



TOWN OF DOVER
MAYOR AND BOARD OF ALDERMEN
CAUCUS MEETING MINUTES
May 10, 2016 7:00 PM

The Caucus Meeting of the Mayor and Board of Aldermen was held in council chambers, 37 N. Sussex Street, Dover, New Jersey.

Mayor Dodd called the meeting to order at 7:00 pm

All joined in the Pledge of Allegiance to the Flag.

ROLL CALL:

Present: Aldermen Visioli, Picciallo, Romaine, Blackman, MacDonald, Toth, O'Connor, Camacho and Mayor Dodd

Also present were Municipal Clerk Margaret Verga, Administrator Donald Travisano and Attorney Timothy Downs

Municipal Clerk Margaret Verga stated adequate notice was given to the official newspaper

SUNSHINE LAW STATEMENT

In accordance with the provisions set forth in the Open Public Meeting Law, notification of this meeting has been sent to all officially designated Town newspapers and notice is posted in the Town Hall.

MUNICIPAL CORRESPONDENCE:

1. Resolution from Montville Township, In Support of Senate Bill 2983 and Assembly Bill 4543
2. Resolution from Mine Hill Township, Opposition to the Rate Increase Petition requested by New Jersey Natural Gas
3. Ordinance from Mine Hill Township, Limiting the Requirement to Obtain A Building Permit To A Fence or Wall In Excess of Six feet Consistent with the Uniform Construction Code
4. Notice Public Hearing – Township of Randolph – Zoning Board of Adjustment – Gottesman RTW Academy - 146 Dover Chester Road, Randolph
5. Notice Public Hearing – Township of Randolph – Zoning Board of Adjustment – Seneca Hills Corporation - 33 Oak Lane, Randolph
6. Notice Public Hearing – Town of Dover – Zoning Board of Adjustment – Spartan Oil Company – 20 Sammis Avenue, Dover
7. Notice Public Hearing – Township of Rockaway – Zoning Board of Adjustment – Analan, Inc. – 400 Richards Avenue, Rockaway
8. Thank You Card from the Poolas Family

CONSENT AGENDA

1. Resolution Approving Junk Dealer License for C&M Metals Recycling, LLC
2. Resolution Approving Theater License - Baker Theater
3. Resolution Confirming Appointment of Frank Dann
4. Resolution Appointing Special Police Office Class II – Jarrod Dillard
5. Resolution Approving Social Affair Permit for Club Colombia to be held on July 16, 2016

Mayor Dodd commented that he had a meeting with Club Colombia on their social affair permit and expressed his concern with the noise level at last year's festival. Mayor Dodd asked the board to put a condition on the noise permit which will be presented at a later date, separate from the social affair permit.

AGENDA ITEMS: RESOLUTIONS

1. Resolution Approving Capital Budget
2. Resolution Approving Bills List
3. Resolution Approving Limos
4. Resolution Awarding Bid for the 2015 Bond Project – King St., Cooper St., Jackson Ave., Christopher St., Spring St., Ann St., Fox Hill Dr., Rockridge Ter., Edgewood Ter., Elliot St. & Park Heights Ave. Roadway Improvements
5. Resolution Authorizing Maser Consulting, P.A. to Prepare a Redevelopment Plan and a Redevelopment Area Study

6. Resolution Authorizing the Planning Board to Investigate whether the Properties Commonly Known as Block 2018, Lot 1 & Block 2019, Lot 1, Should be designated as an area in need of redevelopment without Condemnation Pursuant to the Local Redevelopment and Housing Law.
7. Resolution Designating Lakos Constructions, Inc. Conditional Redeveloper for the Properties Commonly Known as Block 2018, Lot 1 & Block 2019, Lot 22

Mayor Dodd commented on resolution #7, Designating Lakos Construction, Inc. as conditional redevelopers for Block 2018, Lot 1 & Block 2019, Lot 22. He noted that it's a husband and wife team who are looking to redevelop the old McGregor Factory and turn them into luxury apartments (studio lofts). This resolution allows Lakos Constructions, Inc to perform a study and then it will be presented to the planning board. It was clarified that the building is located on King Street between Searing and Berry Streets.

ORDINANCE FOR INTRODUCTION / FIRST READING

1. Ord. No. 10-2016 – Bond Ordinance Providing for the Improvements of the Meridia Transit Plaza
2. Ord. No. 11-2016 – Bond Ordinance Appropriating & Issuance of Bonds for Various Improvements
3. Ord. No. 12-2016 – Bond Ordinance Appropriating & Issuance of Bonds for Various Improvements – Water Supply and Distribution System

ORDINANCE FOR SECOND READING / PUBLIC HEARING

1. Ord. No. 08-2016 – Approving the PILOT Application and Authorizing the Mayor and Town Clerk to Execute A Financial Agreement – Meridia Transit Plaza Urban Renewal, Dover LLC - 1 West Dickerson Street
2. Ord. No. 09-2016 – To Exceed the Municipal Budget Appropriation Limits and To Establish a CAP Bank

May 10, 2016

The Regular Meeting of the Mayor and Board of Aldermen was held in council chambers, 37 N. Sussex Street, Dover, New Jersey.

The meeting was called to order by Mayor Dodd at 7:12 pm

ROLL CALL:

Present: Aldermen Visioli, Picciallo, Romaine, Blackman, MacDonald, Toth, O'Connor, Camacho and Mayor Dodd

Also present were Municipal Clerk Margaret Verga, Administrator Donald Travisano and Attorney Timothy Downs

Municipal Clerk Margaret Verga stated adequate notice was given to the official newspaper

Mayor Dodd opened the meeting to the public on any agenda items.

Seeing no hands and hearing no voices, Mayor Dodd closed the meeting to the public

MAYOR'S REPORT:

2015 Capital Road Reconstruction Project – The 2015 Capital Road Reconstruction Project is being awarded tonight and is scheduled to begin over the next few weeks.

Phase 1, which will consist of milling and paving, and includes the following streets:

- King Street from Mt. Hope Avenue to Route 46;
- Cooper Street from Elm Street to Conger Street;
- Jackson Avenue from Elm Street to East McFarlan Street;
- Christopher Street from Jackson Avenue to Stephen Street (town line);
- Spring Street from Ann Street to Randolph Avenue;
- Ann Street from Lawrence Street to North End;
- Fox Hill Drive from Ann Street to West End;
- Rockridge Terrace from Beaufort Avenue to Edgewood Terrace;
- Edgewood Terrace from Ann Street to the end;
- Elliott Street from Randolph Avenue to Prospect Street;
- Park Heights Avenue - entire length

Phase 2, which consists of full road reconstruction, includes the following streets:

- Salem Village - Watson Drive and Kyle Drive;
- First Street from Byram to W. Chrystal;
- Third Street - entire length

These paving projects are in addition to the 2015 DOT Local Aid Grant which will cover the reconstruction of Academy Street and Thompson Avenue, which is expected to be bid this month for summer construction and the 2016 Capital Road Reconstruction Projects (introduced tonight), which are expected to be bid in late summer for the fall construction.

Bond Rating – Due to our strong financial outlook, established controls and economic development outlook, Dover's standard, unenhanced, and long term bond rating has been upgraded. Standard & Poor's Ratings Services raised its rating on the town of Dover's existing general obligation (GO) bonds to 'AA-' from 'A+'. The outlook is very stable. The bonds are secured by the town's full-faith-and-GO credit pledge payable from ad valorem taxes levied upon all taxable property in the town without limitations as to rate or amount.

Dover's First Annual Community Health and Wellness Fair – The wellness fair is part of the Mayor's Wellness and Fitness Campaign which will take place on Saturday, June 4, 2016 in front of Town Hall on North Sussex Street and Basset Highway from 11 am to 2 pm. Families are welcome to enjoy free health screenings, free dental screenings, demonstrations, entertainment, food and a lot more.

2016 Summer Program Registration – Applications will be available and accepted in the Recreation Department starting May 2nd. The cost for registration prior to May 31st is \$275.

JFK Movie Night - Friday, May 27, 2016 – Park opens at 7:00pm – “Inside/Out” - Disney Film/Rated PG.

Memorial Day Parade – The parade will be held on May 30, 2016 starting at 10am at Rutan Drive to Hurd Park with a ceremony at Veteran's Path.

Alderman Picciallo commented that there are a lot of new faces in the parade and the Memorial Day Parade will be in honor of Frank Poolas.

11th Mayor's Fishing Derby – The fishing derby will be held on Saturday, May 14, 2016 at Hurd Park. Registration is 7 am and the derby is from 8 am to noon.

Firework Display – The kick-off meeting for the fireworks was held today and preparations are underway.

The recreation department is relocating from DPW building to Town Hall (main building) and will be working under William Reyes.

ATTORNEY REPORT: Mr. Downs will be presenting a resolution for tax foreclosures at the next meeting.

CONSENT AGENDA:

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER
APPROVING A JUNK DEALER LICENSE FOR C&M METALS RECYCLING, LLC

WHEREAS, Section 229-2 of the Code of the Town of Dover requires any person or corporation who keeps or operates a Junk Dealership to apply to the Clerk of the Town of Dover for a license to operate; and

WHEREAS, James Witte t/a C & M Metals Recycling, LLC located at 160 Richards Ave., Dover, New Jersey has applied for renewal of a Junk Dealers License; and

WHEREAS, the applicant has submitted the appropriate fees and completed the application as needed.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Aldermen of the Town of Dover, County of Morris and State of New Jersey that the application of James Witte t/a C & M Metals Recycling, LLC is hereby approved for a license to operate as a Junk Dealer at 160 Richards Ave., Dover, New Jersey.

Alderman Romaine has moved the foregoing resolution be adopted and duly seconded by Alderman Picciallo and passed by the following roll call vote.

Ayes: Aldermen Visioli, Picciallo, Romaine, Blackman, MacDonald, Toth, O'Connor, Camacho and Mayor Dodd

Nays: None Absent: None Abstained: None

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER
APPROVING A THEATER LICENSE FOR THE BAKER THEATER

WHEREAS, application for a Theater License has been made by the Baker Theater located at 39-41 West Blackwell Street; and

WHEREAS, the appropriate fees have been paid and the license shall be prominently displayed at the location; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Aldermen of the Town of Dover, County of Morris and State of New Jersey that the theater license for the Baker Theater is hereby approved.

Alderman Romaine has moved the foregoing resolution be adopted and duly seconded by Alderman Picciallo and passed by the following roll call vote.

Ayes: Aldermen Visioli, Picciallo, Romaine, Blackman, MacDonald, Toth, O'Connor, Camacho and Mayor Dodd

Nays: None Absent: None Abstained: None

RESOLUTION CONFIRMING APPOINTMENT OF FRANK DANN

BE IT RESOLVED that the Mayor and Board of Alderman of the Town of Dover, upon the nomination of the Mayor, and with the advice and consent of the governing body, confirm the appointment of Frank E. Dann effective February 10, 2016, to the position of Director of Municipal Services.

BE IT FURTHER RESOLVED that the manner in which Mr. Dann was appointed was with the specific consent and approval of Dover's governing body in a manner deemed by the Town of Dover to be substantially similar in nature to the advice and consent of the Senate for appointments by the Governor of the State of New Jersey.

Alderman Romaine has moved the foregoing resolution be adopted and duly seconded by Alderman Picciallo and passed by the following roll call vote.

Ayes: Aldermen Visioli, Picciallo, Romaine, Blackman, MacDonald, Toth, O'Connor, Camacho and Mayor Dodd
Nays: None Absent: None Abstained: None

RESOLUTION

WHEREAS, Club Colombia, filed an application for their **first** Special Permit for a Social Affair to be held at the Crescent Field, which is their **first** event; and

WHEREAS, Club Colombia, a non-profit organization is permitted to have twelve events per year and Crescent Field, is permitted to have twenty-five; and

WHEREAS, the Police Chief will determine what special conditions if any are needed.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Aldermen of the Town of Dover, County of Morris and State of New Jersey that the following applications for Alcoholic Beverage Social Affair Permit(s) be approved:

1. Club Colombia is approved for a festival (#1) to be held on Saturday, July 16, 2016 at Crescent Field, Second Street, Dover, NJ (#1) from 8:00 am through 7:00 pm.
2. This approval is conditioned upon security satisfactory to the Town of Dover Chief of Police being in place for this event.

Alderwoman Romaine has moved the foregoing resolution be adopted and duly seconded by Alderman Picciallo and passed by the following roll call vote.

Ayes: Aldermen Visioli, Picciallo, Romaine, Blackman, MacDonald, Toth, O'Connor, Camacho and Mayor Dodd
Nays: None Absent: None Abstained: None

AGENDA ITEMS:

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER
APPOINTING SPECIAL POLICE OFFICER

BE IT RESOLVED by the Mayor and Board of Aldermen of the Town of Dover that the following be and hereby are appointed **SPECIAL CLASS II LAW ENFORCEMENT OFFICER** for the Town of Dover for a term of one (1) year commencing January 1, 2016, pending successful completion of a background investigation.

CLASS II: Jarrod Dillard

Alderwoman Romaine has moved the foregoing resolution be adopted and duly seconded by Alderman Picciallo and passed by the following roll call vote.

Ayes: Aldermen Visioli, Picciallo, Romaine, Blackman, MacDonald, Toth, O'Connor and Mayor Dodd
Nays: None Absent: None Abstained: Alderman Camacho

APPROVING CAPITAL BUDGET
(See Attachment)

Alderwoman Romaine has moved the foregoing resolution be adopted and duly seconded by Alderman Picciallo and passed by the following roll call vote.

Ayes: Aldermen Visioli, Picciallo, Romaine, Blackman, MacDonald, Toth, O'Connor, Camacho and Mayor Dodd
Nays: None Absent: None Abstained: None

BILL LIST RESOLUTION

WHEREAS, the Mayor and Board of Aldermen of the Town of Dover have examined all bills presented for payment; and

WHEREAS, the Chief Financial Officer has certified that there are sufficient funds in the account(s) to which respective bills have been charged.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Board of Aldermen of the Town of Dover do hereby approve the bills as listed; and

BE IT FURTHER RESOLVED that the proper officials are hereby authorized to sign the checks for payment of same.

RESERVE ACCT claims in the amount of:	\$9,380.22
CURRENT ACCT claims in the amount of:	\$224,671.52
GENERAL CAPITAL ACCT claims in the amount of:	\$417,254.81
WATER UTILITY ACCT claims in the amount of:	\$41,650.59
WATER UTILITY RESERVE ACCT claims in the amount of:	\$248.00
WATER CAPITAL ACCT claims in the amount of:	\$12,868.25
PARKING UTILITY ACCT claims in the amount of:	\$307.33
PARKING UTILITY RESERVE ACCT claims in the amount of:	\$0.00
PARKING CAPITAL ACCT claims in the amount of:	\$0.00
ANIMAL CONTROL TRUST ACCT claims in the amount of:	\$49.80
EVIDENCE TRUST ACCT claims in the amount of:	\$0.00
RECYCLING TRUST ACCT claims in the amount of:	\$85.00
COUNTY FORFEITED ASSETS TRUST ACCT claims in the amount of:	\$0.00
FEDERAL FORFEITED ASSETS ACCT claims in the amount of:	\$0.00
TRUST/OTHER ACCT claims in the amount of:	\$14,092.72
COAH TRUST ACCT claims in the amount of:	\$0.00
TOTAL CLAIMS TO BE PAID	\$720,608.24

BE IT FURTHER RESOLVED that the following claims have been paid prior to the Bill List Resolution in the following amounts:

CURRENT ACCT claims in the amount of:	\$0.00
WATER CAPITAL ACCT claims in the amount of:	\$0.00
COUNTY FORFEITED ASSETS TRUST ACCT claims in the amount of:	\$0.00
WATER UTILITY ACCT claims in the amount of:	\$626.88
TOTAL CLAIMS PAID	\$626.88
<i>TOTAL BILL LIST RESOLUTION</i>	<i>\$721,235.12</i>

Alderman Picciallo has moved the foregoing resolution be adopted and duly seconded by Alderwoman Romaine and passed by the following roll call vote.

**Ayes: Aldermen Visioli, Picciallo, Romaine, Blackman, MacDonald, Toth and O'Connor
Nays: None Absent: None Abstained: Alderman Camacho and Mayor Dodd**

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER
APPROVING TAXIS/LIMOS TO BE LICENSED IN THE TOWN OF DOVER

WHEREAS, the following companies, have applied for a license to operate the vehicle(s) listed below on Schedule A hereto and made a part hereof as taxicab(s)/limo(s) in the Town of Dover; and

WHEREAS, the appropriate municipal departments have reviewed the application(s) as required and have no objections to same being licensed as taxicabs/limos;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Aldermen of the Town of Dover, County of Morris and State of New Jersey that the taxicab(s)/limo(s) listed below are hereby approved for taxi/limo license(s) in the Town of Dover.

Schedule A

ELITE LIMO & TAXI

2009 Dodge	R622018	OL7204J	LIMO
------------	---------	---------	------

CITY LIMO & TAXI

2006 Sienna	S553116	OL7730J	LIMO
2004 Lincoln	Y655117	OL3080H	LIMO
2005 Lincoln	Y620445	OL7209J	LIMO
2007 Dodge	R177317	OL7208J	LIMO
2007 Sienna	S029702	OL7205J	LIMO
2005 Dodge	B368189	OL7207J	LIMO
2008 Ford	X178629	OL4024J	LIMO

FIRST CLASS OF DOVER

2007 Lincoln	Y636074	OYA3811	LIMO
2003 Lincoln	X622516	OL46275	LIMO
2004 Lincoln	Y637213	OL6106H	LIMO

Alderman Picciallo has moved the foregoing resolution be adopted and duly seconded by Alderman O'Connor and passed by the following roll call vote.

**Ayes: Aldermen Visioli, Picciallo, Romaine, Blackman, MacDonald, Toth, O'Connor, Camacho and Mayor Dodd
Nays: None Absent: None Abstained: None**

**RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER
AWARDING BID FOR 2015 BOND PROJECT VARIOUS STREETS ROADWAY IMPROVEMENTS**

WHEREAS, the Town of Dover solicited bids for the 2015 Bond Project for roadway improvements including King St., Cooper St., Jackson Ave., Christopher St., Spring St., Ann St., Fox Hill Dr., Edgewood Ter., Elliot St. and Park Heights Ave. Roadway Improvements; and

WHEREAS, bids were received on May 4, 2016; and

WHEREAS, the three lowest bidders submitted bids as follows:

- | | | |
|----|------------------------------|------------------|
| A. | Top Line Construction Corp. | \$877,976.04 |
| B. | Konkus Corp. | \$917,777.90 |
| C. | Kyle Conti Construction, LLC | \$972,639.14 and |

WHEREAS, the Municipal Engineer recommends awarding the contract to Top Line Construction Corp, 22 Fifth St., Somerville, NJ 08876 in the amount of \$877,976.04; and

WHEREAS, the project will be funded from Capital Accounts C-04-55-921-004, C-04-55-924-001, C-04-55-925-002, C-04-55-929-002, C04-55-930-002; and

WHEREAS, the \$877,976.04 does not include police traffic directors.

NOW THEREFORE, it is hereby **RESOLVED** by the Mayor and the Board of Aldermen of the Town of Dover, Morris County, New Jersey as follows:

1. The bid of in the amount for \$877,976.04 from Top Line Construction Corp. is hereby accepted; and
2. The Mayor and Clerk are hereby authorized to execute a contract with Top Line Construction Corp. 22 Fifth St., Somerville, NJ 08876 in the amount of \$877,976.04.

Alderman Camacho has moved the foregoing resolution be adopted and duly seconded by Alderman Toth and passed by the following roll call vote.

**Ayes: Aldermen Visioli, Picciallo, Romaine, Blackman, MacDonald, Toth, O'Connor, Camacho and Mayor Dodd
Nays: None Absent: None Abstained: None**

**RESOLUTION OF THE MAYOR & BOARD OF ALDERMEN OF THE TOWN OF DOVER
AUTHORIZING MASER CONSULTING, P.A. TO PREPARE A REDEVELOPMENT PLAN
AND A REDEVELOPMENT AREA STUDY**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”) authorizes municipalities to determine whether certain parcels of land in the municipality constitute “areas in need of redevelopment”, as defined in the Redevelopment Law; and

WHEREAS, in accordance with the Redevelopment Law the Mayor & Board of Aldermen of the Town of Dover has directed the Planning Board to investigate whether all of the real property constituting:

- Block 2018, Lot 1
- Block 2019, Lots 1

on the tax maps of the Town of Dover within the Town of Dover should be designated as an area in need of redevelopment excluding the power of eminent domain (a “Non-Condensation Redevelopment Area” as defined in the Redevelopment Law) pursuant to *N.J.S.A. 40A:12A-6.a*; and

WHEREAS, the estimated cost for the preparation of the Redevelopment Area Study and Redevelopment Plan is \$12,600.00; and

WHEREAS, the Chief Financial Officer certifies the availability of these funds;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor & Board of Aldermen of the Town of Dover, hereby authorizes Maser Consulting, P.A. to draft a Redevelopment Study and Redevelopment Plan and for a fee not to exceed \$12,600 in accordance with their Proposal dated April 20, 2016 under the direction of The Town Engineer & Planner and the Planning Board.

Alderwoman Romaine has moved the foregoing resolution be adopted and duly seconded by Alderman Picciallo and passed by the following roll call vote.

**Ayes: Aldermen Visioli, Picciallo, Romaine, Blackman, MacDonald, Toth, O’Connor, Camacho and Mayor Dodd
Nays: None Absent: None Abstained: None**

**RESOLUTION OF THE MAYOR & BOARD OF ALDERMEN OF THE TOWN OF DOVER AUTHORIZING
THE PLANNING BOARD TO INVESTIGATE WHETHER THE PROPERTIES COMMONLY KNOWN AS
BLOCK 2018, LOT 1 AND BLOCK 2019, LOT 1 ON THE TAX MAP OF THE TOWN OF DOVER, SHOULD
BE DESIGNATED AS AN AREA IN NEED OF REDEVELOPMENT WITHOUT CONDEMNATION
PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, et seq.**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, as amended (the “**Redevelopment Law**”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment; and

WHEREAS, to determine whether certain parcels of land constitute an area in need of redevelopment, under the Redevelopment Law the Mayor & Board of Aldermen of the Town of Dover (the “**Governing Body**”) must authorize the Planning Board to conduct a preliminary investigation of the area and make recommendations to the Governing Body; and

WHEREAS, the Governing Body hereby requests that an investigation occur with respect to the property commonly known as:

- Block 2018, Lot 1
- Block 2019, Lots 1

on the Tax Maps of the Town of Dover (the “**Study Area**”), to determine whether the Study Area meets the criteria set forth in the Redevelopment Law, specifically *N.J.S.A. 40A:12A-5*, and should be designated as an area in need of redevelopment; and

WHEREAS, if the Study Area is determined to meet the criteria for designation as an area in need of redevelopment, and upon adoption of a Redevelopment Plan the Governing Body further authorizes the Town to use all of those powers provided under the Redevelopment Law for use in a redevelopment area, excluding the power of eminent domain (a “**Non-Condemnation Redevelopment Area**” as defined in the Redevelopment Law) pursuant to *N.J.S.A. 40A:12A-6.a*; and

WHEREAS, the Governing Body has determined that it is in the best interests of the Town to direct the Planning Board to undertake a preliminary investigation of the Study Area pursuant to the procedures of the Redevelopment Law and provide its recommendations to the Governing Body;

NOW THEREFORE BE IT RESOLVED, by the Governing Body of the Town of Dover, New Jersey, as follows:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The Planning Board is hereby authorized and directed to conduct an investigation pursuant to *N.J.S.A. 40A:12A-6* to determine whether the Study Area satisfies the criteria set forth in *N.J.S.A. 40A:12A-5* to be designated as an area in need of redevelopment, which designation would permit the Town to utilize all of the redevelopment powers, excluding eminent domain (as defined in the Redevelopment Law, a Non-Condemnation Redevelopment Area).

Section 3. As part of its investigation, the Planning Board shall prepare maps showing the boundaries of the Study Areas and the location of the parcels contained therein and appended thereto shall be a statement setting forth the basis of the investigation.

Section 4. The Planning Board shall conduct a public hearing in accordance with the Redevelopment Law, specifically *N.J.S.A. 40A:12A-6*, after giving due notice of the proposed boundary of the Study Area, the date of the hearing and the municipal option not to exercise the power of eminent domain (Non-Condemnation Redevelopment Area), to any persons who are interested in or would be affected by a determination that the Study Area is an area in need of redevelopment. The notice of the hearing shall specifically state that the redevelopment area determination would not authorize the Town to exercise the power of eminent domain to acquire any property in the delineated area, for the Study Area is being investigated as a possible Non-Condemnation Redevelopment Area.

Section 5. At the public hearing, the Planning Board shall hear from all persons who are interested in or would be affected by a determination that a Study Area is a redevelopment area. All objections to a determination that a Study Area is an area in need of redevelopment and evidence in support of those objections shall be received and considered by the Planning Board and made part of the public record.

Section 6. After conducting its investigation, preparing a map of the Study Areas, and conducting a public hearing at which all objections to the designations are received and considered, the Planning Board shall make recommendations to the Governing Body as to whether the Governing Body should designate the Study Area as an area in need of redevelopment excluding eminent domain (as defined in the Redevelopment Law, a Non-Condemnation Redevelopment Area), pursuant to the Redevelopment Law.

Section 7. This resolution shall be effective in accordance with applicable law.

Alderman Visioli has moved the foregoing resolution be adopted and duly seconded by Alderman Romaine and passed by the following roll call vote.

**Ayes: Aldermen Visioli, Picciallo, Romaine, Blackman, MacDonald, Toth, O’Connor, Camacho and Mayor Dodd
Nays: None Absent: None Abstained: None**

**RESOLUTION OF THE MAYOR & BOARD OF ALDERMEN OF THE TOWN OF DOVER
DESIGNATING LAKOS CONSTRUCTION, INC. CONDITIONAL REDEVELOPER FOR THE
PROPERTIES COMMONLY KNOWN AS BLOCK 2018, LOT 1 AND BLOCK 2019, LOT 22,
ON THE TAX MAP OF THE TOWN OF DOVER**

WHEREAS, the Town of Dover has designated the entire Town as an “Area in Need of Rehabilitation” by Resolution No. RL-129 adopted on August 9, 2005 in accordance with the “Local Redevelopment and Housing Law (LRHL); and

WHEREAS, Lakos Construction, Inc. (LC) is the contract purchaser of said properties; and

WHEREAS, LC has expressed a desire to Redevelop / Rehabilitate the existing building on the properties formerly known as the Guenther Mill; and

WHEREAS, LC has prepared and reviewed with the Town Engineer and Planner along with the Town Administrator and Mayor, conceptual plans for the Redevelopment / Rehabilitation of said properties;

NOW THEREFORE, BE IT RESOLVED by the Board of Alderman of the Town of Dover as follows:

Subject to:

1. A Preliminary Investigation Report, Public Hearing and subsequent designation of the following properties as “Areas in Need of Redevelopment without eminent domain” in accordance with the LRHL:
 - Block 2018, Lot 1
 - Block 2019, Lots 1
2. Adoption of a Redevelopment Plan for the Designated Area in Need of Redevelopment in accordance with the LRHL acceptable to the Town of Dover and LC that will permit an as of right project on terms agreed to by the parties.
3. Negotiation of mutually acceptable Redevelopment Agreements.
4. Negotiation of mutually acceptable Financial Agreements for payments in lieu of taxes for the project on the properties noted in paragraph 1. above.
5. Posting of an escrow to cover the costs to the Town of Dover for professional services related to the development of a study and a redevelopment plan and negotiation of a redevelopment agreement.

Lakos Construction, Inc. or its Assignee are hereby designated Conditional Redeveloper for the following properties:

- Block 2018, Lot 1
- Block 2019, Lots 1

for a period of one hundred eighty (180) days commencing the date of adoption of this Resolution and as same may be extended by act of the Mayor and Board of Alderman if in the judgment of the Mayor and Board of Aldermen the parties are proceeding in good faith and making progress toward the achievements of the goals of the Town of Dover.

Alderman Toth has moved the foregoing resolution be adopted and duly seconded by Alderman Camacho and passed by the following roll call vote.

**Ayes: Aldermen Visioli, Picciallo, Romaine, Blackman, MacDonald, Toth, O’Connor, Camacho and Mayor Dodd
Nays: None Absent: None Abstained: None**

ORDINANCE FOR INTRODUCTION/FIRST READING

ORDINANCE NO. 10-2016

BOND ORDINANCE PROVIDING FOR THE IMPROVEMENT OF THE MERIDIA TRANSIT PLAZA IN AND BY THE TOWN OF DOVER, IN THE COUNTY OF MORRIS, NEW JERSEY, APPROPRIATING \$2,000,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,850,000 BONDS OR NOTES OF THE TOWN FOR FINANCING SUCH APPROPRIATION.

BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER, IN THE COUNTY OF MORRIS, NEW JERSEY (not less than two-thirds of all the members thereof affirmatively concurring), **AS FOLLOWS:**

The improvement described in Section 3 of this bond ordinance is hereby authorized as a general improvement to be made or acquired by the Town of Dover, New Jersey. For the said improvement or purpose stated in said Section 3, there is hereby appropriated the sum of \$2,000,000, said sum being inclusive of all appropriations heretofore made therefor and including the sum of \$150,000 as the down payment for said improvement or purpose required by law and now available therefor by virtue of provision in a previously adopted budget or budgets of the Town for down payment or for capital improvement purposes.

For the financing of said improvement or purpose and to meet the part of said \$2,000,000 appropriation not provided for by application hereunder of said down payment, negotiable bonds of the Town are hereby authorized to be issued in the principal amount of \$1,850,000 pursuant to the Local Bond Law of New Jersey. In anticipation of the issuance of said bonds and to temporarily finance said improvement or purpose, negotiable notes of the Town in a principal amount not exceeding \$1,850,000 are hereby authorized to be issued pursuant to and within the limitations prescribed by said Local Bond Law.

(a) The improvement hereby authorized and purpose for the financing of which said obligations are to be issued is the improvement of the Meridia Transit Plaza in and by the Town, including by the construction of parking facilities and a pedestrian plaza, paving, curb reconstruction, construction or reconstruction of sidewalks, installation of pavers, landscaping and lighting, together with all drainage, site work, work and materials necessary therefor or incidental thereto, all as shown on and in accordance with the plans and specifications therefor on file or to be filed in the office of the Town Clerk and hereby approved.

(b) The estimated maximum amount of bonds or notes to be issued for said purpose is \$1,850,000.

The estimated cost of said purpose is \$2,000,000, the excess thereof over the said estimated maximum amount of bonds or notes to be issued therefor being the amount of the said \$150,000 down payment for said purpose.

The following additional matters are hereby determined, declared, recited and stated:

The said purpose described in Section 3 of this bond ordinance is not a current expense and is a property or improvement which the Town may lawfully acquire or make as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

The period of usefulness of said purpose within the limitations of said Local Bond Law, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is ten (10) years.

The supplemental debt statement required by said Local Bond Law has been duly made and filed in the office of the Town Clerk and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey, and such statement shows that, while the net debt of the Town determined as provided in said Local Bond Law is not increased by this bond ordinance, the gross debt of the Town as defined in said Local Bond Law is increased by the authorization of the bonds and notes provided for in this bond ordinance by \$1,850,000, and the said obligations authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

An aggregate amount not exceeding \$200,000 for interest on said obligations, costs of issuing said obligations and other items of expense listed in and permitted under section 40A:2-20 of said Local Bond Law may be included as part of the cost of said improvement and is included in the foregoing estimate thereof.

All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer, provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the Chief Financial Officer's signature upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time subject to the provisions of N.J.S.A. §40A:2-8. The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the dates of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body of the Town at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the principal amount, interest rate and maturities of the notes sold, the price obtained and the name of the purchaser.

The full faith and credit of the Town are hereby pledged to the punctual payment of the principal of and interest on the said obligations authorized by this bond ordinance. Said obligations shall be direct, unlimited obligations of the Town, and the Town shall be obligated to levy ad valorem taxes upon all the taxable property within the Town for the payment of said obligations and interest thereon without limitation of rate or amount.

The capital budget or temporary capital budget of the Town is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith and the resolutions promulgated by the Local Finance Board showing all detail of the amended capital budget or temporary capital budget and capital program as approved by the Director, Division of Local Government Services, are on file with the Town Clerk and are available for public inspection.

This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption, as provided by said Local Bond Law.

Alderman Visioli has moved the ordinance be adopted and duly seconded by Alderman Picciallo and passed for first reading by the following roll call vote.

Ayes: Aldermen Visioli, Picciallo, Romaine, Blackman, MacDonald, Toth, O'Connor, Camacho and Mayor Dodd
Nays: None Absent: None Abstained: None

ORDINANCE NO. 11-2016

BOND ORDINANCE APPROPRIATING \$3,000,000, AND AUTHORIZING THE ISSUANCE OF \$2,850,000 BONDS OR NOTES OF THE TOWN, FOR VARIOUS IMPROVEMENTS OR PURPOSES AUTHORIZED TO BE UNDERTAKEN BY THE TOWN OF DOVER, IN THE COUNTY OF MORRIS, NEW JERSEY.

BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER, IN THE COUNTY OF MORRIS, NEW JERSEY (not less than two-thirds of all the members thereof affirmatively concurring), **AS FOLLOWS:**

The several improvements described in Section 3 of this bond ordinance are hereby respectively authorized as general improvements to be made or acquired by the Town of Dover, New Jersey. For the said several improvements or purposes stated in said Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriations made for said improvements or purposes, said sums being inclusive of all appropriations heretofore made therefor and amounting in the aggregate to \$3,000,000 including the aggregate sum of \$150,000 as the several down payments for said improvements or purposes required by law and more particularly described in said Section 3 and now available therefor by virtue of provision in a previously adopted budget or budgets of the Town for down payment or for capital improvement purposes.

For the financing of said improvements or purposes and to meet the part of said \$3,000,000 appropriations not provided for by application hereunder of said down payments, negotiable bonds of the Town are hereby authorized to be issued in the principal amount of \$2,850,000 pursuant to the Local Bond Law of New Jersey. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable notes of the Town in a principal amount not exceeding \$2,850,000 are hereby authorized to be issued pursuant to and within the limitations prescribed by said Local Bond Law.

The improvements hereby authorized and the several purposes for the financing of which said obligations are to be issued, the appropriation made for and estimated cost of each such purpose, and the estimated maximum amount of bonds or notes to be issued for each such purpose, are respectively as follows:

<u>IMPROVEMENT OR PURPOSE</u>	<u>APPROPRIATION AND ESTIMATED COST</u>	<u>ESTIMATED MAXIMUM AMOUNT OF BONDS AND NOTES</u>
(a) Acquisition by purchase and installation, as necessary, of new and additional equipment, including, without limitation, a sewer lateral camera, a road saw and other equipment for use by the Department of Public Works of the Town, camera system equipment for use by the Public Safety and Administration Departments of the Town and speed enforcement signs, trailers, counters, radios, cameras, a recording system for use by the Police Department of the Town, and self-contained breathing apparatus, turn out gear, pagers, scott voice amps, and water gear for use by the Fire Department of the Town, together with all attachments, accessories, equipment, work and materials necessary therefor or incidental thereto, all as shown on and in accordance with the specifications therefor on file or to be filed in the office of the Town Clerk and hereby approved	\$258,500	\$246,000
(b) Improvement of various roads and locations in and by the Town, including, without limitation, Perry Street, Parker Street, First Street, Randolph Avenue, Park Avenue, Hillcrest Avenue and Clark Street by the construction, reconstruction and resurfacing thereof to provide roadway pavements at least equal in useful life or durability to a roadway surface of Class B construction (as such term is used or referred to in Section 40A:2-22 of said Local Bond Law), together with all milling, curbing, crack sealing, drainage structures and improvements, equipment, site work, work and materials necessary therefor or incidental thereto, all as shown on and in accordance with the	1,500,000	1,428,000

plans and specifications therefor on file or to be filed in the office of the Town Clerk and hereby approved

(c) Improvement of municipally-owned properties and facilities in and by the Town, including, without limitation, the upgrade of the UST fuel system at the Department of Public Works yard, the renovation and upgrade of various municipal buildings by the modernization of office space, acquisition and installation of new flooring, lighting and furniture, upgrade of the heating, ventilation and air conditioning systems and the improvement of Town parks, together with for all the aforesaid all design equipment, structures, site work, work furnishings, and materials necessary therefor or incidental thereto, all as shown on and in accordance with the plans and specifications therefor on file or to be filed in the office of the Town Clerk and hereby approved

850,000

809,000

(d) Acquisition by purchase of new and additional vehicular equipment, including one (1) pick-up truck with plow and two (2) dump trucks with plows for use by the Department of Public Works of the Town, one (1) utility vehicle for use by the Health Department of the Town, and two (2) utility vehicles for use by the Police Department of the Town, together with all equipment, attachments and accessories necessary therefor or incidental thereto, all as shown on and in accordance with the specifications therefor on file or to be filed in the office of the Town Clerk

391,500

367,000

Totals

\$3,000,000

\$2,850,000

The excess of the appropriation made for each of the improvements or purposes aforesaid over the estimated maximum amount of bonds or notes to be issued therefor, as above stated, is the amount of the said down payment for said purpose.

Section 4. The following additional matters are hereby determined, declared, recited and stated:

(a) The said purposes described in Section 3 of this bond ordinance are not current expenses and each is a property or improvement which the Town may lawfully acquire or make as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of said purposes within the limitations of said Local Bond Law and taking into consideration the respective amounts of the said obligations authorized for the several purposes, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is 11.2 years.

(c) The supplemental debt statement required by said Local Bond Law has been duly made and filed in the office of the Town Clerk and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey, and such statement shows that the gross debt of the Town as defined in said Local Bond Law is increased by the authorization of the bonds and notes provided for in this bond ordinance by \$2,850,000, and the said obligations authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

(d) Amounts not exceeding \$300,000 in the aggregate for interest on said obligations, costs of issuing said obligations, engineering costs and other items of expense listed in and permitted under Section 40A:2-20 of said Local Bond Law may be included as part of the costs of said improvements and are included in the foregoing estimate thereof.

Section 5. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer, provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the Chief Financial Officer's signature upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time subject to the provisions of N.J.S.A. 40A:2-8. The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the dates of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body of the Town at the

meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the principal amount, interest rate and maturities of the notes sold, the price obtained and the name of the purchaser.

Section 6. The full faith and credit of the Town are hereby pledged to the punctual payment of the principal of and interest on the said obligations authorized by this bond ordinance. Said obligations shall be direct, unlimited obligations of the Town, and the Town shall be obligated to levy ad valorem taxes upon all the taxable property within the Town for the payment of said obligations and interest thereon without limitation of rate or amount.

Section 7. The capital budget or temporary capital budget of the Town is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith and the resolutions promulgated by the Local Finance Board showing all detail of the amended capital budget or temporary capital budget and capital program as approved by the Director, Division of Local Government Services, are on file with the Town Clerk and are available for public inspection.

Section 8. This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption, as provided by said Local Bond Law.

Alderman Visioli has moved the ordinance be adopted and duly seconded by Alderman Picciallo and passed for first reading by the following roll call vote.

**Ayes: Aldermen Visioli, Picciallo, Romaine, Blackman, MacDonald, Toth, O'Connor, Camacho and Mayor Dodd
Nays: None Absent: None Abstained: None**

ORDINANCE NO. 12-2016

BOND ORDINANCE APPROPRIATING \$3,000,000, AND AUTHORIZING THE ISSUANCE OF \$2,900,000 BONDS OR NOTES OF THE TOWN, FOR VARIOUS IMPROVEMENTS OR PURPOSES AUTHORIZED TO BE UNDERTAKEN IN AND BY THE TOWN OF DOVER, IN THE COUNTY OF MORRIS, NEW JERSEY, FOR THE WATER SUPPLY AND DISTRIBUTION SYSTEM OF THE TOWN.

BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER, IN THE COUNTY OF MORRIS, NEW JERSEY (not less than two-thirds of all the members thereof affirmatively concurring), **AS FOLLOWS:**

The several improvements described in Section 3 of this bond ordinance are hereby respectively authorized as general improvements to be made or acquired by the Town of Dover, New Jersey. For the said several improvements or purposes stated in said Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriations made for said improvements or purposes, said sums being inclusive of all appropriations heretofore made therefor and amounting in the aggregate to \$3,000,000 including the aggregate sum of \$100,000 as the several down payments for said improvements or purposes required by law and more particularly described in said Section 3 and now available therefor by virtue of provision in a previously adopted budget or budgets of the Town for down payment or for capital improvement purposes.

For the financing of said improvements or purposes and to meet said \$3,000,000 appropriation not provided for by application hereunder of said down payments, negotiable bonds of the Town are hereby authorized to be issued in the principal amount of \$2,900,000 pursuant to the Local Bond Law of New Jersey. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable notes of the Town in a principal amount not exceeding \$2,900,000 are hereby authorized to be issued pursuant to and within the limitations prescribed by said Local Bond Law.

The improvements hereby authorized and several purposes for the financing of which said obligations are to be issued the appropriation made for and estimated cost of each such purpose, and the estimated maximum amount of bonds or notes to be issued for each such purpose, are respectively as follows:

<u>IMPROVEMENT OR PURPOSE</u>	<u>APPROPRIATION AND ESTIMATED COST</u>	<u>ESTIMATED MAXIMUM AMOUNT OF BONDS AND NOTES</u>
(a) Acquisition by purchase of new and additional vehicular equipment for use by the water utility of the Town, including one (1) service truck, together with all appurtenances,	\$75,000	\$71,000

apparatus, accessories, work and materials necessary therefor or incidental thereto, all as shown on and in accordance with the specifications therefor on file or to be filed in the office of the Town Clerk and hereby approved

(b) Improvement of the water supply and distribution system in and by the Town, including, but not limited to, the rehabilitation and upgrade of water treatment and pumping facilities, water tanks, water mains, and SCADA, together with all design, engineering, structures, equipment, site work, work and materials necessary therefor or incidental thereto, all as shown on and in accordance with the plans and specifications therefor on file or to be filed in the office of the Town Clerk and hereby approved

1,500,000

1,472,000

(c) Acquisition by purchase, and installation as necessary, of new and additional equipment for use by the water utility of the Town, including radio transmit water meters, together with all accessories necessary therefor or incidental thereto, all as shown on and in accordance with the specifications therefor on file or to be filed in the office of the Town Clerk and hereby approved

1,425,000
\$3,000,000

1,357,000
\$2,900,000

Totals

The excess of the appropriation made for each of the improvements or purposes aforesaid over the estimated maximum amount of bonds or notes to be issued therefor, as above stated, is the amount of the said down payment for said purpose.

Section 4. The following additional matters are hereby determined, declared, recited and stated:

The said purposes described in Section 3 of this bond ordinance are not current expenses and each is a property or improvement which the Town may lawfully acquire or make as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

The average period of usefulness of said purposes within the limitations of said Local Bond Law and taking into consideration the respective amounts of the said obligations authorized for the several purposes, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is 22.27 years.

The supplemental debt statement required by said Local Bond Law has been duly made and filed in the office of the Town Clerk and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey, and such statement shows that, while the net debt of the Town determined as provided in said Local Bond Law is not increased by this bond ordinance, the gross debt of the Town as defined in said Local Bond Law is increased by the authorization of the bonds and notes provided for in this bond ordinance by \$2,900,000, and the said obligations authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

Amounts not exceeding \$300,000 in the aggregate for interest on said obligations, costs of issuing said obligations, engineering costs and other items of expense listed in and permitted under Section 40A:2-20 of said Local Bond Law may be included as part of the costs of said improvements and is included in the foregoing estimates thereof.

(e) This bond ordinance authorized obligations of the Town solely for purposes described in paragraph (h) of section 40A:2-7 of said Local Bond Law, and the said obligations authorized by this bond ordinance are to be issued for a purpose which is self-liquidating within the meaning and limitations of section 40A:2-45 of said Local Bond Law and are deductible, pursuant to paragraph (c) of section 40A:2-44 of said Local Bond Law, from the gross debt of the Town.

Section 5. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer, provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the Chief Financial Officer's signature upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time subject to the provisions of N.J.S.A. §40A:2-8. The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the dates of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body of the Town at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the principal amount, interest rate and maturities of the notes sold, the price obtained and the name of the purchaser.

Section 6. The full faith and credit of the Town are hereby pledged to the punctual payment of the principal of and interest on the said obligations authorized by this bond ordinance. Said obligations shall be direct, unlimited obligations of the Town, and, unless paid from the revenues of the water supply and distribution system of the Town, the Town shall be obligated to levy ad valorem taxes upon all the taxable property within the Town for the payment of said obligations and interest thereon without limitation of rate or amount.

Section 7. The capital budget or temporary capital budget of the Town is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith and the resolutions promulgated by the Local Finance Board showing all detail of the amended capital budget or temporary capital budget and capital program as approved by the Director, Division of Local Government Services, are on file with the Town Clerk and are available for public inspection.

This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption, as provided by said Local Bond Law.

Alderman Visioli has moved the ordinance be adopted and duly seconded by Alderman Picciallo and passed for first reading by the following roll call vote.

**Ayes: Aldermen Visioli, Picciallo, Romaine, Blackman, MacDonald, Toth, O'Connor, Camacho and Mayor Dodd
Nays: None Absent: None Abstained: None**

ORDINANCE FOR SECOND READING/PUBLIC HEARING

ORDINANCE NO. 08-2016

AN ORDINANCE OF THE TOWN OF DOVER, COUNTY OF MORRIS, NEW JERSEY APPROVING THE PILOT APPLICATION AND AUTHORIZING THE MAYOR AND TOWN CLERK TO EXECUTE A FINANCIAL AGREEMENT BY AND BETWEEN THE TOWN OF DOVER AND MERIDIA, TRANSIT PLAZA URBAN RENEWAL, DOVER, LLC PURSUANT TO N.J.S.A. 40A:20-1 ET SEQ. FOR PROPERTY LOCATED AT 1 WEST DICKERSON STREET, ALSO KNOWN AS LOT 3 IN BLOCK 1216 AND LOTS 9 AND 20 IN BLOCK 1217, AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWN OF DOVER, LOCATED IN THE SCATTERED SITES REDEVELOPMENT AREA

BE IT ORDAINED by the Board of Aldermen of the Town of Dover that:

Section 1. On October 28, 2014, the Town of Dover adopted Resolution #245-2014 designating the following properties as a "non-condemnation" redevelopment area, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"): Block 1216, Lot 3; Block 1217, Lots 9 & 20; Block 1208, Lots 7; and Block 1902, Lots 22, 23 & 24, as shown on the Tax Map of the Town of Dover (the "Redevelopment Area") and adopted the Redevelopment Plan for the Redevelopment Area on October 28, 2014 (the "Plan"), which Plan has been amended from time to time.

Section 2. On May 7, 2015, the Town entered into a redevelopment agreement with Meridia, Transit Plaza Urban Renewal, Dover, LLC, Meridia Campus Center Urban Renewal, Dover, LLC, and Meridia, Gateway Urban Renewal, Dover, LLC (individually and collectively referred to as the "Redeveloper") for the redevelopment of certain properties (the "Redevelopment Agreement").

Section 3. The Redevelopment Agreement requires the Redeveloper to acquire certain properties, including the properties identified as Block 1216, Lot 3 and Block 1217, Lots 9 & 20 (the “Properties”) and redevelop the Properties in accordance with the Redevelopment Plan.

Section 4. The Redeveloper has created an urban renewal entity, Meridia, Transit Plaza Urban Renewal, Dover, LLC which shall acquire title to the Properties and act as Redeveloper of the Properties.

Section 5. On June 24, 2015, the Redeveloper obtained preliminary and Final Site Plan approval from the Town Planning Board for the Properties for the development of a mixed use project, consisting of retail and residential uses (the “Project”).

Section 6. Pursuant to and in accordance with the provisions of the Long Term Tax Exemption Law, constituting Chapter 431 of the Pamphlet Laws of 1991 of the State, and the acts amendatory thereof and supplement thereto (the “Long Term Tax Exemption Law”, as codified in N.J.S.A. 40A:20-1 et seq.), the Town is authorized to provide for tax abatement within a redevelopment area and for payments in lieu of taxes.

Section 7. The Redeveloper, who is known as Meridia, Transit Plaza Urban Renewal, Dover, LLC, has submitted an application for the approval of a Project, as such term is used in the Long Term Tax Exemption Law, all in accordance with N.J.S.A. 40A:20-8 (the “Exemption Application”, a copy of which is attached hereto as Exhibit A).

Section 8. The Exemption Application requests a 30-year term for the Financial Agreement and an annual service charge based on 2% of total project costs.

Section 10. The Town and the Redeveloper have reached agreement with respect to, among other things, the terms and conditions relating to the Annual Service Charges and desire to execute the Financial Agreement.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Aldermen of the Town of Dover, County of Morris, New Jersey, as follows:

Section 1. The Town acknowledges that Meridia, Transit Plaza Urban Renewal, Dover, LLC, by effectuating the redevelopment, will significantly limit its profits due to the extraordinary cleanup and remediation costs to be borne by the Entity, which will provide significant and long-term benefits to the Town.

Section 2. The Town makes the following findings:

A. Relative benefits of the Project when compared to the costs:

1. The Property currently generates approximately \$5,960 in real estate tax revenue to the Town as the Properties include Town owned properties that are currently tax exemption and used for public parking and private property also used for parking. The projected Annual Service Charge will generate average revenue to the Town of approximately \$214,000 annually over the term.
2. It is estimated that the Project will create approximately 244 jobs during construction and 64 new permanent jobs;
3. The Project should stabilize and contribute to the economic growth of existing local business and to the creation of new business, which will serve the new residents and attract additional people to Dover;
4. The Project will further the redevelopment objectives of the Redevelopment Plan for the Redevelopment Area; and
5. The clearance and remediation of the property will greatly improve the neighborhood.
6. The Town has determined that the benefits of the Project significantly outweigh the costs to the Town.

B. Assessment of the importance of the Tax Exemption defined in obtaining development of the Project and influencing the locational decisions of probable occupants:

1. The relative stability and predictability of the Annual Service Charge will make the Project more attractive to investors and lenders needed to finance the Project; and

2. The relative stability and predictability of the Annual Service Charge will allow stabilization of the Project operating budget, allowing a high level of urban design, aesthetics and amenities as well as the use of high quality materials which will maintain the appearance of the buildings over the life of the Project, which will insure the likelihood of the success of the Project and insure that it will have a positive impact on the surrounding area.

Section 3. The Exemption Application is hereby accepted and approved.

Section 4. The Financial Agreement shall be for a 30-year term with an annual service charge based on 2% of total project costs for the Project in accordance with the Long Term Tax Exemption Law.

Section 5. The Financial Agreement is hereby authorized to be executed and delivered on behalf of the Town by the Mayor in substantially the form attached hereto as Exhibit B. The Town Clerk is hereby authorized and directed to attest to the execution of the Financial Agreement by the Mayor and to affix the corporate seal of the Town to the Financial Agreement. Upon execution of the Financial Agreement, the Town Clerk shall submit a copy of the Financial Agreement to the State Department of Community Affairs and the County of Morris.

Section 6. This ordinance shall take effect upon final passage and publication as required by law.

EXHIBIT A

EXEMPTION APPLICATION

EXHIBIT B

FORM OF FINANCIAL AGREEMENT

Alderman MacDonald has moved the ordinance be adopted and duly seconded by Alderman Picciallo and passed for first reading by the following roll call vote.

Mayor Dodd opened the meeting for public hearing on ordinance no. 08-2016.

Seeing no hands and hearing no voices, Mayor Dodd closed the meeting to the public.

Ayes: Aldermen Visioli, Picciallo, Romaine, Blackman, MacDonald, Toth, O'Connor, Camacho and Mayor Dodd

Nays: None Absent: None Abstained: None

ORDINANCE NO. 09-2016

CALENDAR YEAR 206 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION

LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40a:4-45.14)

WHEREAS, the Local Government Cap Law, N.J.S.A. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to 0.0% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Mayor and Board of Aldermen of the Town of Dover in the County of Morris finds it advisable and necessary to increase its CY 2016 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Mayor and Board of Aldermen hereby determines that a 3.5% increase in the budget for said year, amounting to \$582,069 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS the Mayor and Board of Aldermen hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the mayor and Board of Aldermen of the Town of Dover, in the County of Morris, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2016 budget year, the final appropriations of the Town of Dover shall, in accordance with this ordinance and N.J.S.A.

40A: 4-45.14, be increased by 3.5%, amounting to \$582,069 and that the CY 2016 municipal budget for the Town of Dover be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

Alderman Visioli has moved the ordinance be adopted and duly seconded by Alderman Picciallo and passed for second reading by the following roll call vote.

Mayor Dodd opened the meeting for public hearing on ordinance no. 09-2016.
Seeing no hands and hearing no voices, Mayor Dodd closed the meeting to the public.

Ayes: Aldermen Visioli, Picciallo, Romaine, Blackman, MacDonald, Toth, O'Connor, Camacho and Mayor Dodd
Nays: None Absent: None Abstained: None

PUBLIC COMMENTS

Connie Sibona-Foster – 90 Penn Avenue – She wanted to know if the tax rate has been set and when will the public be notified of the new tax amount. Mayor Dodd confirmed that the tax rate has been set and once the budget is adopted the county will be notified of the new tax rate and tax bills will be sent in July/August.

**Motion to adjourn made by Mayor Dodd at 7:37 pm,
and duly seconded by Alderwoman Romaine passed by the following voice vote.**

Ayes: Aldermen Visioli, Picciallo, Romaine, Blackman, MacDonald, Toth, O'Connor, Camacho and Mayor Dodd
Nays: None Absent: None Abstained: None

Respectfully submitted,

Margaret Verga, Municipal Clerk