



goals & objectives

goals & objectives

The following goals and objectives have been created to guide future growth, development and redevelopment for the Town of Dover through unified vision. The goals and objectives have been prepared under the supposition that they will have a positive influence on the future of the Town and help shape policies guiding land use and development practices. The goals and objectives are intended to cover a range of policies and expectations for the future of Dover. The individual elements of this comprehensive Master Plan will provide an in-depth analysis of land use issues to advance these goals and objectives. The Master Plan Elements have been enriched and validated by public comment, stakeholder interviews and review by the Planning Board and its Master Plan Sub-committee.

In creating this section, certain goals and objectives have been carried over from previous Dover Reexamination Reports of the Master Plan, Land Development Ordinance & Master Plan Updates as well as subsequent versions of the Master Plan itself and incorporated into these Goals & Objectives. Other goals and objectives have been introduced in conjunction with this Comprehensive Master Plan through extensive public outreach process and local knowledge. Goals and objectives relevant and appropriate to the future of Dover have been carefully crafted so that future land use decisions should be predicated on a furtherance of the vision laid out as a result of these goals and objectives.



COMMUNITY VISION

/Goal/

Enhance and create a sense of place that encourages economic vitality and community activity through well-designed land development consistent with established neighborhoods and land use patterns, while preserving the community's suburban and urban landscapes. Dover is a unique community within Morris County with a pedestrian scale central downtown business district, parks, river and historic canal resources, railroads, industrial activity, a variety of housing types, and a high number of churches serving as neighborhood and regional centers, all of which make Dover a desirable place to live, work and play.



/Objectives/

- Encourage the preservation of existing neighborhoods through innovative community-based programs that target all socio-economic demographics as well as the protection of existing stable communities.
- Reduce auto-dependency through innovative design practices that encourage and allow for pedestrian activity where appropriate.
- Encourage consistency with recommendations of the State Development and Redevelopment Plan for Planning Areas and Center Designation as well as the new Highlands Water Protection and Planning Act.
- Capitalize on opportunities for redevelopment that enhance the existing community.
- Encourage any new development to be consistent with the scale of established land uses while enhancing the character of existing neighborhoods and proximate land uses. Increased densities appropriate to location should be considered such those at key intersections and Transit facilities but not at the expense of existing character.
- Encourage coordinated land use and transportation planning of business corridors including but not limited to areas such as Route 46, areas along Blackwell Street, Mt. Pleasant Avenue, Bassett Highway as well as transit facilities and key intersections sharing similar concerns.
- Create multi-jurisdictional partnerships both horizontally and vertically to establish coordination and cooperation for the future of Dover.
- Capitalize on the unique cultural diversity and charm of Dover that sets it apart from other Morris County communities.

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LAND USE

/Goal/

Preserve residential neighborhoods.

/Objectives/

- Minimize traffic impacts on residential streets.
- Minimize the conversion of single-family homes into multi-family dwellings through the use of innovative development standards such as FAR, parking standards, etc.
- Minimize the deleterious impacts of rental units on owner occupied single-family residential neighborhoods while understanding the need for rental housing opportunities for people with limited means for home-ownership.
- Minimize the need for on-street parking by ensuring adequate off-street parking standards are created for new residential development. This includes exploring potential opportunities to provide off-street parking measures for established neighborhoods through innovative and creative planning and design as well as public-private partnerships that may share parking.
- Provide for parking to be a revenue-stream for the downtown district while allowing it to be used creatively to correct parking conditions in surrounding residential zones.
- Provide effective buffers on adjacent nonresidential properties.
- Where land uses are proposed in adjacent municipalities that will impact residential communities in Dover, all reasonable measures should be taken to participate in the public hearing process and minimize deleterious and negative impacts to Town residents and general quality of life.
- Encourage in-fill housing where appropriate that is consistent with the scale and character of existing neighborhoods.
- Adaptively reuse historic non-residential buildings for appropriate residential use where neighborhood land use patterns and infrastructure support this practice.



/Goal/

Maximize potential for expansion of the economic base to support the costs of providing municipal services and education to Dover residents.



/Objectives/

- Encourage well-designed mixed-use development that enhances property values rather than creating stand-alone single use facilities.
- Enhance the socioeconomics of the Town by allowing various housing types to be offered in the Downtown area that seeks to fulfill current market trends by targeting young professional and “empty-nester” households.
- Encourage redevelopment through the coordination of the municipal Master Plan to the existing and potential redevelopment areas to ensure a unified vision of future growth and development.
- Identify remaining tracts with potential for economic development through the use of Redevelopment, Planned Developments and General Development Plans that encourage connectivity to existing neighborhoods and enhance opportunities to make Dover a destination to live, work and play.
- Pursue the redevelopment of the Dover Station Area, either through assisting property owners with the transfer of the property to a developer or through redevelopment area designation. Any potential redevelopment of this site should consider Transit Oriented Redevelopment and Center-based planning.
- Pursue the master planning of key properties within the Downtown Area including Bassett Highway, NJ Transit-owned and other publicly owned parcels.
- Promote “themes” as a means to attract visitors to the downtown; arts and culture, public markets, etc.
- Incorporate the findings of the Friends of Rockaway River Plan in the Land Use Element and Open Space and Recreation Element of the Master Plan.
- Encourage development that supports bicycle and walk to work programs through mixed-use community design that promotes flexibility to allow for residential housing and commercial space above retail facilities, where appropriate, feasible and where market conditions allow.

Objectives

goals

/Goal/

Analyze existing land use patterns and underlying zoning and make recommendations for changes where incongruous land uses directly abut one another and where zoning was established contradictory to existing land use patterns.

/Objectives/

- Review the zoning and land use patterns along State and County highways including but not limited to Route 46 and Route 15 particularly at key intersections where commercial activity is currently located. Where appropriate, make recommendations for new zoning regulations addressing potential shifts between existing residential and commercial land uses, and coordinate adjoining land uses better.
- Reduce the number of Zoning Board applications in neighborhoods where zoning is contradictory and burdensome provide revisions to said zoning to alleviate these issues.
- Review the permitted use list in the Land Development Ordinance to address emergent land use trends such as Neo-Traditional and Smart Growth planning principles and how they relate and incorporate land uses such as assisted living facilities, active adult housing as well as the emerging young urban professional.
- In accordance with State Plan policies and procedures, encourage future development to occur at appropriate locations and intensity in accordance with transportation and environmental capacities.



- Discourage deviations from established land use patterns that would permit incompatible and/or conflicting land uses being developed adjacent to one another; where appropriate amend zoning to prohibit incongruous land uses.
- Where appropriate, allow for mixed-use smart growth developments such as residential uses, neighborhood commercial business uses, and establish density requirements as appropriate to location.
- Review the plans of the academic community such as the Kubert School, Dover School of Business and Morris County Community College and analyze if and how to accommodate future college growth within the fabric of the community.
- Make sure zoning in neighborhoods recognized as local historic areas conforms to existing set-backs, heights, and other features to assure any new construction in the neighborhood is compatible in scale, massing, and orientation to the street.

/Goal/

Coordination of land use decisions with educational needs and costs.

/Objectives/

- Reconcile zoning plan with Dover Board of Education facility planning to minimize fiscal and functional impacts of development on the Town's school system.
- Participate in school facility planning and encourage "community-based" school design and program/ facility sharing.



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CIRCULATION

/Goal/

Provide alternative routes for regional traffic to disperse and diffuse traffic to reduce and eliminate existing and potential congestion.

/Objectives/

- Look at alternative grid connections in the Downtown such as North Sussex and South Morris and potential side streets, improvement of paper streets, etc.
- Anticipate and coordinate design and placement of directional and informational signs indicating parking areas, public facilities (town hall, library, schools, etc.) in graphics not dependent on English language literacy.

/Goal/

Combine circulation and land use objectives wherever possible.

/Objectives/

- Perform a detailed Circulation Plan Element as an element to the Master Plan.
- Implement network of pathways for bicycle and pedestrian use through reservation of open space in new planned developments and existing abandoned rail R.O.W. and other property.
- Expand network of pathways through Town acquisition or jurisdiction over stream corridors, flood plains, unused rights-of-way, historic sites, etc.
- Reduce the impact of roadway design on existing land uses as well as the ability to attract a more diverse business mix.
 - Look at Route 46 R.O.W. and create a roadway design that is aesthetically pleasing and invites investment opportunity through a more pleasing and functional design as a commercial district rather than a highway. Better control of signage along Route 46 and other main commercial strips.

- Ensure that any redevelopment efforts in the Downtown area are inextricably linked to and consider pedestrian, vehicular and mass transit circulation patterns.
- Develop Capital Improvement Plan that identifies and prioritizes needed improvements to Dover roads, utilities, buildings and grounds (including parks) and public works. Include planning and placement of signage in the Capital Improvement Plan.



/Goal/

Develop a safe and efficient circulation system capitalizing on the Town of Dover's excellent regional highway access and multi-modal transportation system.

/Objectives/

- Improve on Dover's existing transit systems to develop an enhanced multi-modal system capitalizing on intra-municipal transit.
- Work with business community, New Jersey Transit and Morris County to develop as means of local transportation for all of Dover's Residents such as a trolley system.

- Create an enhanced multi-modal system and encourage businesses to implement ridesharing programs aimed at lessening dependence on single passenger automobile occupancy.
- Examine and pursue the potential of expansion/relocation of the Dover Train Station, specifically addressing the availability of parking at the existing station.
- Establish a parking system in areas served by Mass transit and encourage shared opportunities with community residents and visitors.

/Goal/

Designate and encourage the development of meaningful pedestrian corridors and bikeways linking Town, County and State recreational and community facilities within Dover and surrounding municipalities.

/Objectives/

- Create a sidewalk construction fund in order that developer's seeking waiver relief from the Ordinance requirements for the construction of sidewalks is made to make a contribution in lieu of construction.
- Link public facilities including but not limited to the Morris Canal and municipal or county lands by an established greenway network. Said greenway network should also take advantage of the abandoned Rail R.O.W..



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The Rockway Dover freight Line, once abandoned, offers the opportunity to create a greenway for public use.

HOUSING

/Goal/

Maintain and encourage diversity in the type and character of available housing promoting an opportunity for varied residential communities.

/Objectives/

- Provide housing opportunities for all groups, family sizes and income levels.
- Where appropriate allow for residential apartments in mixed-use buildings above commercial and retail uses.
- Encourage all neighborhoods, existing and proposed, to embrace an active street tree planting and maintenance program.
- Encourage the development of green design housing that reduces the cost and burden on low and moderate-income families.

/Goal/

Provide additional housing affordable to low and moderate-income households.

/Objectives/

- Encourage inclusion of affordable units within all new construction projects.
- Create a homeownership program that encourages the rental population to purchase property and therefore increase stake in the greater community of Dover.
- Encourage construction of single-family units on vacant lots within existing neighborhoods. Use value of Town foreclosed lots as a subsidy to keep costs affordable to low or moderate income households.
- Adopt a growth share ordinance implementing the new regulations issued by COAH in December of 2004.
- Proactively seek Substantive Certification of a new Housing Element and Fair Share Plan.

/Goal/

Increase available housing options for pre-retirement, retirement and elderly residents.

/Objectives/

- Design should encourage mixed-use, pedestrian driven activity and be located within close proximity to goods and services.
- Maintain existing housing stock of attached single family and multifamily units.
- Through zoning and appropriate design guidelines, create opportunity for various types of active adult housing.



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/Goal/

Maintain and rehabilitate older neighborhoods. Establish a sustainable rehabilitation program with appropriate and responsible staffing levels.

/Objectives/

- A Utilize available resources such as the Neighborhood Preservation Program, Rehabilitation Area designations, Morris County Housing Programs and other tools to encourage rehabilitation of the older neighborhoods. Pursue National Register listing for significant historic properties and encourage the use of the Investment Tax Credits for rehabilitation for commercial & rental residential historic properties.
- Develop and implement an Affordable Housing Trust Fund.
- Utilize an Affordable Housing Trust Account established through a developer fee ordinance as a stable source of funding for housing rehabilitation.

- Provide a user-friendly administrative mechanism for providing matching funds for rehabilitation projects. Document all units qualified for credit pursuant to COAH regulations.

/Goal/

Preservation and continued use of properties of historic significance to the Town of Dover and its rich history.

/Objectives/

- Identify and map properties deemed historically significant on the local level through survey work as well as those properties on the State and National Historic Registers, and those properties potentially eligible for listing on the State and National Register of Historic Places. Include this information in the Master Plan for public reference when any land use application for development or redevelopment is considered.
- Investigate the establishment of a local Historic Preservation Commission or Committee, pursuant to the requirements of the NJ Municipal Land Use Law.

- The HPC should designate historic districts and landmarks pursuant to the requirements of the MLUL, and promote them in public hearings and through educational programming done in connection with the local Historical Society and other affiliated organizations..

- Enhance the protection of historic structures and sites from demolition and inappropriate alteration through regulatory control established by the passage of a local ordinance.

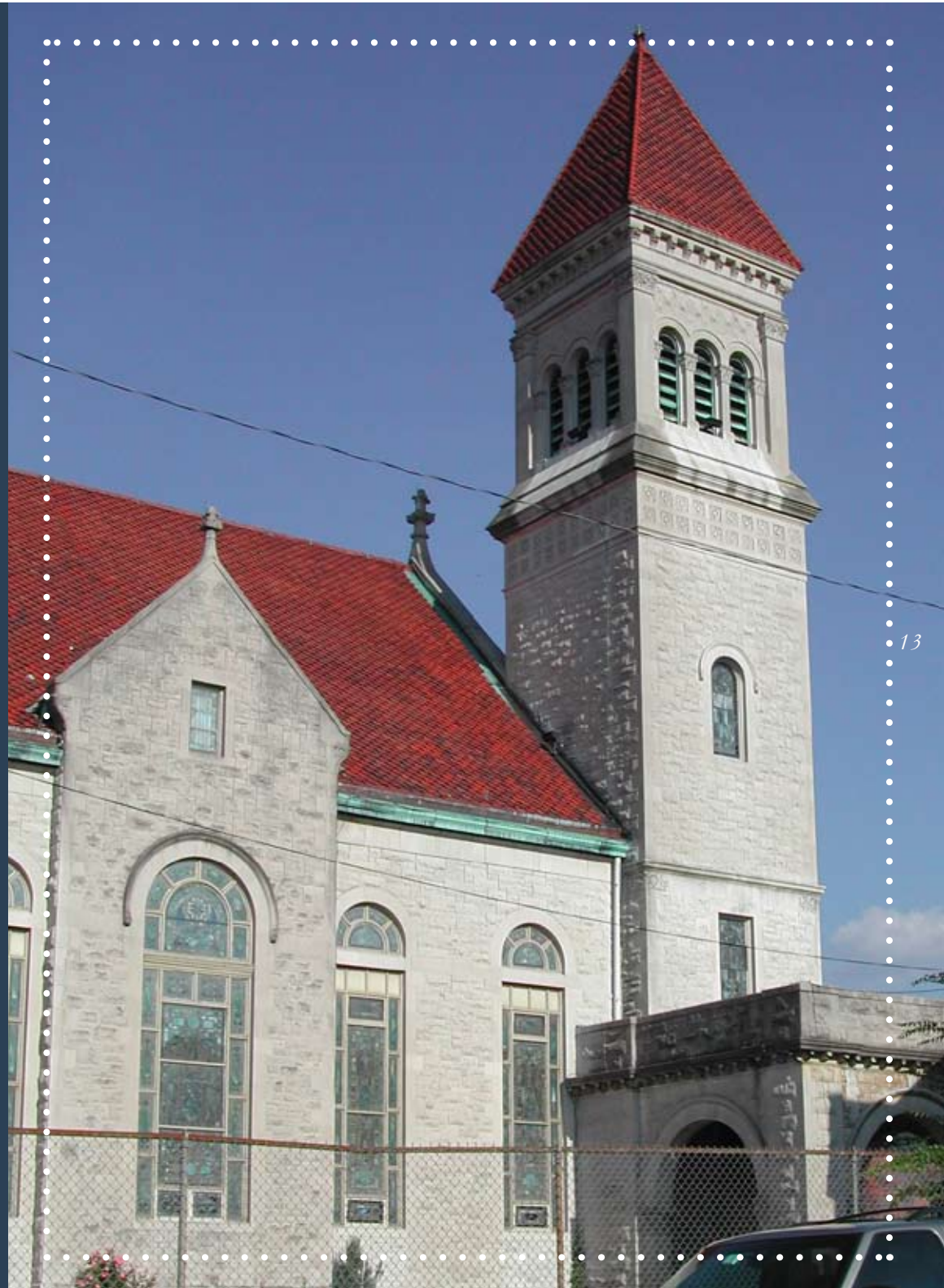
Objectives

/Goal/

Use official historic designation of properties to increase the inherent value of said properties.

/Objectives/

- Establish National Register listing for individual properties of significance and encourage the use of the Investment Tax Credit to encourage appropriate rehabilitation of the structure and adaptive re-use.
- Establish design standards for new construction in designated historic areas that supports the preservation of unique and character-defining features while remaining practical.
- Encourage the participation of the historic commercial center in a Facade Improvement Program, to guide and improve the aesthetics of Downtown Dover through guidance on appropriate storefront renovations and building maintenance practices that enhance the long term values of the structure. The FIP should include practical design standards that work to coordinate signage, awnings, window displays, and where applicable and permitted, sidewalk cafes.



RECREATION, CONSERVATION & OPEN SPACE

/Goal/

Provide for a range of quality public services such as schools, libraries, and recreational facilities, public safety/emergency services and ensure the adequacy of same to accommodate existing and future populations.

/Objectives/

- Adapt for changing program needs and provide adequate facilities for all age groups and demographic sectors including facilities such as parks, pocket-parks and other passive opportunities, science and biological educational trails, canoe, fishing and other River related opportunities and community centers.



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- Pursue additional recreation and open space to meet a growing population including new or expanded facilities at areas such Waterworks Park, Picatinny Arsenal and school facilities.
- Pursue inter-governmental, corporate and community partnerships thorough facility and resource sharing agreements.

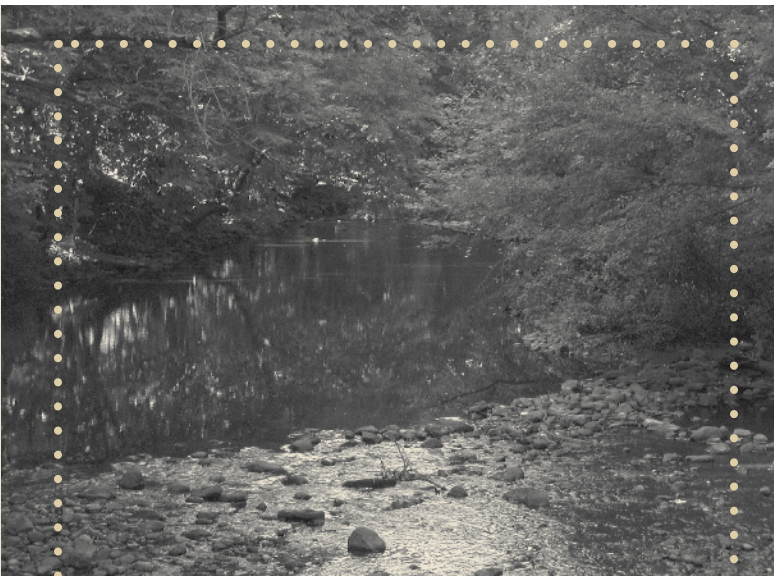


/Goal/

Preserve and enhance areas of open space with emphasis on linkages to create greenways as well as areas surrounding historic sites that preserve and enhance historic character.

/Objectives/

- Provide for and map greenways along stream corridors, existing parks and dedicated open space, etc.
- Identify and map environmentally constrained lands for preservation using Green Acres R.O.S.I, funding or open space dedication by private developers and other dedicated sources of revenue.
- Look at large tracts of Town, State and County-owned land to create conservation zones that are sensitive to flood plain and wetland issues as well as preserving and enhancing existing vistas.
- In conjunction with the street-tree program, seek development of a Public Work Tree Nursery.
- Continue to monitor the potential closing of the Picatinny Arsenal for inclusion into the greater Rockaway River and Burnt Meadow Brook Reserve as well as recreational opportunities for Dover.



/Goal/

Identification of Environmentally sensitive lands.

/Objectives/

- Map all wetland, floodplain, steep-slopes and other known environmentally constrained land.
- Utilize NJDEP and field check known Brownfield sites and quantify recommendations for remediation using Phase 1 studies funded under Hazardous Discharge Site Remediation Fund grants.

/Goal/

Coordination of flood mitigation measures with flood plain and wetlands protection.

/Objectives/

- Develop a flood mitigation plan under Federal Emergency Management Agency to ensure eligibility for federal flood mitigation funding programs.

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