

- What would you like to see happen in the downtown from a development standpoint?

Cultural

- How do you perceive the relations between cultures in town?
- What are the major differences between the cultures in town? Can they be rectified? And How?
- What opportunities are there to bring the cultures together? I.e. fairs, festivals, restaurant district (food tasting), sports, schools
- How well do the children get along? During school? After school?
- -

Housing

- What is the state of housing situation? Prices?
- Illegal conversions. Are there areas where the situation is worse than others? ** Housing shortage*
- How does exist zoning working? Many variance applications? If so, where?
- How active is the code enforcement personnel? How many staffers?
- Do you have a CO ordinance that requires inspection after tenant of ownership change?
- Are there opportunities for infill housing?
- If additional housing were introduced- what types of housing would you support? Families? Empty nesters? Young Professional? Studios? Seniors?
- *is needed*

Historic Preservation

Economic Development and Business Environment

- How does the town treat the business community? Is there a liaison in town hall? How active is the County?
- What do you think (perception of) the downtown? Mix of business? Opportunities not taken advantage of?
- What is your perception of the other areas in town? Industrial, industrial/office?
- What, in your opinion, can the Town do better to assist business growth, retention and attraction?
- Aesthetics- streetscape, property maintenance, Signage etc... What would you like to see improved?
- What types of opportunities do you think exist to improve the town?
- What do you think of Business Improvement Districts?

GENERAL ISSUES IDENTIFIED FROM STAKEHOLDER MEETINGS

LAND USE

- Issues with conflicting land use patterns- residential next to industrial/hospital
- Zoning surrounding Hospital
- Better pedestrian connections between uses
- Town has a relatively dense residential component
- Rectify zoning of c-3 zone.
- Opportunity for Town Hall to relocate?
- McGregor's- Adaptive re-use
- Need appropriate land development ordinances for the downtown to allow downtown to thrive
- Need a land use ordinance that does not "box" the town into specific development and is flexible
- Route 15 by the High School should be looked at for commercial uses
- Blackwell is two distinct parts- larger automotive commercial at East end- more of a pedestrian "main street" in West
- Social clubs or churches should not occupy downtown storefronts
- Need to look at some areas for redevelopment. Especially Train Station area.
- Businesses are afraid of being zoned out
- Auto related uses scattered throughout town- should be focused to Rout 46
- Hamilton Field could be better utilized for Recreation (Football field should be at the High School)
- Have to be concerned with businesses and homes in the flood zone
- Schools are at maximum- no land to build new schools- building out on all the land the schools have
- Schools need to be brought up to a higher standard

HOUSING

- Severe overcrowding issues
 - Lot sizes, and other bulk standards to control (i.e. FAR and off-street parking)
- Overcrowding leading to other issues:
 - Too many kids for school system
 - Residential parking
 - Health and safety

- o Health and wellness
 - o Cleanliness-garbage/litter
- Need to protect current neighborhood housing stock
- Need for competitive market-rate housing units
- Some of the older housing stock needs to be rehabilitated/replaced
- Absentee landlord- poor property maintenance
 - o Stricter penalties
- Problems with illegal conversions/rooming houses
- Realtors do not disseminate or disseminate wrong information about overcrowding when selling homes
- Need for market-rate condos in town with safeguards against overcrowding
- Need for true affordable units
- Large waiting list for Section 8
- Affordable family housing is needed
- Too many multi-dwelling residences in town

ECONOMIC DEVELOPMENT/DOWNTOWN DEVELOPMENT

- Need for more tax rateables in town- need to boost marketplace in the town overall
- Need a "re-branding" of Town.
- Businesses should be allowed to utilize portion ROW (i.e. decorative display)
- Restaurants are an asset to the town- not meeting the wider regional market
- Need to capitalize on private investment at the downtown theatre and create a arts attraction
- Retail in the downtown does not meet all the needs of the town- mainly serves Hispanic clientele
- Need a retail anchor downtown
- Common rallying cause
- Need for more partnering among businesses/ with town/ with school
- Need to utilize train station area
- Need a BID/ SID for downtown
- Business participation in town (not merely cash donations)
- No substandard housing downtown
- Ability to make the downtown a destination point and become a HUB of activity
- Downtown development needs to focus on a office, retail, entertainment center
- Focus on reverse commute for the downtown area (?)
- RFP process for developers of parking areas and redevelopment

- Need business education on an individual basis for downtown merchants
- Need for an Economic Development Director- bi-lingual
- Need more "public" places in the downtown area
- Flea market held on downtown is of lower grade than in the past (Rejuvenation)
- Downtown has a charm that can be capitalized on
- Town is receptive to working with businesses
- Town is not receptive to working with businesses
- Dover has a good labor pool for industrial and construction trades employment
- Some businesses feel economically stuck in Dover- can't afford to do that same business in neighboring towns- Dover residents not customers
- Increase purchasing power in downtown community while acknowledging existing.

OPEN SPACE RECREATION

- Need for a Community Center
- Coordinate with the Rockaway River and Community Forestry Plan
- There is a need for more open space and active recreation facilities- limited facilities and space
- Public use of school recreational facilities limited to Town-run programs only
- Waterworks Park need rehabilitation and perhaps expansion opportunity
- School recreational facilities are in need of rehabilitation and better utilization
- Need to provide public gathering spaces in the downtown
- Utilize Rockaway River network and abandoned rail ROW for passive recreation opportunities
- Partner with County on programming and utilization/ expansion of Morris County Parks System
- No community center in town- lack of activities for teenagers
- Limited recreation programming
- Bobee's pond opportunity
- Picatinny Arsenal as a community facility
- Reservoir property?
- The town needs programming to address the growing number of special needs children that have evolved over the past several years

HISTORIC PRESERVATION

- Open Space needs to be coordinated with historic sites and uses
- Design standards for none historical properties should be coordinated to take advantage of history

- Project Review Board would be helpful in addressing issues before "its too late"
- History should be embraced and taken advantage of to better market the town.
- Design Uniformity (or at least color should "talk sensibly" to one another)
- Pocket parks and riverwalk are a good opportunity to showcase history
- Auction house is an asset.
- Some key sites:
 - o Baker theater
 - o Hurd Park
 - o JFK Park
 - o Academy Street School Site
 - o 55 Blackwell
 - o Gunther's factory
 - o Dover Station
 - o Church on West Blackwell
 - o Residences near hospital
 - o Central RR ROW
 - o Other?

DESIGN

- Appearance of train station area needs improving
- Need façade standards/guidelines for the downtown-Blackwell Street
- Window dressings
- Parking garages in the downtown need to be designed not to look like garages
- Need signage standards
- Al Fresco dining opportunities for restaurants in downtown
- Need to build up in the downtown
- Maintenance facility is an eyesore
- Downtown needs to be aesthetically pleasing
- Need to be particular about landscaping in the downtown (fruiting trees) Some want no trees.
- There needs to be a better buffer to screen the rail yard
- Security gates on the storefront look bad- create a feeling that the downtown is unsafe
- Bicycles in the downtown are an issue (locking to trees) - need bike racks.
- A lot of garbage/litter in the downtown- there is a need for more receptacles

- Issues with street cleanliness with garbage and recycling pick-up

TRAFFIC/PARKING

- Not enough residential parking in neighborhoods. OR Too many cars per house
- Residential parking permits should be issued per home.
- Hospital parking issues
- There is a need to keep and expand existing parking in the downtown
- Lack of local public transit (i.e. trolley/ shuttle bus)- use taxis to get to work, get necessities
- Lack of parking in the downtown
- Want the Route 15 to Route 46 planned connection to happen but have some issues with it including the underpass
- 4 lanes on Route 46 doesn't work and is out of character
- MUA takes up a lot of parking in the industrial area- uses train property
- Need to look closely at shared parking opportunities for transit parking lots for residents at night

PUBLIC SAFETY

- More bike/ foot patrols needed
- Dover has a relatively low actual crime rate
- High rate per officer.
- Needs more public education on health/safety-public safety issues
- There is a lot of "hanging out"/loitering in the downtown area-
 - Day laborers waiting for work in the downtown
 - Not a lot for youth to do
- Taxis are a problem in the downtown- taking over, driving recklessly, (regulation?)

SOCIAL/QUALITY OF LIFE

- Not a lot of cross cultural involvement- feeling of a cultural divide
- Town has an overall image problem- perception is worse than reality
- Cultures/diversity in the town are an asset
- Need for community activities/events overall- promote cross cultural community involvement
- Hospital employees don't utilize the downtown for lunch
- Undocumented population do not seek medical care
- Vibrant town

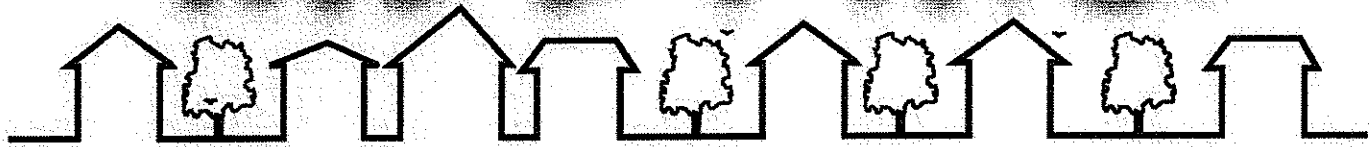
- Have a large share of the County's low-income population
- Need to get the Hispanic community involved
- Need more of a civic mentality in the town
- Town needs to reach out to the community- provide education on what is expected
- More social services are needed in town
- Creation of a community center is important

OTHER ASSETS/ OPPORTUNITES

- Kubert Cartooning school is a tremendous, underutilized asset to town
- Joseph KeKuKu
- Adequate water capacity
- Developer's see it as a viable town
- Arts as an opportunity for the town?
- Home improvement center?
- Train station area is a major asset for the town
- The town needs to be active in developing the cross cultural relations
- Verizon underutilized asset (Utility infrastructure)
- The town needs to provide some short-term solutions to identified problems

TOWN of DOVER MASTER PLAN

PUBLIC MEETING



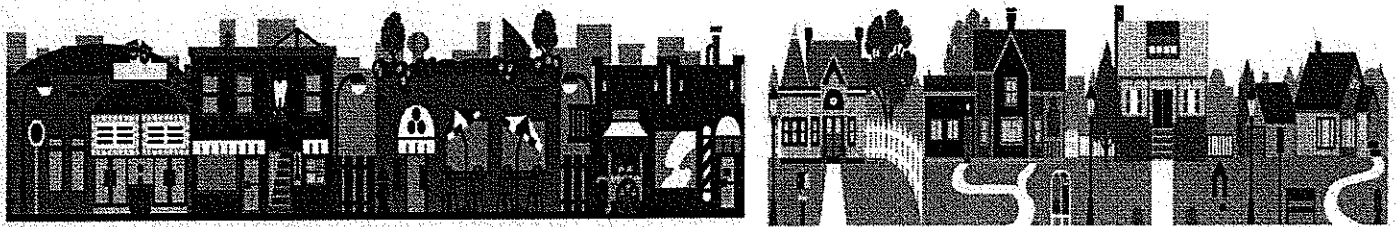
- The public is invited to participate in a meeting to discuss the Master Plan for the Town including; open space and recreation, the downtown, housing and historical preservation.
- The new plan will serve as the basis for revisions to the Town's Land Development Regulations.
- Everyone is welcome and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

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.

Martes 5 de Abril a las 7:00 PM
Dover High School

AYUDE A MOLDEAR EL FUTURO DE DOVER!

DOVER NJ TRANSIT MEETING

3-10-05

- ① THE PLAN
- ② DOVER FEELINGS
- ③ MOVING FORWARD.

GOOD PLAN!

- ① CONTRADICTIONARY STATEMENTS. (OFFICE VS. TOD)
 - * ABSORB 600-700 UNITS. (300-325 ^{TOWN} [↑] VISION _{in TOD})
 - * RETAIL TO SUPPLEMENT 'EMPTY NESTERS'
 - * PROPOSAL NOT PEDESTRIAN ENOUGH
 - * FOCUS ON ONE DEVELOPMENT PHASE
 - * DON'T THINK CIRCULATION
 - * MIN PARKING CAPACITY 625 (1 or 2 DECKS)

BASSET HILL
+ LARGER PARK
+ LARGER RETAIL

② DOVER'S FEELINGS

- * STAKEHOLDER INPUT PROCESS FEEL SHORT
- * PLAN WAS AMENDED AFTER TOWN SAW "FINAL"
- * FELT LIKE THEY WEREN'T REALLY PART OF PROCESS, AND THAT PROCESS WAS ARBITRARILY STEERED TO THE OUTCOME
- * FELT NJT WAS NOT ON TOWN'S SIDE

→ MY STAKEHOLDER PROCESS REVEALS

- * NJT BAD NEIGHBOR
 - YARD (TIES, EQUIPMENT, ETC.)
 - PARKING LOT TRASH (?)

③ MOVING FORWARD

(1)

Public Meeting
4-5-05

Rec'ds / Things to consider

- Hospital Zoning
- Look @ any ordinance pertaining to Sidewalks/~~public~~ ~~comm~~
- pedestrian "connections" for new deve'lpt
 - look for other means for PUBLIC to create these through parks.
- open Rec → Rail R.O.W. (Waterworks Park, Hurd, JFK, Rockaway, Randolph etc.)
 - then off-shoots to Crescent, neighborhoods Wharton, Victory (can)
- C3 zone change
- c1 → C1 zone uses (Residential, Historic, Signage) But flexible
- Town Hall & Emergency services to relocate
- Adoptive Re-use of McGregor
- E. Blackwell Redevelopment
- c1 → Uses excluding social clubs on ground floor.
- Rt 46

open/rec. → Reconfigure Hamilton Field

- Residential Standards FAR, Lot & Bulk Parking.
- Ensure Housing Type & expand on choice through Standards in Downtown. & ownership type.

Tom → Town to consider hiring more staff for enforcement ED director.

Tom → Challenge realtors

Tom → Branding of Restaurant Org. & Common Rallying Cause

→ C1 Business use of certain % of R.O.W.

② Tables, displays. (Regulate was in allowed anything else = N

~~Tom~~ → BID for Downtown

→ Downtown a destination / Cultural / Restaurant / History.
• More entertainment. Community Space @ focal Point of Community.

→ Protecting Arsenal

→ Look at ANY expansion of existing land. All.

→ Rockaway River as a means of travel? Weir to raise level > Flood Contr

→ Partner w/ County in SW

② ~~Rec & Comm~~
→ Reservoir Property?

- Open Space coordinated with Historic Sites.
- design standards should be coordinated
- Reg. Site plans to contain ^{Elevation} Facades & Materials.
 - Multi-sided architecture.

Town → SITE REVIEW

→ Auction House

→ Station needs restoration
- Restaurant

→ Window dressing

→ NJT facility must go

→ Particular attention Landscape & Arch in downtown

→ Screen Rail yard

→ Security Gate in Downtown = Bad.

→ Bike Racks.

→ Trash Street > Streetscape!
Furniture

→ Regulate Parking establish Authority / Shared Parking

TO → Shuttle Bus.

→ 4 lanes on 46 out of character.

→ More Community Policing.

→ Taxi regulations!

→ Need programs to attract larger employees to come downtown.

→ Outreach

→ Community Center

→ Cultural programs

Economic Development Committee Meeting
Agenda
June 1, 2005, 6:00PM

TCR Proposed Riverfront Redevelopment Concept

Professional's Review Comments

Mike Hantson

David Roberts - Schoor DePalma

Chuck Latini - Heyer - Gruel

*M. Hantson - 50' setback from River.
- floors above 4 should be stepped back.*

*- 3 & 4 stories w/
Key Building @ 5*

Committee Comments

Summarize Position to present to TCR

Set meeting date with TCR

Seven Redevelopment Study Areas Report to EDC- Dave Roberts

Committee & Town Staff Only:

Redevelopment Plan Preparation (?) (Professionals needed, funding, procedure, etc.)

Consolidated Appropriations Act Federal Grant for
Economic Development Planning Study

Option for use of Funds

CM'

ALDERMAN AGENDA

June 14, 2005

- Project Overview & Approach

Public Input - Who?

Issues Oriented

Staff
Hispanic Community
Businesses
Residents
Public Officials
Interest Groups.

- Issues Raised by the entire community

- REFER TO LIST.

- Tonight I wish to hear your issues before continuing work with Planning Board.

- Political considerations / concerns.

- County, State, Local

- Constituent concerns.

- Issues you ask to deal that could be address through Master Plan.

- Other.

- Wrap.

Planning Board - Tomorrow night.

F.M. Kirby Foundation

Town of Dover Planning Board

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

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- ☐ 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 JUNE 15, 2005 - 7:00 PM

- A. CALL TO ORDER**
- B. ROLL CALL**
- C. PLEDGE OF ALLEGIANCE**
- D. ADEQUATE NOTICE OF MEETING**
- E. MASTER PLAN - Chuck Latini - Heyer, Gruel & Associate**
 - Review of identified stakeholder issues
 - Review of Drafts: Goals and Objectives and Community Profile
- F. DATES: REGULAR MEETING TO BE HELD June 22, 2005.
AT 8:00 PM. WORKSHOP SAME NIGHT AT 7:00 PM**
- G. ADJOURNMENT**

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