



**State of New Jersey**  
DEPARTMENT OF COMMUNITY AFFAIRS  
STATE PLANNING COMMISSION  
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CHRIS CHRISTIE  
*Governor*

January 20, 2010

The Honorable James Dodd  
Town of Dover  
37 N. Sussex Street  
Dover, NJ 07801

**RE: Town of Dover, Plan Endorsement Vision Waiver and Next Steps**

Mayor James Dodd:

Thank you for submitting the details of past visioning and public discussions of the many planning issues affecting the Town of Dover. For more than two years you sought the opinion and ideas from the public regarding redevelopment, affordable housing, historic preservation and education in the Town. The Office of Smart Growth (OSG) has reviewed all of the documents that were submitted and we grant you a waiver from future visioning workshops.

The next step beyond the visioning workshops will be for the Plan Endorsement Advisory Committee (PEAC) to submit the vision plan for the entire municipality to the Planning Board and then to the governing body for adoption. This is outlined on Page 10, Step 5 (<http://www.nj.gov/dca/divisions/osg/docs/peguidelines101707.pdf>) of the PE Guidelines. Please forward your submission along with a resolution of approval and the minutes of each meeting to the OSG when those meetings are completed.

Once formal approval of the vision plan is granted by the governing body, please submit the plans along with steps being taken to implement the plan to OSG. Keep in mind that an important part of the vision plan includes population and employment projections with a twenty year horizon. You should outline steps that will be taken to ensure that the environmental concerns that were raised by NJ DEP and the NJ Highlands Council in the Opportunity and Constraints Report are addressed. Finally, the submission should also include an ARC GIS layer of the Center Boundary and any Planning Area changes that are proposed.

After the municipal wide vision plan has been submitted to OSG, the State agencies will conduct a Consistency Review of the vision and related material, such as the master plan and ordinances. If the vision and related material are found to be consistent with the State Plan, Plan Endorsement will be granted according to the subsequent guideline steps and the agreed upon Regional Center Boundaries will be established by the SPC. If they are not found consistent, an Action Plan that outlines the steps that must be addressed prior to receiving Plan Endorsement by the municipality with the assistance of the state agencies will be drafted. The Action Plan and Memorandum of Understanding (MOU) will be given to the municipality to adopt.

The State Planning Commission feels that communities who are actively pursuing Plan Endorsement should be rewarded for their efforts. Once the proposed Action Plan is adopted by the local governing body, you will be issued a Certificate of Eligibility for Plan Endorsement. The Certificate of Eligibility represents a municipality's commitment to adopt and implement a plan based on available resources. With the Certificate, the petitioner shall receive technical assistance from the state agency smart growth teams if requested to help the Town reach consistency with the State Plan. At this time, pre-existing centers can be re-established with center boundary modifications if sufficient reasons for the changes are provided.

The Town of Dover is moving forward with Plan Endorsement in a positive manner. OSG and State Agencies remain committed to working with the Town to reach Plan Endorsement, so that you will meet your planning goals. Thank you for your continued interest in pursuing Plan Endorsement. Should you have any additional questions or concerns please feel free to contact Barry Ableman, Principal Planner for Town of Dover at (609) 292-3228 or via email at [bableman@dca.state.nj.us](mailto:bableman@dca.state.nj.us).

Sincerely,



Donna Rendeiro  
Acting Executive Director  
Office of Smart Growth

DR:ba

c: State Agency Partners (*Via E-Mail*)  
Eileen Swan, Executive Director, Highlands Council (*Via E-Mail*)  
Christine Marion, PP/AICP, Assistant Planning Director, Morris County (*Via E-Mail*)  
Joy Farber, Esq, Chief Counsel and Policy Director, OSG (*Via E-Mail*)  
Karl Hartkopf, PP/AICP, Planning Director, OSG (*Via E-Mail*)  
Barry Ableman, Principal Planner, OSG (*Via E-Mail*)  
Michael Hantson, PE, PP, CME, Town of Dover (*Via E-Mail*)  
Town of Dover, Plan Endorsement File