



# TOWN OF DOVER MAYOR & BOARD OF ALDERMEN

REGULAR MEETING AGENDA  
ELECTRONIC MEETING  
October 26, 2021 7:00 P.M.

*This Agenda is in Accordance with Town Code §2-6 F (3)*

**Please Be Advised That This Meeting Will Be Simulcasted on the Town of Dover's  
YouTube Channel found online here:**

**[https://www.youtube.com/channel/UC7DBVyMoQEXu1U0Z\\_BkaBHA](https://www.youtube.com/channel/UC7DBVyMoQEXu1U0Z_BkaBHA)**

**Zoom Information – Phone**  
**Phone: 929-205-6099**  
**Meeting ID: 856 2702 1404**  
**Passcode: 731518**

**Zoom Information - Computer**  
**Meeting ID: 856 2702 1404**  
**Passcode: SN21c1**

**A) CALL MEETING TO ORDER / SUNSHINE STATEMENT** – Mayor Carolyn Blackman to call meeting to order and read the Sunshine Statement:

“This meeting is 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 January 10, 2021 and published in the Record and Ledger on January 13, 2021. Notice of the location change, that the meeting was going to be held by Zoom was published on October 9, 2021. Notice was also posted on the Bulletin Board of the Municipal Building.”

**B) PLEDGE OF ALLEGIANCE** – Mayor Carolyn Blackman to lead those in attendance in the Pledge of Allegiance to the Flag

**C) ROLL CALL** – Acting Municipal Clerk to Conduct Roll Call:

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

**D) APPROVAL OF MINUTES**

**E) REPORT OF COMMITTEES**

## **F) PRESENTATIONS, MUNICIPAL CORRESPONDENCE**

## **G) ORDINANCES FOR FIRST READING**

## **H) ORDINANCES FOR SECOND READING, PUBLIC HEARING AND ADOPTION**

1) Ord. No. 22-2021 – Ordinance Regarding a Redevelopment Plan Relating to the East McFarlan Street Redevelopment Area (MOTION TO TABLE)

*[Summary: There currently exists a Redevelopment Area on East McFarlan Street. The Board of Aldermen requested the Planning Board to conduct an investigation of properties on the official tax map of the Town of Dover Block 1315, Lots 3, 4 and 5 (80 E. McFarlan Street). The Planning Board conducted an investigation and recommended this area be designated as an area of Redevelopment and that a Redevelopment Plan prepared be accepted by the Board of Aldermen]*

**The public hearing and consideration of the Ordinance was tabled on September 28<sup>th</sup> to October 26<sup>th</sup>. Because of a scheduling conflict with one of necessary professionals, this Ordinance will be tabled to November 9, 2021.**

## **I) APPROVAL OF BILLS**

1) Approval of Bills List (Res. 228-2021)

## **J) APPROVAL OF RESOLUTIONS**

### **1) CONSENT AGENDA RESOLUTIONS**

### **2) RESOLUTIONS FOR DISCUSSION AND CONSIDERATION**

1) Res. 229-2021 – Res. Awarding a Contract to Black Rock Enterprises, LLC for the Essex Street Roadway Improvements and the Municipal Capital Parking Improvements Project.

2) Res. 230-2021 – Res. Authorizing the Endorsement of a Treatment Works Approval Permit Application for the Construction of Certain Sanitary Sewer Facilities and Improvements Related to the Development of Property Located at Block 1205, Lots 1, 2, 10, 11, 12 and 13 & Block 1206, Lot 16 on the Official Tax Map of the Town of Dover.

3) Res. 231-2021 – Res. Rejecting Bids for the Dover Town Hall Exterior Siding Replacement Project.

## **K) OLD BUSINESS**

## **L) NEW BUSINESS**

### **1) NEW BUSINESS ITEMS**

a) Administration Report – Administrator John O. Bennett III / Mayor Carolyn Blackman

### **2) ITEMS REQUESTED FOR DISCUSSION BY INDIVIDUAL ALDERMEN**

a) Res. 232-2021 – Res. Recognizing the Dover High School for Participating in Halls that Inspire Inc. to Benefit the Youth of our Community. –Alderwoman Cruz

## **M) PUBLIC COMMENT:**

The Town of Dover highly values the input of residents in making important decisions that affect the residents of our community. We also believe in the rights of residents to observe Governing

Body Meetings. To ensure that all of our residents have the opportunity to offer comment, each statement/comment shall be held to a time period of five (5) minutes. Public comment has been solicited via the following manners:

**All comments must include your name and residential address at the beginning of your comment.**

- 1) By hand delivery - Comments may be submitted by hand deliver at Town Hall, located at 37 N. Sussex Street, Dover, NJ 07801 addressed to Acting Municipal Clerk John P. Schmidt. Comments may be dropped off during normal business hours, which are 8:30a.m. to 4:30p.m. up until 1:00 p.m. the day of the meeting.
- 2) By mail - Comments may be submitted by mail to Town Hall, 37 N. Sussex Street, Dover, NJ 07801 addressed to Acting Municipal Clerk John P. Schmidt. Comments must be received by 1:00 p.m., on the day of the meeting.
- 3) By email – Comments may be submitted until 1:00p.m. on the day of the meeting via email to [publiccomment@dover.nj.us](mailto:publiccomment@dover.nj.us). The Subject of the Email Should be as follows “Public Meeting Comment” followed by the date of the meeting and Name. Example: **Public Comment 10/26/2021 John Public.**
- 4) All comments submitted in writing must include your name and residential address at the beginning of your comment.
- 5) Members of the public may also comment during the public comment portion by raising their hands via the Zoom platform, or if participating via phone by dialing \*9 on your telephonic device. After commenting, please dial \*9 again to lower your hand. All members of the public who wish to comment must state their name and residential address after being recognized to speak.

Public comment portions of our agenda are not structured as question and answer sessions, but rather they are offered as opportunities to share your thoughts with the Mayor and Board of Aldermen. The Mayor and Board will attempt to engage in dialogue but may not be able to respond to all public comments. However, all comments are considered and will be investigated and addressed as appropriate.

If you have a question that we are unable to answer at the Meeting, feel free to submit your questions to the Business Administrator or the Office of the Municipal Clerk, in writing, and include your name, address and telephone number where you can be contacted. The email address of the Business Administrator is [jbennett@dover.nj.us](mailto:jbennett@dover.nj.us) and the email address of the Clerk’s Office is [doverclerk@dover.nj.us](mailto:doverclerk@dover.nj.us). Questions will be answered within a reasonable time.

Please be courteous and mindful of the rights of others when providing comments. Comments may not be abusive, obscene or threatening. All members of the public attending Mayor and Board of Aldermen Meetings must treat each other and the Mayor and Board of Aldermen with respect. Individuals offering comments are not permitted to make personal attacks on any Town

Employees, the Mayor or any Member of Town Government, other testifiers or members of the public.

**ADJOURNMENT**



# TOWN OF DOVER MAYOR & BOARD OF ALDERMEN

## RESOLUTION NO. 228-2021 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.

CURRENT APPROPRIATIONS RESERVE ACCT claims in the amount of:	\$1,163.98
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$483,395.26
GENERAL CAPITAL ACCT claims in the amount of:	\$1,673.34
WATER UTILITY RESERVE ACCT claims in the amount of:	\$0.00
WATER UTILITY ACCT claims in the amount of:	\$132,370.93
WATER CAPITAL ACCT claims in the amount of:	\$7,302.94
PARKING UTILITY RESERVE ACCT claims in the amount of:	\$0.00
PARKING UTILITY ACCT claims in the amount of:	\$16,240.49
PARKING CAPITAL ACCT claims in the amount of:	\$0.00
ANIMAL CONTROL TRUST ACCT claims in the amount of:	\$108.48
EVIDENCE TRUST ACCT claims in the amount of:	\$0.00
RECYCLING TRUST ACCT claims in the amount of:	\$0.00
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:	\$1,904.50
COAH TRUST ACCT claims in the amount of:	\$0.00
<b>TOTAL CLAIMS TO BE PAID</b>	<b>\$644,159.92</b>

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

TRUST/OTHER ACCT claims in the amount of:	\$0.00
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$260.00
GENERAL CAPITAL ACCT claims in the amount of:	\$0.00
WATER UTILITY OPERATING claims in the amount of:	\$0.00
<b>TOTAL CLAIMS PAID</b>	<b>\$260.00</b>

**TOTAL BILL LIST RESOLUTION** **\$644,419.92**

ATTEST:

TOWN OF DOVER, COUNTY OF MORRIS

\_\_\_\_\_  
John P. Schmidt, Acting Municipal Clerk

\_\_\_\_\_  
Carolyn Blackman, Mayor

ADOPTED: 10/26/2021



# TOWN OF DOVER MAYOR & BOARD OF ALDERMEN

RESOLUTION NO. 229-2021

**RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY AWARDING A CONTRACT TO BLACK ROCK ENTERPRISES, LLC FOR THE ESSEX STREET ROADWAY IMPORVEMENTS AND THE MUNICIPAL CAPITAL PARKING IMPROVEMENTS PROJECT**

**WHEREAS**, the Town of Dover solicited Bids for the Essex Street Roadway Improvements Project and the Municipal Capital Parking Improvements; and

**WHEREAS**, one Bid was received and opened at the BID opening on October 14, 2021; and

**WHEREAS**, the lowest responsible bidder was Black Rock Enterprises, LLC 1316 Englishtown Road, Old Bridge, NJ 08852; and

**WHEREAS**, the Bid has been reviewed by the Town Engineer and Administration which recommends the Bid to Black Rock Enterprises, LLC 1316 Englishtown Road, Old Bridge, NJ 08852 in the amount of \$665,647.69 plus a \$40,000.00 contingency which shall not be expended without the approval of the Municipal Business Administrator; and

**WHEREAS**, the Town of Dover Chief Financial Officer has determined that monies are available in existing bonds for this work as well as grant funds; and

**WHEREAS**, Contract C of the bid award includes repairs to the bridge on Essex Street for a cost of \$90,320.00, which will be reimbursed by the County of Morris subject to approval of an Interlocal Shared Services Agreement between the Town of Dover and County of Morris; and

**WHEREAS**, there is a need to move forward with this project, specifically authorizing Black Rock Enterprises, LLC to begin work on this project; and

**WHEREAS**, the Town of Dover Business Administrator has determined that this procurement provides an effective and efficient use of taxpayer dollars;

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Board of Alderman of the Town of Dover award the bid to Black Rock Enterprises, LLC 1316 Englishtown Road, Old Bridge, NJ 08852 in the amount of \$665,647.67 plus a \$40,000.00 contingency; and

**BE IT FURTHER RESOLVED**, that if the Interlocal Agreement is not approved that the work performed for the Essex Street Roadway Improvements Project and the Municipal Capital Parking Improvements shall be for \$665,647.67 less \$90,320.00 for a total amount of \$575,327.67; and

**BE IT FURTHER RESOLVED**, that the Mayor and Clerk are hereby authorized to execute a contract with Black Rock Enterprises, LLC 1316 Englishtown Road, Old Bridge, NJ 08852 in the amount of \$665,647.67 plus a \$40,000.00 contingency.

ATTEST:

TOWN OF DOVER, COUNTY OF MORRIS

\_\_\_\_\_  
John P. Schmidt, Acting Municipal Clerk

\_\_\_\_\_  
Carolyn Blackman, Mayor

**ADOPTED:** \_\_\_\_\_

**I, as the Town of Dover Interim Chief Financial Officer, do hereby certify that funds are available to meet the Town of Dover's obligation specified by this resolution.**

\_\_\_\_\_  
John O. Gross, M.P.A., C.M.F.O.

\$ \_\_\_\_\_  
Amount

\_\_\_\_\_  
Account #

**CERTIFICATION**

I, John P. Schmidt, Acting Municipal Clerk of the Town of Dover in the County of Morris, State of New Jersey, do hereby Certify that the foregoing Resolution is a true copy of the Original Resolution duly passed and adopted by the Mayor and Board of Aldermen of the Town of Dover at its meeting on October 26, 2021.

\_\_\_\_\_  
John P. Schmidt  
Acting Municipal Clerk



# TOWN OF DOVER MAYOR & BOARD OF ALDERMEN

## RESOLUTION NO. 230-2021

### RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY AUTHORIZING THE ENDORSEMENT OF A TREATMENT WORKS APPROVAL PERMIT APPLICATION FOR THE CONSTRUCTION OF CERTAIN SANITARY SEWER FACILITIES AND IMPROVEMENTS RELATED TO THE DEVELOPMENT OF PROPERTY LOCATED AT BLOCK 1205, LOTS 1, 2, 10, 11, 12, AND 13 & BLOCK 1206, LOT 16 ON THE OFFICIAL TAX MAP OF THE TOWN OF DOVER

**WHEREAS**, Towpath Realty LLC (hereinafter the “Applicant”) received preliminary and final major subdivision approval, preliminary and final major site plan approval and ancillary “c” variance relief so as to permit demolition of existing retail buildings and the construction of a 9-story multifamily building containing 95 units for property know as Block 1205, Lots 1, 2, 10, 11, 12 and 13 located at 63 & 65 West Blackwell Street along with the construction of 7 townhouses proposed to be individually owned on Block 1206, Lot 16 located at 58 & 70 Bassett Highway as shown on the Tax Map of the Town of Dover, and located within the BHRPA Zone (hereinafter the “Subject Property”) and as set forth in memorializing Resolution dated July 28, 2021; and

**WHEREAS**, in order to provide sanitary sewer service to the Project, it is necessary that certain sanitary sewer improvements be constructed, including the installation of 8-inch gravity mains and 4-inch lateral mains that will convey sanitary sewage to an existing sanitary main (“Sanitary Sewer Facilities”); and

**WHEREAS**, pursuant to the regulations adopted by the New Jersey Department of Environmental Protection (“NJDEP”), a Treatment Works Approval Permit for the construction of Sanitary Sewer Facilities must be obtained; and

**WHEREAS**, the Planning Board Engineer has reviewed the application and plans, together with all other accompanying documents, and has recommended the approval thereof by the Town; and

**WHEREAS**, the Town of Dover desires to endorse the Treatment Works Approval Permit Application and authorize the execution of the appropriate Statements of Consent by the appropriate officials; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Board of Aldermen of the Town of Dover, County of Morris, State of New Jersey as follows:

1. The Town hereby endorses for approval a certain Treatment Works Approval Permit Application submitted by Towpath Realty LLC in connection with the 1 Towpath Square development located on Block 1205, Lots 1, 2, 10, 11, 12, and 13 & Block 1206, Lot 16 on the Official Tax Map of the Town of Dover.



2. The Mayor, Municipal Clerk and Municipal Business Administrator, are hereby authorized and directed to execute the Treatment Works Approval Permit Application.
3. The Mayor, Municipal Clerk and Municipal Business Administrator, together with all other appropriate officials, employees, and professional staff are hereby authorized and directed to take any and all steps necessary to effectuate the purposes and this Resolution.
4. The Town of Dover hereby endorses and recommends for approval to the Rockaway Valley Regional Sewer Authority (“RVRSA”) an allocation of gallonage for the Project in accordance with the applicable rules and regulations of the RVRSA.
5. All construction of the Sanitary Sewer Facilities is subject to inspection and approval by the appropriate entities having jurisdiction thereover.
6. This Resolution shall take effect immediately.

ATTEST:

TOWN OF DOVER, COUNTY OF MORRIS

\_\_\_\_\_  
John P. Schmidt, Acting Municipal Clerk

\_\_\_\_\_  
Carolyn Blackman, Mayor

**ADOPTED:** \_\_\_\_\_

**CERTIFICATION**

I, John P. Schmidt, Acting Municipal Clerk of the Town of Dover in the County of Morris, State of New Jersey, do hereby Certify that the foregoing Resolution is a true copy of the Original Resolution duly passed and adopted by the Mayor and Board of Aldermen of the Town of Dover at its meeting on October 26, 2021.

\_\_\_\_\_  
John P. Schmidt  
Acting Municipal Clerk



# TOWN OF DOVER MAYOR & BOARD OF ALDERMEN

RESOLUTION NO. 231-2021

## RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY REJECTING BIDS FOR THE DOVER TOWN HALL EXTERIOR SIDING REPLACEMENT

**WHEREAS**, the Town of Dover solicited bids related to the Dover Town Hall Exterior Siding Replacement Project with specifications prepared from Arcari Iovino, Consulting Architects; and

**WHEREAS**, one Bid was received and was opened on September 21, 2021 and 1:30p.m.; and

**WHEREAS**, Resolution 214-2021 rejected the bid and authorized the re-bid of the project; and

**WHEREAS**, Bids were opened on October 1, 2021 and 1:15p.m.; and

**WHEREAS**, one Bid was received for the Siding Replacement Project; and

**WHEREAS**, it is fiscally responsible to not accept the lowest responsive Bid which would result in additional project costs; and

**WHEREAS**, statute allows for the rejection of Bids if the cost of the Bids exceeds the budgeted project amount; and

**WHEREAS**, it has been determined to be in the public interest that the Dover Town Hall Exterior Siding Replacement Project re-bid should be rejected; and

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Board of Aldermen of the Town of Dover, County of Morris, State of New Jersey, that the bids submitted for the above project are rejected and the Qualified Purchasing Agent is authorized to negotiate a contract as permitted by the laws of the State of New Jersey subject to approval by the Governing Body of the Town of Dover.

ATTEST:

TOWN OF DOVER, COUNTY OF MORRIS

\_\_\_\_\_  
John P. Schmidt, Acting Municipal Clerk

\_\_\_\_\_  
Carolyn Blackman, Mayor

**ADOPTED:** \_\_\_\_\_

**CERTIFICATION**

I, John P. Schmidt, Acting Municipal Clerk of the Town of Dover in the County of Morris, State of New Jersey, do hereby Certify that the foregoing Resolution is a true copy of the Original Resolution duly passed and adopted by the Mayor and Board of Aldermen of the Town of Dover at its meeting on October 26, 2021.

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John P. Schmidt  
Acting Municipal Clerk

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# TOWN OF DOVER MAYOR & BOARD OF ALDERMEN

RESOLUTION NO. 232-2021

**RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER,  
COUNTY OF MORRIS, STATE OF NEW JERSEY RECOGNIZING THE DOVER HIGH SCHOOL  
FOR PARTICIPATING IN HALLS THAT INSPIRE INC. TO BENEFIT THE YOUTH OF OUR  
COMMUNITY**

**WHEREAS**, the Mayor and Board of Aldermen of the Town of Dover have a strong commitment to seeing that the youth of our community succeed; and

**WHEREAS**, the Dover High School recently partnered with Halls That's Inspire Inc., a 501(c)(3) non-profit organization that uses artistic elements to inspire and uplift youth to spread the message of non-violence, anti-bullying, literacy, attendance, reading, communication and excellence in education through eclectic, edgy and vibrant murals; and

**WHEREAS**, students at the Dover High School recently completed murals as part of the Dover High School Tiger Wrap Project; and

**NOW, THEREFORE BE IT RESOLVED**, the Mayor and Board of Aldermen of the Town of Dover, County of Morris, State of New Jersey hereby recognizes the Dover High School, the students and David Thompson, Angeline Francois and Luis Barros who were instrumental in starting the program which has a positive benefit on the youth of our community.

ATTEST:

TOWN OF DOVER, COUNTY OF MORRIS

\_\_\_\_\_  
John P. Schmidt, Acting Municipal Clerk

\_\_\_\_\_  
Carolyn Blackman, Mayor

**ADOPTED:** \_\_\_\_\_

### CERTIFICATION

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\_\_\_\_\_  
John P. Schmidt  
Acting Municipal Clerk