



TOWN OF DOVER MAYOR & BOARD OF ALDERMEN

REGULAR MEETING AGENDA

October 25, 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

- Ordinance 36-2022 Changing the name of the Governing Body to “Town Council” and the Title of its Elected Officials to “Council Member”
- 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

- c) Ordinance 38-2022 Amending Chapter 286 of the Code of the Town of Dover entitled “Regulation of Vacant and Foreclosing Properties”

H) ORDINANCES FOR SECOND READING, PUBLIC HEARING AND ADOPTION

- a) Ordinance 33-2022 Authorizing the transfer of property known as block 1706, lot 17 and a portion of block 1707, lot 31 on the official tax map of the Town of Dover, County of Morris, State of New Jersey to Morris Habitat for Humanity, Inc., a nonprofit corporation of the State of New Jersey
- b) Ordinance 34-2022 Creating restrictive parking regulations for a portion of Mercer Street
- c) Ordinance 35-2022 Providing handicapped parking space at 167 Penn Avenue

I) APPROVAL OF BILLS

- a) Resolution 287-2022 - Approval of Bills List

J) APPROVAL OF RESOLUTIONS

1) CONSENT AGENDA RESOLUTIONS

- a) Resolution 288-2022 Approving Taxis/Limos to be licensed in the Town of Dover
- b) Resolution 289-2022 North Jersey Municipal Employee Benefits Fund Resolution to renew (medical only)
- c) Resolution 290-2022 North Jersey Municipal Employee Benefits Fund Resolution to renew (dental only)

2) RESOLUTIONS FOR DISCUSSION AND CONSIDERATION

- a) Resolution 268-2022 Submission of statement of intent to pursue Plan Endorsement and Authorization to submit the Municipal Self-Assessment Report to the Office of Planning Advocacy
- b) Resolution 291-2022 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 1315, lots 3 & 4 on the Official Tax Map of the Town of Dover
- c) Resolution 292-2022 Approving contract for IT Support Services / Website Support Services
- d) Resolution 293-2022 Creating Corrective Action Plan in response to the Office of the State Comptroller’s review of compliance with 2007/2010 laws enacted by the Legislature
- e) Resolution 294-2022 Allowing to enter into Executive Session – Legal Matter/Contract Negotiations

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. 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) **hand delivery** - Comments may be submitted by hand delivery at Town Hall, located at 37 N. Sussex Street, Dover, NJ 07801 addressed to the Acting Municipal Clerk. Comments may be dropped off during normal business hours, which are 8:30 a.m. to 4:30 p.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. Comments must be received by 1:00 p.m., on the day of the meeting.
- 3) **By email** – Comments may be submitted by email until 1:00 p.m. on the day of the meeting via email to 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 10/25/2022 John Public.**

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 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.

N) EXECUTIVE SESSION

O) ADJOURNMENT



TOWN OF DOVER MAYOR & BOARD OF ALDERMEN

ORDINANCE No. 36-2022

ORDINANCE OF THE MAYOR AND THE BOARD OF ALDERMEN OF THE TOWN OF DOVER, COUNTY OF MORRIS AND STATE OF NEW JERSEY, CHANGING THE NAME OF THE GOVERNING BODY TO "TOWN COUNCIL" AND THE TITLE OF ITS ELECTED OFFICIALS TO "COUNCIL MEMBER"

WHEREAS, the Town of Dover has a long history of being a municipality in the State of New Jersey going back to the nineteenth century; and

WHEREAS, the first governing body of the Town of Dover in 1869 was known as the Council; and

WHEREAS, while incorporated under the Town Form of government the governing body of the Town of Dover was known as the Common Council; and

WHEREAS, the Town Form of government, N.J.S.A. 40A:62-1 et. seq.; most recently amended by the 1988 Town Act, Chapter 7, Laws of 1988 refers to the governing body as council; and

WHEREAS, and in recognition that the best definitions reflect terms with clear and well understood plain meanings; and

WHEREAS, the governing body of the Town of Dover has a commitment to equality and seeks to ensure that its governance is as inclusive and representative of our residents, business owners and visitors; 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 governing body of the Town of Dover shall henceforth be referred to as "Town Council" or "Mayor and Council of the Town of Dover" and the individual elected officials of the Town of Dover governing body shall henceforth be referred to as "Council Member."

2. Wherever the term "Board of Aldermen" appears in any Town of Dover document, including but not limited to the Town Charter, Town Code and any and all legal and day-to-day operational documents, that term shall likewise be interpreted as "Town Council" and be interchangeable with same.

3. Whenever the term "Alderman" or "Aldermen" appears in a Town of Dover document, including but not limited to the Town Charter, Town Code and any and all legal and day-to-day operational documents, that term shall likewise be interpreted as "Council Member" and be interchangeable with same.

4. The title of Mayor of the Town of Dover, shall remain unchanged.

5. No re-printing of any Town of Dover documents shall be required upon these name changes, but updates may be periodically accomplished to reflect such new terms, dependent upon the Town's fiscal constraints.

6. The appropriate Town officials are authorized to execute any collateral documents necessary to effectuate the purpose of this Ordinance, including any and all notices to local, County and State of New Jersey authorities.

BE IT FURTHER ORDAINED, that if any Chapter, Article, Section, or Subsection, clause, phrase or this Ordinance is for any reason held unconstitutional or invalid by any court of competent jurisdiction such decisions shall not affect the remaining portions of this ordinance.

BE IT FURTHER ORDAINED, this ordinance shall take effect upon the passage and publication according to 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 36-2022 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 _____, 2022.

Reynaldo Julve
Acting Municipal Clerk



TOWN OF DOVER MAYOR & BOARD OF ALDERMEN

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:

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 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.

Reynaldo Julve
Acting Municipal Clerk

EXHIBIT A

EXEMPTION APPLICATION

EXHIBIT B

FORM OF FINANCIAL AGREEMENT



TOWN OF DOVER MAYOR & BOARD OF ALDERMEN

ORDINANCE No. 38-2022

OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY AMENDING CHAPTER 286 OF THE CODE OF THE TOWN OF DOVER ENTITLED "REGULATION OF VACANT AND FORECLOSING PROPERTIES."

WHEREAS, recent events in the local and national housing market have led to a drastic rise in the number of foreclosed houses. In municipalities throughout the nation, homes are being left vacant as families are forced to move out. These homes are frequently repossessed by banks, financial institutions and large real estate conglomerates who have little or no connection with the municipality in which they own property; and

WHEREAS, many of these homes are frequently vacated prior to the conclusion of the foreclosure process. Homes sit empty for months or years at a time awaiting foreclosure sale; often creating a substantial public nuisance. In many cases, these homes are in violation of local building, sanitary and property maintenance codes. The mortgagees are large financial institutions located out of state, making enforcement efforts very difficult; and

WHEREAS, these code violations include, among other violations, unoccupied buildings susceptible to vandalism and/or open structures rendering them unsafe and dangerous, yards full of litter and debris, unlocked houses, un-shoveled snow that renders sidewalks dangerous and impassable, overgrown grass and bushes and unsecured swimming pools that are not only a threat to children, but become breeding grounds for infectious insects such as mosquitoes; and

WHEREAS, in addition to the dangerous conditions described in the aforementioned clauses, these violations, if left unabated tend to increase the negative economic and aesthetic impact on the Town. Specifically, these eyesores contribute to lowered neighborhood property values and detract from any and all beautification efforts. Overall, foreclosures and vacant dwellings severely and appreciably impact the quality of life and the health, safety, and welfare of the residents of the Town of Dover; and

WHEREAS, foreclosures and vacant homes and their impact on local residents' quality of life have become a nationwide epidemic. Banks and other financial institutions are refusing to maintain properties they now own and municipal inspectors have turned into investigators as they try to find out who the new owners are and how to contact them to correct code violations; and

WHEREAS, several municipalities throughout the country have adopted laws in an attempt to combat this growing crisis. Others are considering similar legislation or amendments in light of recent State legislation P.L. 2021, c. 444; and

WHEREAS, pursuant to N.J.S.A. 40:48-2, the Mayor and Board of Aldermen of the Town of Dover are authorized to enact and amend ordinances as deemed necessary for the preservation of the public health, safety and welfare and as may be necessary to carry into effect the powers and duties conferred and imposed upon the Town by law; and

WHEREAS, pursuant to P.L. 2021, c. 444, the Mayor and Board of Aldermen of the Town of Dover are authorized to adopt or amend ordinances creating a property registration program for the purpose of identifying and monitoring properties within the Town of Dover for which a

summons and compliant in an action to foreclosure on a mortgage has been filed, regulate the care, maintenance, security and upkeep of such properties, and impose a registration fee on the Mortgagee of such properties; and

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

SECTION 1. 286-1 Purpose

It is the intent of this Chapter to protect and preserve the public health, safety and welfare and security and quiet enjoyment of residents and neighborhoods by (i) requiring mortgagees, including banks, financial institutions, credit unions, lenders, trustees and service companies to properly maintain vacant and/or foreclosing properties, and (ii) regulating the maintenance of vacant and/or foreclosing real properties in order to prevent blighted and unsecured residences.

In addition to any other remedies in law or equity not set forth herein, enforcement authority shall be vested in the Code Enforcement Department. The Police Department and Department of Public Works shall also have enforcement authority with respect to this Ordinance. The Town Administrator may also designate, when necessary, additional enforcement duties for other Town Departments.

SECTION 2. 286-2 Definitions

For the purposes of this Ordinance, the following terms, phrases, words and their derivations shall have the meaning given herein. When consistent with the context, words used in the present tense include the future, words in the plural include the singular and words in the singular include the plural. The word "shall" is always mandatory and not merely directory.

Town - means the Town of Dover

Days - means consecutive calendar days.

Chief Code Enforcement Officer - means the Chief Code Enforcement Officer of the code Enforcement Department and/or his or her designee(s).

Enforcement Authority - means the Code Enforcement Department and any other Department designated as such by the Town Administrator.

Foreclosing, Foreclosure, or Foreclosure Action - shall mean the legal process by which a mortgagee, or other lien holder, terminates a property owner's equitable right of redemption to obtain legal and equitable title to the real property pledged as security for a debt or the real property subject to the lien. This definition shall include, but is not limited to, a complaint and summons filed with respect to foreclosure on a mortgage, a lis pendens filed against it by the lender holding a mortgage on the property, public notice of default, a deed-in-lieu of foreclosure, sale to the mortgagee or lien holder, certificate of title and all other processes, activities and actions, by whatever name, associated with the described process. The process is not concluded until the property obtained by the mortgagee, lien holder, or their designee, by certificate of title, or any other means, is sold to a non-related bona fide purchaser in an arm's length transaction to satisfy the debt or lien.

Initiation of the foreclosure process - means any of the following actions taking by a mortgagee against the borrower or mortgagee of a property: (i) taking possession of the property; (ii) commencing a foreclosure action or filing a lis pendens in the Superior Court of New Jersey.

Mortgagee - means the bank, financial institution, lending institution, credit union and/or creditor, including but not limited to, service companies, lenders in a mortgage agreement and any agent, servant or employee of the mortgagee, or any successor in interest and/or assignee of the mortgagee's rights, interests, or obligations under the mortgage agreement, excluding governmental entities as assignee or owner.

Property - means any real estate, residential property, or portion thereof, located in the Town of Dover, including buildings or structures situated on the property. For the purposes of this section only, property does not include property owned or subject to the control of the Town or any of its governmental bodies or agencies including, but not limited to, property owned or controlled by the Housing Authority of the Town of Dover.

Securing - means taking measures that assist in making the property inaccessible to unauthorized persons.

Vacant - means any property not currently legally occupied and not properly maintained or secured.

SECTION 3. 286-3 Registration of Vacant and/or Foreclosing Properties; duty to Provide Written Notice of Vacant, Property and/or Mortgage Foreclosure.

- a) Any Mortgagee who holds a mortgage on real property located within the Town shall perform an inspection of the property to determine vacancy or occupancy, upon default by the mortgagor as evidenced by the filing of a Foreclosure Action or any evidence of an existing foreclosure action or lien holder has obtained ownership of the real property. The Mortgagee shall, within ten (10) days of the inspection, register the property with the Code Enforcement Department, or its designee, on forms or other manner as directed, and indicate whether the property is vacant or occupied. A separate registration is required for each property, whether it is found to be vacant or occupied.
- b) Registration pursuant to this section shall contain the name, direct mailing address, a direct contact name, telephone number, and e-mail address for the Mortgagee, and the Servicer, and the name and twenty-four (24) hour contact phone number of the local property management company responsible for the security and maintenance of the property.
- c) If the Mortgagee is located outside of New Jersey, it must provide the full name, mailing address, and direct-dial telephone number of an in-State representative or agent for the Mortgagee.
- d) Mortgagees who have existing registrable property on the effective date of this ordinance have 30 calendar days from the effective date to register the property with the Code Enforcement Department, or its designee, on forms or other manner as directed, and indicate whether the property is vacant or occupied. A separate registration is required for each property, whether it is vacant or occupied.
- e) Registration of foreclosure property does not alleviate the Mortgagee from obtaining all required licenses, permits and inspections required by applicable code or State Statutes. Acquisition of required licenses permits, and inspections or registration of rental property does not alleviate the requirement for the property to be registered

under this section. Mortgagee is expected to update the status of the property in the event of a Mortgagee managed rental.

- f) If the mortgage on a registrable property pursuant to this Section is sold or transferred, the new Mortgagee is subject to all the terms of this Chapter. Within ten (10) days of the transfer, the new Mortgagee shall register the property or update the existing registration. The previous Mortgagee(s) will not be released from the responsibility of paying all previous unpaid fees, fines, and penalties accrued during that Mortgagee's involvement with the registrable property.
- g) If the Mortgagee sells or transfers the registrable property in a non-arm's length transaction to a related entity or person, the transferee is subject to all the terms of this Chapter. Within ten (10) days of the transfer, the transferee shall register the property or update the existing registration. Any and all previous unpaid fees, fines, and penalties, regardless of who the Mortgagee was at the time registration was required, including but not limited to unregistered periods during the Foreclosure process, are the responsibility of the transferee and are due and payable with the updated registration. The previous Mortgagee will not be released from the responsibility of paying all previous unpaid fees, fines, and penalties accrued during that Mortgagee's involvement with the Foreclosure Property.
- h) As long as the property is Registrable it shall be inspected by the Mortgagee, or designee, monthly. If an inspection shows a change in the property's occupancy status the mortgagee shall, within ten (10) days of that inspection, update the occupancy status of the property registration.
- i) A non-refundable annual registration fee shall accompany each registration pursuant to this section.
- j) For Foreclosure properties, at the time of initial registration, the Mortgagee shall pay a non-refundable annual Registration fee of two thousand dollars (\$2000.00) for each Property under foreclosure due within ten (10) days of the expiration of the previous registration.
- k) If the Foreclosure property is not registered, or the registration fee is not paid within thirty (30) days of when the registration or renewal is required pursuant to this section, a late fee equivalent to ten percent (10%) of the annual registration fee shall be charged for every thirty-day period (30), or portion thereof, the property is not registered and shall be due and payable with the registration.
- m) All registration fees must be paid directly from the Mortgagee, Trustee, Servicer, or Owner. Third Party Registration fees are not allowed without the consent of the Town and/or its authorized designee.
- n) Properties subject to this section shall remain under the annual registration requirement, and the inspection, security, and maintenance standards of this section as long as they are registrable.
- o) Until the mortgage or lien on the property in question is satisfied, or legally discharged, the filing of a dismissal of lis pendens and/or summary of final judgment and/or certificate of

title, voluntary or otherwise, does not exempt any Mortgagee holding the mortgage, from all the requirements of this article.

- p) Any person or legal entity that has registered a property under this section must report any change of information contained in the registration within ten (10) days of the change.
- q) Failure of the Mortgagee to properly register or to modify the registration form from time to time to reflect a change of circumstances as required by this article is a violation of the article and shall be subject to enforcement and any resulting monetary penalties.
- r) Pursuant to any administrative or judicial finding and determination that any property is in violation of this article, the Town may take the necessary action to ensure compliance with and place a lien on the property for the cost of the work performed to benefit the property and bring it into compliance.
- s) Once the property is no longer vacant or is sold or otherwise transferred, the mortgagee must provide proof of sale, transfer, or occupancy to the enforcement authority within thirty (30) days of sale or transfer.

SECTION 4. 286-4 Maintenance Requirements

Properties subject to the requirements of this Chapter must be maintained in accordance with the all applicable federal, state and local laws, rules and regulations. The owner, local individual or local property management company must inspect the property twice a month for the duration of the vacancy.

The property must contain a posting with the name and 24-hour contact phone number of the local individual or property management company responsible for the maintenance. This sign must be posted on the front of the property, so it is clearly visible from the street.

Adherence to this section does not relieve the owner of any applicable obligations set forth in the Code of the Town of Dover, covenant conditions and restrictions, and/or homeowners' association rules and regulations.

SECTION 5. 286-5 Inspections

The enforcement authority shall have the authority and the duty to inspect properties subject to this Chapter for compliance and to issue summonses for any violations.

SECTION 6. 286-6 Enforcement and Penalties

Failure to initially register with the enforcement authority is punishable by a fine of one thousand (\$1000.00) dollars.

Failure to maintain the property or respond to the notice as set forth in paragraph I of Section 3 hereinabove is punishable by a fine up to one thousand (\$ 1000.00) dollars, plus costs associated with the cleanup, to include, but not be limited to tipping fees and overtime for use of personnel and equipment, for the first offense and any subsequent offense may be punishable pursuant to the General Penalty Provision of this code.

Nothing contained herein shall prevent the Department of Public Works, in a case of an unregistered or delinquent registered owner, from cleaning up the property on an as needed basis and imposing a lien against the property for costs associated for cleanup as set forth in paragraph 3 of this Section.

Any fine(s) or cost(s) associated with cleaning up the property that remains uncollected or unpaid shall, by resolution of the Mayor and Board of Aldermen, become a lien upon the property, which lien shall

hereafter form part of the taxes next to be assessed and levied upon said lands, the same to bear interest at the same rate as taxes to be collected and enforced by the same officers and in the same manner as taxes in accordance with the provisions of N.J.S.A. 40:48-2.14.

As authorized under P.L. 2021, Chapter 444, C.40:48-2.12s3 g.(1), if an out-of-State Mortgagee that is subject to Section 286-3 hereinabove, is found by the municipal court of the municipality in which the property subject to this ordinance is located, or by any other court of competent jurisdiction, to be in violation of the requirement to appoint an in-State representative or agent pursuant to the ordinance shall be subject to a fine of \$2,500 for each day of the violation. Any fines imposed on a Mortgagee for the failure to appoint an in-State representative or agent shall commence on the day after the 10-day period set forth in paragraph.

As authorized in P.L. 2021, Chapter 444, C.40:48-2.12s3 g.(2), if an out-of-State Mortgagee that is subject to Section 286-3 hereinabove, is found by the municipal court of the municipality in which the property subject to the ordinance is located, or by any other court of competent jurisdiction, to be in violation, excluding only a violation addressed by paragraph (a) of this Section, shall be subject to a fine of \$1,500 for each day of the violation. Any fines imposed pursuant to this paragraph shall commence 31 days following receipt of the notice of violation, except if the violation presents an imminent risk to public health and safety, in which case any fines shall commence 11 days following receipt of the notice.

SECTION 7. 286-7 Implementation

Upon the effective date as set forth in Section 10 herein below, any existing vacant or foreclosing properties shall have thirty (30) days to comply with the provisions of this Ordinance.

SECTION 8. 286-8 Amendments

Registration fees and penalties outlined in this Chapter may be modified by an amendment to this Chapter, passed and adopted by the Mayor and Board of Aldermen of the Town of Dover.

SECTION 9.

All ordinances or parts of ordinances inconsistent with the provisions of this ordinance be and the same are hereby repealed.

SECTION 10.

If any portion or clause of this ordinance is declared invalid for any reason whatsoever, same shall not affect the validity or constitutionality of any other part or portion of this ordinance.

SECTION 11.

The 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 38-2022 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 _____, 2022.

Reynaldo Julve
Acting Municipal Clerk



TOWN OF DOVER MAYOR & BOARD OF ALDERMEN

ORDINANCE No. 33-2022

AN ORDINANCE AUTHORIZING THE TRANSFER OF PROPERTY KNOWN AS BLOCK 1706, LOT 17 AND A PORTION OF BLOCK 1707, LOT 31 ON THE OFFICIAL TAX MAP OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY TO MORRIS HABITAT FOR HUMANITY, INC., A NONPROFIT CORPORATION OF THE STATE OF NEW JERSEY PURSUANT TO N.J.S.A. 40A:12-21

WHEREAS, the Town of Dover is the owner of property known as Block 1706, Lot 17 and Block 1707, Lot 31 on the official tax map of the Town of Dover; and

WHEREAS, the Town of Dover has determined that it has no present public use or purpose for the property known as Block 1706, Lot 17 and a portion of Block 1707, Lot 31 fronting on West Munson Avenue to a depth of 100 feet from the front property line; and

WHEREAS, the Town of Dover wishes to transfer title to those properties to Morris Habitat for Humanity, Inc. for the purpose of constructing housing for low- or moderate-income persons or families or for handicapped persons to satisfy a portion of the Town's obligations to provide low- and moderate-income housing within the Town; and

WHEREAS, the Town of Dover and Morris Habitat for Humanity, Inc. have agreed to execute an Agreement regarding the transfer of ownership of the property and development of these properties into affordable housing units in the Town of Dover; and

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

1. That the Mayor and Board of Alderman does hereby approve the transfer title of the real property designated as Block 1706, Lot 17 and the portion of those lots which are currently part of Block 1707, Lot 31 to Morris Habitat for Humanity, Inc. which front on West Munson Street for a depth of 100 feet from the from property line.
2. The Mayor, Administrator and Clerk of the Town of Dover are hereby authorized to execute and deliver a deed transferring the real property to Morris Habitat for Humanity, Inc. and execute any and all other documents necessary to transfer title to the property shown as Block 1706, Lot 17 and a portion of Block 1707, Lot 31 to Morris Habitat for Humanity, solely for the purpose to construct housing for low or moderate income persons or families or for handicapped persons pursuant to N.J. S.A. 40A: 12-21 (l)
3. The Municipal Attorney or special counsel is hereby authorized and directed to prepare such deed and the requisite contract, obtain such signatures, and to deliver such deed to Morris Habitat for Humanity, Inc.

4. The deed for the real property shall be subject to an automatic reverter of ownership of the rear property to the Town of Dover in the event Morris Habitat for Humanity, Inc. ceases to exist, dissolves and/or becomes insolvent before actual conveyance of the properties to a qualifying family and/or person.
5. If any section, part, or provision of this ordinance shall be declared to be unenforceable or invalid by any court, such holding shall not affect the validity of this ordinance or any part hereof, other than the part so held to be unenforceable or invalid.
6. This ordinance shall take effect immediately following publication and, in the manner provided by law.

BE IT FURTHER ORDAINED that this Ordinance shall take effect immediately upon final passage and publication as required by law.

Attest:

Reynaldo Julve, Acting Municipal Clerk

Carolyn Blackman, Mayor

INTRODUCTION: October 11, 2022

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 33-2022 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 _____, 2022.

Reynaldo Julve
Acting Municipal Clerk



TOWN OF DOVER MAYOR & BOARD OF ALDERMEN

ORDINANCE No. 34-2022

AN ORDINANCE OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER, COUNTY OF MORRIS AND THE STATE OF NEW JERSEY CREATING RESTRICTIVE PARKING REGULATIONS FOR A PORTION OF MERCER STREET

WHEREAS, the governing body of a municipality may 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 regarding on-street parking on Mercer Street at the request of the Trinity Lutheran Church, located at 123 E. Blackwell Street; and

WHEREAS, the Mayor and Board of Aldermen also recognize the need for close proximity parking for the aging congregation on Sunday mornings to accommodate those members of the church that are mobility challenged; and

WHEREAS, the Mayor and Board of Aldermen have determined that it is in the best interest of the town to designate an area along-side the church on Mercer Street for Church Parking Only on Sundays between the hours of 7:00am – 12:00pm. The church will provide Trinity Lutheran Church Parking Decals for members of the Church that are permitted to park in this area; 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 – Church Parking Only on Sundays between the hours of 7:00am – 12:00pm

A “Church Parking Only Zone by Permit” between the hours of 7A.M. – 12P.M. Sundays for the purpose of this ordinance shall be an area along the sideline of Mercer Street that restricts parking during specific hours to allow for permitted church parishioner’s parking only.

SECTION 2. Description – Location of 2 Hour Parking Zone

Said “Church Parking Only Zone by Permit” between 7 A.M. – 12 P.M. on Sundays for the purposes of this ordinance shall be described as the area of restricted parking along the westerly curb line of Mercer Street beginning at point 67 feet north of northwesterly curb line intersection of E. Blackwell Street and Mercer Street, thence continuing in a northerly direction for a distance of 90 feet. End Description

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 and shall replace any and all previous ordinances for the described area.

Attest:

Reynaldo Julve, Acting Municipal Clerk

Carolyn Blackman, Mayor

INTRODUCTION: October 11, 2022

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 34-2022 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 _____, 2022.

Reynaldo Julve
Acting Municipal Clerk



TOWN OF DOVER MAYOR & BOARD OF ALDERMEN

ORDINANCE No. 35-2022

**AN ORDINANCE OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF
DOVER, COUNTY OF MORRIS PROVIDING HANDICAPPED PARKING SPACE AT
167 PENN AVENUE**

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

SECTION 1. Description for handicap parking space to be located at 167 Penn Avenue:

Said handicap parking space shall be located along the northerly curb line of Penn Avenue beginning at a point located 60' east of the northwesterly curb line intersection of Penn Avenue and Liberty Avenue, thence continuing in a easterly direction for a distance of 20'. End Description

Note: 167 Penn Avenue has a driveway and a single car garage and can accommodate 3-4 cars.

SECTION 2. All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistencies.

SECTION 3. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 4. The Ordinance shall take effect upon passage and publication in the matter required by New Jersey law.

Attest:

Reynaldo Julve, Acting Municipal Clerk

Carolyn Blackman, Mayor

INTRODUCTION: October 11, 2022

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 35-2022 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 _____, 2022.

Reynaldo Julve
Acting Municipal Clerk



TOWN OF DOVER MAYOR & BOARD OF ALDERMEN

RESOLUTION NO. 287-2022 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:	\$150.90
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$73,002.21
GENERAL CAPITAL ACCT claims in the amount of:	\$56,139.84
WATER UTILITY RESERVE ACCT claims in the amount of:	\$0.00
WATER UTILITY ACCT claims in the amount of:	\$13,430.81
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:	\$81.16
PARKING CAPITAL ACCT claims in the amount of:	\$0.00
ANIMAL CONTROL TRUST ACCT claims in the amount of:	\$105.02
EVIDENCE TRUST ACCT claims in the amount of:	\$0.00
RECYCLING TRUST ACCT claims in the amount of:	\$3,093.00
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:	\$5,090.45
COAH TRUST ACCT claims in the amount of:	\$0.00
UNEMPLOYMENT TRUST ACCT claims in the amount of:	\$0.00
TOTAL CLAIMS TO BE PAID	\$151,093.39

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:	\$6,016.78
PARKING UTILITY ACCT claims in the amount of:	\$8,850.00
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$38,309.00
WATER UTILITY OPERATING claims in the amount of:	\$20,650.00
TOTAL CLAIMS PAID	\$73,825.78
TOTAL BILL LIST RESOLUTION	\$224,919.17

ATTEST:

TOWN OF DOVER, COUNTY OF MORRIS

Reynaldo Julve, Acting Municipal Clerk

Carolyn Blackman, Mayor



TOWN OF DOVER MAYOR & BOARD OF ALDERMEN

RESOLUTION NO. 288-2022

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY APPROVING TAXIS/LIMOS TO BE LICENSED IN THE TOWN OF DOVER

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

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

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

FIRST CLASS TAXI CORP.

2012 TOYOTA CAMRY	OT245C	4T1BF1FK9CU086360	TAXI #11
2018 DODGE CARAVAN	OT358G	2C4RDGBG3JR296220	TAXI #4
2015 HYUNDAI SONATA	OT359G	5NPE24AFOFH249596	TAXI #13
2014 HYUNDAI ELANTRA	OT360G	5NPDH4AE7EH475201	TAXI #78
2013 HYUNDAI SONATA	OT361G	5NPEB4AC6DH808197	TAXI #5
2013 HYUNDAI ELANTRA	OT352G	5NPDH4AE5DH182007	TAXI #10
2016 HYUNDAI ELANTRA	OT353G	KMHDH4AE9GU620131	TAXI #6
2012 TOYOTA CAMRY	OT247C	4T1BF1FK6CU097817	TAXI #1
2014 TOYOTA SIENNA	OT205G	5TDZK3DC1ES438571	TAXI #67
2013 HYUNDAI ELANTRA	OT242C	KMHDH4AE1DU944623	TAXI #91
2014 TOYOTA CAMRY	OT243C	4T1BF1FKOEU454671	TAXI #15
2012 TOYOTA CAMRY	OT248C	4T4BF1FK7CR219235	TAXI #7
2012 TOYOTA CAMRY	OT206G	4T1BF1FK7CU049081	TAXI #3
2014 TOYOTA SIENNA	OT207G	5TDZK3DCXES449181	TAXI #8
2012 DODGE CARAVAN	OT201G	2C4RDGCG2CR178628	TAXI #72
2012 HYUNDAI ELANTRA	OT234G	KMHDH4AEOCU305728	TAXI #9
2015 TOYOTA SIENNA	OT214G	5TDKK3DCXFS549865	TAXI #2
2014 TOYOTA CAMRY	OT204G	4T1BF1FKOEU454444	TAXI 68
2014 HYUNDAI SONATA	OT362G	5NPEB4AC3EH823144	TAXI #12
2013 TOYOTA SIENNA	OT345G	5TDKK3DC3DS282601	TAXI #14

DOVER TAXI & LIMO SRVC LLC

2014 LINCOLN MKT	OT678G	2LMHJ5NK8EBL51865	TAXI #47
2017 HYUNDAI SONATA	OT677G	5NPE24AF5HH537245	TAXI #48

ATTEST: _____
Reynaldo Julve, Acting Municipal Clerk

Carolyn Blackman, Mayor

ADOPTED:

RESOLUTION NO. 289-2022

**NORTH JERSEY MUNICIPAL EMPLOYEE BENEFITS FUND
RESOLUTION to RENEW**

WHEREAS, a number of public entities in the State of New Jersey have joined together to form the **North Jersey Municipal Employee Benefits Fund**, hereafter referred to as "FUND", as permitted by N.J.S.A. 11:15-3, 17:1-8.1, and 40A:10-36 et seq., and;

WHEREAS, the FUND was approved to become operational by the Departments of Insurance and Community Affairs and has been operational since that date, and;

WHEREAS, the statutes and regulations governing the creation and operation of a joint insurance fund, contain certain elaborate restrictions and safeguards concerning the safe and efficient administration of the public interest entrusted to such a FUND;

WHEREAS, the governing body of the Town of Dover, hereinafter referred to as "LOCAL UNIT" has determined that membership in the FUND is in the best interest of the LOCAL UNIT.

NOW, THEREFORE, BE IT RESOLVED that the governing body of the LOCAL UNIT hereby agrees as follows:

- i. Become a member of the FUND for the period outlined in the LOCAL UNIT's Indemnity and Trust Agreements.
- ii. Will participate in the following type (s) of coverage (s):
 - a.) Health Insurance and/or Dental and/or Prescription as defined pursuant to N.J.S.A. 17B:17-4, the FUND's Bylaws, and Plan of Risk Management.
- iii. Adopts and approves the FUND's Bylaws.
- iv. Execute an application for membership and any accompanying certifications.

BE IT FURTHER RESOLVED that the governing body of the LOCAL UNIT is authorized and directed to execute the Indemnity and Trust Agreement and such other documents signifying membership in the FUND as required by the FUND's Bylaws, and to deliver these documents to the FUND's Executive Director with the express reservation that these documents shall become effective only upon:

- i. Approval of the LOCAL UNIT by the FUND.
- ii. Receipt from the LOCAL UNIT of a Resolution accepting assessment.
- iii. Approval by the New Jersey Department of Insurance and Department of Community Affairs.

ADOPTED: _____
Date

BY: _____
Carolyn Blackman, Mayor

ATTEST: _____
Reynaldo Julve, Acting Municipal Clerk

NORTH JERSEY MUNICIPAL EMPLOYEE BENEFITS FUND

INDEMNITY AND TRUST AGREEMENT

THIS AGREEMENT made this 25th day of October, 2022, in the County of Morris, State of New Jersey, By and Between the **North Jersey Municipal Employee Benefits Fund** referred to as "FUND" and the governing body of the Town of Dover a duly constituted LOCAL UNIT OF GOVERNMENT, hereinafter referred to as "LOCAL UNIT".

WITNESSETH:

WHEREAS, the governing bodies of various local units of government, as defined in N.J.A.C. 11:15-3.2, have collectively formed a Joint Insurance Fund as such an entity is authorized and described in N.J.S.A. 40A:10-36 et. seq. and the administrative regulations promulgated pursuant thereto; and

WHEREAS, the LOCAL UNIT has agreed to become a member of the FUND in accordance with and to the extent provided for in the Bylaws of the FUND and in consideration of such obligations and benefits to be shared by the membership of the FUND;

NOW THEREFORE, it is agreed as follows:

1. The LOCAL UNIT accepts the FUND's Bylaws as approved and adopted and agrees to be bound by and to comply with each and every provision of said Bylaws and the pertinent statutes and administrative regulations pertaining to same.

2. The LOCAL UNIT agrees to participate in the FUND with respect to health insurance, as defined in N.J.S.A. 17B:17-4, and as authorized in the LOCAL UNIT's resolution to join.

3. The LOCAL UNIT agrees to become a member of the FUND and to participate in the health insurance coverages offered for an initial period, (subject to early release or termination pursuant to the Bylaws), such membership to commence on **January 1, 2023** and ending on **December 31, 2025** at 12:01 AM provided, however, that the LOCAL UNIT may withdraw at any time upon 90 day written notice to the FUND.

4. The LOCAL UNIT certifies that it has never defaulted on payment of any claims if self-insured and has not been cancelled for non-payment of insurance premiums for a period of at least two (2) years prior to the date of this Agreement.

5. In consideration of membership in the FUND, the LOCAL UNIT agrees that it shall jointly and severally assume and discharge the liability of each and every member of the FUND, for the periods during which the member is receiving coverage, all of whom as a condition of membership in the FUND shall execute an Indemnity and Trust Agreement similar to this Agreement and by execution hereto, the full faith and credit of the LOCAL UNIT is pledged to the punctual payments of any sums which shall become due to the FUND in accordance with the Bylaws thereof, this Agreement or any applicable Statute. However, nothing herein shall be construed as an obligation of the LOCAL UNIT for claims and expenses that are not covered by the FUND, or for that portion of any claim or liability within the LOCAL UNIT retained limit or in an amount which exceeds the FUND's limit of coverage.

6. If the FUND in the enforcement of any part of this Agreement shall incur necessary expenses or become obligated to pay attorney's fees and/or court costs, the LOCAL UNIT agrees to reimburse the FUND for all such reasonable expenses, fees, and costs on demand.

7. The LOCAL UNIT and the FUND agree that the FUND shall hold all moneys in excess of the LOCAL UNIT's retained loss fund paid by the LOCAL UNIT to the FUND as fiduciaries for the benefit of FUND claimants all in accordance with N.J.A.C. 11:15-3 et. seq.

8. The FUND shall establish and maintain Claims Trust Accounts for the payment of health insurance claims in accordance with N.J.S.A. 40A:10-36 et. seq., N.J.S.A. 40A:5-1 and such other statutes and regulations as may be applicable. More specifically, the aforementioned Trust Accounts shall be utilized solely for the payment of claims, allocated claim expense and stop loss insurance or reinsurance premiums for each risk or liability as follows:

- a) Employer contributions to group health insurance
- b) Employee contributions to contributory group health insurance
- c) Employer contributions to contingency account
- d) Employee contributions to contingency account
- e) Other trust accounts as required by the Commissioner of Insurance

9. Notwithstanding 8 above, to the contrary, the FUND shall not be required to establish separate trust accounts for employee contributions provided the FUND provides a plan in its Bylaws for the recording and accounting of employee contributions of each member.

10. Each LOCAL UNIT of government who shall become a member of the FUND shall be obligated to execute an Indemnity and Trust Agreement similar to this Agreement.

ADOPTED: _____
Date

BY: _____
Carolyn Blackman, Mayor

ATTEST: _____
Reynaldo Julve, Acting Municipal Clerk

RESOLUTION NO. 290-2022

**NORTH JERSEY MUNICIPAL EMPLOYEE BENEFITS FUND
RESOLUTION to RENEW**

WHEREAS, a number of public entities in the State of New Jersey have joined together to form the **North Jersey Municipal Employee Benefits Fund**, hereafter referred to as "FUND", as permitted by N.J.S.A. 11:15-3, 17:1-8.1, and 40A:10-36 et seq., and;

WHEREAS, the FUND was approved to become operational by the Departments of Insurance and Community Affairs and has been operational since that date, and;

WHEREAS, the statutes and regulations governing the creation and operation of a joint insurance fund, contain certain elaborate restrictions and safeguards concerning the safe and efficient administration of the public interest entrusted to such a FUND;

WHEREAS, the governing body of the Town of Dover, hereinafter referred to as "LOCAL UNIT" has determined that membership in the FUND is in the best interest of the LOCAL UNIT.

NOW, THEREFORE, BE IT RESOLVED that the governing body of the LOCAL UNIT hereby agrees as follows:

- i. Become a member of the FUND for the period outlined in the LOCAL UNIT's Indemnity and Trust Agreements.
- ii. Will participate in the following type (s) of coverage (s):
 - a.) Dental Insurance as defined pursuant to N.J.S.A. 17B:17-4, the FUND's Bylaws, and Plan of Risk Management.
- iii. Adopts and approves the FUND's Bylaws.
- iv. Execute an application for membership and any accompanying certifications.

BE IT FURTHER RESOLVED that the governing body of the LOCAL UNIT is authorized and directed to execute the Indemnity and Trust Agreement and such other documents signifying membership in the FUND as required by the FUND's Bylaws, and to deliver these documents to the FUND's Executive Director with the express reservation that these documents shall become effective only upon:

- i. Approval of the LOCAL UNIT by the FUND.
- ii. Receipt from the LOCAL UNIT of a Resolution accepting assessment.
- iii. Approval by the New Jersey Department of Insurance and Department of Community Affairs.

ADOPTED: _____
Date

BY: _____
Carolyn Blackman, Mayor

ATTEST: _____
Reynaldo Julve, Acting Municipal Clerk

NORTH JERSEY MUNICIPAL EMPLOYEE BENEFITS FUND

INDEMNITY AND TRUST AGREEMENT

THIS AGREEMENT made this 25th day of October, 2022, in the County of Morris, State of New Jersey, By and Between the **North Jersey Municipal Employee Benefits Fund** referred to as “FUND” and the governing body of the Town of Dover a duly constituted LOCAL UNIT OF GOVERNMENT, hereinafter referred to as “LOCAL UNIT”.

WITNESSETH:

WHEREAS, the governing bodies of various local units of government, as defined in N.J.A.C. 11:15-3.2, have collectively formed a Joint Insurance Fund as such an entity is authorized and described in N.J.S.A. 40A:10-36 et. seq. and the administrative regulations promulgated pursuant thereto; and

WHEREAS, the LOCAL UNIT has agreed to become a member of the FUND in accordance with and to the extent provided for in the Bylaws of the FUND and in consideration of such obligations and benefits to be shared by the membership of the FUND;

NOW THEREFORE, it is agreed as follows:

1. The LOCAL UNIT accepts the FUND’s Bylaws as approved and adopted and agrees to be bound by and to comply with each and every provision of said Bylaws and the pertinent statutes and administrative regulations pertaining to same.

2. The LOCAL UNIT agrees to participate in the FUND with respect to dental insurance, as defined in N.J.S.A. 17B:17-4, and as authorized in the LOCAL UNIT’s resolution to join.

3. The LOCAL UNIT agrees to become a member of the FUND and to participate in the dental insurance coverages offered for an initial period, (subject to early release or termination pursuant to the Bylaws), such membership to commence on **January 1, 2023** and ending on **December 31, 2025** at 12:01 AM provided, however, that the LOCAL UNIT may withdraw at any time upon 90 day written notice to the FUND.

4. The LOCAL UNIT certifies that it has never defaulted on payment of any claims if self-insured and has not been cancelled for non-payment of insurance premiums for a period of at least two (2) years prior to the date of this Agreement.

5. In consideration of membership in the FUND, the LOCAL UNIT agrees that it shall jointly and severally assume and discharge the liability of each and every member of the FUND, for the periods during which the member is receiving coverage, all of whom as a condition of membership in the FUND shall execute an Indemnity and Trust Agreement similar to this Agreement and by execution hereto, the full faith and credit of the LOCAL UNIT is pledged to the punctual payments of any sums which shall become due to the FUND in accordance with the Bylaws thereof, this Agreement or any applicable Statute. However, nothing herein shall be construed as an obligation of the LOCAL UNIT for claims and expenses that are not covered by the FUND, or for that portion of any claim or liability within the LOCAL UNIT retained limit or in an amount which exceeds the FUND’s limit of coverage.

6. If the FUND in the enforcement of any part of this Agreement shall incur necessary expenses or become obligated to pay attorney’s fees and/or court costs, the LOCAL UNIT agrees to reimburse the FUND for all such reasonable expenses, fees, and costs on demand.

7. The LOCAL UNIT and the FUND agree that the FUND shall hold all moneys in excess of the LOCAL UNIT's retained loss fund paid by the LOCAL UNIT to the FUND as fiduciaries for the benefit of FUND claimants all in accordance with N.J.A.C. 11:15-3 et. seq.

8. The FUND shall establish and maintain Claims Trust Accounts for the payment of dental insurance claims in accordance with N.J.S.A. 40A:10-36 et. seq., N.J.S.A. 40A:5-1 and such other statutes and regulations as may be applicable. More specifically, the aforementioned Trust Accounts shall be utilized solely for the payment of claims, allocated claim expense and stop loss insurance or reinsurance premiums for each risk or liability as follows:

- a) Employer contributions to group dental insurance
- b) Employee contributions to contributory group dental insurance
- c) Employer contributions to contingency account
- d) Employee contributions to contingency account
- e) Other trust accounts as required by the Commissioner of Insurance

9. Notwithstanding 8 above, to the contrary, the FUND shall not be required to establish separate trust accounts for employee contributions provided the FUND provides a plan in its Bylaws for the recording and accounting of employee contributions of each member.

10. Each LOCAL UNIT of government who shall become a member of the FUND shall be obligated to execute an Indemnity and Trust Agreement similar to this Agreement.

ADOPTED: _____
Date

BY: _____

ATTEST: _____



TOWN OF DOVER MAYOR & BOARD OF ALDERMEN

RESOLUTION NO. 268-2022

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY FOR SUBMISSION OF STATEMENT OF INTENT TO PURSUE PLAN ENDORSEMENT AND AUTHORIZATION TO SUBMIT THE MUNICIPAL SELF-ASSESSMENT REPORT TO THE OFFICE OF PLANNING ADVOCACY

WHEREAS, the State Planning Act recognizes that New Jersey requires sound and integrated land use planning and coordination of planning at all levels of government in order to conserve the state's natural resources, revitalize the urban centers, protect the quality of the environment, and provide needed housing and adequate public services at a reasonable cost while promoting beneficial economic growth, development and renewal; and

WHEREAS, Plan Endorsement is a voluntary review process developed by the State Planning Commission to provide the technical assistance and coordination of the State for municipalities, counties, and regional agencies to meet the goals of the State Planning Act and State Development and Redevelopment Plan (State Plan); and

WHEREAS, the purpose of the Plan Endorsement process is to increase the degree of consistency among municipal, county, regional and state agency plans with each other and with the State Plan and to facilitate the implementation of these plans and guide where and how development and redevelopment can be accommodated in accordance with the State Plan; and

WHEREAS, the State Planning Rules and Plan Endorsement Guidelines incorporate, and expand upon, the principles of the Municipal Land Use Law in order to help towns plan for a sustainable future; and

WHEREAS, the State Planning Rules and Plan Endorsement Guidelines require the preparation and submission of a Municipal Self-Assessment Report as the means by which a municipality assesses the consistency of its existing community vision and planning documents with the State Plan; and

WHEREAS, the Mayor and Board of Aldermen of the Town of Dover desire to obtain Plan Endorsement from the State Planning Commission; and

WHEREAS, the Town of Dover has prepared a Municipal Self-Assessment Report pursuant to the State Planning Rules and Plan Endorsement Guidelines; and

WHEREAS, the Municipal Plan Endorsement Advisory Committee has reviewed the Municipal Self-Assessment Report and recommends that the Mayor and Council approve it for submission to the State Planning Commission and the Office of Planning Advocacy towards the Town of Dover's pursuit of Plan Endorsement.

NOW THEREFORE BE IT RESOLVED that the Mayor and Board of Aldermen of the Town of Dover hereby expressly state the intention of the Town of Dover to pursue Plan Endorsement by the State Planning Commission; and

NOW THEREFORE BE IT FURTHER RESOLVED that the Mayor and Board of Aldermen of the Town of Dover approves the Municipal Self-Assessment Report and authorizes it be submitted to the Office of Planning Advocacy for consideration and review as part of the effort to pursue Plan Endorsement.

NOW THEREFORE BE IT FURTHER RESOLVED that the Clerk of the Town of Dover shall transmit a copy of this Resolution and the Notice as required by the State Planning Rules to the State Planning Commission and the Office of Planning Advocacy.

ATTEST:

TOWN OF DOVER, COUNTY OF MORRIS

Reynaldo Julve, Deputy Municipal Clerk

Carolyn Blackman, Mayor

ADOPTED: _____

CERTIFICATION

I, Reynaldo Julve Deputy Municipal Clerk of the Town of Dover in the County of Morris, State of New Jersey, do hereby Certify that the foregoing Resolution 268-2022 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 October 25, 2022.

Reynaldo Julve
Deputy Municipal Clerk



TOWN OF DOVER

MAYOR & BOARD OF ALDERMEN

RESOLUTION NO. 291-2022

RESOLUTION 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 1315, LOTS 3&4 ON THE OFFICIAL TAX MAP OF THE TOWN OF DOVER

WHEREAS, 80 East McFarlan Urban Renewal LLC (“Applicant”) received major site plan and subdivision approval, with associated variances and waivers, from the Town of Dover Planning Board in connection with the proposed 80 East McFarlan Street (“Project”) located on Block 1315, Lots 3 & 4 Tax Map of the Town of Dover, as set forth in memorializing Resolution dated June 22, 2022; 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 10-inch gravity main 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 Town Planning Board Engineer has reviewed the application and plans, together with all other accompanying documents, and have 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.

NOW, THEREFORE, BE IT RESOLVED by the 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 80 East McFarlan Urban Renewal LLC in connection with the 80 East McFarlan Project development located on Block 1315, Lots 3 & 4, on the Official Tax Map of the Town of Dover.
2. The Planning Board Engineer (Stephen Hoyt, PE of Pennoni), is hereby authorized and directed to execute the Treatment Works Approval Permit Application.
3. The Planning Board Engineer (Stephen Hoyt, PE of Pennoni), 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 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:

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 291-2022 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.

Reynaldo Julve
Acting Municipal Clerk

TODOV22202

September 26, 2022

Ms. Tamara E. Bross
Planning Board Secretary
Town of Dover Planning Board
37 North Sussex Street
Dover, NJ 07801

**Re: Treatment Works Approval Application
80 East McFarlan Urban Renewal LLC
80 East McFarlan Street
Block 1315 Lots 3 & 4
App No: P22-03**

Dear Ms. Bross,

We are in receipt of a Treatment Works Approval (TWA) application submitted by Stonefield Engineering & Design on behalf of the applicant, 80 East McFarlan Urban Renewal LLC, for the above referenced project. Included in the application were the following items:

1. Cover letter dated 08/17/2022,
2. NJDEP Form TWA-1 Treatment Works Approval Application,
3. NJDEP Form WQM-003 Statements of Consent,
4. NJDEP Form WQM-006 Engineer's Report,
5. Preliminary and Final Site Plans by Stonefield Engineering & Design, last revised 08/02/2022.

It is our opinion that this application and its revisions have satisfied all review comments. We recommend that the Township of Dover approves this TWA application and endorse the WQM-003 Statements of Consent.

Should you have any questions, please do not hesitate to contact our office.

Very truly yours,
PENNONI ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Stephen C. Hoyt".

Stephen C. Hoyt, PE
Planning Board Engineer



TOWN OF DOVER MAYOR & BOARD OF ALDERMEN

RESOLUTION NO. 292-2022

RESOLUTION OF THE BOARD OF ALDERMAN OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY, APPROVING CONTRACT FOR IT SUPPORT SERVICES / WEBSITE SUPPORT SERVICES

WHEREAS, the Town of Dover has a need to secure the services of an IT Support Services / Website Support Services to provide Computer Network, Hardware Maintenance (Network Managed Services) and Website Support Services; and

WHEREAS, the Town of Dover solicited proposals through the competitive contracting process in accordance with N.J.S.A. 40A:11-4.1a; and

WHEREAS, proposals were received and reviewed by the Interim Business Administrator, and Qualified Purchasing Agent, Chief of Police and Acting Municipal Clerk; and

WHEREAS, the selected proposal was from Aptimized located at 155 Route 46 West, Wayne, NJ 07470; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Board of Aldermen of the Town of Dover, County of Morris and State of New Jersey that Municipal Officials are authorized to enter into an agreement with Aptimized located at 155 Route 46 West, Wayne, NJ 07470 for a monthly fee of \$4,250.00, and \$125.00 per hour for Off-Hours Support, Website Support for a monthly fee of \$750.00.

ATTEST:

Reynaldo Julve, Acting Municipal Clerk

Carolyn Blackman, Mayor

ADOPTED: _____

I, John O. Gross 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 292-2022 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 October 25, 2022.

Reynaldo Julve
Acting Municipal Clerk



TOWN OF DOVER MAYOR & BOARD OF ALDERMEN

RESOLUTION NO. 293-2022

RESOLUTION CREATING A CORRECTIVE ACTION PLAN IN RESPONSE TO THE OFFICE OF THE STATE COMPTROLLER'S REVIEW OF COMPLIANCE WITH THE 2007/2010 LAWS ENACTED BY THE LEGISLATURE

WHEREAS, the Office of the State Comptroller (the "OSC") for the State of New Jersey initiated a review of 60 municipalities within the State of New Jersey to determine whether they have implemented the sick and vacation time payouts cost-saving measures required by the 2007 and 2010 laws enacted by the State Legislature; and

WHEREAS, the OSC review revealed that many collective bargaining agreements and the Town's Policy and Procedure Manual have not been updated accordingly to reflect the 2007 and 2010 laws enacted by the State Legislature; and

WHEREAS, the OSC review also requires municipalities to provide this Corrective Action Plan to resolve any discrepancies between municipality operations and the 2007 and 2010 laws enacted by the State Legislature; and

NOW, BE IT HEREBY RESOLVED, by the Board of Aldermen of Dover Town that the Business Administrator be authorized and instructed to engage legal counsel to review all employment contracts, personnel policies, and ordinances to make recommendations to adopt and/or negotiate changes to bring such contracts, policies, and ordinances into compliance with the 2007 and 2010 laws enacted by the State Legislature; and it is further; and

RESOLVED that legal counsel and the Business Administrator submit for adoption by the Board of Aldermen into the Township Policy and Procedure Manual existing and proposed internal controls promoting compliance with the sick and vacation time payout cost-saving measures required by the 2007 and 2010 laws enacted by the State Legislature.

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 293-2022 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 October 25, 2022.

Reynaldo Julve
Acting Municipal Clerk



TOWN OF DOVER MAYOR & BOARD OF ALDERMEN

RESOLUTION NO. 294-2022

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:

Legal Matter
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: _____