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The new Hilton extended stay hotel will be located next to a new FedEx distribution center, which is already under construction.

Old Dover landfill site to become a Hilton Extended-stay hotel will be town's first since 1960s

**BY TIEN-SHUN LEE
DAILY RECORD**

DOVER -- A new 108-room Hilton Homewood Suites and a 59,000-square-foot office building are expected to be built at the site of the town's former landfill, next to a FedEx ground distribution center that is under construction.

The Dover Planning Board approved plans for the hotel and office building at a June 28 public hearing, and construction on the hotel is expected to begin at the end of the year, after the landfill site has been completely capped and compacted.

"The town is very pleased with all three improvements -- the FedEx facility, the office building and the Hilton extended stay hotel," said Michael Hantson, the town engineer.

Dover hasn't had a hotel since the 1960s, when the Dutton closed and the building became a nursing home, said Regina Nee, secretary for the Board of Adjustment.

Tax revenue

According to a brochure put out by Woodmont Properties, which is developing the former landfill property in conjunction with **The Briad Group**, a franchiser of Hilton hotels, the projected annual tax revenue from the hotel is \$406,000.

The office building space is being marketed, and the timeline for its construction depends on when tenants sign up, said Stephen Santola, executive vice president and general counsel for Woodmont Properties.

"We'd like to get one user for the whole building," Santola said.

Hilton Homewood Suites will be geared toward business travelers who are staying in town more than one or two nights, and people who are relocating to the area whose homes are not ready yet, Santola said. Amenities of the hotel will include 108 off-street parking spaces, kitchenettes in the rooms, a small gym, an indoor pool, a small conference room, complimentary high-speed Internet access, and complimentary continental breakfast.

Santola declined to give a price range for the rooms, but said that they will be cheaper during the week. The rooms will range in size from studios to two bedrooms with sleep sofas.

Aside from the pending Hilton Homewood Suite, there are a number of other Hilton hotels in the area, including a Hilton Garden Inn next to the Rockaway Townsquare Mall, a full service Hilton in Parsippany, and a Hampton Inn in Denville.

Steve Scharf, the director of development and asset manager for The Briad Group said that the Hilton Homewood Suite will differ from the nearby Hilton Garden Inn because it is an extended stay hotel, whereas the Hilton Garden Inn is geared toward business travelers staying for one or two nights.

"The rooms are larger to allow for a more lengthy stay," Scharf said.

The 67.5-acre parcel of land which operated as a municipal landfill for 40 years until the early 1970s, was sold to Woodmont Properties in October 2005.

Other projects

Woodmont Properties is involved in several redevelopment projects in Morristown, including the demolition of the old Epstein's department store to make way for housing and shops. They are also involved in the \$50 million Highlands transit village project and the transformation of the Vail Mansion on South Street into luxury condominiums and a new restaurant.

Hantson said Dover used the money from the sale of the property to offset the cost of closing the landfill, which was in the millions. The property ended up being sold for more than \$10 per square foot, Hantson said.

When Woodmont Properties bought the landfill property, it had originally planned to construct five office flex buildings.

"We were fortunate to have a much better plan presented to us. Woodmont was able to secure a much better developer for the property, so the town is very excited about that," said Hantson.

Woodmont Properties representatives have meet with residents of Townsquare Village to discuss construction on the former landfill site. According to Hantson, no one spoke out at the public hearing on June 28.

The new Hilton will be located in between the FedEx facility and the office building. An access road that is approximately 1,000 feet long is under construction. A sidewalk also will be constructed on the eastern side of the access road.

All three buildings on the former landfill site will be a muted earth color with brick accents, Santola said.