



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **REGULAR MEETING AGENDA**

**Town of Dover Town Hall  
October 13, 2026 at 6:00 PM**

**A) CALL MEETING TO ORDER / SUNSHINE STATEMENT** – Mayor James P. Dodd 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 Citizen on Thursday, January 1, 2026, and was published in the Daily Record and Citizen on Wednesday, January 7, 2026. These notices were sent within 48 hours prior to this meeting and were sent in sufficient time for the publications to publish them. This notice was posted on the Bulletin Board of the Municipal Building as well as posted on the Town’s website. A copy of said notices is on file with the Municipal Clerk.

It should be noted that an interpreter is present if a resident should need one.

At this time, please silence all electronic equipment.

**B) PLEDGE OF ALLEGIANCE** – Mayor James P. Dodd to lead those in attendance in the Pledge of Allegiance to the Flag

**C) INVOCATION**

**D) ROLL CALL** – Clerk to Conduct Roll Call:

| <b>Name</b>            | <b>Present</b> | <b>Absent</b> | <b>Excused</b> |
|------------------------|----------------|---------------|----------------|
| Council Member Almada  |                |               |                |
| Council Member Estacio |                |               |                |
| Council Member Mendez  |                |               |                |
| Council Member Rugg    |                |               |                |
| Council Member Santana |                |               |                |
| Council Member Tapia   |                |               |                |
| Council Member Velez   |                |               |                |
| Council Member Wittner |                |               |                |
| Mayor Dodd             |                |               |                |

**E) APPROVAL OF MINUTES**  
NONE

**F) REPORT OF COMMITTEES**

**G) PRESENTATIONS, MUNICIPAL CORRESPONDENCE**

**H) PUBLIC COMMENT ON AGENDA ITEMS ONLY—Three minutes per person**

**I) ORDINANCES FOR FIRST READING**

- a. Ordinance 26-2026 An Ordinance of the Town of Dover, County of Morris, State of New Jersey, Adopting the Baker Mansion Redevelopment Plan for Block 305, Lot 7 (45 Lehigh Street)

**J) ORDINANCES FOR SECOND READING, PUBLIC HEARING AND ADOPTION**

- a. Ordinance 21-2026 An Ordinance of the Town of Dover, County of Morris, State of New Jersey, Adopting the Redevelopment Plan for the 1 Towpath Square / Harry Loory Redevelopment Area (Block 1205, Lots 1, 2, 10, 11, 12 and 13 and Block 1206, Lot 16)
- b. Ordinance 22-2026 An Ordinance of the Town of Dover, County of Morris, State of New Jersey, Adopting the Redevelopment Plan Block 1206, Lots 2, 3, 4 & 5 (North Warren Street & West Blackwell Street)
- c. Ordinance 25-2026 An Ordinance of the Mayor and Town Council of the Town of Dover, County of Morris, the State of New Jersey, Establishing the Town of Dover's Downtown Pay-to-Park Meter Rates

**K) APPROVAL OF BILLS**

- a. Resolution 190-2026 Approval of Bills List

**L) APPROVAL OF RESOLUTIONS**

**1) CONSENT AGENDA RESOLUTIONS**

- a. Resolution 191-2026 Approving Taxis/Limos to be Licensed in the Town of Dover
- b. Resolution 192-2026 Approving Taxicab Driver Licenses
- c. Resolution 193-2026 Accepting FY 2025 FEMA Assistance to Firefighters Grant for High Water Rescue Training
- d. Resolution 194-2026 Endorsing a Waiver of EPA Grant Restrictions Related to Sewer Servicing Lots with Wetlands with Respect to a Single Family Dwelling at 150 Princeton Avenue, Block 317, Lot 36.01
- e. Resolution 195-2026 Canceling Taxes Pursuant to Statute on Block 2303, Lot 7

**2) RESOLUTIONS FOR DISCUSSION AND CONSIDERATION**

- a. Resolution 196-2026 Authorizing Refund of Right of Way Permit Fee and Performance Bond for Sterling Environmental Regarding 133 Baker Street
- b. Resolution 197-2026 Authorizing the Support of Greater Middlesex and Morris Habitat for Humanity Inc.'s NJDCA Affordable Housing Trust Fund Program Application for West Munson Avenue Affordable Homeownership Project, Dover, NJ
- c. Resolution 198-2026 Designating 1 Towpath Urban Renewal, LLC as Exclusive Redeveloper and Authorizing a Redevelopment Agreement for the 1 Towpath Square / Harry Loory Redevelopment Project
- d. Resolution 199-2026 Designating B&W Dover LLC as Exclusive Redeveloper and Authorizing a Redevelopment Agreement for the Warren & Blackwell Redevelopment Project

- e. Resolution 200-2026 Designating SL Dover LLC as Exclusive Redeveloper and Authorizing a Redevelopment Agreement for the Dover Tubular / 200 West Clinton Street Redevelopment Project

1. New Business Items

**O) PUBLIC COMMENT**—Three minutes per person

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 right of residents to observe Council Meetings. To ensure that all of our residents have the opportunity to offer a comment, each statement/comment shall be held to a time of three (3) minutes.

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 Town Council meetings must treat each other and the Mayor and Council 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.

**P) CLOSED/EXECUTIVE SESSION**

**Q) ACTIONS CONSIDERED FOLLOWING CLOSED SESSION**

**R) ADJOURNMENT**



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **ORDINANCE NO. 26-2026**

#### **AN ORDINANCE OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY, ADOPTING THE BAKER MANSION REDEVELOPMENT PLAN FOR BLOCK 305, LOT 7 (45 LEHIGH STREET)**

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

**WHEREAS**, pursuant to the Redevelopment Law, the Mayor and Town Council of the Town of Dover (the “Town Council”) serve as an instrumentality and agency of the Town for purposes of implementing redevelopment plans and carrying out redevelopment projects within designated redevelopment areas; and

**WHEREAS**, by Resolution No. 332-2025, adopted December 30, 2025, the Town Council designated the property shown on the official Tax Map of the Town of Dover as Block 305, Lot 7, commonly known as 45 Lehigh Street and the “Baker Mansion” (the “Property” or “Redevelopment Area”), as a non-condemnation area in need of redevelopment pursuant to the Redevelopment Law; and

**WHEREAS**, the designation was based upon the Town Planner’s report dated September 2, 2025, which found that the Property satisfied the statutory criteria set forth in N.J.S.A. 40A:12A-5(d) and (h), including conditions relating to obsolescence, faulty design, deteriorated site conditions, and consistency with smart growth planning principles, while recognizing the importance of preserving the historic Baker Mansion, its facade, grounds, and historic character; and

**WHEREAS**, as a non-condemnation area in need of redevelopment, the Town may exercise the powers available under the Redevelopment Law with respect to the Property, except the power of eminent domain; and

**WHEREAS**, the Redevelopment Area consists of one tax parcel, Block 305, Lot 7, having a street address of 45 Lehigh Street, containing approximately 2.619 acres, with frontage on Lehigh Street, North Elk Avenue, and Harvard Street, and containing the historic Baker Mansion, originally constructed circa 1902, together with substantial open grounds; and

**WHEREAS**, John McDonough Associates, LLC prepared a redevelopment plan entitled “Baker Mansion Redevelopment Plan, Block 305 Lot 7, Town of Dover, Morris County, NJ,” dated September 4, 2026 (the “Redevelopment Plan”), which is intended to serve as the redevelopment plan and zoning ordinance for the Redevelopment Area; and

**WHEREAS**, the Redevelopment Plan establishes preservation and adaptive reuse of the Baker Mansion as a core planning objective and provides for compatible residential reinvestment intended to give the Property an economically sustainable future while preserving and reinforcing its historic significance to the community; and

**WHEREAS**, the Redevelopment Plan permits multifamily residential development and open space as principal uses and establishes land use, bulk, parking, architectural, streetscape, landscaping, lighting,

signage, sustainability, historic preservation, and other development standards governing redevelopment of the Property; and

**WHEREAS**, among other standards, the Redevelopment Plan permits a maximum of five (5) buildings and thirty (30) dwelling units, establishes a maximum building height of thirty-five (35) feet and two (2) stories for buildings other than the existing mansion, requires a minimum of thirty-five percent (35%) open space, requires twenty percent (20%) of the dwelling units to be workforce housing as defined in the Redevelopment Plan, and requires off-street parking at a ratio of two (2) spaces per residential dwelling unit; and

**WHEREAS**, the Redevelopment Plan requires design review and coordination with the Town of Dover Historic Preservation Commission for redevelopment projects within the Redevelopment Area and provides an intended scope of work for the repair, renewal, rehabilitation, and adaptive reuse of the Baker Mansion; and

**WHEREAS**, the Redevelopment Plan further provides that certain parking, open space, utility, and related site improvements may extend onto adjacent lands located in the Borough of Wharton, subject to all required approvals of the Borough of Wharton; and

**WHEREAS**, the Redevelopment Plan concludes that it is substantially consistent with the goals and objectives of the Town of Dover Master Plan and addresses its relationship to the master plans and planning policies of contiguous municipalities, Morris County, the New Jersey Highlands Regional Master Plan, and the New Jersey State Development and Redevelopment Plan; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, a redevelopment plan is adopted by ordinance of the municipal governing body, and, to the extent the Redevelopment Plan supersedes existing municipal development regulations, the ordinance adopting the Redevelopment Plan must explicitly amend the zoning district map to identify the Redevelopment Area to which the Redevelopment Plan applies; and

**WHEREAS**, prior to final adoption of this Ordinance, the Redevelopment Plan shall be reviewed by the Planning Board in accordance with the applicable provisions of N.J.S.A. 40A:12A-7, and the Town Council shall consider the Planning Board's report and recommendations, if any, prior to final action; and

**WHEREAS**, the Town Council finds that adoption of the Redevelopment Plan is in the best interests of the Town and will promote the public health, safety, and general welfare by facilitating the preservation and adaptive reuse of an important historic property, providing new and workforce housing opportunities, promoting appropriate private reinvestment, and establishing comprehensive development standards for the Redevelopment Area.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey, being the governing body thereof, as follows:

**Section 1.** Pursuant to N.J.S.A. 40A:12A-7, the Town Council hereby accepts, approves, and adopts the redevelopment plan entitled "Baker Mansion Redevelopment Plan, Block 305 Lot 7, Town of Dover, Morris County, NJ," dated September 4, 2026, prepared by John McDonough Associates, LLC, together with its appendices, concept plans, and illustrative renderings, as the redevelopment plan governing Block 305, Lot 7, a copy of which is attached hereto and made a part hereof.

**Section 2.** The Redevelopment Plan shall supersede any and all prior redevelopment plans and/or rehabilitation plans pertaining to Block 305, Lot 7, and shall supersede the otherwise applicable provisions of Chapter 236, Land Use and Development, of the Code of the Town of Dover, to the extent expressly

provided in the Redevelopment Plan. Where the Redevelopment Plan does not expressly supersede or modify an applicable provision of the Town's development regulations, the otherwise applicable provisions of the Town Code shall remain in full force and effect.

**Section 3.** To the extent that any portion of the Redevelopment Plan conflicts with, amends, or modifies any provision of the Town's development regulations, the Redevelopment Plan shall supersede, amend, or modify such development regulations, as applicable. The zoning district map included in the Town's zoning ordinance is hereby explicitly amended to reflect that Block 305, Lot 7 is governed and zoned in accordance with the Baker Mansion Redevelopment Plan.

**Section 4.** The designation of Block 305, Lot 7 as a non-condemnation area in need of redevelopment is hereby preserved and reaffirmed. Nothing in this Ordinance or the Redevelopment Plan shall be construed to authorize the exercise of eminent domain with respect to the Redevelopment Area.

**Section 5.** Development and redevelopment of the Redevelopment Area shall be undertaken in accordance with the Redevelopment Plan, including its requirements concerning historic preservation, adaptive reuse of the Baker Mansion, permitted uses, bulk standards, workforce housing, parking, design, landscaping, lighting, signage, sustainability, and plan administration. Any development or improvements proposed on lands located outside the Town of Dover, including lands in the Borough of Wharton, shall remain subject to the jurisdiction and approvals of the municipality in which such lands are located.

**Section 6.** This Ordinance shall be part of the Redevelopment Plan and, to the extent necessary, the Code of the Town of Dover, as though codified and fully set forth therein. The Town Clerk is authorized and directed to cause this Ordinance to be incorporated into the official copies of the Redevelopment Plan and, to the extent necessary, the Town Code.

**Section 7.** The Town Clerk is directed to maintain a copy of the Redevelopment Plan and this Ordinance in the Office of the Town Clerk and make same available for inspection by the public in accordance with applicable law.

**Section 8.** Prior to adoption of this Ordinance on second and final reading, the Redevelopment Plan shall be submitted to and reviewed by the Planning Board in accordance with N.J.S.A. 40A:12A-7, and the Town Council shall consider the Planning Board's report and recommendations, if any, as required by law.

**Section 9.** If any section, paragraph, subsection, clause, sentence, phrase, or provision of this Ordinance is adjudged by a court of competent jurisdiction to be invalid or unenforceable, such adjudication shall apply only to the section, paragraph, subsection, clause, sentence, phrase, or provision so adjudicated, and the remainder of this Ordinance shall remain valid and effective.

**Section 10.** All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

**Section 11.** This Ordinance shall take effect in accordance with the laws of the State of New Jersey following final passage, adoption, and publication as required by law.

ATTEST:

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Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

**INTRODUCED:** \_\_\_\_\_

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



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **ORDINANCE NO. 21-2026**

#### **AN ORDINANCE OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY, ADOPTING THE REDEVELOPMENT PLAN FOR THE 1 TOWPATH SQUARE / HARRY LOORY REDEVELOPMENT AREA (BLOCK 1205, LOTS 1, 2, 10, 11, 12 AND 13 AND BLOCK 1206, LOT 16)**

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

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

**WHEREAS**, the Town Council previously directed the Planning Board of the Town of Dover (the “Planning Board”) to conduct a preliminary investigation to determine whether certain properties shown on the official Tax Map of the Town of Dover as Block 1205, Lots 1, 2, 10, 11, 12 and 13, and Block 1206, Lot 16 (collectively, the “Property” or “Redevelopment Area”), commonly known as the former Harry Loory Furniture Store / 1 Towpath Square site, constitute a non-condemnation area in need of redevelopment under the Redevelopment Law; and

**WHEREAS**, following the Planning Board’s investigation, public hearing, and recommendation, the Town Council designated the Property as a non-condemnation area in need of redevelopment pursuant to the Redevelopment Law and authorized the preparation of a redevelopment plan for the Property; and

**WHEREAS**, John McDonough Associates, LLC prepared a redevelopment plan for the Property entitled “1 Towpath Square Redevelopment Plan, Block 1205 Lots 1, 2, 10, 11, 12, 13 and Block 1206 Lot 16, Town of Dover, Morris County, New Jersey,” dated August 14, 2026 (the “Redevelopment Plan”); and

**WHEREAS**, the Redevelopment Plan establishes two subdistricts and sets forth the land use, bulk, design, density, parking, and other regulations governing the redevelopment of the Property, including, in Subdistrict A (Block 1205, Lots 1, 2, 10, 11, 12 and 13), mixed-use development with a maximum of 136 multifamily residential units (no dwelling units at street level), ground-floor commercial uses, maximum building height of 65 feet / 6 stories, and related standards, and in Subdistrict B (Block 1206, Lot 16), a maximum of five townhouse units with related commercial uses, all consistent with the goals of the Town’s Master Plan and the State Development and Redevelopment Plan; and

**WHEREAS**, the Redevelopment Plan requires design review and coordination with the Historic Preservation Commission because the Property is located in the Historic District; and

**WHEREAS**, on August 18, 2026, the Town Council is introducing this Ordinance to adopt the Redevelopment Plan and, pursuant to N.J.S.A. 40A:12A-7(e), will refer this Ordinance and the Redevelopment Plan to the Planning Board for its review and recommendations as to the consistency of the Redevelopment Plan with the Town’s Master Plan; and

**WHEREAS**, the Planning Board is expected to consider and review the Redevelopment Plan and to transmit its findings and recommendations to the Town Council prior to second reading and public hearing on this Ordinance; and

**WHEREAS**, the Town Council finds that the adoption of the Redevelopment Plan is in the best interests of the Town and will promote the public health, safety, and general welfare by facilitating the appropriate redevelopment of the Property;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey, being the governing body thereof, as follows:

**Section 1.** Pursuant to N.J.S.A. 40A:12A-7, the Town Council hereby accepts, approves, and adopts the Redevelopment Plan entitled “1 Towpath Square Redevelopment Plan, Block 1205 Lots 1, 2, 10, 11, 12, 13 and Block 1206 Lot 16, Town of Dover, Morris County, New Jersey,” dated August 14, 2026, prepared by John McDonough Associates, LLC, a copy of which is attached hereto and made a part hereof.

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

**Section 3.** Any ordinances or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

**Section 4.** To the extent that any portion of the Redevelopment Plan conflicts with, amends, or modifies any provision of any other of the Town’s development regulations, the Redevelopment Plan shall supersede, amend, or modify, as applicable, such development regulations, and the zoning district map included in the Town’s zoning ordinance is hereby deemed amended accordingly to reflect that Block 1205, Lots 1, 2, 10, 11, 12 and 13, and Block 1206, Lot 16 are zoned in accordance with the Redevelopment Plan.

**Section 5.** This Ordinance shall be part of the Redevelopment Plan and, to the extent necessary, the Town of Dover Code, as though codified and fully set forth therein. The Town Clerk shall have this Ordinance codified and incorporated in the official copies of the Redevelopment Plan and, to the extent necessary, the Town of Dover Code.

**Section 6.** The Town Clerk is directed to file a copy of the Redevelopment Plan along with a copy of this Ordinance in the Office of the Town Clerk for inspection by the public.

**Section 7.** Prior to adoption of this Ordinance on second and final reading, the Town Council shall refer this Ordinance to the Planning Board for its review and recommendations in accordance with N.J.S.A. 40A:12A-7(e).

**Section 8.** This Ordinance shall take effect in accordance with the laws of the State of New Jersey after final passage, adoption, and publication as required by law.

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**INTRODUCED:** \_\_\_\_\_

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



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **ORDINANCE NO. 22-2026**

#### **AN ORDINANCE OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY, ADOPTING THE REDEVELOPMENT PLAN FOR BLOCK 1206, LOTS 2, 3, 4 & 5 (NORTH WARREN STREET & WEST BLACKWELL STREET)**

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

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

**WHEREAS**, by Resolution No. 239-2024, the Town Council directed the Planning Board of the Town of Dover (the “Planning Board”) to conduct a preliminary investigation of properties known as 5-7-9 North Warren Street, 3 North Warren Street, 17 West Blackwell Street and 19 West Blackwell Street, shown on the official Tax Map of the Town of Dover as Block 1206, Lots 2, 3, 4 and 5 (collectively, the “Property” or “Redevelopment Area”), to determine whether such Property constitutes an area in need of redevelopment under the Redevelopment Law; and

**WHEREAS**, after receiving the recommendation of the Planning Board (memorialized on or about November 14, 2024), the Town Council, by Resolution No. 300-2024 adopted on or about December 3, 2024, declared the Property an area in need of redevelopment pursuant to the Redevelopment Law; and

**WHEREAS**, Graviano & Gillis Architects & Planners, LLC prepared a redevelopment plan for the Property entitled “Redevelopment Plan – Block 1206 Lots 2, 3, 4 & 5, Town of Dover, Morris County, New Jersey,” dated August 11, 2026 (the “Redevelopment Plan”); and

**WHEREAS**, the Redevelopment Plan sets forth the land use, bulk, design, density, parking, landscaping, lighting, signage and other regulations governing the redevelopment of the Property, including mixed-use residential and commercial development with a maximum of eight (8) dwelling units on Lot 2 and a maximum of twenty (20) dwelling units on Lots 3, 4 and 5 (combined), ground-floor commercial uses, maximum building height of sixty-five (65) feet, zero minimum setbacks (subject to Building Code), 100% maximum building and impervious coverage, no required off-street parking, and detailed design standards consistent with the historic architecture of the area and the goals of the Town’s Master Plan and the State Development and Redevelopment Plan; and

**WHEREAS**, pursuant to the Redevelopment Plan, Lot 2 may be developed as a standalone lot, while Lots 3, 4 and 5 shall be merged during the site plan/subdivision application before the Planning Board; and

**WHEREAS**, on August 18, 2026, the Town Council is introducing this Ordinance to adopt the Redevelopment Plan and, pursuant to N.J.S.A. 40A:12A-7(e), will refer this Ordinance and the Redevelopment Plan to the Planning Board for its review and recommendations as to the consistency of the Redevelopment Plan with the Town’s Master Plan; and

**WHEREAS**, the Planning Board is expected to consider and review the Redevelopment Plan and to transmit its findings and recommendations to the Town Council prior to second reading and public hearing on this Ordinance; and

**WHEREAS**, the Town Council finds that the adoption of the Redevelopment Plan is in the best interests of the Town and will promote the public health, safety, and general welfare by facilitating the appropriate redevelopment of the Property;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey, being the governing body thereof, as follows:

**Section 1.** Pursuant to N.J.S.A. 40A:12A-7, the Town Council hereby accepts, approves, and adopts the Redevelopment Plan entitled “Redevelopment Plan – Block 1206 Lots 2, 3, 4 & 5, Town of Dover, Morris County, New Jersey,” dated August 11, 2026, prepared by Graviano & Gillis Architects & Planners, LLC, a copy of which is attached hereto and made a part hereof.

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

**Section 3.** Any ordinances or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

**Section 4.** To the extent that any portion of the Redevelopment Plan conflicts with or amends or modifies any provision of any other of the Town’s development regulations, the Redevelopment Plan shall supersede or amend or modify, as applicable, such development regulations, and the zoning district map included in the Town’s zoning ordinance is hereby deemed amended accordingly to reflect that Block 1206, Lots 2, 3, 4 and 5 are zoned in accordance with the Redevelopment Plan.

**Section 5.** This Ordinance shall be part of the Redevelopment Plan and, to the extent necessary, the Town of Dover Code, as though codified and fully set forth therein. The Town Clerk shall have this Ordinance codified and incorporated in the official copies of the Redevelopment Plan and, to the extent necessary, the Town of Dover Code.

**Section 6.** The Town Clerk is directed to file a copy of the Redevelopment Plan along with a copy of this Ordinance in the Office of the Town Clerk for inspection by the public.

**Section 7.** Prior to adoption of this Ordinance on second and final reading, the Town Council shall refer this Ordinance to the Planning Board for its review and recommendations in accordance with N.J.S.A. 40A:12A-7(e).

**Section 8.** This Ordinance shall take effect in accordance with the laws of the State of New Jersey after final passage, adoption, and publication as required by law.

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

**INTRODUCED:** \_\_\_\_\_

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



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **ORDINANCE NO. 25-2026**

#### **AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, THE STATE OF NEW JERSEY, ESTABLISHING THE TOWN OF DOVER'S DOWNTOWN PAY-TO-PARK METER RATES**

**WHEREAS**, N.J.S.A. § 39:4-197(1)(g) authorizes municipalities to pass, adopt and amend ordinances regulating the parking of vehicles upon land owned or leased and maintained by the municipality or a parking authority; and

**NOW, THEREFORE, BE IT ORDAINED**, the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey, hereby adopts Ordinance 12-2026 of the Town of Dover as follows:

#### **Section 1. Purpose.**

The purpose of this Ordinance is to establish rates and time limitations for the Town of Dover's municipal-owned parking and downtown on street parking, to improve the Town of Dover Parking Utility System.

#### **Section 2. Downtown On-Street Parking**

- A. All Downtown public on street parking areas, within the delineated Town of Dover's Downtown Parking Map, shall be subject to the following rates and time limitations:
  - 1. The parking fee for on-street parking within the Town of Dover's delineated downtown area shall be twenty-five cents (\$0.25) per every fifteen minutes (equivalent to \$1.00 per hour), which shall not exceed a maximum of three (3) consecutive hours.
  - 2. The maximum three (3) hour parking period shall be followed by a 45-minute lockout period, during which an additional parking session may not be initiated for that same vehicle in the corresponding parking zone.

#### **Section 3. Downtown Short-Term Parking Zones.**

- A. The Town of Dover designates certain metered parking spaces as the Town's Downtown as Short-Term Parking zones, the locations of which are specified on the Town of Dover's Parking Maps, as well as by signage posted by and around such zones.
- B. Parking in Short-Term Spaces shall be subject to following rates and time limitations:
  - 1. The parking fee for all short-term parking in the Town of Dover shall be twenty-five cents (\$0.25) per every fifteen minutes of a given parking session, which shall not exceed a maximum of forty-five consecutive minutes.
  - 2. The maximum 45-minute parking period shall be followed by a 45-minute lockout period, during which an additional parking session may not be initiated for that same vehicle in the Short-Term parking zone.

#### **Section 4. Commuter Lots.**

- A. All municipal-owned Commuter lots and parking areas, as designated by the Town's Parking Maps, shall maintain spaces available at the rate of one dollar (\$1.00) per hour and shall be subject to the time limitations as provided under Chapter 373 of the Town Code, and all relevant signage and maps.
- B. Commuter Lot A shall maintain spaces available at a daily rate of seven dollars (\$7.00) for transit commuter riders and shall be subject to the time limitations as provided under Chapter 373 of the Town Code, and all relevant signage and maps.

**Section 5. Hours of Enforcement.**

- A. Paid parking regulations shall be enforced in all municipal-owned parking zones and lots Monday through Saturday.
- B. A 15-minute unpaid grace period for on all street parking zones shall be offered at physical pay stations.
- C. Notwithstanding the same, excluding between the hours of 2:00 a.m. – 6:00 a.m. in Downtown parking areas, during which time parking in such zone is prohibited.
- D. Nothing contained herein shall be construed to supersede any adopted parking prohibition or regulation, including but not limited to overnight parking restrictions, temporary parking restrictions, emergency parking restrictions, or any other restrictions established by ordinance or resolution of the governing body.

**Section 6. Severability.**

If any portion of this ordinance shall be deemed invalid by any court of competent jurisdiction, the remainder shall survive in full force and effect.

**Section 7. Repealer.**

All ordinances and parts of ordinances or resolutions inconsistent herewith are hereby repealed.

**Section 8. Effective Date.**

This ordinance shall be effective immediately upon adoption and publication in accordance with law.

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

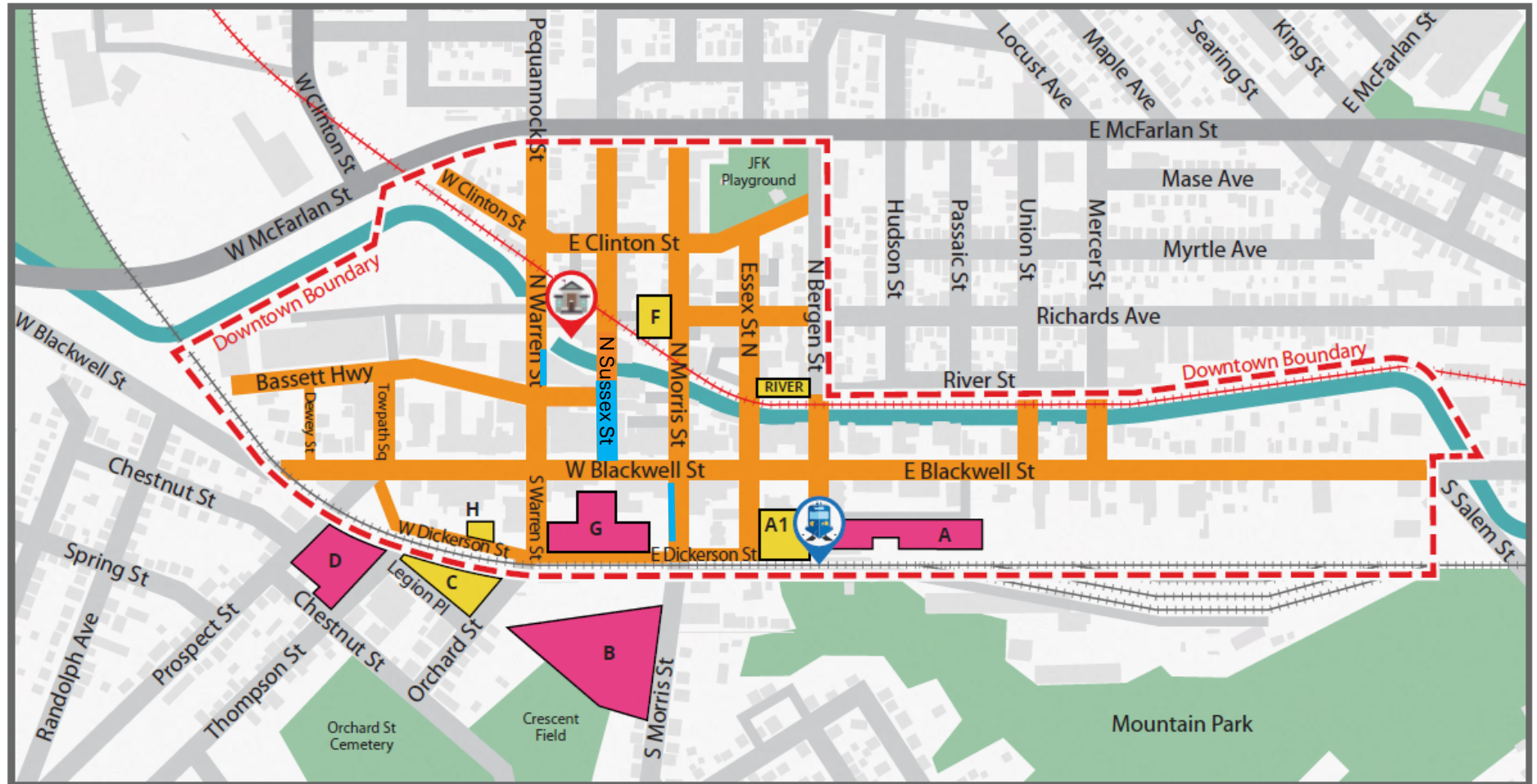
**INTRODUCED:** \_\_\_\_\_

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



# Town of Dover

## Dover Downtown Parking Map



-  Permit Only parking lot
-  Commuter parking lot
-  Metered street parking
-  Short-Term parking

No overnight street parking in the downtown area



Town Hall



Train Station

+++++ NJ Transit, Morristown Line

+++++ Dover & Rockaway Railroad



# TOWN OF DOVER

## MAYOR & TOWN COUNCIL

### RESOLUTION NO. 190-2026

#### BILLS LIST RESOLUTION

**WHEREAS**, the Mayor and the Town Council 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 the Town Council of the Town of Dover do hereby approve the bills as listed; and

**BE IT FURTHER RESOLVED** that the proper officials are hereby authorized to sign the checks for payment of same.

|                                                              |                     |
|--------------------------------------------------------------|---------------------|
| CURRENT APPROPRIATIONS RESERVE ACCT claims in the amount of: | \$1,000.00          |
| CURRENT APPROPRIATIONS ACCT claims in the amount of:         | \$813,323.87        |
| GENERAL CAPITAL ACCT claims in the amount of:                | \$1,107.00          |
| WATER UTILITY RESERVE ACCT claims in the amount of:          | \$500.00            |
| WATER UTILITY ACCT claims in the amount of:                  | \$119,385.40        |
| 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:                | \$21,637.59         |
| COAH TRUST ACCT claims in the amount of:                     | \$0.00              |
| FEDERAL FORFEITED ASSETS ACCT claims in the amount of:       | \$5,027.17          |
| ANIMAL CONTROL TRUST ACCT claims in the amount of:           | \$2.40              |
| RECYCLING TRUST ACCT claims in the amount of:                | \$11,877.50         |
| TRUST/OTHER ACCT claims in the amount of:                    | \$4,318.25          |
| <b>TOTAL CLAIMS TO BE PAID</b>                               | <b>\$978,179.18</b> |

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

|                                                      |                     |
|------------------------------------------------------|---------------------|
| TRUST/OTHER ACCT claims in the amount of:            | \$0.00              |
| GENERAL CAPITAL ACCT WIRE claims in the amount of:   | \$0.00              |
| CURRENT APPROPRIATIONS ACCT claims in the amount of: | \$2,997.19          |
| WATER UTILITY OPERATING claims in the amount of:     | \$795.53            |
| <b>TOTAL CLAIMS PAID</b>                             | <b>\$3,792.72</b>   |
| <b>TOTAL BILL LIST RESOLUTION</b>                    | <b>\$981,971.90</b> |

ATTEST:

TOWN OF DOVER, COUNTY OF MORRIS

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

**RESOLUTION NO. 191-2026**

### **RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER APPROVING TAXIS/LIMOS TO BE LICENSED IN THE TOWN OF DOVER**

**WHEREAS**, the following companies have applied for a taxi/limo license to operate the vehicle(s) listed below 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

**WHEREAS**, the taxicab(s)/limo(s) have passed the Police Department Inspection to ensure the vehicle functions as intended and is equipped with the mandatory safety equipment

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Town Council 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.

#### **GEO'S TAXI LLC**

|                    |        |                    |         |          |
|--------------------|--------|--------------------|---------|----------|
| 2015 TOYOTA CAMRY  | OT397G | 4T1BF1FK9FU930255  | RENEWAL | TAXI #42 |
| 2015 TOYOTA SIENNA | OT548J | 5TDKK3DCXFS5449865 | RENEWAL | TAXI #59 |

#### **DOVER TAXI AND LIMO SERVICE LLC**

|                    |        |                   |         |          |
|--------------------|--------|-------------------|---------|----------|
| 2014 HONDA ODYSSEY | OT677G | 5FNRL5H68EB059035 | RENEWAL | TAXI #25 |
| 2013 HONDA ODYSSEY | OT528J | 5FNRL5H62DB005681 | RENEWAL | TAXI #37 |

#### **PREMIER CAR SERVICES CORP.**

|                    |        |                   |         |          |
|--------------------|--------|-------------------|---------|----------|
| 2016 TOYOTA SIENNA | OT1579 | 5TDKK3DC2GS723896 | RENEWAL | TAXI #65 |
|--------------------|--------|-------------------|---------|----------|

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

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



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

**RESOLUTION NO. 192-2026**

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,  
COUNTY OF MORRIS, STATE OF NEW JERSEY APPROVING TAXICAB DRIVER  
LICENSES**

**WHEREAS**, applications for taxicab driver's licenses have been made by the person listed below;  
and

**WHEREAS**, the Police Department of the Town of Dover has reviewed their application and has  
advised that there is no prohibition to the issuance of their license; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Town Council of the Town of  
Dover, County of Morris and State of New Jersey that the following taxi driver licenses are hereby  
approved:

**GEO'S TAXI LLC**

QUINTERO, MAXIMILIANO A.

**PREMIER CAR SERVICES CORP.**

QUINTERO, JOSE A.

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

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



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

**RESOLUTION NO. 193-2026**

### **RESOLUTION ACCEPTING FY 2025 FEMA ASSISTANCE TO FIREFIGHTERS GRANT FOR HIGH WATER RESCUE TRAINING**

**WHEREAS**, the Dover Fire Department has received an Award Letter from the Department of Homeland Security, FEMA (FY) 2025 Assistance to Firefighters Grant for High Water Rescue Training; and

**WHEREAS** Grant funding has been approved in the amount of \$62,269.52 in Federal funding; and

**WHEREAS**, the condition of the award the town is required to contribute non-Federal Funds equal to or greater than \$3,113.48 for a total approved budget of \$65,383.00; and

**WHEREAS**, the Fire Department is required to notify FEMA of the town's approval within 30 days of the September 21, 2026 Award Letter.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Town Council of the Town of Dover that the town hereby accepts the award in accordance with the Award Letter that is hereby attached to this Resolution.

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

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



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **RESOLUTION NO. 194-2026**

#### **ENDORISING A WAIVER OF EPA GRANT RESTRICTIONS RELATED TO SEWER SERVICING LOTS WITH WETLANDS WITH RESPECT TO A SINGLE FAMILY DWELLING AT 150 PRINCETON AVENUE BLOCK, 317 LOT 36.01**

**WHEREAS**, Eric Nielson proposes a sanitary sewer connection at the project known and designated as 150 Princeton Avenue, formerly known as Block 317, Lots 36 & 37, on the official tax map of the Town of Dover, and per subdivision of said lots now known as Block 317, Lot 36.01 to the Dover Town Sewer System for ultimate discharge to the Rockaway Valley Regional Sewerage Authority ("RVRSA") System and;

**WHEREAS**, a portion of the property to be connected to the System contains Environmentally Sensitive Areas as defined and delineated by the New Jersey Department of Environmental Protection; and

**WHEREAS**, one of the conditions imposed by the United States Environmental Protection Agency ("EPA") upon the grant for the construction of the RVRSA facilities prohibits the connection of any sewerage generating structure located within any parcel of land containing environmentally sensitive areas to the System for a period of 50 years after November 29, 1983; and

**WHEREAS**, said grant conditions provide for exceptions to the prohibition if approved, in writing, by the Regional Administrator of EPA; and

**WHEREAS**, the procedures for mapping revisions and waiver requests established by EPA, the New Jersey Department of Environmental Protection ("DEP") and the RVRSA require that the Town of Dover endorse the submission of such waiver request or mapping revision; and

**WHEREAS**, those procedures provide that projects which do not adversely impact environmentally sensitive areas may be approved by way of a mapping revision or waiver request; and

**WHEREAS**, Eric Nielson, has submitted to the Town a request for a Wetlands Waiver Permit for sewer gallonage and indicated that no sewerage generating structures are to be located within wetlands; and

**WHEREAS**, the Town Engineer finds that the project, as proposed by Boswell, Civil Engineering, will not involve the construction of sewerage generating structures within a delineated wetland and is designed so as to minimize any adverse impacts on such environmentally sensitive areas; and

**NOW, THEREFORE**, be it resolved that the request by Eric Nielson for the proposed Single-Family Dwelling be submitted to the RVRSA for a waiver of the EPA grant condition, related to servicing the property with environmentally sensitive areas for Block 317, Lot 36.01, is hereby endorsed.

**ATTEST:**

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

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



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **RESOLUTION NO. 195-2026**

#### **RESOLUTION OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY CANCELING TAXES PURSUANT TO STATUTE ON BLOCK 2303, LOT 7**

**WHEREAS** N.J.S.A. 54:4-3.30 provides for an exemption from property taxes on certain property owned by a totally disabled veteran; and,

**WHEREAS**, it has been determined by the Tax Assessor that the property described as Block 2303 Lot 7, owned by Thomas W Gwaltney Jr. qualifies for a Veteran's Property Tax Exemption; and

**WHEREAS**, pursuant to N.J.S.A. 54:4-3.32 the governing body has the authority to cancel charges for a totally disabled veterans' portion of the 2026 taxes when a N.J.S.A. 54:4-3.30 Certification of Assessment Credit for Exemption has been granted; and,

**WHEREAS**, in this case the Mayor and Town Council, deems that Thomas W Gwaltney Jr shall be exempt from future payment for property taxes for said property as of November 21, 2025, and for a refund of \$5,325.06 for taxes previously paid.

**NOW THEREFORE BE IT RESOLVED** that the Mayor and Town Council of the Town of Dover, do hereby authorize a Veteran's Property Tax Exemption discharge of debt for the 2026 taxes as of November 21, 2025.

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

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



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

**RESOLUTION NO. 196-2026**

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER,  
COUNTY OF MORRIS, STATE OF NEW JERSEY AUTHORIZING REFUND OF  
RIGHT OF WAY PERMIT FEE AND PERFORMANCE BOND FOR STERLING  
ENVIRONMENTAL REGARDING 133 BAKER STREET**

**WHEREAS**, the Head of Engineering, William Isselin has determined that Sterling Environmental had applied for a Right of Way Encroachment Permit Application which included a \$200.00 application fee and a \$500.00 performance bond for work to be done at 133 Baker Street, and

**WHEREAS**, the work at this location was cancelled and Sterling Environmental has requested a refund for the application fee and the performance bond as described above, and

**WHEREAS**, William Isselin, head of engineering, is recommending the said application fee in the amount of \$200 and performance bond in the amount of \$500.00 be returned to Sterling Environmental.

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey authorizes the CFO / Business Administrator to return the \$200.00 ROW Encroachment Permit application fee and \$500.00 performance bond to Sterling Environmental Services, located at 25 Walden Place, West Caldwell, NJ 07006. A copy of this Resolution shall be provided to William Isselin – Head of Engineering.

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

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



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

**RESOLUTION NO. 197-2026**

**RESOLUTION OF TOWN OF DOVER COUNTY OF MORRIS, NEW JERSEY AUTHORIZING  
THE SUPPORT OF GREATER MIDDLESEX AND MORRIS HABITAT FOR HUMANITY INC.'S  
NJDCA AFFORDABLE HOUSING TRUST FUND PROGRAM APPLICATION FOR WEST  
MUNSON AVENUE AFFORDABLE HOMEOWNERSHIP PROJECT, DOVER, NJ**

**WHEREAS** Greater Middlesex and Morris Habitat for Humanity, Inc., a non-profit organization, owns certain property at West Munson Ave. and is constructing dwellings that will be sold as affordable homes to income eligible households as defined by Uniform Housing Affordability Controls N.J.A.C. 5:80-26.7 et seq.; and

**WHEREAS**, Greater Middlesex and Morris Habitat for Humanity, Inc., desires to apply for and obtain funds from the New Jersey Department of Community Affairs, New Jersey Affordable Housing Trust Fund Program in the approximate amount of \$800,000 which shall not to exceed the maximum amount allowed accordance with N.J.A.C. 5:43-1.1 et seq. for the purpose of developing approximately FOUR ( 4 ) for-sale residential units of affordable housing at WEST MUNSON AVENUE (Block 1706, Lot 17 & Block 1707, Lot 31) ("Project"); and

**WHEREAS** the Municipality is eligible for State aid pursuant to P.L. 1978, c. 14 (N.J.S.A 52:27D-178 et seq.); and

**NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE MAYOR AND TOWN COUNCIL OF DOVER, COUNTY OF MORRIS, NEW JERSEY:**

That the above referenced Recitals are hereby incorporated by reference, and that the Dover Mayor and Council does hereby support this application for such funds to the New Jersey Department of Community Affairs, New Jersey Affordable Housing Trust Fund Program and acknowledge that the Project is locate in an eligible municipality in accordance with N.J.A.C S:43-1.3(a).

The municipality also asks that Greater Middlesex and Morris Habitat for Humanity, Inc. the Sponsor and Developer, as permitted under N.J.A.C 5:43-1.3 (a), to contract only for this project directly with the Department of Community Affairs.

**ATTEST:**

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

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



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **RESOLUTION NO. 198-2026**

#### **RESOLUTION DESIGNATING 1 TOWPATH URBAN RENEWAL, LLC AS EXCLUSIVE REDEVELOPER AND AUTHORIZING A REDEVELOPMENT AGREEMENT FOR THE 1 TOWPATH SQUARE / HARRY LOORY REDEVELOPMENT PROJECT**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented (the “Redevelopment Law”), authorizes municipalities to designate redevelopers and to enter into contracts and agreements for the planning, construction, or undertaking of redevelopment projects within designated redevelopment areas; and

**WHEREAS**, certain property identified on the official Tax Map of the Town of Dover as Block 1205, Lots 1, 2, 10, 11, 12 and 13, and Block 1206, Lot 16, commonly known as the former Harry Loory Furniture Store / 1 Towpath Square site (the “Property”), has been designated as a non-condemnation area in need of redevelopment pursuant to the Redevelopment Law; and

**WHEREAS**, John McDonough Associates, LLC prepared the “1 Towpath Square Redevelopment Plan, Block 1205 Lots 1, 2, 10, 11, 12, 13 and Block 1206 Lot 16, Town of Dover, Morris County, New Jersey,” dated August 14, 2026 (the “Redevelopment Plan”), which was adopted by the Mayor and Town Council by Ordinance No. 21-2026; and

**WHEREAS**, 1 Towpath Urban Renewal, LLC, a New Jersey limited liability company with offices at 1200 River Avenue, Unit 7B, Lakewood, New Jersey 08701 (the “Redeveloper”), proposes to undertake redevelopment of the Property in accordance with the Redevelopment Plan; and

**WHEREAS**, the Redevelopment Plan establishes two subdistricts, including mixed-use redevelopment in Subdistrict A and townhouse and related commercial redevelopment in Subdistrict B, and contemplates redevelopment in one or more phases; and

**WHEREAS**, the Town and the Redeveloper have negotiated a Redevelopment Agreement setting forth their respective rights, duties, obligations, project requirements, schedules, fees, public improvements, governmental approvals, completion requirements, default remedies, transfer restrictions, and other terms governing implementation of the Redevelopment Plan; and

**WHEREAS**, the Mayor and Town Council have reviewed the proposed Redevelopment Agreement and find that the designation of the Redeveloper and authorization of the Redevelopment Agreement will further implementation of the Redevelopment Plan and are in the best interests of the Town of Dover;

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

1. 1 Towpath Urban Renewal, LLC is hereby designated as the exclusive redeveloper of Block 1205, Lots 1, 2, 10, 11, 12 and 13, and Block 1206, Lot 16, for purposes of implementing the Redevelopment Plan, subject to and in accordance with the Redevelopment Agreement authorized herein.
2. The Redevelopment Agreement between the Town of Dover, as Redevelopment Entity, and 1 Towpath Urban Renewal, LLC, as Redeveloper, for the 1 Towpath Square / Harry Loory Redevelopment Project is hereby approved in substantially the form presented to the Mayor and Town Council.
3. The Mayor is hereby authorized to execute the Redevelopment Agreement on behalf of the Town, and the Municipal Clerk is hereby authorized to attest to the Mayor’s signature, in substantially the form

presented to the Mayor and Town Council, subject to such non-material revisions, corrections, completion of exhibits, and final legal review as may be approved by the Town's redevelopment counsel and other appropriate Town professionals.

4. The Mayor, Municipal Clerk, Town Administrator, Chief Financial Officer, Town Planner, Town Attorney, redevelopment counsel, and other appropriate officers, employees, and professionals of the Town are hereby authorized and directed to take all actions and execute such additional documents as may be necessary or appropriate to implement this Resolution and the Redevelopment Agreement, consistent with the Redevelopment Plan and applicable law.
5. The designation granted by this Resolution is subject to the terms, conditions, representations, covenants, milestones, escrow obligations, fees, default provisions, transfer restrictions, and other requirements set forth in the Redevelopment Agreement. Nothing herein shall waive or modify any requirement of the Redevelopment Plan, the Redevelopment Agreement, the Municipal Land Use Law, the Redevelopment Law, or any other applicable law or governmental approval.
6. This Resolution shall take effect immediately upon adoption.

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

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



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **RESOLUTION NO. 199-2026**

#### **RESOLUTION DESIGNATING B&W DOVER LLC AS EXCLUSIVE REDEVELOPER AND AUTHORIZING A REDEVELOPMENT AGREEMENT FOR THE WARREN & BLACKWELL REDEVELOPMENT PROJECT**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented (the “Redevelopment Law”), authorizes municipalities to designate redevelopers and to enter into contracts and agreements for the planning, construction, or undertaking of redevelopment projects within designated redevelopment areas; and

**WHEREAS**, by Resolution No. 239-2024, the Mayor and Town Council directed the Planning Board to conduct a preliminary investigation of properties including 5-7-9 North Warren Street, 3 North Warren Street, and 17 West Blackwell Street; and

**WHEREAS**, following the Planning Board’s recommendation, the Mayor and Town Council adopted Resolution No. 300-2024 on or about December 3, 2024, designating Block 1206, Lots 2, 3, 4 and 5 (the “Property”) as a non-condemnation area in need of redevelopment; and

**WHEREAS**, Graviano & Gillis Architects & Planners, LLC prepared the “Redevelopment Plan – Block 1206 Lots 2, 3, 4 & 5, Town of Dover, Morris County, New Jersey,” dated August 11, 2026 (the “Redevelopment Plan”), adopted by Ordinance No. 22-2026; and

**WHEREAS**, B&W Dover LLC, a New Jersey limited liability company (the “Redeveloper”), represents that it is, or prior to the effective date of the Redevelopment Agreement will be, the sole fee owner of Block 1206, Lots 2, 3, 4 and 5, and proposes to undertake redevelopment of the Property in accordance with the Redevelopment Plan; and

**WHEREAS**, the Redevelopment Plan permits separate implementation of the Lot 2 Component and the Lots 3-5 Component, subject to the requirements of the Redevelopment Plan, including the required merger of Lots 3, 4 and 5 in connection with site plan or subdivision approval; and

**WHEREAS**, the Town and the Redeveloper have negotiated a Redevelopment Agreement setting forth their respective rights, duties, obligations, project requirements, ownership and site-control requirements, schedules, fees, public improvements, governmental approvals, completion requirements, default remedies, transfer restrictions, and other terms governing implementation of the Redevelopment Plan; and

**WHEREAS**, the Mayor and Town Council have reviewed the proposed Redevelopment Agreement and find that the designation of the Redeveloper and authorization of the Redevelopment Agreement will further implementation of the Redevelopment Plan and are in the best interests of the Town of Dover;

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

1. B&W Dover LLC is hereby designated as the exclusive redeveloper of Block 1206, Lots 2, 3, 4 and 5 for purposes of implementing the Redevelopment Plan, subject to and in accordance with the Redevelopment Agreement authorized herein and the site-control requirements contained therein.
2. The Redevelopment Agreement between the Town of Dover, as Redevelopment Entity, and B&W Dover LLC, as Redeveloper, for the Warren & Blackwell Redevelopment Project is hereby approved in substantially the form presented to the Mayor and Town Council.

3. The Mayor is hereby authorized to execute the Redevelopment Agreement on behalf of the Town, and the Municipal Clerk is hereby authorized to attest to the Mayor's signature, in substantially the form presented to the Mayor and Town Council, subject to such non-material revisions, corrections, completion of exhibits, and final legal review as may be approved by the Town's redevelopment counsel and other appropriate Town professionals.
4. The Mayor, Municipal Clerk, Town Administrator, Chief Financial Officer, Town Planner, Town Attorney, redevelopment counsel, and other appropriate officers, employees, and professionals of the Town are hereby authorized and directed to take all actions and execute such additional documents as may be necessary or appropriate to implement this Resolution and the Redevelopment Agreement, consistent with the Redevelopment Plan and applicable law.
5. The designation granted by this Resolution is subject to the terms, conditions, representations, covenants, milestones, escrow obligations, fees, default provisions, transfer restrictions, and other requirements set forth in the Redevelopment Agreement. Nothing herein shall waive or modify any requirement of the Redevelopment Plan, the Redevelopment Agreement, the Municipal Land Use Law, the Redevelopment Law, or any other applicable law or governmental approval.
6. This Resolution shall take effect immediately upon adoption.

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

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



# **TOWN OF DOVER**

## **MAYOR & TOWN COUNCIL**

### **RESOLUTION NO. 200-2026**

#### **RESOLUTION DESIGNATING SL DOVER LLC AS EXCLUSIVE REDEVELOPER AND AUTHORIZING A REDEVELOPMENT AGREEMENT FOR THE DOVER TUBULAR / 200 WEST CLINTON STREET REDEVELOPMENT PROJECT**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented (the “Redevelopment Law”), authorizes municipalities to designate redevelopers and to enter into contracts and agreements for the planning, construction, or undertaking of redevelopment projects within designated redevelopment areas; and

**WHEREAS**, by Resolution No. 133-2026, the Mayor and Town Council designated the property identified on the official Tax Map of the Town of Dover as Block 703, Lot 6.01, formerly a portion of and also known as Lot 6, commonly known as 200 West Clinton Street / 220 West Clinton Street (the “Property”), as a non-condemnation area in need of redevelopment pursuant to the Redevelopment Law; and

**WHEREAS**, Graviano & Gillis Architects & Planners, LLC prepared the “Redevelopment Plan – Block 703, Lot 6.01, formerly part of, and also known as Lot 6, Town of Dover, Morris County, New Jersey,” dated August 10, 2026 (the “Redevelopment Plan”), adopted by Ordinance No. 23-2026; and

**WHEREAS**, SL Dover LLC, a Delaware limited liability company, is the proposed Redeveloper of the Property under the Redevelopment Agreement presented to the Mayor and Town Council; and

**WHEREAS**, the Redevelopment Plan permits redevelopment of the approximately 6.632-acre Property for the uses and improvements authorized therein, subject to the applicable bulk, parking, loading, design, infrastructure, governmental approval, and other requirements of the Redevelopment Plan; and

**WHEREAS**, the Town and the proposed Redeveloper have negotiated a Redevelopment Agreement setting forth their respective rights, duties, obligations, project requirements, schedules, financing requirements, fees, public improvements, governmental approvals, completion requirements, default remedies, transfer restrictions, and other terms governing implementation of the Redevelopment Plan; and

**WHEREAS**, the Mayor and Town Council have reviewed the proposed Redevelopment Agreement and find that the designation of the Redeveloper and authorization of the Redevelopment Agreement will further implementation of the Redevelopment Plan and are in the best interests of the Town of Dover;

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

1. SL Dover LLC is hereby designated as the exclusive redeveloper of Block 703, Lot 6.01 for purposes of implementing the Redevelopment Plan, subject to and in accordance with the Redevelopment Agreement authorized herein.
2. The Redevelopment Agreement between the Town of Dover, as Redevelopment Entity, and the redeveloper entity identified in the proposed agreement as SL Dover LLC, as Redeveloper, for the Dover Tubular / 200 West Clinton Street Redevelopment Project is hereby approved in substantially the form presented to the Mayor and Town Council.
3. The Mayor is hereby authorized to execute the Redevelopment Agreement on behalf of the Town, and the Municipal Clerk is hereby authorized to attest to the Mayor’s signature, in substantially the form presented to the Mayor and Town Council, subject to such non-material revisions, corrections,

completion of exhibits, and final legal review as may be approved by the Town's redevelopment counsel and other appropriate Town professionals.

4. The Mayor, Municipal Clerk, Town Administrator, Chief Financial Officer, Town Planner, Town Attorney, redevelopment counsel, and other appropriate officers, employees, and professionals of the Town are hereby authorized and directed to take all actions and execute such additional documents as may be necessary or appropriate to implement this Resolution and the Redevelopment Agreement, consistent with the Redevelopment Plan and applicable law.
5. The designation granted by this Resolution is subject to the terms, conditions, representations, covenants, milestones, escrow obligations, fees, default provisions, transfer restrictions, and other requirements set forth in the Redevelopment Agreement. Nothing herein shall waive or modify any requirement of the Redevelopment Plan, the Redevelopment Agreement, the Municipal Land Use Law, the Redevelopment Law, or any other applicable law or governmental approval.
6. This Resolution shall take effect immediately upon adoption.

ATTEST:

\_\_\_\_\_  
Tara M. Pettoni, Municipal Clerk

\_\_\_\_\_  
James P. Dodd, Mayor

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