



# TOWN OF DOVER MAYOR & BOARD OF ALDERMEN

## REGULAR MEETING AGENDA

December 13, 2022

**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, 2022 and published in the Record and Ledger on January 13, 2022. Notice of the change from Zoom to In-Person meetings was published on April 14, 2022. 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** – Clerk to Conduct Roll Call:

Name	Present	Absent	Excused
Alderman Santana			
Alderman Correa			
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**

- a) Ordinance 37-2022 Approving the PILOT Application and authorizing the Mayor and Town Clerk to execute a Financial Agreement by and between the Town of Dover and IOPD Dover QOZB Urban Renewal LLC pursuant to N.J.S.A. 40A:20-1 et seq. for property located at block 1902, Lots 19, 20, 21, 22, 23, 24, 25, 26, 27 & 28 as shown on the official tax map of the Town of Dover also known as 200-225 East Blackwell Street located in the Scattered Site Redevelopment Area (**Carried from Meeting of November 22, 2022**)
- b) Ordinance 39-2022 Adding Chapter 238 to the Code of the Town concerning Lead-based paint inspections

- c) Ordinance 40-2022 Creating Prohibited Parking Regulations for a portion of Myrtle Avenue
- d) Ordinance 41-2022 Amending and Supplementing Chapter 72, Salaries and Compensation

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

### **I) APPROVAL OF BILLS**

- a) Resolution 301-2022 - Approval of Bills List

### **J) APPROVAL OF RESOLUTIONS**

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

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

- a) Resolution 307-2022 Authorizing the execution of the Redevelopment Agreement with IOPD Dover QOZB LLC, for the Redevelopment Project located on East Blackwell Street in the Scattered Site Redevelopment Area
- b) Resolution 303-2022 Emergency Appropriating funds to replace the Town of Dover's Critical Communications Email System pursuant to N.J.S.A. 40A:4-48
- c) Resolution 304-2022 Awarding the request for proposals for the installation, removal, storage & Maintenance for Holiday Decorations
- d) Resolution 305-2022 Executive Session
- e) Resolution 306-2022 Authorizing Execution of Memorandum of Agreement (MOA) with Firefighter's Mutual Benevolent Association Dover Local NO. 60

### **K) OLD BUSINESS**

### **L) NEW BUSINESS**

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

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

### **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 of five (5) minutes.

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

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 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 Clerk's Office is [dooverclerk@doover.nj.us](mailto:dooverclerk@doover.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.

#### **N) EXECUTIVE SESSION**

#### **O) ADJOURNMENT**



# **TOWN OF DOVER MAYOR & BOARD OF ALDERMEN**

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## **ORDINANCE NO. 37-2022**

**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 IOPD DOVER QOZB URBAN RENEWAL LLC PURSUANT TO N.J.S.A. 40A:20-1 ET SEQ. FOR PROPERTY LOCATED AT BLOCK 1902, LOTS 19, 20, 21, 22, 23, 24, 25, 26, 27 & 28, AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWN OF DOVER, ALSO KNOWN AS 200-228 EAST BLACKWELL STREET LOCATED IN THE SCATTERED SITE REDEVELOPMENT AREA**

**BE IT ORDAINED** by the Board of Aldermen of the Town of Dover (the “Board”) that:

**Section 1.** On October 28, 2014, the Board adopted Resolution 2014-245 designating Block 1902, Lots 22, 23 and 24 as an area in need of redevelopment in accordance with the Redevelopment Law (the “Redevelopment Area”).

**Section 2.** On March 22, 2022, the Board adopted Resolution 99-2022 designating Block 1902, Lots 19, 20, 21, 25, 26, 27 & 28 as a Non-condemnation Redevelopment Area pursuant to the Redevelopment Law (the “Expanded Redevelopment Area”).

**Section 3.** The Board adopted a Redevelopment Plan on November 4, 2014, which may have been amended from time to time (as amended, the “Redevelopment Plan”), and on May 10, 2022 adopted an amended Redevelopment Plan entitled the Downtown Scattered Site Redevelopment Plan for the Redevelopment Area and the Expanded Redevelopment Area which shall include the properties described as Block 1902, Lots 19, 20, 21, 22, 23, 24, 25, 26, 27 & 28 also known as 200-228 E. Blackwell Street (the “Properties”).

**Section 4.** On March 8, 2022, the Board adopted Resolution 83-2022 conditionally designated Iron Ore Properties LLC and Deugen Development LLC as the redeveloper for the Properties (the “Redeveloper”).

**Section 5.** On May 10, 2022, the Board adopted Resolution \_\_-2022 approving a redevelopment agreement with the Redeveloper which requires the Entity to acquire the Properties and redevelop the Properties in accordance with the Redevelopment Plan.

**Section 6.** The Redeveloper is proposing to construct a 252-unit market rate rental residential building (the “Project”).

**Section 7.** The Redeveloper has/will create an urban renewal entity known as IOPD Dover QOZB Urban Renewal LLC subject to the approval of the Department of Community Affairs which will own the Properties and Project.

**Section 8.** The Entity was created for the purposes of acquiring, owning, holding, developing, maintaining, financing, mortgaging, improving, operating, leasing, managing, using, refinancing, selling, subdividing, or otherwise dealing with the Properties.

**Section 9.** 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 10.** The Entity 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 11.** The Exemption Application requests a 30-year term for the Financial Agreement and an annual service charge based on 10% of annual gross revenues from the Project for years 1-10, increasing to 11% for years 11-20 and increasing to 12% for years 21-30.

**Section 12.** The Town agrees to a 30-year term for the Financial Agreement and an annual service charge based on 10% of annual gross revenues from the Project for years 1-10, increasing to 11% for years 11-20 and increasing to 12% for years 21-30.

**Section 13.** The Town and the Entity 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 IOPD Dover QOZB Urban Renewal Company, LLC, by effectuating the redevelopment, 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 \$91,201.00 in real estate tax revenue to the Town. The projected Annual Service Charge over the 30-year term will generate an average annual revenue to the Town of approximately \$1,133,962.00.

2. It is estimated that the Project will create jobs during construction and new permanent jobs; and

3. The Project should stabilize and contribute to the economic growth of existing local business, which will serve the new residents and attract additional people to Dover; and

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 starting at 10% of annual gross revenues from Project for years 1-10, increasing to 11% for years 11-20 and increasing to 12% for years 21-30 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.

ATTEST:

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Reynaldo Julve, Acting Municipal Clerk

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Carolyn Blackman, Mayor

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

**CERTIFICATION**

I, Reynaldo Julve, Acting Municipal Clerk of the Town of Dover in the County of Morris, State of New Jersey, do hereby Certify that the foregoing Ordinance 37-2022 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 \_\_\_\_\_, 2022.

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Reynaldo Julve  
Acting Municipal Clerk

**EXHIBIT A**

**EXEMPTION APPLICATION**



**EXHIBIT B**

**FORM OF FINANCIAL AGREEMENT**



# TOWN OF DOVER MAYOR & BOARD OF ALDERMEN

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## ORDINANCE NO. 39-2022

### AN ORDINANCE OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY, ADDING CHAPTER 238 TO THE CODE OF THE TOWN CONCERNING LEAD-BASED PAINT INSPECTIONS

**WHEREAS**, pursuant to P.L. 2021, c.182, all municipalities are now required to inspect every single-family, two-family, and multiple rental dwelling located within the municipality at tenant turnover for lead-based paint hazards; and

**WHEREAS**, it is in the best interests of the residents of the Town of Dover to amend the Town of Dover Code at this time to require inspections for lead-based paint in residential rental dwellings to conform to New Jersey State law;

**WHEREAS**, the Town wishes through this Ordinance to establish Chapter 238 entitled “Lead-Based Paint Inspections” of the Town Code in order to serve the best interests of the Town and its residents.

**NOW THEREFORE BE IT ORDAINED** by the Mayor and Board of Aldermen of the Town of Dover, in the County of Morris and State of New Jersey that:

SECTION 1. Chapter 238 to be known as “Lead-Based Paint Inspections.” is hereby added to the Code of the Town of Dover and shall read as follows:

Chapter 238 Lead-Based Paint Inspections.

§238.1 Definitions.

**Lead Abatement** – Measures designed to permanently eliminate lead-based paint hazards in accordance with standards established by the Commissioner of Community Affairs in compliance with standards promulgated by the appropriate federal agencies.

**Dust Wipe Sampling** – A sample collected by wiping a representative surface and tested in accordance with a method approved by the United States Department of Housing and Urban Development.

**Lead Evaluation Contractor** – A person certified by the New Jersey Department of Community Affairs to perform lead inspection and risk assessment work pursuant to N.J.A.C. 5:171.1 et seq.

**Lead-based Paint Hazard** - Any condition that causes exposure to lead from lead-contaminated dust or soil or lead-contaminated paint that is deteriorated or present in surfaces that would result in adverse human health effects.

**Visual Assessment** – A visual examination for deteriorated paint or visible surface dust, debris, or residue.

**Tenant turnover** - The time at which all existing occupants vacate a dwelling unit and all new tenants move into the dwelling unit.

#### §238.2 Inspections.

A. The Town of Dover has made arrangements with a minimum of 3 lead evaluation contractors to inspect every single-family, two-family, or multiple dwelling rental unit(s) located in the Town of Dover for lead-based paint hazards through visual assessment and dust wipe sampling in accordance with N.J.S.A. 52:27D-437.1 et seq. This list will be provided to owners of rental units at the time of change in tenancy or every three years as required pursuant to P.L. 2021, c. 182. The property owners shall make all arrangements with the lead evaluation contractor for all required inspections.

B. In lieu of having the dwelling inspected by the Town's recommended lead evaluator, a dwelling owner or landlord may directly hire a private lead evaluation contractor of his or her choice who is certified to provide lead paint inspection services by the Department of Community Affairs to perform the lead-based paint inspection in accordance with N.J.S.A. 52:27D-437.1 et seq.

C. In accordance with N.J.S.A. 52:27D-437.16(c), a dwelling unit in a single-family, two-family, or multiple rental dwelling shall not be subject to inspection and evaluation for the presence of lead-based paint hazards if the unit:

- (1) Has been certified to be free of lead-based paint;
- (2) Was constructed during or after 1978;
- (3) Is in a multiple dwelling that has been registered with the Department of Community Affairs as a multiple dwelling for at least ten (10) years, either under the current or a previous owner, and has no outstanding lead violations from the most recent cyclical inspection performed on the multiple dwelling under the "Hotel and Multiple Dwelling Law," P.L.1967, c.76 (C.55:13A-1 et seq.);
- (4) Is a single-family or two-family seasonal rental dwelling which is rented for less than six months duration each year by tenants that do not have consecutive lease renewals; or
- (5) Has a valid lead-safe certification.

D. The owner, landlord, and/or agent of every single-family, two-family, or multiple rental dwelling unit offered for rental shall be required to obtain an inspection of the unit for lead-based paint hazards every three (3) years, or at tenant turnover, whichever is earlier.

E. If lead-based paint hazards are identified, then the owner, landlord, and/or agent of the dwelling shall remediate the lead-based paint hazard using lead abatement or lead-based control methods in accordance with N.J.S.A. 52:27D-437.16(d). Upon the remediation of the lead-based paint hazard, the lead evaluation contractor shall conduct an additional inspection of the unit to certify that the hazard no longer exists.

F. If no lead-based paint hazards are identified, then the lead evaluation contractor shall certify the dwelling as lead-safe on a form prescribed by the Department of Community Affairs, which shall be valid for two (2) years.

G. Pursuant to N.J.S.A. 52:27D-437.16(e), property owners shall:

(1) Provide evidence of valid lead-safe certification and the most recent tenant turnover at the time of the cyclical inspection

(2) Provide evidence of a valid lead-safe certification obtained pursuant to this Section to new tenants of the property at the time of tenant turnover unless not required to have had an inspection by a lead evaluation contractor or permanent local agency pursuant to §238(C) of this Chapter.

(3) Maintain records of lead-safe certification, which shall include name(s) of the unit tenant(s), if inspection was conducted during a period of tenancy.

H. Fees.

(1) The fee for a visual inspection and dust wipe sampling inspections performed by a recommended Town lead evaluation contractor shall be in accordance with the contractor's fee schedule. All re-inspection fees, cancellation fees and any other miscellaneous fees shall be set by the individual lead evaluation contractor. All fees shall be paid directly to the lead evaluation contractor.

(2) In accordance with N.J.S.A. 52:27D-437.16(h), an additional fee of \$20.00 per dwelling unit inspected by the Town's recommended lead evaluation contractor or the owner's private lead evaluation contractor shall be assessed for the purpose of the Lead Hazard Control Assistance Act, unless the owner demonstrates that the Department of Community Affairs has already assessed an additional inspection fee of \$20.00. The fees collected pursuant to this subsection shall be made to the Town of Dover and deposited into the Lead Hazard Control Assistance Fund. This fee shall be paid to the Town of Dover when the Lead Safe Certificate is provided to the town.

(3) In a common interest community, any inspection fee charged pursuant to this subsection shall be the responsibility of the unit owner and not the homeowners' association, unless the association is the owner of the unit.

### §238.3 Violations.

Penalties for violation of Chapter 238 shall be as follows:

A. If a property owner has failed to conduct the required inspection or initiate any remediation as required by N.J.S.A. 52:27D-437.1 et seq. the owner shall have 30 days to cure the violation.

B. If a property owner fails to cure the violation after 30 days, the property owner shall be subject to a penalty not to exceed \$1,000.00 per week until the required inspection has been conducted or remediation efforts have been initiated.

**SECTION 2.** If any section, paragraph, subsection, clause, or provision of this Amendment shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provisions so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective;

**SECTION 3.** If any ordinances or parts thereof are in conflict with the provisions of this Ordinance those provisions shall be repealed to the extent of such conflict.

**SECTION 4.** This Ordinance shall take effect upon passage and publication in accordance within applicable law.

ATTEST:

\_\_\_\_\_  
Reynaldo Julve, Acting Municipal Clerk

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

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

**CERTIFICATION**

I, Reynaldo Julve, Acting Municipal Clerk of the Town of Dover in the County of Morris, State of New Jersey, do hereby Certify that the foregoing Ordinance 39-2022 is a true copy of the Original Ordinance duly passed and adopted by the Mayor and Board of Aldermen of the Town of Dover at its meeting on \_\_\_\_\_.

\_\_\_\_\_  
Reynaldo Julve  
Acting Municipal Clerk

# TOWN OF DOVER

## Code Enforcement & Inspection Department

Mail: 37 North Sussex Street  
Office: 100 Princeton Avenue  
Dover, New Jersey, 07801  
Telephone: (973) 366-2200, Ext. 2114  
Fax: (973) 366-0039



*William J. Isselin – Chief Code Enforcement Officer*

### **Lead-Based Paint in Rental Dwellings**

- **A. Lead Inspections Required:** Beginning July 22, 2022 as per P.L. 2021, c. 182 all residential rental properties built before 1978 in certain single-family, two-family, and multiple rental dwellings are required to be tested for lead-based paint hazards, at times specified in the law. All rental units must be inspected for lead-based paint within 2 years of the effective date of the law, July 22, 2022, or upon tenant turnover, whichever is earlier. This means that the first inspection must take place no later than July 22, 2024 whether there is a change in tenancy or not.

The law imposes an obligation on municipalities to perform or hire a certified lead evaluation contractor to perform inspections of certain single-family, two family, and multiple rental dwellings for lead-based paint hazards as specified in the law. In addition, a municipality shall permit dwelling owners/landlords to directly hire a certified lead evaluation contractor for this purpose. The Town of Dover isn't equipped to perform lead-based paint testing in-house and we are currently in the process of qualifying several contractors who can perform these services. All costs to perform this test will be at the expense of the owner/landlord when this process is in place. However, until this process is completed, property owners and landlords will be required to perform a lead-based paint inspection and provide a Lead Safe Certification prior to the issuance of a Certificate of Compliance. When the Town of Dover has made arrangements with a list of qualified contractors, the property owner/landlord will have the option of whether they want to hire a one of the town recommended contractors or use one of their choosing.

- **B. Exceptions to these requirements are as follows:**
  1. Dwellings that were constructed during or after 1978.
  2. Single-family and two-family seasonal rental dwellings which are rented for less than six-month duration each year by tenants that do not have consecutive lease renewals. This exemption for seasonal rental dwellings does not extend to seasonal multiple dwellings.
  3. Dwellings that have been certified to be free of lead-based paint pursuant to N.J.A.C. 5:17-3.16(b) either after an abatement is completed or an evaluation has confirmed that there is no lead-based paint in the dwelling.
  4. Multiple rental dwellings that have been registered with the Department of Community Affairs for at least ten years and have no outstanding lead violations from the most recent cyclical inspection performed on the multiple dwelling under the "Hotel and Multiple Dwelling Law" (N.J.S.A. 55:13A-1). Cyclical inspections currently occur every five years in multiple dwellings.
    - A.** This means that all multiple dwellings constructed prior to 1978 and registered with the Department for at least ten years that have a certificate of inspection issued by the Department

of Community Affairs, Bureau of Housing Inspection, are exempt from this requirement. A certificate of inspection means there are no outstanding violations.

**B.** A multiple dwelling that has been registered with the Department for at least ten years with an open inspection that has no violations for paint is also exempt from this requirement.

**C.** Open inspections means that inspections are ongoing to remediate violations during a cyclical inspection. This is because, during cyclical inspections, the Department cites paint violations, which includes flaking, loose, or peeling paint on any interior surfaces rather than lead violations. To ensure periodic lead-based paint inspections occur where needed, any open paint violations in a dwelling unit must be inspected pursuant to P.L.2021, c.182.

5. Dwellings with a valid lead-safe certificate issued pursuant to this law, P.L.2021, c.182. Lead-safe certificates are valid for two years from the date of issuance.

- **C. Lead-Based Inspection Methodology**

1. In accordance with the 2022-23 Lead-Based Paint Inspection Methodology Pursuant to P.L. 2021, c. 182 the method for testing in Dover is Dust Wipe Sampling.
2. If it is determined upon inspection that no-lead based paint hazards exist in a dwelling, the lead evaluation contractor shall certify the dwelling unit as lead safe. The Lead Safe Certification is valid for a period of 2 years. However, if the same tenant lives there after the expiration date of the Certificate the property owner must obtain a new Lead Safe Certificate within one year of the Certificate's expiration date.

- **D. How to Proceed if Lead based paint Hazards are found:**

1. If lead-based paint hazards are found during an inspection, the owner of the dwelling unit must remediate the lead-based paint hazard by using lead-based paint hazard control methods (interim controls) or abatement.

- **E. Who can do the work?**

1. Remediation work must be performed by certified individuals in accordance with all applicable Federal and State regulations. Permits will be required through the Town of Dover's Construction Department for lead remediation. Once the permit has been closed another test will be required to confirm that the lead issue has been abated and a Lead-Safe Certificate can be issued.

- **Fees**

1. All properties requiring a lead-based paint inspection and the cost associated with the inspection shall be at the expense of the property owner. In addition to the fee for a Certificate of Compliance inspection an additional fee of \$20 will be assessed as required by the State of New Jersey to be deposited into the Lead Hazard Control Assistance Fund.

- **General Information:**

1. If you feel that you fall under one of the exceptions as stated in section "B" Please provide that information when you apply for the Certificate of Compliance.
2. If you fall under these regulations a Temporary or Final Certificate of Compliance from the Code Enforcement Department will not be issued until we receive the required Lead Safe Certification.
3. All properties that fall under these regulations whether there is a change in tenancy or not must



be inspected prior to July 22, 2024.

4. The Dover Code Enforcement Department has prepared a “Lead Based Paint Inspection Cycle” document that better explains when inspections are needed.
5. If you have any questions regarding these regulations please contact the Code Enforcement Department at any time to discuss.

William J Isselin  
Chief Code Enforcement Officer/  
Assistant to the Engineer /  
Zoning Office

# TOWN OF DOVER

## Code Enforcement & Inspection Department

Mail: 37 North Sussex Street  
Office: 100 Princeton Avenue  
Dover, New Jersey, 07801  
Telephone: (973) 366-2200, Ext. 2114  
Fax: (973) 366-0039



*William J. Isselin – Chief Code Enforcement Officer*

### **The Lead-Based Paint Inspection Cycle**

- **A. Lead Inspections Required:** Beginning July 22, 2022 as per P.L. 2021, c. 182 all residential rental properties built before 1978 in certain single-family, two-family, and multiple rental dwellings are required to be tested for lead-based paint hazards, at times specified in the law. All rental units must be inspected for lead-based paint within 2 years of the effective date of the law, July 22, 2022, or upon tenant turnover, whichever is earlier. This means that the first inspection must take place no later than July 22, 2024 whether there is a change in tenancy or not.
- **Requirements:** All rental properties that fall under the Lead-Based Paint law as required by the State of NJ are required to be inspected upon change of tenancy or prior to July 22, 2024. Lead-Safe Certificates are good for 2 years from the date of issuance. After the Lead-Safe Certificate expires and there has been no additional changes in tenancy the property owner must get a new lead-based paint inspection done within 12 months of the previous Certificates expiration date. Some practical examples of this are as follows;
- **Example #1**
  1. Property owner rents a unit in his or her building and has it inspected for lead. The inspection results in a Lead-Safe Certificate being issued on 11/1/2022. The Certificate is good for 2 years until 11/1/2024.
  2. If the same tenant is there after 11/1/2024 the property owner must have another lead-based paint test done within one year of the expiration date of the Lead Safe Certificate being issued. The new Certificate is now good for another 2 years from the date of issuance.
- **Example #2**
  1. Property owner rents a unit in his or her building and has it inspected for lead. The inspection results in a Lead Safe Certificate being issued on 11/1/2022. The Certificate is good for 2 years until 11/1/2024.
  2. The tenant moves out after a year and the dwelling unit is rented to another tenant on 11/1/2023. Lead-Based Paint Certificate is not required as there is a current Certificate good until 11/1/2024.
  3. Tenant moves out after 11/1/2024 but before 11/1/2025, a new inspection is required and results in a new Lead-Safe Certificate being issued. That Certificate is good for another 2 years from date of issuance.

- **Comments**

1. Each scenario will be somewhat different, so if you have any questions regarding when inspections are required please contact the Code Enforcement Department.

William J Isselin  
Chief Code Enforcement Officer/  
Assistant to the Engineer /  
Zoning Officer / Municipal Recycling  
Coordinator



# TOWN OF DOVER MAYOR & BOARD OF ALDERMEN

ORDINANCE No. 40-2022

## AN ORDINANCE OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER, COUNTY OF MORRIS AND THE STATE OF NEW JERSEY CREATING PROHIBITED PARKING REGULATIONS FOR A PORTION OF MYRTLE AVE

**WHEREAS**, the governing body of a municipality make, amend, repeal, and enforce ordinances to adopt policies and procedures for the benefit of the municipality; and

**WHEREAS**, the Mayor and Aldermen recognize that there is a need to make reasonable changes to the Code of the Town of Dover to prohibit on street parking on a portion of Myrtle Avenue; and

**WHEREAS**, the Mayor and Board of Aldermen have determined that it is in the best interest of the town to prohibit parking along the northerly and southerly side at the dead end of Myrtle Avenue; and

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

### **SECTION 1.**            **Definition – No Parking Zone**

A “No Parking Zone” for the purpose of this ordinance shall be an area along the sideline(s) of a public street that prohibits parking 7 days a week / 24 hours per day.

### **SECTION 2.**            **Description – Location of No Parking Zone**

#### North Side of Myrtle Avenue Description:

Said “No Parking Zone” for the purposes of this ordinance shall be described as the area of prohibited parking for the northerly side Myrtle Avenue beginning at the northeasterly curb line intersection of Myrtle Avenue and Nelson Street thence continuing in an easterly direction along the edge of the roadway for a distance of 322 feet to an iron pipe at the edge of the right of way.

#### South Side of Myrtle Avenue Description:

Said “No Parking Zone” for the purposes of this ordinance shall be described as the area of prohibited parking for the southerly side Myrtle Avenue beginning at the southeasterly curb line intersection of Myrtle Avenue and Nelson Street thence continuing in an easterly direction along the edge of the roadway for a distance of 342 feet to an iron pipe at the edge of the right of way.

### **SECTION 3.**            **Violation and Penalties**

Every person convicted of a violation of a provision of this Ordinance, or any supplement thereto shall be liable to a penalty of not more than fifty (\$50.00) dollars or imprisonment for a term not exceeding fifteen (15) days or both.

**SECTION 4.** This ordinance shall take effect in accordance with law.

ATTEST:

\_\_\_\_\_  
Reynaldo Julve, Acting Municipal Clerk

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

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

**CERTIFICATION**

I, Reynaldo Julve, Acting Municipal Clerk of the Town of Dover in the County of Morris, State of New Jersey, do hereby Certify that the foregoing Ordinance 40-2022 is a true copy of the Original Ordinance duly passed and adopted by the Mayor and Board of Aldermen of the Town of Dover at its meeting on \_\_\_\_\_.

\_\_\_\_\_  
Reynaldo Julve  
Acting Municipal Clerk

**ORDINANCE 41-2022****AN ORDINANCE OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF  
DOVER, COUNTY OF MORRIS AND STATE OF NEW JERSEY AMENDING AND  
SUPPLEMENTING CHAPTER 72, SALARIES AND COMPENSATION**

**BE IT ORDAINED** by the Mayor and Board of Aldermen, Town of Dover, County of Morris, NJ as follows:

A. CHAPTER C. "Salaries and Compensation for Certain Employees" is hereby amended and supplemented by the following:

**CHAPTER C.  
SALARIES & COMPENSATION FOR CERTAIN EMPLOYEES**

1. Effective January 1, 2022, as indicated below, salaries, compensation or fees are hereby established for the following named officers, employees, or positions in the Town of Dover at the rate of or within the salary ranges listed.
2. All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistencies.
3. All collective bargaining agreements in effect as of the adoption of this ordinance are included by reference.
4. This ordinance shall take effect immediately upon final passage and publication. The Board of Aldermen shall adopt resolutions, from time to time as needed, to establish individual salaries for employees impacted by this ordinance.

Title	2022		2023 Minimum	2023 Maximum	Period
	Minimum	Maximum			
Accounting Assistant	45,000.00	67,000.00	45,900.00	68,340.00	Annually
Alderman	100.00	15,000.00	100.00	15,300.00	Annually
Alderswoman	100.00	15,000.00	100.00	15,300.00	Annually
Analyst Trainee	40,000.00	85,050.00	40,800.00	86,751.00	Annually
Assistant DPW Superintendent	75,000.00	118,000.00	76,500.00	120,360.00	Annually
Asst Municipal Treasurer	65,000.00	90,000.00	66,300.00	91,800.00	Annually
Building Sub Code Official PT	25.00	61.00	25.00	62.22	Hourly
Carpenter	65,000.00	80,000.00	66,300.00	81,600.00	Annually
Carpenters Helper	50,000.00	65,000.00	51,000.00	66,300.00	Annually
Chief Financial Officer/Treasurer	75,000.00	150,000.00	76,500.00	153,000.00	Annually
Chief Financial Officer/Treasurer PT	41.00	100.00	41.00	102.00	Hourly
Clerk Typist	42,000.00	64,000.00	42,840.00	65,280.00	Annually
Clerk Typist, Sr.	45.00	70,000.00	45.00	71,400.00	Annually
Code Enforcement Officer I - PT	20.00	41.00	20.00	41.82	Hourly
Code Enforcement Officer I	42,000.00	65,000.00	42,840.00	66,300.00	Annually
Code Enforcement Officer II	42,000.00	65,000.00	42,840.00	66,300.00	Annually
Community Services Aide Bilingual	45,000.00	87,000.00	45,900.00	88,740.00	Annually
Confidential Aide Non Union	40,000.00	87,000.00	40,800.00	88,740.00	Annually
Confidential Asst	45,000.00	62,000.00	45,900.00	63,240.00	Annually
Confidential Asst PT	20.00	31.00	20.00	31.62	Hourly
Constituent Affairs Coordinator	45,000.00	75,000.00	45,900.00	76,500.00	Annually
Construction Off/ Building SC Off/ Code Enf. Off	55,000.00	102,000.00	56,100.00	104,040.00	Annually
Deputy Municipal Clerk	50,000.00	82,000.00	51,000.00	83,640.00	Annually
Deputy Municipal Department Head	65,000.00	125,000.00	66,300.00	127,500.00	Annually
Director of Municipal Services / Public Works	110,000.00	150,000.00	112,200.00	153,000.00	Annually
Director of Recreation	90,000.00	132,600.00	91,800.00	135,252.00	Annually
Fire Sub-code Official PT	25.00	61.00	25.00	62.22	Hourly
Fire Inspector PT	25.00	51.00	25.00	52.02	Hourly
Health Educator	25.00	40.00	25.00	40.80	Hourly
Health Officer	75,000.00	120,000.00	76,500.00	122,400.00	Annually
Inspector	25.00	51.00	25.00	52.02	Hourly
Laborer Non Union I PT	15.00	16.00	15.00	16.32	Hourly
Laborer Non Union II PT	16.00	20.00	16.00	20.40	Hourly
Laborer Non Union III PT	20.00	26.00	20.00	26.52	Hourly
Librarian	35,000.00	72,000.00	35,700.00	73,440.00	Annually
Library Director	60,000.00	110,000.00	61,200.00	112,200.00	Annually
Library Page	11.00	13.00	11.00	13.26	Hourly
License Inspector	55,000.00	95,000.00	56,100.00	96,900.00	Annually
License Inspector PT	15.00	51.00	15.00	52.02	Hourly
Mayor	100.00	32,000.00	100.00	32,640.00	Annually
Motor Vehicle Operator PT	15.00	26.00	15.00	26.52	Hourly
Municipal Clerk	35,000.00	130,000.00	35,700.00	132,600.00	Annually
Municipal Clerk PT	19.00	73.00	19.00	74.46	Hourly
Municipal Court Admin .	72,000.00	97,000.00	73,440.00	98,940.00	Annually
Municipal Court Attendant PT	15.00	36.00	15.00	36.72	Hourly

Municipal Court Judge	20,000.00	55,000.00	20,400.00	56,100.00	Annually
Municipal Court Presiding Judge	20,000.00	55,000.00	20,400.00	56,100.00	Annually
Municipal Engineer	110,000.00	200,000.00	112,200.00	204,000.00	Annually
Municipal Prosecutor	40,000.00	50,000.00	40,800.00	51,000.00	Annually
Municipal Recycling Coordinator	95,000.00	150,000.00	96,900.00	153,000.00	Annually
Payroll Clerk/HR Manager	32,000.00	71,400.00	32,640.00	72,828.00	Annually
Payroll Clerk	33,000.00	72,000.00	33,660.00	73,440.00	Annually
Plumbing Sub Code Official	35.00	51.00	35.00	52.02	Hourly
Police Chief	150,000.00	199,000.00	153,000.00	202,980.00	Annually
Public Safety Director	110,000.00	153,000.00	112,200.00	156,060.00	Annually
Principal Account Clerk	33,000.00	72,000.00	33,660.00	73,440.00	Annually
Public Works Superintendent	85,000.00	138,000.00	86,700.00	140,760.00	Annually
Recreation Director	25.00	31.00	25.00	31.62	Hourly
Registered Environmental Health Specialist Public Health	65,000.00	85,000.00	66,300.00	86,700.00	Annually
Registered Environmental Health Specialist Trainee Public Health	45,000.00	70,000.00	45,900.00	71,400.00	Annually
Sanitation Enforcement Officer PT	17.00	31.00	17.00	31.62	Hourly
School Crossing Guard II PT	17.50	26.00	17.50	26.52	Hourly
Seasonal Employee	13.00	20.00	13.00	20.40	Hourly
Sec. PB/BOA/& HP	40,000.00	85,000.00	40,800.00	86,700.00	Annually
Security Guard (seasonal)	15.00	26.00	15.00	26.52	Hourly
Special Police Officers	45,000.00	55,000.00	45,900.00	56,100.00	Annually
Special Police Officers PT	21.00	35.00	21.00	35.70	Hourly
Stipends for Additional Responsibilities	1,000.00	6,000.00	1,020.00	6,120.00	Annually
Superintendent	95,000.00	135,000.00	96,900.00	137,700.00	Annually
Supervising Library Assistant	35,000.00	62,000.00	35,700.00	63,240.00	Annually
Supervising Library Assistant PT	16.00	26.00	16.00	26.52	Hourly
Supervisor/Foreman (working)	60,000.00	97,000.00	61,200.00	98,940.00	Annually
Tax Assessor	25,000.00	67,000.00	25,500.00	68,340.00	Annually
Tax Collector	50,000.00	97,000.00	51,000.00	98,940.00	Annually
Town Administrator	125,000.00	225,000.00	127,500.00	229,500.00	Annually
Qualified Purchasing Agent	12,000.00	12,000.00	12,240.00	12,240.00	Annually
Accounting Assistant PT	24.73	36.81	25.22	37.55	Hourly
Librarian PT	16.83	34.62	17.16	35.31	Hourly
Library Custodian PT	16.83	34.62	17.16	35.31	Hourly
Deputy Municipal Department Head PT	35.71	68.68	36.43	70.05	Hourly
Municipal Court Attendant	20.00	25.00	20.00	26.00	Hourly

**ATTEST:**

\_\_\_\_\_  
**Reynaldo Julve, Acting Municipal Clerk**

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

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



**CERTIFICATION**

I, Reynaldo Julve, Acting Municipal Clerk of the Town of Dover in the County of Morris, State of New Jersey, do hereby certify that the foregoing Ordinance 41-2022 is a true copy of the Original Ordinance duly passed and adopted by the Mayor and Board of Aldermen of the Town of Dover at its meeting on \_\_\_\_\_.

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Reynaldo Julve  
Acting Municipal Clerk



# TOWN OF DOVER MAYOR & BOARD OF ALDERMEN

## RESOLUTION NO. 301-2022 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:	\$198.45
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$1,537,347.17
GENERAL CAPITAL ACCT claims in the amount of:	\$6,107.39
WATER UTILITY RESERVE ACCT claims in the amount of:	\$0.00
WATER UTILITY ACCT claims in the amount of:	\$277,910.11
WATER CAPITAL ACCT claims in the amount of:	\$0.00
PARKING UTILITY RESERVE ACCT claims in the amount of:	\$0.00
PARKING UTILITY ACCT claims in the amount of:	\$27,544.48
PARKING CAPITAL ACCT claims in the amount of:	\$0.00
ANIMAL CONTROL TRUST ACCT claims in the amount of:	\$445.00
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:	\$1,874.00
COAH TRUST ACCT claims in the amount of:	\$0.00
UNEMPLOYMENT TRUST ACCT claims in the amount of:	\$0.00
<b>TOTAL CLAIMS TO BE PAID</b>	<b>\$1,851,426.60</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:	\$500.00
GENERAL CAPITAL ACCT claims in the amount of:	\$124,729.82
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$0.00
WATER UTILITY OPERATING claims in the amount of:	\$551.30
<b>TOTAL CLAIMS PAID</b>	<b>\$125,781.12</b>
<b>TOTAL BILL LIST RESOLUTION</b>	<b>\$1,977,207.72</b>

ATTEST:

TOWN OF DOVER, COUNTY OF MORRIS

\_\_\_\_\_  
Reynaldo Julve, Acting Municipal Clerk

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



# **TOWN OF DOVER MAYOR & BOARD OF ALDERMEN**

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## **RESOLUTION NO. 307-2022**

### **RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF THE REDEVELOPMENT AGREEMENT WITH IOPD DOVER QOZB LLC, FOR THE REDEVELOPMENT PROJECT LOCATED ON EAST BLACKWELL STREET IN THE SCATTERED SITE REDEVELOPMENT AREA**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (hereinafter referred to as the “Redevelopment Law”), provides a process for municipalities to participate in the redevelopment and improvement of parcel(s) of property designated as “areas in need of redevelopment”; and

**WHEREAS**, the Mayor and Board of Alderman (hereinafter referred to as the “Governing Body”) serve as an instrumentality and agency of the Town of Dover (the “Town” or the “Board”) pursuant to the Redevelopment Law for the purpose of implementing a redevelopment plan and carrying out redevelopment projects within a redevelopment area; and

**WHEREAS**, the Board designated the entire Town as an “Area in Need of Rehabilitation” by Resolution No. R1-129 adopted on August 9, 2005, in accordance with the Redevelopment Law; and

**WHEREAS**, on October 28, 2014, the Board adopted Resolution 2014-245 designating Block 1902, Lots 22, 23 and 24 as an area in need of redevelopment in accordance with the Redevelopment Law (the “Redevelopment Area”); and

**WHEREAS**, on March 22, 2022, the Board adopted Resolution 99-2022 designating Block 1902, Lots 19, 20, 21, 25, 26, 27 & 28 as a Non-condemnation Redevelopment Area pursuant to the Redevelopment Law (the “Expanded Redevelopment Area”); and

**WHEREAS**, the Board adopted a Redevelopment Plan on November 4, 2014, which plan may have been amended from time to time (as amended, the “Redevelopment Plan”), and intends to adopt an amended Redevelopment Plan entitled the Downtown Scattered Site Redevelopment Plan for the Redevelopment Area and the Expanded Redevelopment Area which shall include the properties described as Block 1902, Lots 19, 20, 21, 22, 23, 24, 25, 26, 27 & 28 also known as 200-228 E. Blackwell Street (the “Properties”); and

**WHEREAS**, the Properties were previously approved for commercial development in accordance with the Redevelopment Plan, which has not been developed; and

**WHEREAS**, the Properties are under contract by affiliates of Iron Ore Properties LLC and Deugen Development LLC, and

**WHEREAS**, Iron Ore Properties LLC and Deugen Development LLC have proposed to redevelop the Properties with residential use consisting of 260 units, 10% or 26 units of which will be affordable pursuant to the term of the Redevelopment Agreement (the “Project”); and

**WHEREAS**, the proposed redevelopment of the Properties by Iron Ore Properties LLC and Deugen Development LLC has been found consistent with the Town’s goals for redeveloping the Rehabilitation and Redevelopment Areas; and

**WHEREAS**, on March 8, 2022, the Board adopted Resolution 83-2022 conditionally designated Iron Ore Properties LLC and Deugen Development LLC as the redeveloper for the Properties (the “Redeveloper”); and

**WHEREAS**, the Town and Redeveloper have agreed to the terms and conditions with respect to the redevelopment of the Properties, the construction of the improvements and the payment of certain costs in connection thereto.

**WHEREAS**, the Redeveloper acknowledges and agrees that all uses to which the Properties may be devoted are controlled by the Redevelopment Plan and the redevelopment agreement, and that under no circumstances shall the Redeveloper undertake any construction on or development of the Project unless it is in accordance with the Redevelopment Plan and the redevelopment agreement; and

**WHEREAS**, the Town and the Redeveloper desire to enter into a redevelopment agreement for the purpose of setting forth in greater detail their respective undertakings, rights and obligations in connection with the development and construction of the Project, all in accordance with the Redevelopment Plan and applicable law.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Board of Alderman of the Town of Dover that it hereby approves the Redevelopment Agreement with IOPD Dover QOZB LLC, a New Jersey limited liability company with offices at 55 Bleeker Street, 2<sup>nd</sup> Floor, Millburn, New Jersey 07041, a entity jointly owned by Iron Ore Properties, LLC and Deugen Development, LLC, in a form substantially consistent with that attached hereto and made part of this Resolution, subject to final review by legal counsel as to legal form and content.

**BE IT FURTHER RESOLVED** that the Mayor and the Town Clerk are hereby authorized to execute any and all related documents, including the Redevelopment Agreement with IOPD Dover QOZB LLC.

**BE IT FURTHER RESOLVED** that this resolution shall take effect immediately.

ATTEST:

\_\_\_\_\_  
Reynaldo Julve, Acting Municipal Clerk

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

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

**I, as the Town of Dover 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, Reynaldo Julve, Acting Municipal Clerk of the Town of Dover in the County of Morris, State of New Jersey, do hereby certify that the foregoing Resolution 307-2022 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 \_\_\_\_\_.

\_\_\_\_\_  
Reynaldo Julve  
Acting Municipal Clerk



# TOWN OF DOVER MAYOR & BOARD OF ALDERMEN

RESOLUTION NO. 303-2022

## EMERGENCY RESOLUTION PURSUENT TO NJS 40A:4-48

**WHEREAS**, an emergency has arisen with respect to emergent replacement of the Town of Dover's email communication system and, no adequate provision was made in the 2022 budget for the aforesaid purpose, and NJS 40A:4-46 provides for the creation on an emergency appropriation for the purpose mentioned above, and

**WHEREAS**, the total amount of the emergency appropriations created, including the appropriation to be created by this resolution is \$38,000.00 and three (3) percent of the total operating appropriations in the budget for 2022 is \$782,646.50 and

**WHEREAS**, the foregoing appropriation together with prior appropriations does not exceed three (3) percent of the total operating appropriations (including utility operation appropriations) in the budget for 2022,

**NOW, THEREFORE, BE IT RESOLVED**, (by not less than 2/3 of all governing body members affirmatively concurring) that in accordance with NJS 40A:4-48:

1. An emergency appropriation is hereby made for to Other Expenses for Emergent Replacement of the Town of Dover's Email Communication System in the amount of \$38,000.00
2. That said emergency appropriation shall be provided for in full in the 2022 budget, and is requested to be excluded from CAPS, pursuant to NJS 40A:4-53.3c (1)
3. That two (2) certified copies of this resolution be filed with the Director of the Division of Local Government Services.

ATTEST:

TOWN OF DOVER, COUNTY OF MORRIS

\_\_\_\_\_  
Reynaldo Julve, Acting Municipal Clerk

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

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

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

<u>John O. Gross, M.P.A., C.M.F.O.</u>	<u>Amount</u>	<u>Account #</u>
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**CERTIFICATION**

I, Reynaldo Julve, Acting Municipal Clerk of the Town of Dover in the County of Morris, State of New Jersey, do hereby certify that the foregoing Resolution 304-2022 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 \_\_\_\_\_.

Reynaldo Julve  
Acting Municipal Clerk

## CERTIFICATION FOR EMERGENCY APPROPRIATION FORM CHIEF FINANCIAL OFFICER

This statement must be prepared in duplicate by the chief financial officer and filed with the municipal clerk prior to the adoption of the emergency resolution. The duplicate must be filed with the Director of the Division of Local Government Services together with the emergency resolution. Please answer all questions:

Purpose of emergency appropriation:

**Emergent Replacement of the Town of Dover's Email Communication System**

Due to a ransom attack on Friday, December 2nd, 2022, toward the Town of Dover's existing provider of its email communications system, the Town's critical ability to communicate on all levels was shut down. As of Tuesday, December 6th, email service remained inoperable and therefore acquisition of a completely new email communications system was required.

Date of occurrence: December 2, 2022

Have any contracts been awarded, or purchase orders placed in connection with this emergency appropriation? Yes

Date 12/12/2022



---

Joh O. Gross  
Chief Financial Officer  
Town of Dover





# **TOWN OF DOVER MAYOR & BOARD OF ALDERMEN**

## **RESOLUTION NO. 304-2022**

### **RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY AWARDING THE REQUEST FOR PROPOSALS FOR THE INSTALLATION, REMOVAL, STORAGE & MAINTENANCE OF HOLIDAY DECORATIONS**

**WHEREAS**, the Town of Dover advertised for proposals pursuant to the Public Contract Law for Installation, Removal, Storage & Maintenance of Holiday Decorations for a two-year contract; and

**WHEREAS**, proposals were received on December 8, 2022; and

**WHEREAS**, only one proposal was received for the Installation, Removal, Storage & Maintenance of Holiday Decorations for a two-year contract by Holiday Outdoor Décor in the amount of \$224,972.00; and

**WHEREAS**, the Municipal Attorney and Business Administrator have reviewed the proposal and find it to be in compliance with the proposal specifications; and

**WHEREAS**, it is recommended that the Installation, Removal, Storage & Maintenance of Holiday Decorations for a two-year contract be awarded to Holiday Outdoor Decor for a total contract price of \$224,972.00; 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 authorizes the award of the Installation, Removal, Storage & Maintenance of Holiday Decorations for a two-year contract be awarded to Holiday Outdoor Décor, 1053 North Plymouth Street Allentown, PA. 18109.

**ATTEST:**

**TOWN OF DOVER, COUNTY OF MORRIS**

\_\_\_\_\_  
Reynaldo Julve, Acting Municipal Clerk

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

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

**I, as the Town of Dover 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, Reynaldo Julve, Acting Municipal Clerk of the Town of Dover in the County of Morris, State of New Jersey, do hereby certify that the foregoing Resolution 304-2022 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 \_\_\_\_\_.

\_\_\_\_\_  
Reynaldo Julve  
Acting Municipal Clerk



# **TOWN OF DOVER MAYOR & BOARD OF ALDERMEN**

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## **RESOLUTION NO. 305-2022**

### **RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER ALLOWING TO ENTER INTO EXECUTIVE SESSION**

**WHEREAS**, the Open Public Meeting Act, P.L. 1975, Chapter 231 permits the exclusion of the public from a meeting in certain circumstances; and

**WHEREAS**, this public body is of opinion that such circumstances presently exist; and

**WHEREAS**, the Governing Body wishes to discuss:

Contract Negotiations

Minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public.

**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 public be excluded from this meeting and enter into Executive Session.

ATTEST: \_\_\_\_\_  
Reynaldo Julve, Acting Municipal Clerk

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

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



# **TOWN OF DOVER MAYOR & BOARD OF ALDERMEN**

**RESOLUTION NO. 306-2022**

**RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF  
DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY AUTHORIZING  
EXECUTION OF MEMORANDUM OF AGREEMENT (MOA) WITH FIREFIGHTER'S  
MUTUAL BENEVOLENT ASSOCIATION DOVER LOCAL NO. 60**

**WHEREAS**, the Town of Dover and the Firefighter's Mutual Benevolent Association Dover Local NO. 60 are parties to a collective bargaining agreement which will expire on December 31, 2022; and

**WHEREAS**, the parties have engaged in negotiations; and

**WHEREAS**, those negotiations have resulted in an agreement for a three (3) year contract commencing January 1, 2023, through December 31, 2025; and

**WHEREAS**, a copy of the MOA is attached hereto; 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 as follows:

1. The Mayor and Clerk are hereby authorized to execute the MOA between Dover and the Firefighter's Mutual Benevolent Association Dover Local NO. 60 in substantially the same form as it is attached hereto.
2. The Mayor and Clerk are also authorized to execute a contract drafted in accordance with the Memorandum of Agreement.

**ATTEST:**

\_\_\_\_\_  
Reynaldo Julve, Acting Municipal Clerk

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

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

**CERTIFICATION**

I, Reynaldo Julve, Acting Municipal Clerk of the Town of Dover in the County of Morris, State of New Jersey, do hereby Certify that the foregoing Resolution 306-2022 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 \_\_\_\_\_.

\_\_\_\_\_  
Reynaldo Julve  
Acting Municipal Clerk