



TOWN OF DOVER MAYOR & BOARD OF ALDERMEN

REGULAR MEETING MINUTES ELECTRONIC MEETING DECEMBER 1, 2020 7:00 P.M.

Mayor Carolyn Blackman called the December 1, 2020 Regular Meeting of the Mayor and Board of Aldermen to order at 7:05p.m. and read the Sunshine Statement that the meeting was being held in accordance with the Open Public Meetings Act, also known as the Sunshine Law, N.J.S.A. 10:4-6. Notice of the meeting was sent to the Daily Record and Star Ledger on October 1, 2020 and published in the Record and Ledger on October 5, 2020. Notice was also posted on the Bulletin Board and entrance doors of Town Hall. Notice was also sent to the Record and Ledger on November 4, 2020 that the meeting would just be held electronically instead of electronically and at 37 N. Sussex Street and published in the Record and Ledger

The Mayor then led those in attendance in the salute to the flag. Acting Municipal Clerk Schmidt then conducted the roll which resulted in the following:

Name	Present	Absent	Excused
Alderman Correa	X		
Alderman Tapia	X		
Alderman Ballesteros	X		
Alderwoman Rugg	X		
Alderwoman Cruz	X		
Alderman Valencia	X		
Alderman Quinones	X		
Alderwoman Wittner	X		
Mayor Blackman	X		

All members of the governing body were present and there was a quorum. Also in attendance was Interim Business Administrator John O. Bennett, Acting Municipal Clerk John P. Schmidt Municipal Attorney Tim Downs, Fire Chief Jon Filosa and Chief Code Enforcement Officer / Asst. Engineer Bill Isselin.

APPROVAL OF MINUTES

The first item for the Board to act on was the October 13, 2020 Regular Meeting Minutes. Mr. Schmidt stated that he received a request to change page 10 to the word "maintain". Other changes included an item in public comment from he to she and changing the name of the bridge from the Blackwell Street Bridge to the E. Blackwell Street Bridge over the Rockaway River.

A motion was made by Alderman Ballesteros to adopt with amendments, second by Alderwoman Rugg.

October 13, 2020 Regular Meeting Minutes

	A.M. Correa	A.M. Tapia	A.M. Ballesteros	A.M. Rugg	A.M. Cruz	A.M. Valencia	A.M. Quinones	A.M. Wittner	Mayor Blackman
Motion			X						
Second				X					
Yes	X	X	X	X	X	X	X	X	X
No									
Abstain									

The October 13, 2020 minutes were adopted 9-0.

The Board then considered the October 13, 2020 Closed Session Meeting Minutes

October 13, 2020 Closed Session Meeting Minutes

	A.M. Correa	A.M. Tapia	A.M. Ballesteros	A.M. Rugg	A.M. Cruz	A.M. Valencia	A.M. Quinones	A.M. Wittner	Mayor Blackman
Motion	X								
Second								X	
Yes	X	X	X		X		X	X	X
No									
Abstain									

The October 13, 2020 Closed Session Minutes were adopted 7-0-2.

The Board then considered the October 27, 2020 minutes. The Mayor asked for a motion and a second. A motion was made by Alderwoman Cruz, second by Alderman Ballesteros to adopt.

October 27, 2020 Regular Meeting Minutes

	A.M. Correa	A.M. Tapia	A.M. Ballesteros	A.M. Rugg	A.M. Cruz	A.M. Valencia	A.M. Quinones	A.M. Wittner	Mayor Blackman
Motion					X				
Second			X						
Yes	X	X	X	X	X	X	X	X	X
No									
Abstain									

The October 27, 2020 minutes were adopted 9-0.

PRESENTATIONS, MUNICIPAL CORRESPONDENCE

The Mayor explained that a few months ago the Board authorized the creation of the Racial Equity Initiative Committee and tonight the Mayor was announcing the Appointments. The Mayor explained that the committee would be meeting but the work would not occur overnight but would take some time. The Mayor stated she looks forward to hearing back from the Committee.

The members of the committee are:

Alderwoman Sandra Wittner – 1st Ward
Alderwoman Judy Rugg – 2nd Ward
Alderman Edward Correa – 3rd Ward (Chairman)
Alderman Marcos Tapia – 4th Ward

Alderman Correa thanked the Mayor for making the appointments and spoke about some of things the committee hopes to accomplish, including reaching out and speaking with the community in helping develop policies.

ORDINANCES FOR FIRST READING

The Board considered Ord. 29-2020 – Ordinance Amending the Pilot and 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 W. Dickerson St., Also Known as Lot 3 Block 1216 and Lots 9 and 20 Block 127, as Shown in the Official Tax Map of the Town of Dover, Located in the Scattered Sites Redevelopment Area for Introduction.

Alderman Correa made a motion to Introduce, second by Alderwoman Rugg.

Introduction of Ord. 29-2020

	A.M. Correa	A.M. Tapia	A.M. Ballesteros	A.M. Rugg	A.M. Cruz	A.M. Valencia	A.M. Quinones	A.M. Wittner	Mayor Blackman
Motion	X								
Second				X					
Yes	X	X	X	X	X	X	X	X	X
No									
Abstain									

Ord. 29-2020 was introduced 9-0.

ORDINANCES FOR SECOND READING, PUBLIC HEARING AND ADOPTION

The Board then considered Ord. 23-2020 to Ord. 28-2020 for adoption.

1) Ord. 23-2020 – Ordinance of the Town of Dover, County of Morris, State of New Jersey Amending Chapter 236 of the Code of the Town of Dover Regulating the Size of Wall Signs in the Town of Dover. A motion was made Alderwoman Wittner, second by Alderwoman Rugg to open the public hearing.

Open the Public Hearing for Ord. 23-2020

	A.M. Correa	A.M. Tapia	A.M. Ballesteros	A.M. Rugg	A.M. Cruz	A.M. Valencia	A.M. Quinones	A.M. Wittner	Mayor Blackman
Motion								X	
Second				X					
Yes	X	X	X	X	X	X	X	X	X
No									
Abstain									

The meeting was open for public comment. No one wished to address the governing body regarding to Ord. 23-2020. By unanimous consent of the Board of Aldermen with the following in favor the public hearing was closed: Aldermembers Correa, Tapia, Ballesteros, Rugg, Cruz, Valencia, Quinones, Wittner and Mayor Blackman.

A motion was made by Alderman Correa to adopt Ord. 23-2020, second by Alderman Ballesteros.

Adoption of Ord. 23-2020

	A.M. Correa	A.M. Tapia	A.M. Ballesteros	A.M. Rugg	A.M. Cruz	A.M. Valencia	A.M. Quinones	A.M. Wittner	Mayor Blackman
Motion	X								
Second			X						
Yes	X	X	X	X	X	X	X	X	X
No									
Abstain									

Ord. 23-2020 was adopted 9-0.

2) Ord. 24-2020 – Ordinance of the Town of Dover, County of Morris, State of New Jersey Creating a Loading Zone on N. Morris Street in the Town of Dover.

By unanimous consent of the Board of Aldermen with the following in favor the public hearing was open: Aldermembers Correa, Tapia, Ballesteros, Rugg, Cruz, Valencia, Quinones, Wittner and Mayor Blackman.

The meeting was open for public comment. No one wished to address the governing body regarding to Ord. 24-2020. By unanimous consent of the Board of Aldermen with the following in favor the public hearing was closed: Aldermembers Correa, Tapia, Ballesteros, Rugg, Cruz, Valencia, Quinones, Wittner and Mayor Blackman.

A motion was made by Alderwoman Cruz to adopt, second by Alderwoman Rugg to adopt Ord. 24-2020.

Adoption of Ord. 24-2020

	A.M. Correa	A.M. Tapia	A.M. Ballesteros	A.M. Rugg	A.M. Cruz	A.M. Valencia	A.M. Quinones	A.M. Wittner	Mayor Blackman
Motion					X				
Second				X					
Yes	X	X	X	X	X	X	X	X	X
No									
Abstain									

Ord. 24-2020 was adopted 9-0.

3) Ord. 25-2020 – Ordinance of the Town of Dover, County of Morris, State of New Jersey Amending the Code of the Town of Dover, Chapter 57, Article II titled Special Police Officers.

By unanimous consent of the Board of Aldermen with the following in favor the public hearing was open: Aldermembers Correa, Tapia, Ballesteros, Rugg, Cruz, Valencia, Quinones, Wittner and Mayor Blackman.

The meeting was open for public comment. No one wished to address the governing body regarding to Ord. 25-2020. By unanimous consent of the Board of Aldermen with the following in favor the public hearing was closed: Aldermembers Correa, Tapia, Ballesteros, Rugg, Cruz, Valencia, Quinones, Wittner and Mayor Blackman.

Mayor Blackman asked Deputy Chief Delaney to comment on the Ordinance. Deputy Chief Delaney explained that the Town and Police Department are in talks with the School Superintendent and School Board of having Class III Officers in the Schools. The Deputy Chief believes this would be an asset to the Town. This Ordinance allows Class III officers.

A motion was made by Alderwoman Cruz, second by Alderwoman Rugg to adopt Ord. 25-2020.

Adoption of Ord. 25-2020

	A.M. Correa	A.M. Tapia	A.M. Ballesteros	A.M. Rugg	A.M. Cruz	A.M. Valencia	A.M. Quinones	A.M. Wittner	Mayor Blackman
Motion					X				
Second				X					
Yes	X	X	X	X	X	X	X	X	X
No									
Abstain									

Ord. 25-2020 was adopted 9-0.

4) Ord. 26-2020 – Ordinance of the Mayor and Board of Aldermen of the Town of Dover, County of Morris, State of New Jersey Authorizing a Special Emergency Appropriation in the Amount of \$600,000 to Fund Contractually Required Severance Liabilities Resulting From the Layoff or Retirement of Employees.

Alderman Correa made a motion to open the public hearing, second by Alderman Quinones.

Open the Public Hearing for Ord. 26-2020

	A.M. Correa	A.M. Tapia	A.M. Ballesteros	A.M. Rugg	A.M. Cruz	A.M. Valencia	A.M. Quinones	A.M. Wittner	Mayor Blackman
Motion	X								
Second							X		
Yes	X	X	X	X	X	X	X	X	X
No									
Abstain									

The public hearing was opened by a vote of 9-0. With no one wishing to address the governing body, by unanimous consent of the Board of Aldermen with the following in favor the public hearing was closed: Aldermembers Correa, Tapia, Ballesteros, Rugg, Cruz, Valencia, Quinones, Wittner and Mayor Blackman.

A motion was made by Alderman Correa, second by Alderwoman Cruz to adopt Ord. 26-2020.

Adoption of Ord. 26-2020

	A.M. Correa	A.M. Tapia	A.M. Ballesteros	A.M. Rugg	A.M. Cruz	A.M. Valencia	A.M. Quinones	A.M. Wittner	Mayor Blackman
Motion	X								
Second					X				
Yes	X	X	X	X	X	X	X	X	X
No									
Abstain									

Ord. 26-2020 was adopted 9-0.

5) Ord. 27-2020 – Ordinance of the Town of Dover, County of Morris, State of New Jersey Authorizing a Special Emergency Appropriation in the Amount of \$3,276,014.

Mr. Schmidt and Mr. Bennett commented that the amount is not the amount which will be bonded, but as part of the process the Town had to submit a number of the amount of the revenue shortfalls if the Town did not receive any additional revenues from November 6, 2020 until the end of the year. Mr. Bennett stated that before anything is borrowed he would inform the Finance Committee.

Alderwoman Cruz made a motion to open the public hearing, second by Alderman Ballesteros.

Open the Public Hearing for Ord. 27-2020

	A.M. Correa	A.M. Tapia	A.M. Ballesteros	A.M. Rugg	A.M. Cruz	A.M. Valencia	A.M. Quinones	A.M. Wittner	Mayor Blackman
Motion					X				
Second			X						
Yes	X	X	X	X	X	X	X	X	X
No									
Abstain									

The public hearing was opened by a vote of 9-0. With no one wishing to address the governing body, by unanimous consent of the Board of Aldermen with the following in favor the public hearing was closed: Aldermembers Correa, Tapia, Ballesteros, Rugg, Cruz, Valencia, Quinones, Wittner and Mayor Blackman.

A motion was made by Alderwoman Rugg, second by Alderwoman Wittner to adopt Ord. 27-2020.

Adoption of Ord. 27-2020

	A.M. Correa	A.M. Tapia	A.M. Ballesteros	A.M. Rugg	A.M. Cruz	A.M. Valencia	A.M. Quinones	A.M. Wittner	Mayor Blackman
Motion				X					
Second								X	
Yes	X	X	X	X	X	X	X	X	X
No									
Abstain									

Ord. 27-2020 was adopted 9-0.

6) Ord. 28-2020 – Ordinance of the Mayor and Board of Aldermen of the Town of Dover, County of Morris, State of New Jersey Amending and Supplementing Chapter 72, Salaries and Compensation.

Interim Administrator Bennett explained the purpose of this Ordinance. He stated that we have not had a salary Ordinance since 2018 and this Ordinance brings ranges of salaries in line to what they should be. He reiterated that this was for ranges.

By unanimous consent of the Board of Aldermen with the following in favor the public hearing was open: Aldermembers Correa, Tapia, Ballesteros, Rugg, Cruz, Valencia, Quinones, Wittner and Mayor Blackman.

The meeting was open for public comment. No one wished to address the governing body regarding to Ord. 28-2020. By unanimous consent of the Board of Aldermen with the following in favor the public hearing was closed: Aldermembers Correa, Tapia, Ballesteros, Rugg, Cruz, Valencia, Quinones, Wittner and Mayor Blackman.

Alderman Correa made a motion to adopt Ord. 28-2020, second by Alderwoman Cruz.

Adoption of Ord. 28-2020

	A.M. Correa	A.M. Tapia	A.M. Ballesteros	A.M. Rugg	A.M. Cruz	A.M. Valencia	A.M. Quinones	A.M. Wittner	Mayor Blackman
Motion	X								
Second					X				
Yes	X	X	X	X	X	X	X	X	X
No									
Abstain									

Ord. 28-2020 was adopted 9-0.

APPROVAL OF BILLS

The Board then considered the Approval of Bills List (Res. 254-2020). A motion was made by Alderwoman Wittner, second by Alderman Ballesteros to adopt Res. 254-2020.

Resolution 254-2020

	A.M. Correa	A.M. Tapia	A.M. Ballesteros	A.M. Rugg	A.M. Cruz	A.M. Valencia	A.M. Quinones	A.M. Wittner	Mayor Blackman
Motion								X	
Second			X						
Yes	X	X	X	X	X	X	X	X	X
No									
Abstain									

Res. 254-2020 was adopted 9-0.

APPROVAL OF RESOLUTIONS

----CONSENT AGENDA RESOLUTIONS

- 1) Res. 255-2020 – Resolution Authorizing Redemption of Lien Payment for Certificate 18-00003.
- 2) Res. 256-2020 – Resolution Authorizing COOP Purchase from MCCPC Contract #47 in the amount of \$66,803.00 for Water Pipe Purchases.
- 3) Res. 257-2020 – Resolution Authorizing a Non-Fair and Open Contract with the Musial Group for \$23,800.00 for the Town Hall Roof and Public Works Toilet and Locker Room Renovations Projects.

The Board considered the Consent Agenda Resolutions. Alderwoman Wittner commented that there may be a typo in the total and that it should be \$23,800 not \$22,800 which was unanimously agreed to. Mayor Blackman commented Res. 257-2020 is needed and Town Hall reminds her of an old house sometimes. The Mayor stated that when it rains, sometimes a bucket has to be put because of leaks. She thanked everyone for getting us to first base to get the roof project started.

A motion was made by Alderwoman Rugg to adopt the Consent Agenda, second by Alderwoman Cruz.

Resolutions 255 to 257 2020

	A.M. Correa	A.M. Tapia	A.M. Ballesteros	A.M. Rugg	A.M. Cruz	A.M. Valencia	A.M. Quinones	A.M. Wittner	Mayor Blackman
Motion				X					
Second					X				
Yes	X	X	X	X	X	X	X	X	X
No									
Abstain									

Resolutions 255 to 257 2020 were adopted 9-0.

--- RESOLUTIONS FOR DISCUSSION AND CONSIDERATION

Res. 258-2020 – Resolution Authorizing the Issuance of \$600,000 Special Emergency Notes to Fund Contractually Required Severance Liabilities Resulting from the Layoff or Retirement of Employees of the Town of Dover in the County of Morris, New Jersey.

The Resolution was explained and is connected to the Ordinance which was adopted. A motion was made by Alderman Ballesteros to adopt, second by Alderman Quinones.

Resolution 258-2020

	A.M. Correa	A.M. Tapia	A.M. Ballesteros	A.M. Rugg	A.M. Cruz	A.M. Valencia	A.M. Quinones	A.M. Wittner	Mayor Blackman
Motion			X						
Second							X		
Yes	X	X	X	X	X	X	X	X	X
No									
Abstain									

Resolution 258-2020 was adopted 9-0.

The Board then considered Res. 259-2020 – Resolution Re-Appointing Acting Municipal Clerk. A motion was made by Alderman Correa to adopt, second by Alderwoman Rugg.

Resolution 259-2020

	A.M. Correa	A.M. Tapia	A.M. Ballesteros	A.M. Rugg	A.M. Cruz	A.M. Valencia	A.M. Quinones	A.M. Wittner	Mayor Blackman
Motion	X			X					
Second									
Yes	X	X		X	X	X	X		X
No			X					X	
Abstain									

Res. 259-2020 was adopted 7-2.

NEW BUSINESS ITEMS

Interim Administrator Bennett reported that the Town officially received a grant from the NJDCA Local Government Emergency Fund for COVID related expenses in the amount of \$334,939. He also reported that the Town received an NJDOT grant for White St. in the amount of \$411,700.

He also reported that the Town received a grant from the North Jersey Planning Authority to assist in developing a Business Director. Mr. Bennett also reported that on November 10, 2020 a meeting was held with the Library Trustees to discuss the renovation process and a follow-up meeting is scheduled. He also reported that there was a meeting with the West Orange BA about a Shared Service for CFO Services.

Mr. Bennett also stated that Budget meetings for next year's budget are occurring. He also provided an update that open positions in the Water Commission have been filled as well as other personnel actions. Mr. Bennett also reported on other meetings which are coming up including a meeting with St. Clair's hospital, the Police Department Records Room, and the Fire Committee concerning revamping the Fire Department.

Mr. Bennett also reported that a new COVID clinic is opening by Zufall at Sacred Heart and is being sponsored by the County of Morris and that there will be an increase Police presence on Blackwell Street and in the downtown area by our Class II officers.

Mayor Blackman reported about the COVID fair which was sponsored by our Health Department in conjunction with MetLabs. The Mayor stated that it was well attended and over 300 COVID tests and antibody tests were administered. The Mayor also stated that over 500 educational flyers were handed out.

The Mayor also spoke about the seasonal leaf collection, which ends on December 11, 2020. The Mayor also stated that the Christmas Tree Lighting will occur on Thursday at 6:00p.m. and will be livestreamed this year. Starting on Friday the public can visit and walkthrough the park. Fire Chief Filosa spoke about the tree lighting on Thursday night and reported that the Fire Department along with the Police Department will be coordinating with Santa to bring him around town.

Deputy Chief Delaney reported the PBA and the Department raised funds from No Shave November for Cancer research. Information will also be posted if anyone in the public wishes to donate.

Alderman Correa asked for a report concerning the new financial deal between Meridia and the Town of Dover. Specifically, how the new deal benefits the Town. Redevelopment Counsel Fran Regan introduced himself and provided a report. The first part of the deal is introducing the Ordinance tonight. The agreement will restructure the PILOT to the Town which was based on 2% of the construction costs of the project per year, which is roughly \$217,000 and is being changed to a percentage to annual gross revenues, which is the normal PILOT. The PILOT will be 10% of the gross revenues for Year 1 to 10 and will increase 1% each additional five year period up to 30 years. It is anticipated that the PILOT revenue may be around \$400,000 once the building is at full occupancy and believes the PILOT deal is better. He also stated that at the time a Capital Grant was made by the Town in the amount of \$6.8 Million dollars which will be repaid to the Town. Additionally, a \$350,000 payment will be made to the Town which be received by the closing. Mr. Regan stated that the \$350,000 can be used for expenses which the Town covered in relation to the work for the grant.

Alderwoman Rugg spoke about the COVID Health Fair this past weekend. Alderwoman Rugg stated that she attended and commented how organized it was and spoke about not only how well attended it was but how peoples of age groups attended, including children who came with their parents.

PUBLIC COMMENT:

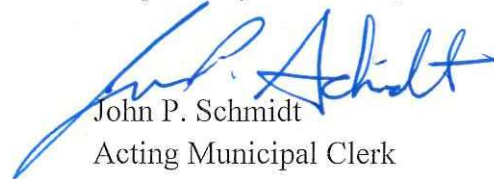
Acting Municipal Clerk Schmidt read the procedures for public comment and the meeting was opened to the public.

No member of the public wished to address the governing body and Mayor Blackman closed that portion of the meeting.

Mayor Blackman stated that there will be a Table of Hope Food Drive this Friday.

Mayor Blackman then asked for a Motion to adjourn at 8:26p.m. A motion was made by Alderwoman Wittner, second by Alderwoman Cruz to adjourn the meeting at 8:26p.m. with the following members in favor: Aldermembers Correa, Tapia, Ballesteros, Rugg, Cruz, Valencia, Quinones, Wittner and Mayor Blackman.

Respectfully Submitted,



John P. Schmidt
Acting Municipal Clerk