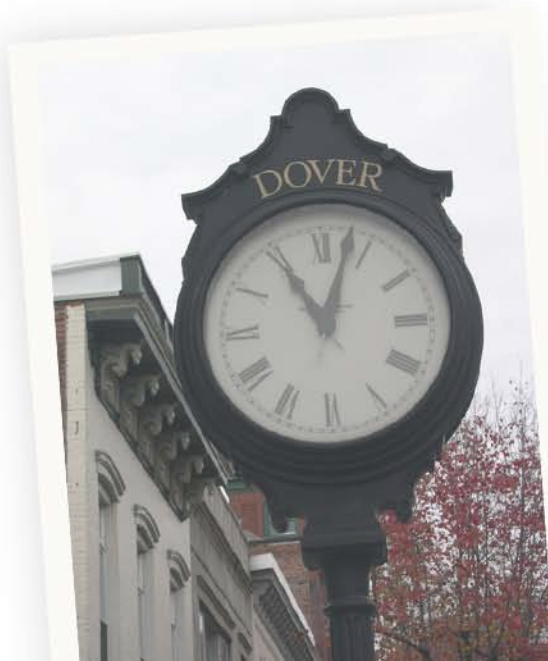




*relationship to other plans*



# *relationship to other plans*



To understand the larger context for Dover's planning efforts, it is important to research other plans and find ways to reconcile differences. That is why the Municipal Land Use law specifically requires that local Master Plan's include a section describing the relationships between it and the surrounding Municipalities, as well as the State, County and other controlling agencies.

This Relationship to other Plans element will look at the State Development and Redevelopment Plan (SDRP), the Morris County Plan. It will also analyze Dover's relationship to the surrounding community master plans of Wharton, Mine Hill, Randolph, Victory Gardens, and Rockaway the Highlands Act, and include a review of other planning documents relevant to the Town of Dover.

## **STATE PLAN**

The State Planning Commission adopted the State Development and Redevelopment Plan (SDRP) on March 1, 2001. The SDRP contains a number of goals and objectives regarding the future development and redevelopment of New Jersey. The primary objective of the SDRP is to guide development to areas where infrastructure is available. New growth and development should be located in 'centers', which are 'compact' forms of development, rather than in 'sprawl' development. The overall goal of the SDRP is to promote development and redevelopment that will consume less land, deplete fewer natural resources and use the State's infrastructure more efficiently.

To achieve this goal, the State has designated Dover as a Regional Center. New Jersey defines a regional center as a "compact mix of residential, commercial and public uses, serving a large surrounding area and developed at an intensity that makes public transportation feasible." Clearly, that definition fits Dover and future-planning efforts should follow the rough guidelines this designation offers.

The 2001 SDRP places Dover in a P1 Metropolitan Planning Area. Under this designation, Dover Township and other similarly designated areas are charged with the goal of providing for much of the states future development and redevelopment. Yet, these actions are to be guided by larger policies. The following are the most pertinent examples of those policies.

- ➔ Provide a full range of housing options through new construction, rehabilitation, redevelopment, and adaptive reuse.
- ➔ Promote development in urban cores and in the neighborhoods and areas around cores.
- ➔ Avoid the creation and promulgation of single use zones.
- ➔ Maintain and enhance a transportation system that capitalizes on high density development by encouraging the use of public transit systems, walking and alternative modes of transportation to link Centers and Nodes creating opportunities for transit oriented redevelopment.
- ➔ Use openspacetoreinforceneighborhood and community identity.

These policies set the stage for the Dover Master Plan, as future planning should take into account Dover’s designation as a regional center for the state and an engine for economic, cultural, and social growth. Dover is not only consistent with State Plan policies and goals, it significantly advances them.

**MORRIS COUNTY PLAN**

The Morris County Master Plan is a compellation of elements completed over the past thirty years. Some of the areas, such as the Future Land Use element completed in 1977, are largely outdated. More modern components, such as the Bicycle and Pedestrian element completed in 1998, offer a much better context for future Dover planning efforts. While the age of each element is an important facet of its applicability, the 2005 Morris County Cross Acceptance Report indicates that most sections of the plan reflect the designated goals and aims of the State Plan, even if some sections were written before the State Plan was initiated. Therefore, the same general guidelines offered by the State Plan should be considered when thinking about Dover’s planning efforts in relation to countywide efforts.

**ADJACENT MUNICIPALITIES**

Dover is border by five different municipalities: to the north, Rockaway Township, to the southeast by Randolph Township and Victory Gardens Boro, to the southwest by Mine Hill Township, and to the west by Wharton Boro.

**Wharton Boro**

The current land uses bordering Wharton are residential and industrial areas. These land uses generally match Wharton’s current zoning along the border. The municipalities share two important resources, the Morristown & Erie Railway and the Rockaway River. The Morristown & Erie Railway runs through both the Wharton I-1 zone and Dovers IND zone. The Rockaway River runs along the Wharton-Dover border before crossing into Wharton. While the zoning on both sides of the river is currently for industrial development, the river seems well buffered from nearby development.

to other plan

# relationship

## /Mine Hill Township/

The Mine Hill border with Dover is currently zoned SF-single family residential by the Mine Hill Zone Plan. This zoning is compatible with the current Dover zoning, which is a mix of R-1, R-2, and R-IS. The Townships share two important environmental resources. Spring Brook crosses into Dover from Mine Hill; toward the Rockaway River and the County of Morris. There are no changes proposed in this 2006 Master Plan. The only point to note is that the Open Space and Recreation Plan recommends stronger connections to Heden Park. This will not negatively affect the surrounding municipalities as the connections are proposed to be pedestrian. Hedden Park is where Dover, Mine Hill, and Randolph converge.

## /Randolph Township/

Dominating the southern border of Dover is its boundary with Randolph Township. Partially because of the size of its common border, the two municipalities share many important resources. The first are the vital transportation routes of S. Salem St, Millbrook Ave, and Prospect St. Each of these routes provides Dover with access to Route 10. As noted above, Dover and Randolph also share Heden Park and Jackson Brook in the southwest corner of town.

Dover has currently zoned most of the border with Randolph as a mix of residential zones:

R-2, R-IS, and R-1. Randolph's current zoning matches those in Dover, zoning most of the border residential: R-5, R-2, and R-3. R-5, the densest residential zoning offered by Randolph, buffers Dover's R-2 section. Therefore it is important further investigate the true density along the border and reconcile this slight difference.

## /Victory Gardens Boro/

Both sides of the small common border between Victory Gardens and Dover are zoned residential, indicating the two are compatible: R2 for Dover, multi-family for Victory Gardens.

## /Township of Rockaway/

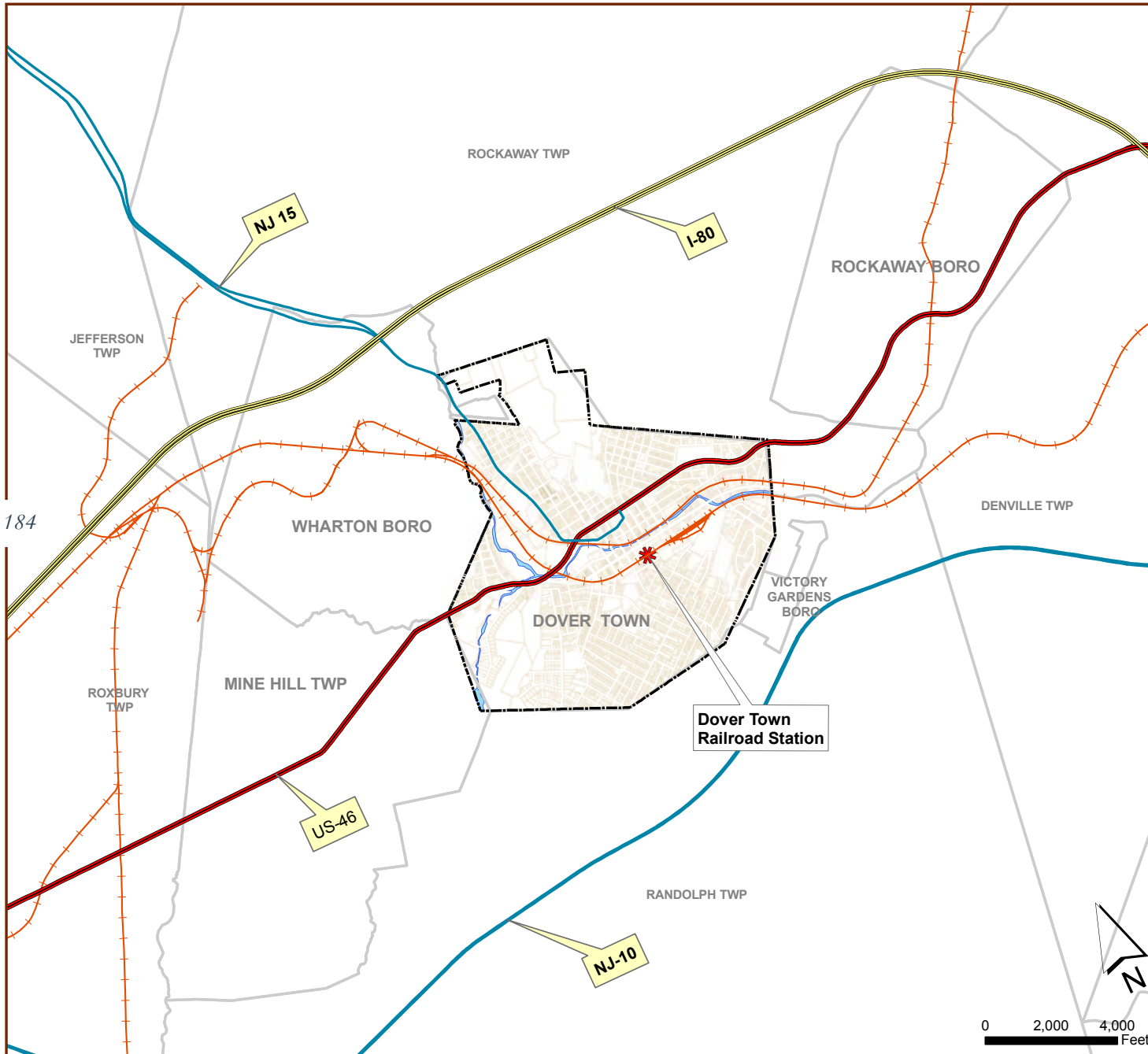
North of Dover is Rockaway, which shares the largest common border with Dover. Dover and Rockaway share the use of Route 15. which provides Dover access to I-80. On the Rockaway side, the border is a complex patchwork of zones. The northern tip of Dover contains zones for a Redevelopment Area District, an industrial/ office park, and R-2 residential. These uses are generally complementary to the Rockaway zoning, which has abutting business office uses and the Rockaway Mall. The Dover R-2 zone forms the southern boundary of the R-13 and R-P zones in Rockaway, which contain the National

Guard site. The RAD zone in Dover, however is adjacent to a residential multi family zone in Rockaway, therefore future development should consider the surrounding residential makeup. Land uses and zoning are consistent between these communities

The northeastern border between Dover and Rockaway has adjacent residential zones: R-2 and R-3 in Dover, R-13 in Rockaway and are compatible.








Along the due east border, Rockaway and Dover share the Route 46 corridor. This link between the two townships is currently zoned C-2 in Dover and B-2 (business highway) by Rockaway. While these current zones are complementary, it is important to note that any changes in Dover zoning should be considered in conjunction with Rockaway to ensure that any changes have the desired effect. The remaining areas along the eastern boundary between Rockaway and Dover are a mix of industrial and residential on both sides.





## Regional Context

### Legend

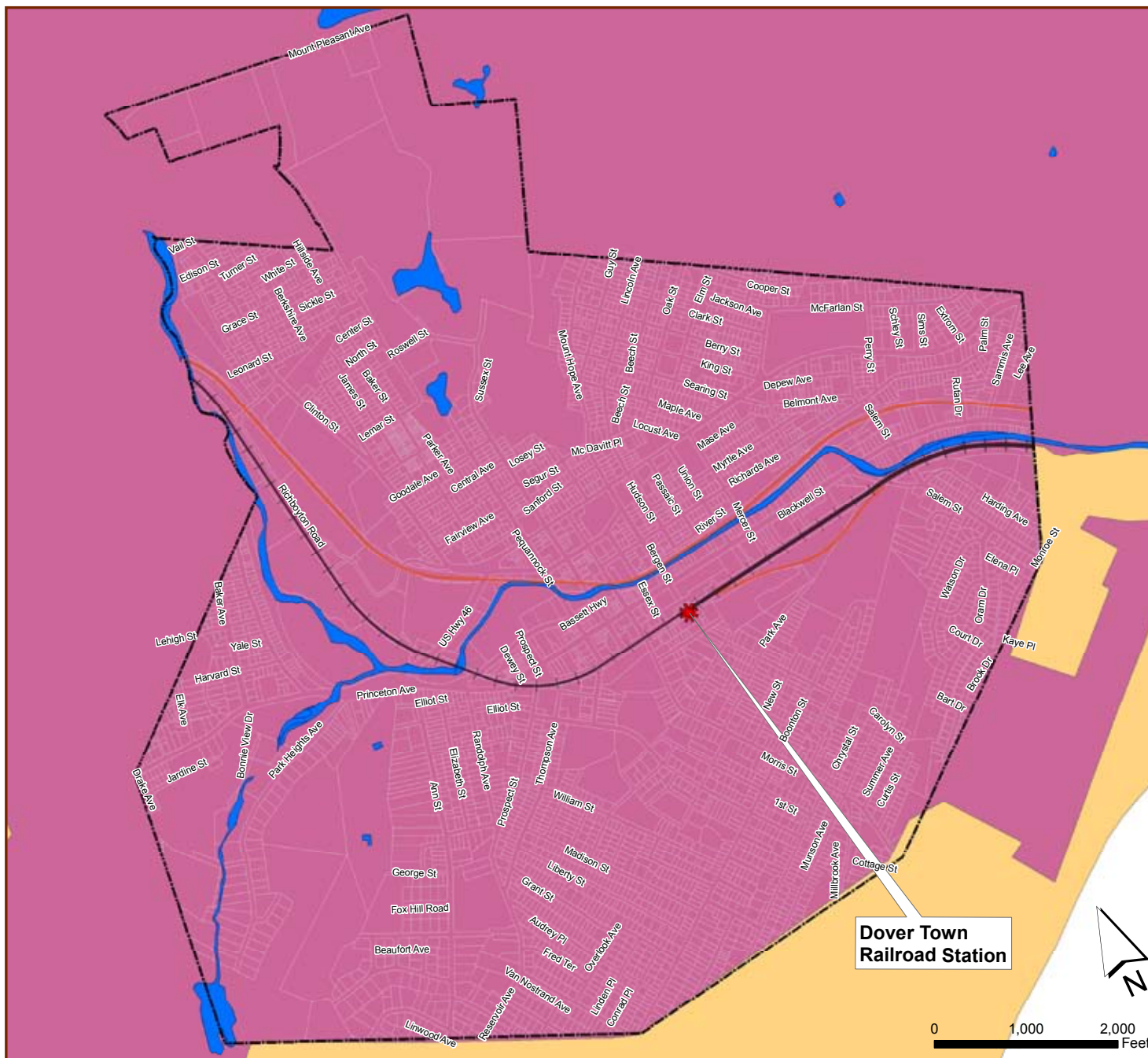
-  State Route
-  US Route
-  State Route
-  Rail Network
-  Dover Municipal Boundary
-  Municipal Boundaries
-  Dover Town Railroad Station

Town of Dover Master Plan  
Morris County, NJ  
Prepared by -



1:36,000

January 2006



## State Plan Areas

### Legend

- METROPOLITAN
- SUBURBAN

Town of Dover Master Plan  
Morris County, NJ

Prepared by -

**HEYER, GRUEL  
& ASSOCIATES**  
COMMUNITY PLANNING CONSULTANTS

1:13,000

January 2006

## /New Jersey Highlands Water Protection and Planning Act/

The Legislature and Governor passed the NJ Highlands Water Protection and Planning Act (Highlands Act) in 2004. Dover Township is located within the designated Highlands region; the whole Town is in Highlands the Planning Area. Because of the importance of this legislation on Dover, this section will describe the known impacts preliminary results from the regional planning effort.

The Highlands Act designates 88 municipalities in New Jersey in seven different counties as constituting the New Jersey Highlands Region. Communities in Bergen, Hunterdon, Morris, Passaic, Somerset, Sussex and Warren Counties are all included in the Highlands Region. This region encompasses about 800,000 acres or 1,250 square miles and is divided into two separate areas: the "preservation area" and the "planning area." The preservation area has the most stringent controls on development and the strongest water quality protections in the region.

The vision for the Highlands Region is to protect and enhance the significant values of the area's resources. The goals of the RMP in the preservation area shall be:

- (1) Protect, restore, and enhance the quality and quantity of surface and ground waters therein;

- (2) Preserve extensive and, to the maximum extent possible, contiguous areas of land in its natural state, thereby ensuring the continuation of a Highlands environment which contains the unique and significant natural, scenic, and other resources representative of the Highlands Region;
- (3) Protect the natural, scenic, and other resources of the Highlands Region, including but not limited to contiguous forests, wetlands, vegetated stream corridors, steep slopes, and critical habitat for fauna and flora;
- (4) Preserve farmland and historic sites and other historic resources;
- (5) Preserve outdoor recreation opportunities, including hunting and fishing, on publicly owned land;
- (6) Promote conservation of water resources;
- (7) Promote brownfield remediation and redevelopment;
- (8) Promote compatible agricultural, horticultural, recreational, and cultural uses and opportunities within the framework of protecting the Highlands environment; and
- (9) Prohibit or limit to the maximum extent possible construction or development which is incompatible with preservation of this unique area.

The Highlands Act mandates that the Highlands Council shall prepare and adopt a regional master plan for the Highlands Region. The Highlands regional master plan shall be periodically revised and updated at least once every six years. The Council shall not adopt the Highlands Regional Master Plan unless it recommends receiving zones in the planning area and the capacity of each receiving zone for the Transfer of Development Rights program authorized in the Highlands Act. The Highlands Council will submit the plan to the State Planning Commission for endorsement pursuant to the rules and regulations adopted by the State Planning Commission. The State Planning Commission review shall be limited to the planning area. As of January 2006, the Highlands Council has drafted a scoping document to give the public an idea of the planning process over the coming months. The Council expects the Regional Master Plan (RMP) to be completed sometime after June 2006.

The goals of the RMP with respect to the planning area shall be to:

- (1) Protect, restore, and enhance the quality and quantity of surface and ground waters therein;
- (2) Preserve to the maximum extent possible any environmentally sensitive lands and other lands needed for recreation and conservation purposes;

# relationship

- (3) Protect and maintain the essential character of the Highlands environment;
- (4) Preserve farmland and historic sites and other historic resources;
- (5) Promote the continuation and expansion of agricultural, horticultural, recreational, and cultural uses and opportunities;
- (6) Preserve outdoor recreation opportunities, including hunting and fishing, on publicly owned land;
- (7) Promote conservation of water resources;
- (8) Promote brownfield remediation and redevelopment;
- (9) Encourage, consistent with the State Development and Redevelopment Plan and smart growth strategies and principles, appropriate patterns of compatible residential, commercial, and industrial development, redevelopment, and economic growth, in or adjacent to areas already utilized for such purposes, and discourage piecemeal, scattered, and inappropriate development, in order to accommodate local and regional growth and economic development in an orderly way while protecting the Highlands environment from the individual and cumulative adverse impacts thereof ; and
- (10) Promote a sound, balanced transportation system that is consistent with smart growth strategies and principles and

which preserves mobility in the Highlands Region.

The Highlands Act also gives the Highlands Council the right to review and accept or reject particular building projects, either public or private that disturb more than two acres of land or lead to a cumulative increase in impervious surface of one acre or more once the RMP is in place. In the planning area, the Council decision is advisory and non-binding.

Once the Highlands Council has approved the RMP, each municipal master plan will go through review for its conformance to the regional plan. This approval is mandatory in preservation areas, but voluntary in planning areas. Any municipality in the Highlands Region whose Master Plan and ordinances has been approved by the Council qualifies for State aid, planning assistance, technical assistance, and other benefits and incentives that may be awarded or provided by the State to municipalities and counties which have received plan endorsement by the State Planning Commission or implement Smart Growth strategies and principles. Any such municipality or county shall also qualify for any State aid that may be provided for Smart Growth projects.

Located in the planning area, Dover is subject to fewer restrictions and is considered a growth area or even an eventual receiving area for a potential regional Transfer of Development Rights program. Dover should remain proactive during the creation of the Highland RMP to ensure its needs are met.



### /United States Forest Service Highland Report/

The Highlands Act was drafted and passed after countless hours of work from concerned citizens and lawmakers in the Highlands Coalition. Many of these citizens used a United States Forest Service report as the scientific cornerstone of their argument. The Highlands Act recognizes that the national Highlands Region has been recognized as a landscape of special significance by the United States Forest Service; that the New Jersey portion of the national Highlands Region is nearly 800,000 acres, or about 1,250 miles, covering portions of 88 municipalities in seven counties; and that the New Jersey Highlands Region is designated as a Special Resource Area in the State Development and Redevelopment Plan.

Being a fully developed municipality within the Highlands Region, the U.S Forest Service Report has little effect on Dover. In-fact, the Town is in a unique position to absorb some of the growth pressure associated with persuasion efforts.

### /Town of Dover Community Forestry Management Plan/

Created in January 2005, the Dover Forestry Management Plan stands as an important guiding document when thinking about the creation of a new master plan. To that end the Forest Plan sets up the following goals relevant to this plan:

- ➔ Develop and perpetuate beneficial shade tree and community forest resources.
- ➔ Minimize conflicts between trees, sidewalks, and other infrastructure.
- ➔ Preserve and protect existing woodlands, stream corridors, and other natural areas in a manner that maintains the character of the town, protects environmentally sensitive lands, maintains water quality, protect habitat, and provides scenic and recreational opportunities.
- ➔ Reduce the extent of impervious ground cover.

These goals are important when thinking about both parks in Dover and the over all design of the community. Moreover, theses goals generally fit into the state and county plans, making their adoption into the Master Plan appropriate.

### /The Rockaway River and its Treasured Resources/

A 1998 plan for the Rockaway River by the Friends of the Rockaway River Inc. also provides a final level of analysis about how to deal with one of Dover's great resources. The plan offers two specific recommendations for the Rockaway River within Dover's boundaries. The first is a riverfront revitalization proposal titled Dover Center. This idea would reinvigorate a section of downtown Dover, adding downtown parkland, new shopping, and office space. The second recommendation is a River Greenway extending along the river in Dover. Additionally, the plan offers more general ideas for the whole river region, such as historic spots to honor and remember the importance of the Morris Canal and the creation of a green buffer for the river. These are interesting ideas that are considered in the 2006 vision for Dover. The Dover Master Plan seeks to capitalize on these important resources.



