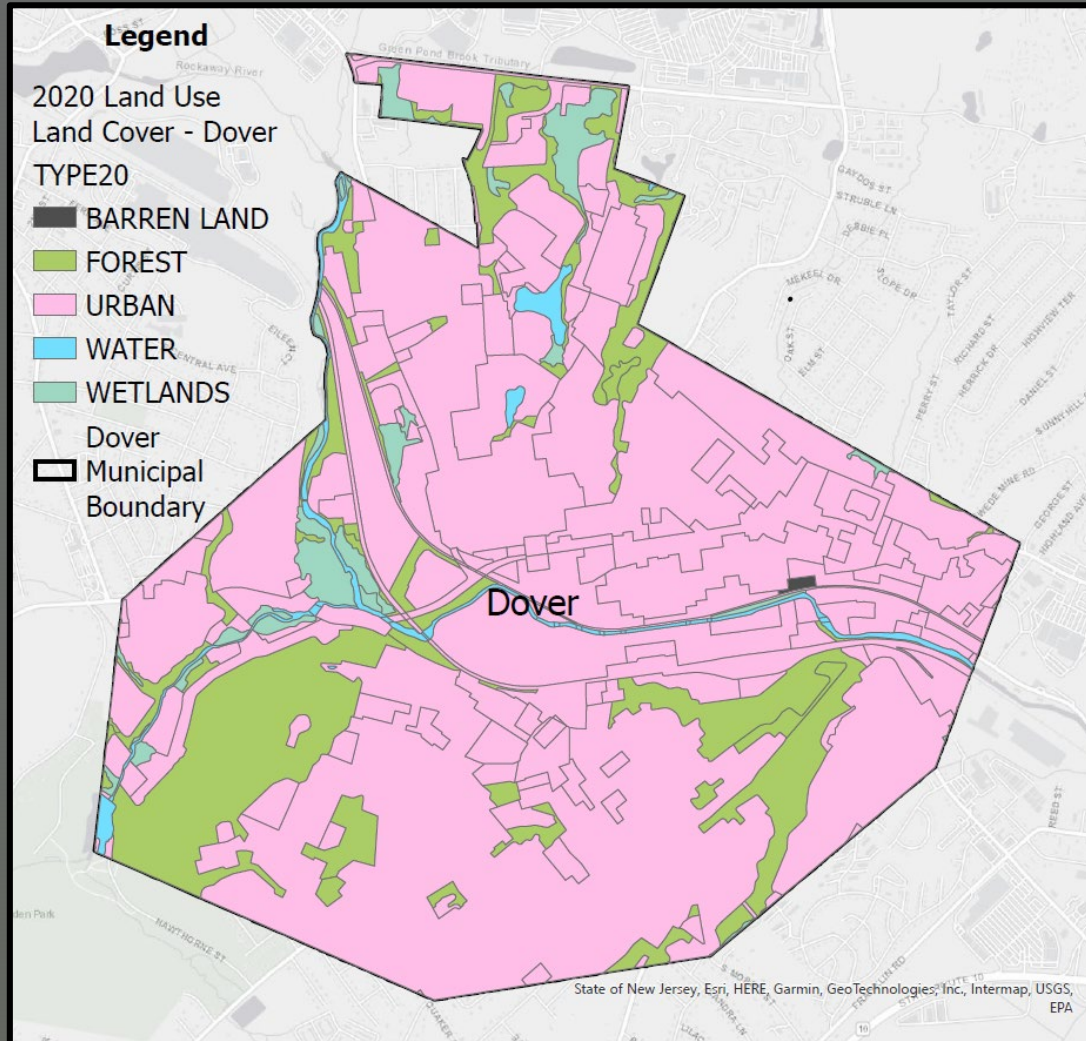
Presented to the

State Planning  
Commission

August 6, 2025

NJ Office of Planning Advocacy

# Location & Regional Context

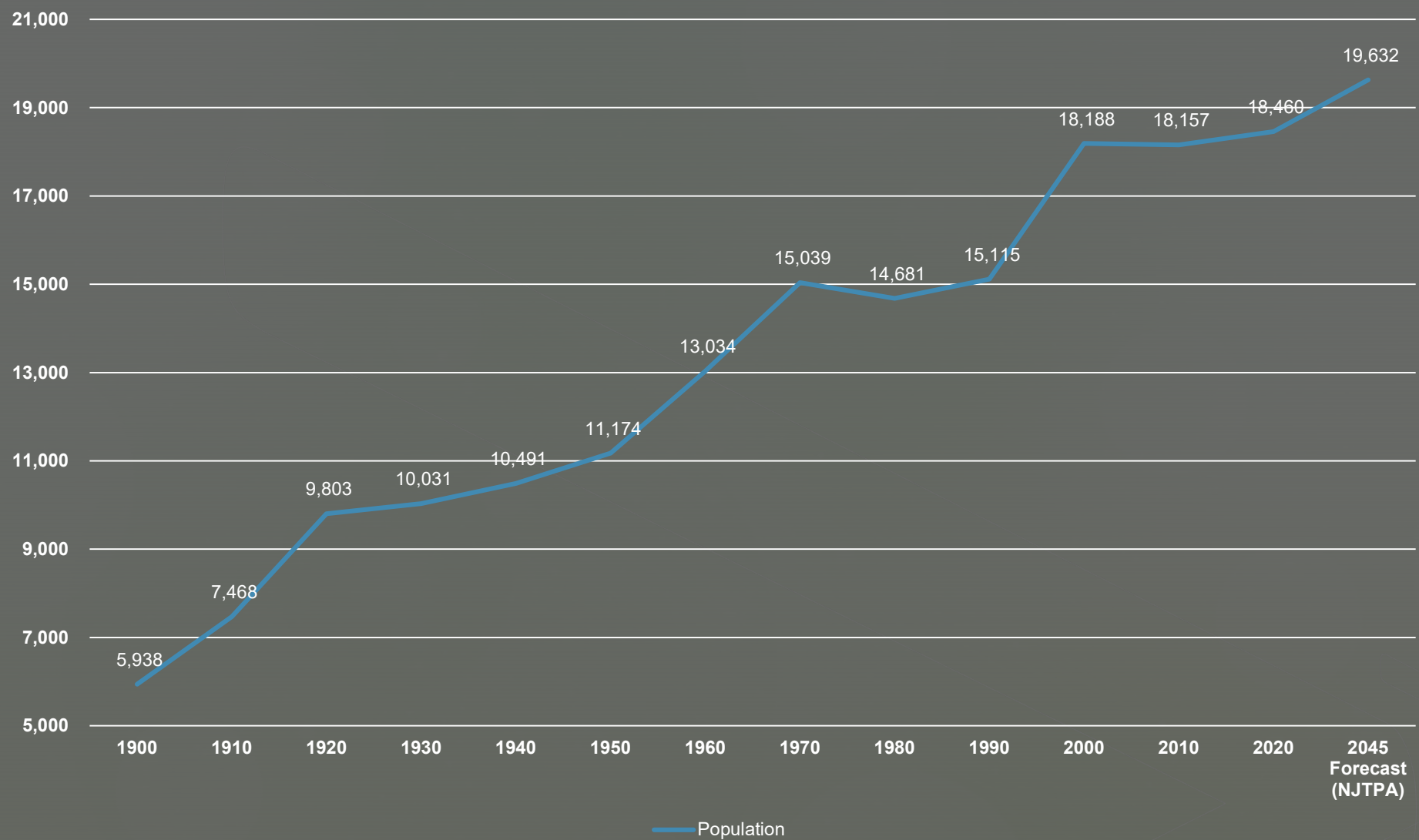


2020 Land Use/Land Cover	Acres	%
URBAN	3062.84	79.39
AGRICULTURE	0	0.0
FOREST	681.50	17.66
WETLANDS	73.32	1.90
BARREN LAND	1.26	0.0
WATER	39.29	1.02
<b>TOTAL</b>	<b>3,858</b>	<b>100</b>

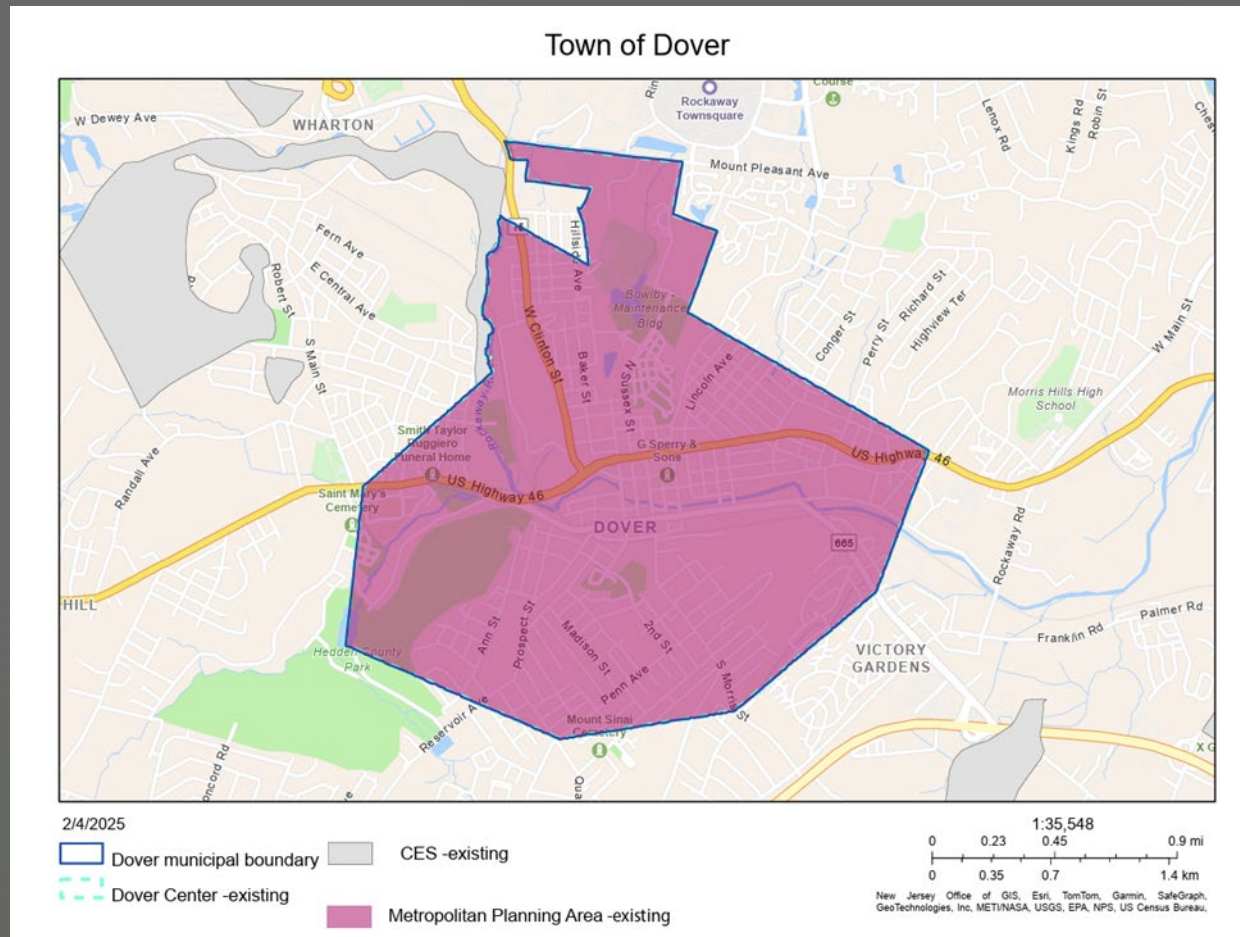


# Demographics/Trends

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

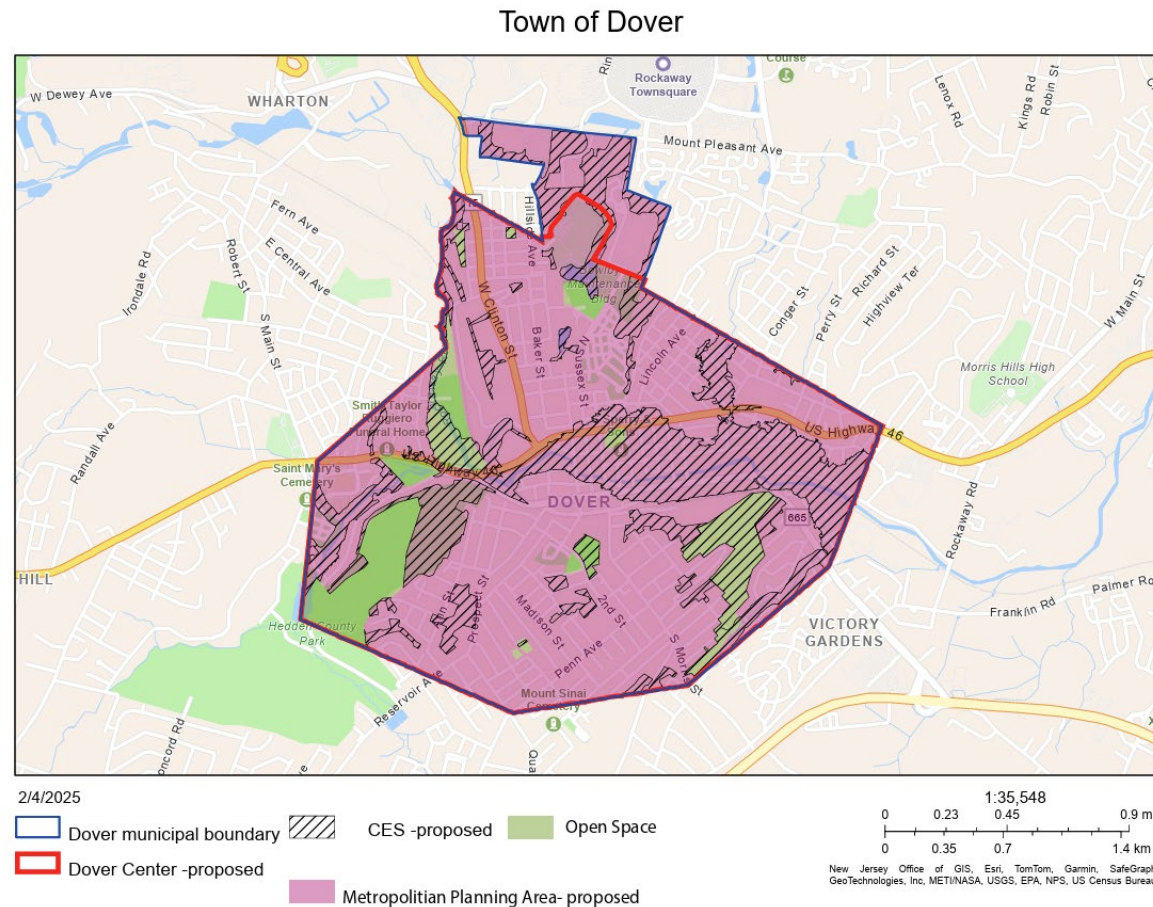


# Plan Endorsement



- 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	
<b>Town Center Designation</b>	<b>12/02/1994</b>	
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
<b>Municipal Self-Assessment</b>	03/22/2023	
<b>Opportunity and Constraints Report</b>	05/03/2023	
<b>Plan and Implementation Agreement</b>	01/27/2025	Approval of Resolution #66-2025
<b>PIC Approval</b>	07/16/2025	
<b>SPC Adoption</b>		

# 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 School.
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

# 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 Planning Board formally approved the PIA and proposed State Plan Policy Map amendments at their January 28, 2025 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 the 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 the State Planning Commission award Town of Dover their Plan Endorsement.