



# TOWN OF DOVER

## MAYOR AND BOARD OF ALDERMEN

CAUCUS MEETING MINUTES  
NOVEMBER 26, 2019 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 7:01 PM

### **ROLL CALL:**

Present: Aldermen Visioli, Romaine, Blackman, Wittner, Quinones, Valencia and Mayor Dodd

Absent: Aldermen Toth, O'Connor

Also present were Administrator Bill Reyes, Town Attorney Partner Yulieika Tamayo and Municipal Clerk Tara Pettoni.

### **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.

### **FIRE DEPARTMENT PRESENTATION**

**CAPODAGLI PRESENTATION** removed and tabled

### **MUNICIPAL CORRESPONDENCE:**

1. Received from NJ League of Municipalities—Weekly Update—November 8, 2019
2. Received from NJ League of Municipalities—Weekly Update—November 15, 2019
3. Received from the NJDEP—Weekly Update—November 8, 2019
4. Received from the NJDEP—Weekly Update—November 15, 2019
5. Received from the NJDEP—Weekly Update—November 22, 2019
6. Agreed-Upon Procedures—Nisivoccia LLP

### **CONSENT AGENDA**

1. Resolution No. 232-2019—Approving Bills List
2. Resolution No. 233-2019—Approving Taxis
3. Resolution No. 234-2019—Approving Raffle Licenses
4. Resolution No. 235-2019—Approving the Cancellation of Escrow Balances
5. Resolution No. 236-2019—Approving a Transfer Resolution
6. Resolution No. 237-2019—Amending Chapter 159 Resolution No. 229-2019

### **AGENDA ITEMS:**

#### **ORDINANCE(S) FOR FIRST READING**

1. Ordinance No. 14-2019—Authorizing the Purchase of Block 1207, Lot 1 also known as 15 North Sussex Street—Alderman Romaine
2. Ordinance No. 16-2019—Amending & Supplementing Chapter 72 Entitled, “Salaries & Compensation”—Alderman Visioli
3. Ordinance No. 17-2019—Amending & Supplementing Chapter 20 Entitled, “Fire Department”—Alderman Romaine
4. Ordinance No. 18-2019—Authorizing the Execution of Restrictive Covenant Parking for NJ Transit Corporation—Alderman Visioli
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## **ORDINANCE(S) FOR SECOND READING**

1. Ordinance 15-2019—Appropriating \$408,709.50 for Various Improvements to Public Facilities—Alderswoman Romaine

## **RESOLUTIONS**

1. Resolution No. 238-2019—Approving Company Name Change for City Taxi & Limo
2. Resolution No. 239-2019—Approving the Termination of Pennrose Properties, LLC as Redeveloper for the Property Known as Block 1803, Lot 11
3. Resolution No. 240-2019—Designating Capodalgi Property Company as the Developer for the Property Known as Block 1213, Lot 2 and Block 1803, Lot 11
4. Resolution No. 241-2019—Salary Resolution
5. Resolution No. 242-2019—Approving a Shared Services Agreement with Victory Gardens for Shared Municipal Court
6. Resolution No. 243-2019—Approving a Shared Services Agreement with Victory Gardens for Fire and EMS Services
7. Resolution No. 244-2019—Approving the Allocation of Funds from the Affordable Housing Trust Fund to the Discharge of NJ Transit Deed Restrictions
8. Resolution No. 245-2019—Approving Personnel Action

## **RESOLUTIONS/ORDINANCES PROPOSED BY INDIVIDUAL MEMBERS OF THE BOARD OF ALDERMEN FOR DISCUSSION AND POSSIBLE INCLUSION ON THE AGENDA**

1. NONE

## **PUBLIC COMMENTS – Three Minutes per Person**

Noreen Staples who resides in Brookside, New Jersey expressed that the Fire Department had done a great presentation, and it was important to keep up training. Aldo had concerns with Ordinance 15-2019 (second reading) funds for various improvements used for what purpose? Was there a list of projects?

Stacey Gregg from Rockaway also expressed that there was no list of expenditure. Where is the money going? Citizens have a right to know where the money is being spent. There needs to be checks and balances, repairs made where? Ms. Gregg was also upset that there were not enough agenda packets for all attending.

James Ganone from 15 Franklin Road, Victory Garden and worked for Victory Garden was concerned if Victory Garden Officials were aware of the shared services agreement.

Valerie of Victory Gardens wanted to know what was the public cost for the shared services, fire department? Asked to let the members speak more than the 3-minute policy.

Brian Deputy Chief of Wharton Fire Department responded what the impact on Volunteers, and EMT outsourced would cost the Town.

Dominic Timpani who resides at 2 Elm Street questioned the fire protocol, fire truck on call, and volunteers. Also can a paid fireman volunteer in other towns?

Joe Regelski who resides 2 Schlay Street volunteer for the past 47 years said a draft of ordinance was given Friday night to the Chief. Zero input from the Fire Department.

Jon Filosa asked to include incentive program in ordinance.

John Echevarria asked why volunteers were not asked their input, one sided decision.

Robert Sperry who resides at 58 N. Essex was concerned that the stats were terrible for the incentive program. Ordinance needs work. great career, and money for volunteers.

Dennis Toohey grew up in Dover. His mom fell and was sent to the hospital. He was very concerned but since then moved back to Dover. Is very thankful to the Town.



Kaitlyn Ort residing at 39 Hillside Avenue in Mine Hill is a mutual responder. Volunteers need more time to input on Ordinance.

Lynn Dickerson of Mine Hill protect and serve community, see both sides.

Brian Gable Fire Chief of Mine Hill explained that the Town of Dover has excellent firemen, love mutual aid, no equality, need supervisors, work together, compensation, lots to consider.

Maria from 82 East Blackwell Street posted on Town Website a bigger room in needed.

Lou Nisivoccia explained what happened with the ransomware attack that affect 60 computers in the Town.

Alderman Romaine spoke concerning insurance.

### REGULAR MEETING MINUTES NOVEMBER 26, 2019

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

#### **ROLL CALL:**

Present: Aldermen Visioli, Romaine, Blackman, Wittner, Quinones, Valencia and Mayor Dodd

Absent: Toth, O'Connor,

Also present were Administrator Bill Reyes, Town Attorney Jarrid Kantor and Municipal Clerk Tara Pettoni.

Municipal Clerk Tara Pettoni stated adequate notice was given to the official newspaper.

1. Resolution No. 232-2019—Approving Bills List
2. Resolution No. 233-2019—Approving Taxis
3. Resolution No. 234-2019—Approving Raffle Licenses
4. Resolution No. 235-2019—Approving the Cancellation of Escrow Balances
5. Resolution No. 236-2019—Approving a Transfer Resolution
6. Resolution No. 237-2019—Amending Chapter 159 Resolution No. 229-2019

**Alderman Romaine has moved the foregoing resolutions be adopted and duly seconded by Alderman Whittner passed by the following roll call vote.**

Yays: Aldermen Visioli, Romaine, Blackman, Wittner, Quinones, Valencia and Mayor Dodd

Nays: None

#### **ORDINANCE(S) FOR FIRST READING**

Ordinance No. 14-2019—Authorizing the Purchase of Block 1207, Lot 1 also known as 15 North Sussex Street—Alderman Romaine

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

Yays: Aldermen Visioli, Romaine, Blackman, Wittner, Quinones, Valencia and Mayor Dodd

Nays: None

Ordinance No. 16-2019—Amending & Supplementing Chapter 72 Entitled, “Salaries & Compensation”—Alderman Visioli

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

Yays: Aldermen Visioli, Romaine, Mayor Dodd

Nays: Alderman Blackman, Wittner, Quinones, Valencia

Ordinance No. 17-2019—Amending & Supplementing Chapter 20 Entitled, “Fire Department”—Alderman Romaine

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

Yays: Aldermen Visioli, Romaine, Mayor Dodd

Nays: Alderman Blackman, Wittner, Quinones, Valencia

**Tabled**

Ordinance No. 18-2019—Authorizing the Execution of Restrictive Covenant Parking for NJ Transit Corporation—Alderman Visioli

**Aldermen Visioli has moved the foregoing resolutions be adopted and duly seconded by Alderwomen Romaine passed by the following roll call vote.**

Yays: Aldermen Visioli, Romaine, Blackman, Wittner, Quinones, Valencia, and Mayor Dodd

Nays: None

#### **ORDINANCE(S) FOR SECOND READING**

Ordinance 15-2019—Appropriating \$408,709.50 for Various Improvements to Public Facilities—Alderman Romaine

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

Yays: Aldermen Visioli, Romaine, Blackman, Wittner, Quinones, Valencia, and Mayor Dodd

Nays: None

#### **RESOLUTIONS**

Resolution No. 238-2019—Approving Company Name Change for City Taxi & Limo

**Alderman Romaine has moved the foregoing resolutions be adopted and duly seconded by Alderman Blackman passed by the following roll call vote.**

Yays: Aldermen Visioli, Romaine, Blackman, Wittner, Quinones, Valencia, and Mayor Dodd

Nays: None

Resolution No. 239-2019—Approving the Termination of Pennrose Properties, LLC as Redeveloper for the Property Known as Block 1803, Lot 11

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

Yays: Aldermen Visioli, Romaine, Mayor Dodd

Nays: Aldermen Blackman, Wittner, Quinones, Valencia

Resolution No. 240-2019—Designating Capodalgi Property Company as the Developer for the Property Known as Block 1213, Lot 2 and Block 1803, Lot 11

**Removed**

Resolution No. 241-2019—Salary Resolution

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

Yays: Aldermen Visioli, Romaine, Blackman, and Mayor Dodd

Nays: Aldermen Wittner, Quinones, Valencia

Resolution No. 242-2019—Approving a Shared Services Agreement with Victory Gardens for Shared Municipal Court

**Alderman Visioli has moved the foregoing resolutions be adopted and duly seconded by Alderman Wittner**



passed by the following roll call vote.

Yays: Aldermen Visioli, Romaine, Blackman, Wittner, Quinones, Valencia, and Mayor Dodd

Nays: None

Resolution No. 243-2019—Approving a Shared Services Agreement with Victory Gardens for Fire and EMS Services

**Alderman Wittner has moved the foregoing resolutions be adopted and duly seconded by Alderman Romaine passed by the following roll call vote.**

Yays: Aldermen Visioli, Romaine, Blackman, Wittner, Quinones, Valencia, and Mayor Dodd

Nays: None

Resolution No. 244-2019—Approving the Allocation of Funds from the Affordable Housing Trust Fund to the Discharge of NJ Transit Deed Restrictions

**Alderman Romaine has moved the foregoing resolutions be adopted and duly seconded by Alderman Blackman passed by the following roll call vote.**

Yays: Aldermen Visioli, Romaine, Blackman, Wittner, Quinones, Valencia, and Mayor Dodd

Nays: None

Resolution No. 245-2019—Approving Personnel Action

**Removed**

**Alderman Blackman asked the Board if she could change her vote on Resolution 241-2019. She was not aware when voting what resolution, she was voting on. Mayor Dodd said no the vote could not be overturned.**

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

Stacey Gregg residing in Rockaway said Christmas park looked beautiful, and was looking forward to the Holiday Parade. Stacey was still upset that not enough agenda packets were copied for the attendees. Alderman Visioli threw a copy to her. Ms. Gregg said that was uncalled for and wanted an apology.

Karol Ruiz residing at 86 S. Morris was concerned that Alderman Blackman voted yes to salary resolution 241-2019 and wanted to make sure what her vote was. She expressed that if Alderman Blackman did actually want to vote nay the resolution should be recounted. Mayor Dodd said no, and Karol Ruiz asked the Board that they should ask for a recount. Mayor Dodd asked the police to escort her out, and by force if necessary. The police asked Ms. Ruiz to please leave the court and she said no, that she had the right to speak. The police eventually dragged her out of the court room.

Maria residing at 82A Blackwell Street asked why the Mayor voted on salary resolution and did not recuse himself due to his girlfriend Michelle Espada. Michelle Espada was on the salary resolution for a pay increase.

Mayor asked if the Board wanted to vote for a recount on salary resolution. The Board did indeed want to recount the votes.

Override Resolution No. 241-2019—Salary Resolution

**Alderman Wittner has moved the override resolutions be adopted and duly seconded by Alderman Quinones passed by the following roll call vote.**

Yays: Aldermen Blackman, Wittner, Quinones, Valencia

Nays: Aldermen Visioli, Romaine, and Mayor Dodd

Barbara Sperry a Dover resident wanted to know why the administration disband the recreation department, and where did the employees relocate to? Ms. Sperry also thanked all the volunteers.

James Genone residing at 15 Franklin Road asked that the Board elaborate on the annual report, OPRA, Fire Department, and paid versus volunteer Firemen.

Maria Borda a Dover resident asked if the salary resolution stands because she was confused as to what happened.

John Rheina from 10 West Cooper Street was home watching the proceeding via Facebook, and he had to come to the meeting to express that the resolution should have a revote. He also expressed concerns how Karol Ruiz was treated. He felt the Mayor should have more respect towards Karol Ruiz for all the work she does for the community. He also stated that the community did not want to pass the salary resolution as it stood.

Noreen Staples residing in Brookside asked that the meetings be taped and that the intent of Alderwoman Blackman was not to vote for the salary resolution.

Cain Pope from Landing, New Jersey asked that the Fire department should review the Ordinance and it can be revisited in two weeks at the next Mayor and Board of Alderman.

Judith Rugg residing at 28 Audrey Place gave notice that the Mayor and Board schedule the reorganization meeting for 2020 on January 4, 2020 and to prepare the venue.

Adrian Ballesteros residing at 11 Julia Terrace asked what was the last date of backup, and was the ransomware restored?

Dominic Timpani from 2 Elm Street was confused why the salary resolution could not be changed when Alderwoman has 2 hours after voting to change her vote.

Angela Smith a Dover resident was surprised as to what was going on. All the residents were there to improve the community to live a higher standard and to help residents.

Ed Correa demanded that the voted be recounted and clarified. He also stated that by law Alderwoman Blackman could change her vote.

Estella Roibal of 80B Blackwell Street expressed that the tensions were high, her family has been targeted. She felt that Stacey deserved an apology, Noreen was mistreated, and that we needed to support each other.

Rueban a Dover resident said that the meeting was embarrassing for the Town of Dover. He was proud to be from Dover, that Dover is not Russia.

Thea from 39 Linwood Avenue was a short time resident and felt for a small community she was embarrassed due to all the antics seen at the meeting. Thea expressed that she has seen progress, lives are better today than when she first moved to Dover, community is safer, and hates social media. She thanked the Mayor for the progress in the police department.

**Mayor Dodd made the motion to adjourn at 10:19 PM and and duly seconded by Alderwoman Wittner passed by the following roll call vote.**

Yays: Aldermen Visioli, Blackman, Wittner, Quinones, Valencia and Mayor Dodd

Nays: None

Respectfully submitted,



**Reynaldo Julve**  
Technical Assistant