

# Visioning Sessions Waiver Request Supporting Documents

Town of Dover

2024-01-15 10:00 AM  
Dover, NH  
Dover, NH  
Dover, NH

# *Town of Dover Planning Board*

- ☐ Robert Hooper - Chairman
- ☐ Paul McGrath - Vice Chairman
- ☐ William B. Gilbert
- ☐ Angel Mendoza
- ☐ William Shauer
- ☐ Joan Bocchino
- ☐ Harry Ruiz

COUNTY OF MORRIS  
37 NORTH SUSSEX STREET  
P.O. BOX 798  
DOVER, NEW JERSEY 07802-0798  
Telephone: 973-366-2200 (Ext. 154)  
Fax: 973-366-0039

- ☐ Javier Marin - Mayor
- ☐ Alderman Shuler - Mayor's Rep.
- ☐ Cindy Romaine - Alderman
- ☐ Carl Iosso - Alternate I
- ☐ Kay Walker - Alternate II
- ☐ Lee Greb - Board Attorney
- ☐ Michael Hantson - Town Engineer/Planner
- ☐ Regina Nee - Clerk/Secretary

## **PLANNING BOARD AGENDA OF JANUARY 26, 2005**

### **A. CALL TO ORDER**

### **B. ROLL CALL**

### **C. PLEDGE OF ALLEGIANCE**

### **D. ADEQUATE NOTICE OF MEETING**

### **E. APPROVAL OF MINUTES:**

Regular Meetings of :

Sept. 22, 2004

October 27, 2004

December 1, 2004

Reorganization Meeting January 5, 2005

### **F. CORRESPONDENCE - See Clerk**

### **G. PUBLIC PORTION - Other than pending cases**

### **H. REPORTS**

1. Chairman's Report ..... Robert Hooper
2. Treasurer's Report ..... Alderman Romaine
3. Budget & Finance Report ..... Alderman Romaine
4. Master Plan ..... Robert Hooper

### **I. RESOLUTIONS**

None

### **J. CASES**

**SP-01-05** - Spartan Oil Company, Block 2313, Lot 2, also known as 20 Sammis Ave. located in the IND Zone. The application is a Minor Site Plan for the construction of a retaining wall and any other variances and waivers that may be required. New Application.

**Town of Dover Planning Board  
Regular Meeting**

- K EWSP Committee Report - Lee Greb**  
EWSP-05-04 – Merlin's Pest Control  
EWSP-06-04 – East West Staffing  
EWSP-07-04 – 99 Cent Wonder  
EWSP-08-04 – Caserta Electric Inc.

**L. OLD BUSINESS**

**M. NEW BUSINESS**

**Kick-off Meeting for Master Plan Update**  
Susan Gruel – Heyer, Gruel & Associates

**Referral of Land Use Ordinances from Mayor & Board of Aldermen**

- N. DATES:** REGULAR MEETING TO BE HELD February 23, 2005.  
AT 8:00 PM. WORKSHOP SAME NIGHT AT 7:00 PM

Master Plan Committee Meetings – To Be Determined

Special Master Plan Meetings – To Be Determined

**O. ADJOURNMENT**

***IF ANY MEMBER CANNOT ATTEND, PLEASE CALL CLERK AT 366-2200 - Ext. 115.***

2/15/05 Master Plan  
Committee Agenda

## Stakeholder meetings (5)

- IDENTIFY WHO
- IDENTIFY DATES & ROUGH TIMELINE FOR 5 MEETINGS
  - DAY, MORNING, NIGHT, WEEKENDS.
  - BY MID APRIL (COMPLETE) MASTER PLAN COM. END APR
- Start Land Use; Housing; TV Plan End Apr
- Finalize Goals & Objectives Mid May  
E Vision
- Rec/Open Space End May Start

M.P.C.

Moving  
Townhall?

- Questions for Stakeholders.
- ID Who, When
- Other concerns?
- What has changed since 99 Reexam?
  - Overcrowding Has "enforcement" been success.
- Density & Steep slopes?
- Downtown Revitalization
  - Higher Income within WALK
  - Provide opportunity!
  - Pg 9 contradictory
  - C-1 zone more inclusive..
  - Scale important.
- Monitor Erie Railroad

## **FOR IMMEDIATE RELEASE**

CONTACT: Charles Latini, P.P., AICP  
Company Name: Heyer, Gruel and Associates  
Voice Phone Number: 732-828-2200  
FAX Number: 732-828-9480  
Email Address: clatini@hgapa.com

### **Dover to hold kickoff public meeting to discuss preparation of new Master Plan**

The planning consultant of Heyer, Gruel & Associates will hold two public meetings on Wednesday, March 2<sup>nd</sup> at 7 p.m. at the East Dover School and Tuesday, April 5<sup>th</sup> at 7:00p.m. at Dover High School to discuss the preparation of a new Master Plan. The purpose of these meetings are to identify planning issues and initiate the visioning process.

Public participation is a key element in the Master Plan process and it is hoped that Borough residents will attend this first workshop.

The new Master Plan, which is being prepared in accordance with the State's Municipal Land Use Laws and will be consistent with the New Jersey State Plan as well as Smart Growth planning initiatives.

The new Master Plan will contain:

- A vision for the entire Town and its many unique neighborhoods.
- Municipal goals and objectives to achieve the vision.
- A Land Use Plan to serve as the basis for a revised zoning ordinance and establish locations for housing, commercial development, parks and community facilities. Particular focus will be on the opportunities that rail passenger service provides.
- A Open Space and Recreation Plan that will evaluate existing facilities and identify new opportunities.
- A Housing Plan to serve as a basis to satisfy State Council on Affordable Housing issues.
- A Historic Preservation Plan to identify historic properties and make recommendations to enhance Dover's Historic character.

The New Brunswick community planning firm of Heyer, Gruel and Associates has been retained by the Town of Dover to prepare the plan. The firm has over 20 years of experience preparing Master Plans and has won numerous awards from several planning organizations, including the New Jersey Planning Officials, New Jersey Future and New Jersey chapter of the American Planning Association.

The consultant will utilize a combination of traditional neighborhood planning techniques, such as public workshops and stakeholder interviews combined with modern analytical tools including digital mapping, database preparation and aerial photography.

# TOWN of DOVER MASTER PLAN

## PUBLIC MEETING



- The public is invited to participate in a meeting to discuss the Master Plan for the Town including; open space and recreation, the downtown, housing and historical preservation.
- The new plan will serve as the basis for revisions to the Town's Land Development Regulations.
- Everyone is welcome and encouraged to attend & express their opinion.

Two Dates!

WEDNESDAY, MARCH 2nd, 7:00 PM

EAST DOVER SCHOOL

TUESDAY, APRIL 5th, 7:00 PM

DOVER HIGH SCHOOL

HELP SHAPE THE FUTURE OF DOVER!

# PLAN MAESTRO del PUEBLO de DOVER

## REUNIÓN PÚBLICA



- El público está invitado a participar en una reunión para discutir el Plan Maestro de Dover. Los temas incluirán vivienda, el área comercial, la preservación histórica, espacio abierto y recreación.
- El nuevo plan servirá como la base para revisar las Regulaciones del Uso de la Tierra de Dover.
- Todos están invitados y se recomienda su asistencia para que expresen su opinión.

**Miércoles 2 de Marzo a las 7:00 PM**  
**East Dover School**

AYUDE A MOLDEAR EL FUTURO DE DOVER!

## DOVER MASTER PLAN

MARCH 2, 2005

## SIGN-IN SHEET

NAME	ADDRESS	AFFILIATION (Club, Organization, Resident, etc)	CONTACT e-mail/ phone
Chuck Lashui	63 Church St. New Brunswick NJ	Planning Consultant	clashui@thgapa
Dilip Roy	8 Conger St Dover NJ	resident	
Stephen Basman	17 Putnam Ave Dover NJ	Resident	Jackdelaney@optonline.net
John DELANEY	18 Windsor Ave Dover NJ	Resident	
Beth Schoonmaker	107 Bassett Hwy Dover (Box 826)	owner	
Matty Barrick	97 Warrumson Ave. Dover	Resident	
Kathleen Casiano	97 Warrumson Ave Dover	Resident	
Juan Casiano	17 E Cooper St.	Resident	
Marcy Seafar	139 Highland Ave	Resident	
Patrick Lashui	66 First St. Dover NJ	RESIDENT	
Sandra Scarnes	66 First St. Dover, NJ	RESIDENT	
Michael Scarnes	36 2ND ST DOVER	RES.	
PAT KALENA	58 N LINDEN PL DOVER	"	
KATNY KALENA	9 W FAIRVIEW Ave Dover	IP RES.	Linda Mullin @ Verizon.net
Linda Mullin	9 W FAIRVIEW Ave Dover	Student	
Christen Mullin	16 N. SUSSEX ST DOVER	PROF. OWNER	
DOB TERBOLA	93 E Blackwell St. Dover,	My. owner	973-366-9806
George J. Huber	43-45 West Blackwell St	My. owner	973-884-9210
Leviti	18 W. Blackwell St	BUSINESS	973-361-4925
Jim Anagnost	15 N. MORRIS ST.	BUSINESS	973-366-0010
JAY THOMSON	10 N SUSSEX ST	PROPERTY owner	973-945-4812
ALAN PAUL	1 Hillcrest Ave	Res	361-2138
Bill Shuler Jr	346 W. Clinton, CLINTON	BOE	361-5559
Ann Shuler	90 PENN AVE	Resident	366-0996
CONNIE FOSTER	" " " "	" " "	" " "
ROBIN FOSTER	" " " "	" " "	" " "
ALAN BOCCHINO	49 PRINCETON AVE	RESIDENT	
JOAN BOCCHINO	49 PRINCETON AVE.	RESIDENT/PRI.	
Bill Shaw	246 W Clinton St.	Resident Planning Board.	
Ann Shaw	346 W Clinton St.	Resident Elder	
LEROY M VARGA	27 BEAUFORT AVE	DOVER WATER COM CHILD CARE CTR	973 366 5098
Kevin Lewthwaite	150 ANN ST		973-445-2690
Maureen Hoffman	30 Babcock Ave	Resident	361-2417
Patrick Famy	2 E Crystal St.	Resident	973-328-1980
Raymond Santos	279 W Clinton St Apt 3113	Resident	973-722-1233
Maricela Santos	62 Livingston Ave	Resident	973-361-6254



# SIGN-IN SHEET

**MARCH 2, 2005**

[illegible]

03/02/2005 Dover Masterplan Kick-off Meeting

Strengths -

- Down town Area (The Commitment) as
- Transportation Center
- Park - (Heedden Park)
- Dedicated People
- River (Rockaway River)
- Hospital
- Water System, and a Sewer Collection System (19
- Adequate water
- Water Commission - Adequate for River Good system with limits.

- Great Historical Background.
- Pre-care to 12 School District.
- Childrens museum and a
- Historic museum

- Chuck
- A great mix of people (People - Not right now)
  - Location
  - Post Office
  - ~~What~~ • Churches.
  - Rail Station
  - 3 Senior Citizen Complexes.
  - State is looking ~~at~~ at it as a state?
  - Unemployment Office
  - Best maintained School facilities.

Chuck

- Clean Downtown.
- JOE KUBERT COLLEGE OF ARTS

## Weakness

- wear and Tear of the School fields.
- Multiple uses of the same fields.
- ~~for Affordable Housing~~
- Creditors.
- Surrounding communities → Negative Image.
- Sub-culture of transient population.
- Yellow signs, ~~street~~ → Signages.
- Unattractive Towntown
- Parking Lots of New Jersey.
- Enforcement Authorities.
- N.J. Transit is a Bad Neighbor
- Flood Plain S? W? O? T? (Does Town consider that)
- Restrictions on building in a Flood Plain Area.
- Enforcement for the Ordinance.
- Substandard housing.
- Enforcement for housing occupancy.
- A Cultural bifurcation.
- Empty storefronts and Empty Towntown.

Note → Homeless people.  
→ street Connectivity.

## Opportunities

- Affordability
- Walkability to work (Jobs) - Accessibility
- Her Jobs - (if Hospital expands)
- Smart Growth in Housing in the downtown Area.  
→ Higher end Residential.

- Opportunity to bring in Big Box into the town.
- Land-fall Redevelopment (North, Close to Hughes)
- Charming Houses (Tear down redevelopment)
- Affordable Housing
- Tennis Courts.
- eyesore properties could be developed to high-end housing.

Chuck. Is there an opportunity of cultural integrity  
• Opportunity to partner with Latino Business Community

- Capitalize on mom-n-pop stores and small use stores.
- Ability to create an small town ~~retail~~ retail stores.
- Theater.
- Basset Highway redevelopment.
- ? • Shopping place for empty nesters.

## Threat

- Affordable Housing.
- More Housing may Boost school enrollment out of districts.
- ~~etc~~ enforcement for housing occupancy.
- Enforcement, not ~~there~~ a Central Control/Management
- Looting, ~~theft~~ Theft → No theft.
- reluctance to increase taxes.
- Transient population (Homadsic)
- Traffic
- Mobility of children in and out of school.

## Questions

- ~~the~~ Minimum open space parcels that would be looked at and would they be taken off the tax as
- Is Power not targeted on the SmartGrowth Plan by the state.
- Is Smartgrowth Housing a goal.

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Ed Hove - Executive Director

Ed Secco → Hatch Mott McDonald

County information - Available in CAD

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- Regina Nee - Clerk/Secretary

March 4, 2005

Re: Public Outreach – Stakeholder Groups  
Master Plan Process – Dover Town

Dear Stakeholder:

The Town of Dover in cooperation with the Planning Board has retained the community planning consulting firm of Heyer, Gruel & Associates to assist in the first phase of the Town Master Plan process. The first phase is a public outreach process to meet with stakeholders that have been defined by the Master Plan Committee of the Planning Board. These include individual groups we would hope have an interest in the future physical development of the Town. The purpose of these stakeholder meetings is to identify issues facing the Town.

You have been identified as an important stakeholder and your input and comments are vital to the process. As a result, we would like to schedule a meeting with you. Preliminarily, we are looking at the following dates to meet with you.

- Tuesday, March 22<sup>nd</sup>
- Thursday, March 24<sup>h</sup>
- Tuesday, March 29<sup>th</sup>

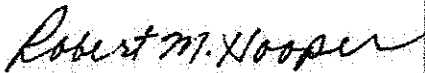
We will schedule a time between the hours of 10:00 a.m. and 7:00 p.m. with the meeting(s) lasting approximately 45 minutes to an hour.

Please contact Charles Latini, Project Manager of Heyer, Gruel & Associates at (732) 828-2200 within the next week if you are interested in participating so that he can set up a time and date to meet with you in Town Hall. If he does not hear from you, we will assume you and the group you represent choose not to participate. We sincerely hope you can hold these dates open as potential times to meet with Charles Latini and representatives of his firm to allow flexibility in coordinating with all stakeholder groups. We will do our best to accommodate all those interested in participating.

Keep in mind that we have also scheduled two meetings open to the general public. The first meeting on March 2<sup>nd</sup> at East Dover School went very well. The next date is April 5<sup>th</sup> at Dover High School at 7:00PM and you are certainly welcome to attend. The meeting on April 7th will summarize the input we received from you and other community members at the first meeting, seek additional public input from those who could not attend the first meeting, and will explain the process moving forward.

We appreciate your willingness to participate in this important project and look forward to meeting with you.

Sincerely yours,

A handwritten signature in cursive script, reading "Robert M. Hooper", followed by a vertical line.

Robert Hooper  
Chairman, Town of Dover Planning Board



## Dover Master Plan Major Stakeholders List

Category Stakeholder Group		Address	City	State	ZIP	Contact Person	Phone
Business Organizations	Dover Area Chamber of Commerce	18 E. Blackwell St.	Dover	NJ	07801	Susan Knight	
	Dover Rotary	8 S. Morris St.	Dover	NJ	07801	David Pennella	
	Other St. Clare's Hospital / Dover	% Jay Thompson, 15 N. Morris Street	Dover	NJ	07801	Jay Thompson	(973) 366-0010
	Major Property Owners	400 W. Blackwell St.	Dover	NJ	07801	Jeffrey Snyder	
	Woodmont Properties	119 Cherry Hill Road, Suite 110	Dover	NJ	07801	Lewis Zlotnick	973-316-9400
	DOVER TUBULAR ALLOYS INC.	P O BOX 915	DOVER	NJ	07801		
	NICHOLAS ARCHIBALD JR & NANCY	180 ANN ST	DOVER	NJ	07801	David Ayers	973-366-1243 x138
	AYRES-CHEVROLET-OLDSMOBILE INC	PO BOX 1108	DOVER	NJ	07801	Gary Marcenko	973-442-5814
	TOWN SQUARE INDUSTRIAL CIR LLC	126 E. DICKERSON ST	DOVER	NJ	07801	Jim Cortese	(973) 328-6900
	JAMES & JOSEPH MANAGEMENT	37 Myrtle Ave.	Dover	NJ	07801	Joe / Adam Kubert	
Civic Organizations	Joseph Kubert Art School	77 E. Blackwell St.	Dover	NJ	07801	Jody Marhis	
	Community Childrens Museum	P.O. Box 821	Dover	NJ	07801	President	
	Dover Little Theatre	168 W CLINTON ST	DOVER	NJ	07801	Peter Harris	973-361-1300
	DOVER CRAFTS INC.	37 MYRTLE AVE	DOVER	NJ	7801		
	JOE KUBERT SCHOOL OF CARTOON	4 4th. St.	Dover	NJ	07801	Richard Cloughley	
	Academy St. School PTSA	53 New St.	Dover	NJ	07801	Elizabeth Corsetto, Pres.	973-989-2034
	Dover Board of Education	E. McFarlan St.	Dover	NJ	07801	Eileen Belgithy, Pres.	
	Dover Middle School PTSA	E. McFarlan St.	Dover	NJ	07801	President	
	East Dover Elem. School PTSA	Highland Ave	Dover	NJ	07801		
	North Dover Elementary School PTSA						
Town/Gov. Commissions	Friends of Rockaway River	66 First St.	Dover	NJ	07801	Michael Scarnio	
	Dover Board of Adjustment	Town Hall	Dover	NJ	07801	Bob Hooper	
	Dover Board of Aldermen	77 W. Munson Ave.	Dover	NJ	07801	Michael Harrison	973-366-2200 Ext. 154
	Dover Planning Board	37 N. Sussex Street	Dover	NJ	7801	William Isselein	973-366-2200 Ext. 152
	Engineering/Planning/Construction	37 N. Sussex Street	Dover	NJ	7801	Donald Costanzo	973-366-2200 Ext. 119
	Code Enforcement	37 N. Sussex Street	Dover	NJ	7801	Robert Sweetney	973-366-2200 Ext. 130
	Health	37 N. Sussex Street	Dover	NJ	7801	Harold Valentus	973-366-2200 Ext. 168
	Tax Assessor	37 N. Sussex Street	Dover	NJ	7801	Walter Michalski	973-366-2200 Ext. 179
	Police	37 N. Sussex Street	Dover	NJ	7801	Judge George Kopka	973-366-2200 Ext. 140
	Fire	328 Richards Ave.	Dover	NJ	07801	Betty Inglis	
Municipal Departments	Court	90 Penn Ave.	Dover	NJ	07801	Connie Foster	
	Dover Area Historical Society	215 E. Blackwell St.	Dover	NJ	07801	Director	
	Dover Renaissance, Inc.	100 Princeton Ave.	Dover	NJ	7801	Alan Ritter	973-366-2200 Ext. 143
	Dover Housing Authority	100 Princeton Ave.	Dover	NJ	7801	Luis Acevedo	973-366-2203
	Water	211 N. Sussex Street	Dover	NJ	7801	President	
	Public Works	51 W. Blackwell St.	Dover	NJ	07801		
	Casa Puerto Rico	P. O. Box 812	Dover	NJ	07801	Javier Hahn	973-366-4770
	Club Columbia	97 Bassett Highway	Morristown	NJ	07801	David Helmer - Exec. Dir.	
	Monts County Hispanic Affairs	Frelinghuysen Arboretum, 53 E. Hanover Ave., PO Box 1295	Dover	NJ	07801	Tom Mickl	
	Monts County Park Commission	213 Baker Ave.	Dover	NJ	07801	Robin Foster	
Religious Groups	Dover Recreation Commission	100 Princeton Ave.	Dover	NJ	07801	Commissioner	
	Dover Shade Tree Commission	49 Jackson Ave.	Dover	NJ	07801	Robin Kline	973-442-4694
	Dover Water Commission	16 Highland Ave.	Dover	NJ	07801	Frank Pooles	
	Dover Vision	32 E. Clinton St.	Dover	NJ	07801	Larry Huss; Carolyn Bishop	
	Dover Memorial Association	123 E. Blackwell St.	Dover	NJ	07801	Rev. Cheryl Johnson	
	Dover Free Public Library	725 N FRANKLIN TURNPIKE PO BOX 369	RAMSEY	NJ	07446		
	Dover Clergy Association	273 N FRANKLIN TURNPIKE PO BOX 369	DOVER	NJ	07801		
	W BARNISH CHILDRENS TEST TRUST	71 BASSETT HIGHWAY	JERSEY CITY	NJ	07302	Jim Walsh	(201) 839-4500
	FOX DOVER TENANTS CORP %FPW FUNDING	101 HUDSON ST. 39TH FLR	TEANECK	NJ	07666	President	
	SPRUCE SENIOR HOUSING LP	PO BOX 309	Dover	NJ	07801	Jay Thomson	(973) 366-0010
Social Clubs	American Legion Post No. 21	1 Legion Place	Dover	NJ	07801	President	
	Dover Kiwanis	15 N. Morris St.	Dover	NJ	07801	President	
	Dover Lion's Club	101 Baker Ave.	Dover	NJ	07801	President	
	Elks Lodge	4 Princeton Ave.	Dover	NJ	07801	Worshipful Master	
	Masonic Temple	20 Thompson Ave.	Dover	NJ	07801	President	
	Moose Lodge	21 Sammis Ave.	Dover	NJ	07801	Helen Pennella	
	Women's Club	145 King St.	Dover	NJ	07801		

## Stakeholder Questions

### Land Use

- What do you think about the Town?
- Is it or could be a destination? If no- why not? Or what precludes it from being such?
- What types of uses dominate the business district? What other businesses that you would like to see here?
- What types of conflicts do you see in the Dover landscape? I.e. Industrial/ residential interface, downtown/ industrial, residential?
- What do you think of the downtown?
- How (well) connected do you feel the community is? Residential to the downtown in particular? Connections to transit opportunities?
- What areas of town do you think are "problem" areas?

### Open Space and Recreation

- How well suited is the town with open space? Recreation space & Programming?
- Are there Cultural needs that affect open space and recreation?
- How accessible do you find the parks system- walking, biking, direct connections?
- COUNTY- Is there acquisition dollars available to the town? Are there shared programming opportunities?
- What additional opportunities exist that many folks might not be aware of? I.e. abandoned rail R.O.W., or redevelopment
- What interest does the town have to purchase land for open space given tax implications? I.e. the redevelopment area
- How well received are your recreational programs- too much need, too little space? Any previous studies other than the one we are going to do that outlines space and demographics?
- The smallest patch of green to arrest the monotony of asphalt and concrete is as important to the value of real estate as streets, sewers and convenient shopping. - James Felt, Chairman, NYC Planning Commission 1960
- How extensive, if at all, are the facilities shared with the Schools or County?
- Have you thought about the notion of innovative recreational projects? I.e. Urban walkway system
- 

### Transportation and Mass Transit Services

- How often do you utilize Mass Transit? Bus? Train? For what purpose primarily?
- Where do you go when you travel by train?
- How convenient do you find it?
- What do you think of the Train Station Area? (unfriendly?, underutilized?, messy?)
- Do you find it an asset to the community? The downtown as a destination?