
On the Cover:

North Sussex Street Landfill Redevelopment

North Sussex Street Landfill Redevelopment Project is an example of an innovative way the Town of Dover leveraged the land value of a former municipally owned and operated landfill which ceased operations in the 1970's, to cover the high costs of landfill closure. With closure costs estimated into the millions of dollars, the Town of Dover declared the tract as an "Area in need of Redevelopment," and negotiated a Redeveloper's Agreement to sell the property for redevelopment at market rate less the costs of landfill closure. The agreement prohibited the value to go negative thereby insuring full landfill closure with no cost to the Town of Dover. The Town of Dover has since closed on the landfill property. The redeveloper is Woodmont Properties of Parsippany.

The approved Redevelopment Plan and site plans call for a FedEx Distribution Facility, Hilton Homewood Suites Hotel and Office Building. The FedEx Distribution Facility is open and operational, with hotel construction to begin in the spring of 2007 and the office building to follow. - Michael A. Hantson, P.E., P.P.

Town of Dover Engineer & Planner

2007

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