



TOWN OF DOVER MAYOR & BOARD OF ALDERMEN

REGULAR MEETING AGENDA

November 22, 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

May 9, 2022

June 14, 2022

Executive Session June 14, 2022

August 8, 2022

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 (**Tabled from Meeting of October 25, 2022**)

H) ORDINANCES FOR SECOND READING, PUBLIC HEARING AND ADOPTION

- a) Ordinance 38-2022 Amending Chapter 286 of the Code of the Town of Dover entitled "Regulation of Vacant and Foreclosing Properties"

I) APPROVAL OF BILLS

- a) Resolution 295-2022 - Approval of Bills List

J) APPROVAL OF RESOLUTIONS

1) CONSENT AGENDA RESOLUTIONS

- a) Resolution 296-2022 Authorizing the Treasurer to issue a check for \$10,760.41 for Redemption Payment and Premium to be payable to Fedigan, LLC
- b) Resolution 297-2022 Authorizing the Treasurer to issue a check for \$43,080.66 for Redemption Payment and Premium to be payable to Another Lien LLC
- c) Resolution 298-2022 Authorizing the Discharge of Mortgage under the Rehabilitation Program with Cesar F. Bozzolasco and Maria C. Bozzolasco

2) RESOLUTIONS FOR DISCUSSION AND CONSIDERATION

- a) Resolution 299-2022 Retain the services of Cleary, Giacobbe, Alfieri, Jacobs, LLC, to perform a Limited Professional Service of analyzing the Economic Impact of a proposed salary guide of a Collective Bargaining Agreement
- b) Resolution 300-2022 Amending Resolution 238-2022 Authorizing the procurement of DPW Department Vehicle

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 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. 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

RESOLUTION NO. 295-2022 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:	\$0.00
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$2,376,283.70
GENERAL CAPITAL ACCT claims in the amount of:	\$163,222.17
WATER UTILITY RESERVE ACCT claims in the amount of:	\$0.00
WATER UTILITY ACCT claims in the amount of:	\$93,584.63
WATER CAPITAL ACCT claims in the amount of:	\$31,286.67
PARKING UTILITY RESERVE ACCT claims in the amount of:	\$0.00
PARKING UTILITY ACCT claims in the amount of:	\$6,487.27
PARKING CAPITAL ACCT claims in the amount of:	\$0.00
ANIMAL CONTROL TRUST ACCT claims in the amount of:	\$17.40
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:	\$3,070.80
TRUST/OTHER ACCT claims in the amount of:	\$39,129.20
COAH TRUST ACCT claims in the amount of:	\$402.50
UNEMPLOYMENT TRUST ACCT claims in the amount of:	\$0.00
TOTAL CLAIMS TO BE PAID	\$2,713,484.34

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

TRUST/OTHER ACCT claims in the amount of:	\$0.00
PARKING UTILITY ACCT claims in the amount of:	\$0.00
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$68,559.00
WATER UTILITY OPERATING claims in the amount of:	\$770.89
TOTAL CLAIMS PAID	\$69,329.89
TOTAL BILL LIST RESOLUTION	\$2,782,814.23

ATTEST:

TOWN OF DOVER, COUNTY OF MORRIS

Reynaldo Julve, Acting Municipal Clerk

Carolyn Blackman, Mayor



TOWN OF DOVER MAYOR & BOARD OF ALDERMEN

RESOLUTION NO. 296-2022

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY TO AUTHORIZING THE TREASURER TO ISSUE A CHECK FOR \$10,760.41 FOR REDEMPTION PAYMENT AND PREMIUM TO BE PAYABLE TO FEDIGAN, LLC

WHEREAS, at the Municipal Tax Sale held on December 30, 2020, a lien was sold on Block 1329 Lot 5, also known as 25 Hudson Street, Dover, New Jersey for delinquent 2019 taxes; and,

WHEREAS, this lien, known as Tax Sale Certificate 19-00007 was sold to Fedigan LLC; and,

WHEREAS, redemption fees for Certificate No.19-00007 were received in full.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Aldermen, Town of Dover, County of Morris, State of New Jersey that the Treasurer is authorized to issue a check in the amount of \$10,760.41 for redemption payment and premium made at time of sale, payable to Fedigan LLC, 474 Mary Allen Way, Mountainside, NJ 07092.

BE IT FURTHER RESOLVED that two certified copies of this resolution be returned to the Tax Collector.

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 296-2022 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 November 22, 2022.

Reynaldo Julve
Acting Municipal Clerk



TOWN OF DOVER MAYOR & BOARD OF ALDERMEN

RESOLUTION NO. 297-2022

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY TO AUTHORIZING THE TREASURER TO ISSUE A CHECK FOR \$43,080.66 FOR REDEMPTION PAYMENT AND PREMIUM TO BE PAYABLE TO ANOTHER LIEN LLC

WHEREAS, at the Municipal Tax Sale held on December 2, 2021, a lien was sold on Block 1329 Lot 5, also known as 25 Hudson Street, Dover, New Jersey for delinquent 2020 taxes; and,

WHEREAS, this lien, known as Tax Sale Certificate 20-00007 was sold to Another Lien LLC; and,

WHEREAS, redemption fees for Certificate No.20-00007 have been received in full.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Aldermen, Town of Dover, County of Morris, State of New Jersey that the Treasurer is authorized to issue a check in the amount of \$43,080.66 for redemption payment and premium made at time of sale, payable to Another Lien, LLC, 1 Vista Drive, Sparta, NJ 07871.

BE IT FURTHER RESOLVED that two certified copies of this resolution be returned to the Tax Collector.

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 297-2022 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 November 22, 2022.

Reynaldo Julve
Acting Municipal Clerk



TOWN OF DOVER MAYOR & BOARD OF ALDERMEN

RESOLUTION NO. 298-2022

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER AUTHORIZING THE DISCHARGE OF MORTGAGE UNDER THE REHABILITATION PROGRAM WITH CESAR F. BOZZOLASCO AND MARIA C. BOZZOLASCO

WHEREAS, Cesar F. Bozzolasco and Maria C. Bozzolasco located at 67 Linwood Avenue Dover, New Jersey executed a mortgage dated November 5, 2009, to the Town of Dover Rehabilitation Program in the amount of **\$26,495.00**; and

WHEREAS, such funds have been paid in full; 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 mortgage for direct subsidy with perpetual lien dated January 22, 2010, recorded in Mortgage Book 21478 beginning at Page 1228 may be discharged;
2. The Mayor and Clerk are hereby authorized to execute such discharge.

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 298-2022 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 November 22, 2022.

Reynaldo Julve
Acting Municipal Clerk



TOWN OF DOVER MAYOR & BOARD OF ALDERMEN

RESOLUTION NO. 299-2022

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY TO RETAIN THE SERVICES OF CLEARY, GIACOBBE, ALFIERI, JACOBS, LLC, TO PERFORM A LIMITED PROFESSIONAL SERVICE OF ANALYZING THE ECONOMIC IMPACT OF A PROPOSED SALARY GUIDE OF A COLLECTIVE BARGAINING AGREEMENT

WHEREAS, there is a need for a financial analysis of the economic impact of the proposed salary guide in a collective bargaining agreement; and

WHEREAS, the Mayor and Board of Aldermen believe it is in the best interests of the Town to retain the professional services of Cleary, Giacobbe, Alfieri, Jacobs, LLC, to perform this limited service; and

WHEREAS, Cleary, Giacobbe, Alfieri, Jacobs, LLC, is qualified and willing to perform this professional service for the Town of Dover at an hourly rate of \$165.00 per hour; and

WHEREAS, the Chief Financial Officer has certified to the existence of funds to pay for this limited service; and

NOW THEREFORE BE IT RESOLVED:

The Mayor and Interim Administrator are hereby authorized to immediately enter into an Agreement with Cleary, Giacobbe, Alfieri, Jacobs, LLC for the limited purpose of providing a financial analysis of a proposed salary guide in a collective bargaining agreement. Any work already performed is retroactively approved.

BE IT FURTHER RESOLVED that the Municipal Clerk shall publish this Resolution in the official newspaper of the Town and shall retain the resolution and contract and other related documents in the Town files for public inspection.

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 299-2022 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 November 22, 2022.

Reynaldo Julve
Acting Municipal Clerk



TOWN OF DOVER MAYOR & BOARD OF ALDERMEN

RESOLUTION NO. 300-2022

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY AMENDING RESOLUTION 238-2022 AUTHORIZING THE PROCUREMENT OF DPW DEPARTMENT VEHICLE

WHEREAS, THE Town of Dover is a member of the Sourcewell Cooperative Purchasing Program; and

WHEREAS, the Sourcewell Cooperative Program Contract #060920-KTC, 2023 Kenworth T480 4x2 Jet Vac; and

WHEREAS, P.L. 2011, c139 (the "Law" or "Chapter 139") allows local contracting units to utilize national cooperative contracts as a method of procurement; and

WHEREAS, the New Jersey Department of Community Affairs, Division of Local Government Services (DLGS) has published LFN 2012-10, a Local Finance Notice detailing guidance to contracting units desiring to purchase under the Law; and

WHEREAS, the original total purchase price \$532,843.01 needs to be amended to reflect the new purchase price \$539,444.75; and

WHEREAS, a Cost-Savings determination has been made by the Town Administrator by purchasing the 2023 Kenworth T480 4x2 Jet Vac; and

WHEREAS, a certificate of availability of funds has been prepared by the CFO and is on file in the Office of the Municipal Clerk; and

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Board of Aldermen of the Town of Dover, County of Morris, State of New Jersey that the proposal submitted by Gabrielli Truck Sales 239 Bergen Turnpike, Ridgefield Park NJ 07886 in the amount of \$539,444.75, dated October 31, 2022, in accordance with Sourcewell Cooperative Purchasing Program Contract #060920-KTC, truck is hereby accepted, and a contract shall be authorized accordingly.

ATTEST:

TOWN OF DOVER, COUNTY OF MORRIS

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.

<u>John O. Gross, M.P.A., C.M.F.O.</u>	<u>Amount</u>	<u>Ordinance 21-2022</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 300-2022 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 November 22, 2022.

Reynaldo Julve
Acting Municipal Clerk