



TOWN OF DOVER

MAYOR & TOWN COUNCIL

REGULAR MEETING AGENDA

Town of Dover

October 14, 2025 at 6:00PM

Zoom

Meeting ID 827 4357 3575, Passcode 519215

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 2, 2025 and published in the Daily Record on Tuesday, January 7, 2025 and the Citizen on Wednesday, January 8, 2025. These notices were sent within 48 hours prior to this meeting and were sent in sufficient time for the publications to publish them. Additionally, this meeting was readvertised for. Notice of the meeting was sent to the Daily Record and Citizen on Thursday, September 25 and was published in both papers on Wednesday, October 1, 2025. All notices were posted on the Bulletin Board of the Municipal Building as well as posted on the Town’s website. These notices were sent within 48 hours prior to this meeting and were sent in sufficient time for the publications to publish them. 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:

Name	Present	Absent	Excused
Council Member Estacio			
Council Member Rodriguez			
Council Member Santana			
Council Member Scarneo			
Council Member Tapia			
Council Member Toro			
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 36-2025 An Ordinance of the Mayor and Town Council of the Town of Dover, County of Morris Removing Handicapped Parking Space at 148 East Blackwell Street
- b. Ordinance 37-2025 An Ordinance of the Mayor and Council of the Town of Dover, County of Morris, New Jersey Amending the Dover Town Code to Establish a Tax Abatement Program Pursuant to the Five-Year Exemption and Abatement Law, N.J.S.A. 40A:21-1 Et. Seq.
- c. Ordinance 38-2025 An Ordinance of the Mayor and Council of the Town of Dover, County of Morris, New Jersey Approving the PILOT Application and Authorizing a Financial Agreement by and Between the Town of Dover and Dover Tubular Alloys, LLC Pursuant to the Five-Year Tax Exemption and Abatement Law, N.J.S.A. 40A:21-1 Et. Seq. for Property Located at 200 W. Clinton Street, Also Known as Lot 6.02 in Block 703 on the Official Tax Map of the Town of Dover
- d. Ordinance 39-2025 An Ordinance of the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey, Amending Chapter 333, Article IV Entitled “Sticker Program”
- e. Ordinance 40-2025 Bond Ordinance Providing for Various 2025 Capital Acquisitions and Improvements by and for the Parking Utility of the Town of Dover, County of Morris, State of New Jersey; Appropriating \$1,000,000 Therefor and Authorizing the Issuance of \$1,000,000 Bonds or Notes of the Town to Finance the Costs Thereof

J) ORDINANCES FOR SECOND READING, PUBLIC HEARING AND ADOPTION

- a. Ordinance 26-2025 An Ordinance of the Mayor and Town Council of the Town of Dover, County of Morris, New Jersey Adopting the Overall Bassett Highway Redevelopment Plan
- b. Ordinance 27-2025 An Ordinance of the Mayor and Council of the Town of Dover, County of Morris, New Jersey Adopting the Newberry Building Redevelopment Plan (Subdistrict G within the Bassett Highway Redevelopment Plan)
- c. Ordinance 28-2025 An Ordinance of the Mayor and Council of the Town of Dover, County of Morris, New Jersey Adopting the West Blackwell & Dewey Street Redevelopment Plan (Portion of Subdistrict C within the Bassett Highway Redevelopment Plan)
- d. Ordinance 29-2025 An Ordinance of the Mayor and Council of the Town of Dover, County of Morris, New Jersey Adopting the 63-105 Bassett Highway Redevelopment Plan (Subdistrict A within the Bassett Highway Redevelopment Plan)

K) APPROVAL OF BILLS

- a. Resolution 269-2025 Approval of Bills List

L) APPROVAL OF RESOLUTIONS

1) CONSENT AGENDA RESOLUTIONS

- a. Resolution 270-2025 Approving Individual to be Removed from the Membership in the Dover Fire Department, Volunteer Division

2) RESOLUTIONS FOR DISCUSSION AND CONSIDERATION

- a. Resolution 271-2025 Authorizing the Award of a Contract to INK Creative Strategies
- b. Resolution 272-2025 Accepting Grant EMW-2024-FG-04958
- c. Resolution 273-2025 Authorizing the Appointment of Municipal Planner with a Contract Not to Exceed \$17,500
- d. Resolution 274-2025 Authorizing and Approving a Mortgage Agreement Under the Town's Housing Rehabilitation Program

M) OLD BUSINESS

N) NEW BUSINESS

- 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

- a. Resolution 275-2025 Authorizing Executive Session to Discuss a Matter Involving the Employment, Appointment, Termination of Employment, Terms and Conditions of Employment, Evaluation of the Performance of Promotion or Discipline of a Specific Prospective Public officer or Employee Employed or Appointed by the Public Body

Q) ACTIONS CONSIDERED FOLLOWING CLOSED SESSION

R) ADJOURNMENT



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 36-2025

**AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF
DOVER, COUNTY OF MORRIS REMOVING HANDICAPPED PARKING SPACE
AT 148 EAST BLACKWELL STREET**

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

SECTION 1. The following location was designated as a Handicap Parking Space by Ordinance are hereby repealed:

148 East Blackwell Street—Ordinance No. 17-2023

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

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

SECTION 4. The Ordinance shall take effect in accordance with law.

Attest:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 37-2025

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, NEW JERSEY AMENDING THE DOVER TOWN CODE TO ESTABLISH A TAX ABATEMENT PROGRAM PURSUANT TO THE FIVE-YEAR EXEMPTION AND ABATEMENT LAW, N.J.S.A. 40A:21-1 ET SEQ.

WHEREAS, the Town of Dover pursuant to N.J.S.A. 40A:21-1 et seq. makes known its intention to utilize the tax exemption provision authorized by the State legislature to provide five (5) year exemptions for Dwellings, Multiple Dwellings and Commercial and Industrial Projects as defined and set forth herein.

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 Town Council thereof, that pursuant to the Five Year Exemption and Abatement Law, N.J.S.A. 40A:21-1 et seq. (the “Act”), as follows:

Section 1. The Town hereby authorizes the utilization of tax exemption in accordance with Article VIII, Section I, paragraph 6, of the New Jersey Constitution and establishes the eligibility of Dwellings and Multiple Dwellings, Commercial and Industrial structures for five-year tax exemptions throughout the Town, pursuant to the Act and as set forth herein.

Section 2. The Town of Dover Code is hereby amended to establish a section entitled “Five Year Tax Exemption” as follows:

FIVE-YEAR TAX EXEMPTION

1. DEFINITIONS.

(a) As used in this section, the following terms shall have the meanings indicated:

“Assessor” or “Tax Assessor” – The officer of the Town charged with the duty of assessing real property for the purpose of general taxation.

“Commercial Structure” or “Industrial Structure” – A structure or part thereof used for the manufacturing, processing or assembling of material or manufactured products or for research, office, industrial, commercial, retail, recreational, hotel or motel facilities or warehousing purposes or for any combination thereof, which the Town Council determines will tend to maintain or provide gainful employment within the Town, assist in the economic development of the Town, maintain or increase the tax base of the Town and maintain or diversify and expand commerce within the Town. However, it shall not include any structure or part thereof used or to be used by any business relocated from another qualifying municipality unless the total square footage of the floor area of the structure or part thereof used or to be used by the business at the new site, together with the total square footage of the land used or to be used by the business at the new site, exceeds the total square footage of that utilized by the business at its current site of operations by at least ten percent (10%); and the property that the business is relocating to has been the subject of a remedial action plan costing in excess of two hundred fifty thousand and 00/100 dollars (\$250,000.00) performed pursuant to an administrative consent order

entered into pursuant to authority vested in the Commissioner of Environmental Protection under N.J.S.A. 13:1D-1 et seq., the Water Pollution Control Act, N.J.S.A. 58:10A-1 et seq., the Solid Waste Management Act, N.J.S.A. 13:1E-1 et seq., and the Spill Compensation and Control Act, N.J.S.A. 58:10-23.11 et seq.

“Completion” or “Completed” – Substantially ready for the intended use for which a building or structure is constructed, improved or converted, which shall ordinarily mean the date upon which a certificate of occupancy whether temporary or final, is issued.

“Condominium” – A property created or recorded as a condominium pursuant to the Condominium Act, N.J.S.A. 46:8B-1 et seq.

“Construction” – The provision of a new Multiple Dwelling or Commercial or Industrial Structure or the enlargement of the volume of an existing Multiple Dwelling or Commercial or Industrial Structure by more than twenty-five percent (25%), but shall not mean the conversion of an existing building or structure to another use.

“Conversion” or “Conversion Alteration” – The alteration or renovation of a nonresidential building or structure, or hotel, motel, motor hotel or guest house, in such manner as to convert the building or structure from its previous use to use as a Dwelling or Multiple Dwelling.

“Cooperative” – A housing corporation or association wherein the holder of a share or membership interest thereof is entitled to possess and occupy for dwelling purposes a house, apartment or other unit of housing owned by the corporation or association or to purchase a unit of housing owned by the corporation or association.

“Cost” – When used with respect to exemptions for dwellings or multiple dwellings, only the cost or fair market value of direct labor and materials used in improving a multiple dwelling, or of converting another building or structure to a multiple dwelling or of constructing a dwelling, or of converting another building or structure to a dwelling, including any architectural, engineering and contractor's fees associated therewith, as the owner of the property, following completion of the Project, shall cause to be certified to the Town Council by an independent and qualified architect, licensed in the State of New Jersey or a certified construction cost audit by an independent certified accountant licensed in the State of New Jersey.

“Dwelling” or “Dwelling Use” – A building or part of a building used, to be used or held for use as a home or residence, including accessory buildings located on the same premises, together with the land upon which such building or buildings are erected and which may be necessary for the fair enjoyment thereof, but shall not mean any building or part of a building defined as a multiple dwelling pursuant to the Hotel and Multiple Dwelling Law, N.J.S.A. 55:13A-1 et seq. A dwelling shall include, as they are separately conveyed to individual owners, individual residences within a cooperative, if purchased separately by the occupants thereof, and individual residences within a horizontal property regime or a condominium, but shall not include general common elements or common elements of such horizontal property regime or condominium as defined pursuant to the Horizontal Property Act, N.J.S.A. 46:8A-1 et seq., or the Condominium Act, N.J.S.A. 46:8B-1 et seq., or of a cooperative, if the residential units are owned separately.

“Exemption” – That portion of the Assessor's full and true value of any improvement or construction not regarded as increasing the taxable value of a property pursuant to the law.

“Horizontal Property Regime” – A property submitted to a horizontal property regime pursuant to the Horizontal Property Act, N.J.S.A. 46:8A-1 et seq.

“Improvement” – A modernization, rehabilitation, renovation, alteration or repair which produces a physical change in an existing building or structure that improves the safety, sanitation, decency or attractiveness of the building or structure as a place for human habitation or work, and which does not change its permitted use. In the case of a Multiple Dwelling, it includes only improvements which affect common areas or elements, or three or more dwelling units within the multiple dwelling. In the case of a Multiple Dwelling or Commercial or Industrial Structure, it shall not include ordinary painting, repairs and replacements of maintenance items or an enlargement of the volume of an existing structure by more than twenty five percent (25%). In no case shall it include the repair of fire or other damage to a property for which payment of a claim was received by any person from an insurance company at any time during the three-year period immediately preceding the filing of an application pursuant to this Act.

“Multiple Dwelling” or “Multiple Dwelling Use” – A building or structure meeting the definition of "multiple dwelling" set forth in the Hotel and Multiple Dwelling Law, N.J.S.A. 55:13A-1 et seq., and means for the purpose of improvement or construction the general common elements and common elements of a condominium, a cooperative or a horizontal property regime.

“Municipal Charges” – Property taxes, assessments, water or sewer charges and any other charge for which a lien may be created, together with interest and penalties thereon, including all advertising fees and costs of sale.

“Project” – means the Construction, Improvement or Conversion of a structure in an Area in Need of Rehabilitation that would qualify for an exemption or an abatement pursuant to the Act.

(b) All capitalized terms not defined herein shall have the meaning set forth in Act and are incorporated herein.

2. ELIGIBLE PROPERTIES

Properties where the owner seeks to newly construct Multiple Dwellings, Commercial, or Industrial Structures, and where the owner seek to construct an Improvement or a Conversion Alteration to Dwellings, Multiple Dwellings, Commercial or Industrial Structures may apply to receive a five (5) year tax exemption as provided in this chapter when the qualifications are met as follows:

- (a) All real estate taxes must be current;
- (b) Written application in the form prescribed by the Town to the Assessor shall be filed within thirty calendar (30) days following Completion of the Improvements or Construction, and the form of the application shall contain requirements set forth in N.J.S.A. 40A:21-9 and as set forth herein;
- (c) Approval by ordinance or resolution of the Town Council or written approval by the Assessor as set forth herein;
- (d) Submission by applicant to the Tax Assessor of a Certificate of Occupancy for the Improvement or Construction;
- (e) A five-year tax agreement between the Town and the applicant is executed to the extent required herein;

(f) The subject property and project are located within an Area in Need of Rehabilitation of the Town; and

(g) The Improvement and/or Construction for which an exemption is sought shall not have been funded, in whole or in part, by use of public funding, including but not limited to the Town's affordable housing trust funds.

3. APPLICATION FEE

No application for tax exemption submitted pursuant to this chapter shall be accepted unless it is accompanied by full payment of the required application fee. Such fees shall be in the amount of Ten and 00/100 dollars (\$10.00) for Dwellings; and for Multiple Dwellings and Commercial and Industrial Projects the fee shall be six thousand and 00/100 dollars (\$6,000.00) for all projects whose total Project cost is less than one million and 00/100 dollars (\$1,000,000.00), and eight thousand and 00/100 dollars (\$8,000.00) for all Projects whose total Project cost is greater than one million and 00/100 dollars (\$1,000,000.00) but less than five million and 00/100 dollars (\$5,000,000.00), and ten thousand and 00/100 dollars (\$10,000.00) for all other Projects. These fees shall be received as compensation to offset any professional or legal review expenses and related work of the Township's departments and agencies. All checks shall be certified and payable to the Township. This application fee shall be nonrefundable.

4. IMPROVEMENTS TO DWELLINGS.

(a) Improvements to Dwellings more than twenty (20) years old are eligible for tax exemption for a period of five years. This exemption is subject to the approval of the Tax Assessor.

(b) Upon approval, the Town, in determining value, shall regard the first twenty five thousand and 00/100 dollars (\$25,000) in the Assessor's full and true value of Improvements for each Dwelling unit primarily and directly affected by the Improvements as not increasing the value of the property, notwithstanding that the value of the property to which the improvements are made is increased thereby.

(c) During the exemption period, the assessment on the property shall not be less than the assessment thereon existing immediately prior to the Improvements, unless there is damage to the dwelling through action of the elements sufficient to warrant a reduction.

5. IMPROVEMENTS TO MULTIPLE DWELLINGS, AND COMMERCIAL AND INDUSTRIAL STRUCTURES.

(a) Improvements to Multiple Dwellings, and Commercial and Industrial Structures are eligible for tax exemption for a period of five years. This exemption is subject to the approval of the Assessor, or by the Assessor and the Municipal Council as set forth below.

(b) Tax exemptions for Projects that would result in an estimated increase of less than twenty-five percent (25%) of the conventional taxes on the Improvements thousand and 00/100 dollars are subject to the approval of the Assessor. Upon approval, the Town, in determining value, shall regard thirty percent (30%) of the Assessor's full and true value of the Improvements as not increasing the value of the property for a period of five (5) years.

(c) Tax exemptions for Projects that would result in an estimated increase of more than twenty-five percent (25%) of the conventional taxes on the Improvements are subject to the approval of the Assessor and approval by resolution of the Municipal Council. Upon approval, the Town in determining value, shall regard up to the Assessor's full and true value of the Improvements as not increasing the value of the property for a period of five (5) years.

(d) This exemption is to be granted notwithstanding that the value of the property to which the Improvements are made is increased thereby. During the exemption period, the assessment on the property shall not be less than the assessment existing thereon immediately prior to the Improvement, unless there is damage to the structure through action of the elements sufficient to warrant a reduction.

6. NEW CONSTRUCTION OF COMMERCIAL OR INDUSTRIAL STRUCTURES OR MULTIPLE DWELLINGS BY TAX AGREEMENT.

(a) New Construction of Commercial and Industrial Structures and Multiple Dwellings are eligible for tax exemption for a period of five (5) years. This exemption may only be approved by the Tax Assessor and Ordinance of the Municipal Council.

(b) Applicants for tax exemption shall provide the Tax Assessor and the Municipal Council with an application setting forth the following information:

- (i) A general description of a project for which exemption is sought.
- (ii) A legal description of all real estate necessary for the Project.
- (iii) Plans, drawings and other documents as may be required by the Municipal Council to demonstrate the structure and design of the Project.
- (iv) A description of the number, classes and type of employees to be employed at the Project site within two (2) years of completion of the Project.
- (v) A statement of the reasons for seeking tax exemption on the Project and a description of the benefits to be realized by the applicant if a tax agreement is granted.
- (vi) A good faith estimate of the cost of Completing such Project, together with the expected method or plan of financing the Construction.
- (vii) A construction time schedule and projected time schedule.
- (viii) A statement showing the real property taxes currently being assessed at the Project site; estimated tax payments that would be made annually by the applicant on the project during the period of the tax agreement; and estimated tax payments that would be made by the applicant on the Project during the first full year following the termination or expiration of the tax agreement.
- (ix) If the project is a Commercial or Industrial Structure, a description of any lease agreement between the applicant and proposed users of the project and a history and description of the users' businesses.
- (x) If the project is a Multiple Dwelling, a description of the number and type of Dwellings units to be provided, a description of the common elements or general common elements and a statement of the proposed initial rentals or sales prices of the Dwellings units according to type and of any rental lease or resale restrictions to apply to the Dwellings units respecting low or moderate income housing.
- (xi) A disclosure statement of the interests of all parties, including subsidiary companies, in the Project and property.
- (xii) The owner's certification that the Construction as proposed meets the requirements of the rehabilitation plan.

(xiii) The owner shall sign the application and certify as to the truth and accuracy of the contents thereof.

(xiv) Such other pertinent information as the Tax Assessor, Town Manager and/or Municipal Council may require on a case-by-case basis.

(c) The owner of a Project shall enter into a written tax agreement with the Township as approved by ordinance to pay a tax on the Construction in an amount equal to a percentage of taxes otherwise due on the Construction according to the following schedule:

(i) In the first (1st) full tax year after completion, no payment in lieu of taxes otherwise due on the Construction.

(ii) In the second (2nd) tax year, an amount not less than twenty percent (20%) of taxes otherwise due on the Construction.

(iii) In the third (3rd) tax year, an amount not less than forty percent (40%) of taxes otherwise due on the Construction.

(iv) In the fourth (4th) tax year, an amount not less than sixty percent (60%) of taxes otherwise due on the Construction.

(v) In the fifth (5th) tax year, an amount not less than eighty percent (80%) of taxes otherwise due on the Construction.

(d) The tax agreement shall provide that the tax shall be billed and collected in the same manner as any conventional taxes, and any arrearages shall accrue that rate of interest charged for delinquent real estate taxes.

(e) The Town CFO shall be responsible for the administration and enforcement of the tax agreement. In the event that a property owner subject to a tax agreement ceases to operate or disposes of the property or fails to meet the conditions for qualifying for the exemption, the local property taxes due for all the prior years subject to exemption and for the current year shall be payable as if no exemption had been granted. The Town CFO shall notify the property owner and the Municipal Council within fifteen (15) days of the date of disqualification of the amount of taxes due. However, with respect to disposal of the property, if the subject property is transferred to a new owner and it is determined that the new owner will continue to use the property pursuant to the qualifying conditions, no additional tax shall be due, the exemption shall continue and the agreement shall remain in effect.

(f) The Town Clerk shall forward a copy of all tax exemption agreements to the Director of the Division of Local Government Services in the Department of Community Affairs within thirty (30) days of the date of execution.

(g) This exemption is to be granted notwithstanding that the value of the property to which the Improvement is made is increased thereby. During the exemption period, the assessment on the property shall not be less than the assessment thereon existing immediately prior to the Improvements, unless there is damage to the structure through action of the elements sufficient to warrant a reduction.

7. GENERAL REQUIREMENTS.

(a) Every applicant for tax exemption shall file that form of application prescribed by the Director of the New Jersey Division of Taxation in the Department of Treasury with the Assessor. In

addition, a tax exemption subject to a tax agreement requiring approval of the Municipal Council shall also file the application described in herein.

(i) Applicants shall be encouraged to apply for a tax exemption on Construction of Multiple Dwellings, Commercial and Industrial Structures subject to a tax agreement prior to commencement of Construction (allowing, however, for preparatory side work undertaken prior to commencement of Construction).

(ii) All applications for tax exemption must be filed within thirty (30) days, including Saturdays and Sundays, following the Completion of the Improvements or Construction.

(b) Every application for tax exemption, including Projects which must also be approved by the Municipal Council, shall be approved and allowed by the Assessor to the degree the application is consistent with the provisions of this ordinance; that is, the Improvements or Construction for which the application is made must qualify pursuant to the provisions of the law and this ordinance. The applicant shall submit data in support of the application as the Assessor or Town shall require.

(c) The granting of an exemption and, if applicable, tax agreement, shall be recorded and made a permanent part of the official tax records of the taxing district, which record shall contain a notice of the termination date thereof.

(d) As to applications which require approval by the Municipal Council, the Assessor shall forward the application to the Town Manager and the Municipal Council for action.

(e) No application shall be filed unless it is accompanied by the fees as required herein to be paid as compensation for legal and related administrative review by the Town.

(f) No exemptions shall be granted for any property for which property taxes or any other Municipal Charges, including interest, are delinquent or remain unpaid or for which penalties for nonpayment are due.

(g) All taxes and other Municipal Charges must be paid timely and in full during the term of the exemption. The failure to timely pay any tax or other Municipal Charge, including land tax, shall permit the Tax Assessor to terminate the tax exemption and subject the property to full taxation.

(h) Any tax appeal filed for the exempt property during the term of the exemption shall immediately void the tax exemption.

(i) The land constituting the property that is subject to an exemption pursuant to this Ordinance shall at all times be subject to the total tax levy and shall not be subject to such exemption, except only if an exemption or partial exemption of property taxes on such land (1) is determined by Town Council to be warranted under the circumstances in its sole discretion, (2) is memorialized in a written tax agreement between the property owner and the Town, and (3) is specifically approved and authorized by ordinance of Town Council.

(j) The granting of an exemption and, if appropriate, tax agreement, shall be recorded and made a permanent part of the official tax records of the taxing district, which record shall contain a notice of the termination date thereof.

8. ADDITIONAL IMPROVEMENTS AND CONSTRUCTION ELIGIBLE FOR TAX EXEMPTIONS.

(a) An additional Improvement completed to a property already granted an exemption during the period in which the exemption is in effect shall be eligible for an additional exemption, just as if such property had not received a previous exemption. The additional Improvement shall be considered as separate for purposes of calculating the exemption, except that the assessed value of any previous Improvement shall be added to the assessed valuation as it was prior to that Improvement for the purpose of determining the assessed value of the property from which any additional exemption is to be subtracted.

(b) Notwithstanding anything in this Ordinance to the contrary, in the case of an exemption granted hereunder for new Construction of a Commercial or Industrial Structure, or Multiple Dwellings under tax agreement, nothing herein shall preclude the Tax Assessor's issuance of an added assessment in accordance with applicable law for any additional, material improvements made to the property during the period in which an exemption is in effect. In the event that an added assessment is triggered, the Tax Assessor shall in accordance with the Added Assessment Law, N.J.S.A. 54:4-63.1, et. seq., impose any applicable added assessment for the improvement based on the applicable increase in the true value of the property. Such added assessment amount shall be included in the calculation of taxes otherwise due for purposes of determining the final payment in lieu of taxes due for the year in which the added assessment is imposed, all of which shall be set forth in the tax agreement if there be one.

9. NOTICE TO BE MAILED.

The Tax Collector shall include an appropriate notice in the mailing of the annual property tax bills to property owners advising them of the availability of tax exemptions under this ordinance.

10. REPORT OF REAL PROPERTY TAXES.

(a) The Assessor, on behalf of the Municipal Council, shall report, on or before October 1st of each year, to the Director of the Division of Local Government Services in the Department of Community Affairs and to the Director of the Division of Taxation in the Department of the Treasury the total amount of real property taxes exempted within the Town in the current tax year for each of the following:

- (i) Improvements of Dwellings.
- (ii) Improvements of Multiple Dwellings.
- (iii) Improvements of Commercial or Industrial Structures.
- (iv) Construction of Multiple Dwellings under tax agreements.
- (v) Construction of Commercial or Industrial Structures under tax agreements.

(b) In the case of Subsections (a)(4) and (a)(5) above, the report shall state instead the total amount of payments made in lieu of taxes according to each formula utilized by the Town, and the difference between that total amount and the total amount of real property taxes which would have been paid on the project had the tax agreement not been in effect, for the current tax year.

11. APPLICABILITY AND SUNSET PROVISION.

An application for exemption from taxation may be filed pursuant to this ordinance to take initial effect in the tax year in which this ordinance is adopted, and for tax years thereafter, but no application for an exemption shall be filed for an exemption to take initial effect in the eleventh (11th) year or any tax year occurring thereafter, unless this ordinance is readopted by that Municipal Council pursuant to the Act.

Section 3. If any part(s) of this ordinance shall be deemed invalid, such part(s) shall be severed and the invalidity thereby shall not affect the remaining parts of this ordinance.

Section 4. All ordinances and resolutions or parts thereof inconsistent with this Ordinance are hereby rescinded.

Section 5. This Ordinance shall take effect in accordance with applicable law.

Attest:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 38-2025

AN ORDINANCE OF THE TOWN OF DOVER, COUNTY OF MORRIS, NEW JERSEY APPROVING THE PILOT APPLICATION AND AUTHORIZING A FINANCIAL AGREEMENT BY AND BETWEEN THE TOWN OF DOVER AND DOVER TUBULAR ALLOYS, LLC PURSUANT TO THE FIVE-YEAR TAX EXEMPTION AND ABATEMENT LAW, N.J.S.A. 40A:21-1 ET SEQ., FOR PROPERTY LOCATED AT 200 W. CLINTON STREET, ALSO SHOWN (OR TO BE SHOWN) AS LOT 6.02 IN BLOCK 703 ON THE OFFICIAL TAX MAP OF THE TOWN OF DOVER

WHEREAS, on or about August 9, 2005, the Governing Body adopted a resolution designating all land within the Town as “an area in need of rehabilitation (the “Rehabilitation Area”), pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.;

WHEREAS, on or about November __, 2025, the Governing Body adopted Ordinance No. __ (the “Five Year Abatement Ordinance”) establishing a town-wide five-year tax abatement program pursuant to the Five-Year Tax Exemption and Abatement Law, N.J.S.A. 40A: 21-1 et seq. (the “Five-Year Abatement Law”);

WHEREAS, Dover Tubular Alloys, LLC (the “Owner”) is the owner an approximately 12.2 acre parcel of land located at 200 W. Clinton Street, and shown on the official Tax Map of the Town of Dover as Block 703, Lot 6 (the “Overall Lot”), which is located in the Rehabilitation Area;

WHEREAS, on or about January 18, 2024, the Owner obtained subdivision and preliminary and final site plan approval from the Town Planning Board concerning certain building improvements and related site improvements and parking so to (a) subdivide the Overall Lot creating an approximately 5.26 acre parcel of land located at 200 W. Clinton Street, and shown (or to be shown) on the official Tax Map of the Town of Dover as Block 703, Lot 6.02 (the “Property”), which is located in the Rehabilitation Area; and (b) permit the construction of an approximately 78,850 square foot commercial building (the “Building”) and related site improvements, which the Owner will occupy and use for the operation of a tubular steel distribution and warehouse business and related office use (collectively, the “Project Improvements”), which Project Improvements are currently under construction;

WHEREAS, pursuant to and in accordance with the provisions of the Five-Year Abatement Law, the Town is authorized to provide for tax abatements within a rehabilitation area and for payments in lieu of taxes;

WHEREAS, on or about October 10, 2025, the Owner submitted to the Town Tax Assessor an application, with the required application fee and materials, for the approval of and abatement related to such Project Improvements, as such terms are used in the Five-Year Abatement Law, all in accordance with N.J.S.A. 40A:21-9 (the “Exemption Application”);

WHEREAS, the Exemption Application requests a 5-year term for a financial agreement and an annual service charge based on tax phase-in basis of an amount not less than 0%, 20%,

40%, 60% and 80% of taxes otherwise due on the Project Improvements over the five-year term (the "Annual Service Charge"); and

WHEREAS, the Tax Assessor has approved the Exemption Application, and the Town and the Owner have reached agreement with respect to, among other things, the terms and conditions relating to the Annual Service Charges and desire to execute a financial agreement.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Mayor and Council of the Town of Dover, County of Morris, New Jersey, as follows:

Section 1. The Town acknowledges that Dover Tubular Alloys, LLC, by undertaking the Project Improvements, including the Building, and has made a significant investment in the Property, which will impact its profits and will provide significant and long-term benefits to the Town.

Section 2. The Town makes the following finding of the relative benefits of the Project Improvements, including the Building, when compared to the costs:

- A. The Property currently generates approximately \$36,000.00 in total real estate tax revenue.
- B. Over the five-year term of the abatement, the Town will receive (i.e., the Town's share) approximately \$284,000.00 in annual service charges whereas under conventional taxation with the would receive (i.e., the Town's share) approximately \$696,000.00 in convention property tax revenue.
- C. While to Town would receive less during the term of the abatement, after the five-year term of the abatement, the Property will generate approximately \$323,000.00 in total real estate tax revenue.
- D. It is estimated that the Project will maintain existing jobs in a local business, and also create new jobs in the construction of the Project Improvements.
- E. The Project should stabilize and contribute to the economic growth of existing local business and to the creation of new business, which will serve Town residents.
- F. The development of the Property will greatly improve the neighborhood and incentivize further improvement of properties in Town.
- G. The Town has determined that the benefits of the Project significantly outweigh the costs to the Town.

Section 3. The Exemption Application is hereby accepted and approved subject to the terms of a financial agreement between the Town and the Owner (the "Financial Agreement").

Section 4. The Financial Agreement shall be for a 5-year term with an Annual Service Charge based on tax phase-in basis of an amount not less than 0%, 20%, 40%, 60% and 80% of taxes otherwise due on the increase in assessed value of the improvements on the Property as determined by the Town Tax Assessor and reflected on the annual tax bill for the Property. In addition, the Owner shall be required to pay the Town the annual real estate taxes due on the assessed value of the land on the Property as determined by the Town Tax Assessor and reflected on the annual tax bill for the Property.

Section 5. The Financial Agreement is hereby authorized to be executed and delivered on behalf of the Town by the Mayor substantially in the form attached hereto. The Town Clerk is hereby authorized and directed to attest to the execution of the Financial Agreement by the Mayor. Upon execution of the Financial Agreement, the Town Clerk shall submit a copy of the Financial Agreement to the Town Tax Assessor, the Division of Local Government Services of the NJ Department of Community Affairs and the County of Morris in accordance with the Five Year Tax Exemption and Abatement Law, N.J.S.A. 40A: 21-1 et seq..

Section 6. If any part(s) of this ordinance shall be deemed invalid, such part(s) shall be severed and the invalidity thereby shall not affect the remaining parts of this ordinance.

Section 6. All ordinances and resolutions or parts thereof inconsistent with this Ordinance are hereby rescinded.

Section 7. This Ordinance shall take effect in accordance with applicable law.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 39-2025

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING CHAPTER 333, ARTICLE IV ENTITLED "STICKER PROGRAM"

WHEREAS, New Jersey Statewide Mandatory Source Separation and Recycling Act, N.J.S.A. 13:1E-99.11 et seq., requires that all persons, whether they be a resident, commercial business, or institution, to separate from all other solid waste products; and

WHEREAS, the Town of Dover (the "Town") has established Town of Dover Sticker Program under Article IV, Chapter 333 of the Town of Dover Code, that regulates the identification of solid waste and recyclable materials to be disposed of in the Town; and

WHEREAS, the Town now seeks to amend and supplement certain sections of Article IV; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey, that Chapter 333, Article IV is hereby amended and supplemented as follows:

Chapter 333 Solid Waste Disposal

Art. IV Sticker Program

§ 333-10 Title.

This article shall be known as the "Town of Dover Sticker Program Ordinance."

§ 333-11 Definitions.

As used in this article, the following terms shall have the meanings indicated:

BULKY WASTE

Television sets, mattresses, box springs, large furniture, rugs/carpeting, furnaces, riding mowers, walking lawn mowers, small machinery, air conditioners, metal railing (disassembled), swing sets (disassembled), bicycles, household construction debris, large trash and similar materials.

CONSTRUCTION DEBRIS

Wastes resulting from the destruction or demolition of structures or buildings and including materials such as concrete blocks, broken concrete, wire and wood lath, timbers and wood-building products and other similar nonputrescible materials.

HAULING

The transportation of solid waste collected from the Town of Dover to an authorized solid waste disposal site.

HAZARDOUS MATERIALS

Wastes that are hazardous by reason of their pathological, explosive, radiological or toxic characteristics.

HOUSEHOLD CONSTRUCTION DEBRIS

Debris from household construction contained in a garbage bag.

INDUSTRIAL WASTE

Any garbage, solid or liquid, resulting from industrial processes and/or manufacturing operations.

PUBLIC PLACE

Areas within the right-of-way of all streets and roads, including areas under bridges and overpasses. This also includes any and all streets, sidewalks, municipal parking lots, alleys or other public ways and any and all areas within 100 feet of the boundaries of all property used as public parks, squares, spaces, grounds and buildings. This also includes all outdoor areas in nonresidential use where the public is invited. This means all privately owned parking lots, and lawn and landscaped areas, accessory to non-single-family residential uses. It also includes property within 100 feet of any watercourse and any property used, owned, or leased by a railroad, and public and nonpublic schools or other institutions of learning.

RECYCLABLE MATERIALS

Used newspapers, magazines, glass, PET plastics, aluminum cans, corrugated papers (other than residential cardboard), yard waste, white goods (such as refrigerators, freezers, washers, dryers, stove, ranges and hot-water heaters) and all other recyclable materials as defined by ordinance.

§ 333-12 Sticker program established; itemization of materials; sticker fees.

A. Minimum garbage without stickers.

Pursuant to the contract for solid waste removal entered into by the Town of Dover, each unit covered by said contract shall be allowed to place two garbage cans at the curb site for collection without the need for stickers for each of the two weekly pickups. This is a total of four garbage cans per week but not to exceed two garbage cans per pickup day.

B. Stickers required.

Anyone covered by the Town of Dover solid waste collection contract, be it residential or commercial, shall be allowed to purchase a sticker for the price of \$3, which will be affixed

to the garbage can which will allow its placement at the curb and collection by the solid waste hauler for the Town of Dover.

C. Bulky waste.

Each item of bulky waste as defined herein shall require a sticker when placed at curb site for collection. If the sticker is not placed on such bulky waste item, the solid waste hauler shall not be allowed to collect the same. The price of bulky waste stickers is established as follows: \$5 per item.

D. White goods.

White goods as found in the definition of recyclable materials herein shall also require a sticker before they are placed at curbside. Such items shall not be picked up by the solid waste hauler but by the Town of Dover Streets and Roads Department for recycling purposes. The price of the stickers will be \$10 per item, with the exception of refrigerators, freezers, air conditioners, dehumidifiers and items containing compressors and refrigerants, the fee for which is \$20 per item.

E. Tires.

Tires or tires with rims shall have stickers before they are placed at curbside. Such items shall not be picked up by the solid waste hauler but by the Town of Dover Streets and Roads Department for recycling purposes. The price of the stickers will be \$5.00 per tire with rims or \$4.00 for tires without rims. The price of the garbage stickers for large truck tires shall be \$10.00.

§ 333-13 Purchase of stickers.

All residents desiring stickers for either extra garbage cans, alternate garbage cans, bulky waste or white goods may purchase the same Monday through Friday during Town Hall regular business hours at the Clerk's office or his designee, 37 North Sussex Street, Dover, New Jersey. The purchase of stickers may also be made by mail directed to the Town Clerk or his designee, 37 North Sussex Street, Dover, New Jersey 07801, with payment to be enclosed upon request of the number of stickers and type of stickers desired. The price for a 10-pack of garbage stickers shall be \$5.00.

§ 333-14 Placement of stickers.

Every garbage can above the maximum allowed herein must have a sticker affixed in the manner described herein. If garbage cans are used, residents must place the stickers on the top item in the can so it is plainly visible when the lid is removed by the solid waste collector. For alternate garbage cans, it may be placed directly on the bag. For bulky items and white goods, the sticker must be affixed so that it is plainly visible to the collector. Stickers will be disposed of with the

garbage and are not reusable. If there is no sticker affixed and it exceeds the two-can or alternate garbage can amount set forth herein, the solid waste will not be collected.

§ 333-15 **Official stickers exclusive.**

Only stickers issued by the Town of Dover and paid for by the resident will be acceptable under this program. Anyone attempting to circumvent the sticker program of the Town of Dover will be in violation of this article and subject to the penalties as set forth herein.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 40-2025

BOND ORDINANCE PROVIDING FOR VARIOUS 2025 CAPITAL ACQUISITIONS AND IMPROVEMENTS BY AND FOR THE PARKING UTILITY OF THE TOWN OF DOVER, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY; APPROPRIATING \$1,000,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,000,000 BONDS OR NOTES OF THE TOWN TO FINANCE THE COSTS THEREOF

BE IT ORDAINED AND ENACTED BY THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF DOVER, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY (not less than two-thirds of all the members thereof affirmatively concurring), **AS FOLLOWS:**

SECTION 1. The improvements or purposes described in Section 3 of this bond ordinance are hereby authorized to be undertaken by the Parking Utility (the "Parking Utility") of the Town of Dover, in the County of Morris, State of New Jersey (the "Town") as general improvements. For the said improvements or purposes stated in Section 3, there is hereby appropriated the principal amount of \$1,000,000. Pursuant to the provisions of N.J.S.A. 40A:2-7(h) and 40A:2-11(c) of the Local Bond Law of the State of New Jersey, N.J.S.A. 40A:2-1 et seq. (the "Local Bond Law"), no down payment is required as the Parking Utility is self-liquidating.

SECTION 2. For the financing of said improvements or purposes described in Section 3 hereof and to meet the \$1,000,000 appropriation made herein, negotiable bonds of the Parking Utility of the Town are hereby authorized to be issued in the principal amount of \$1,000,000 pursuant to, and within the limitations prescribed by, the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable notes of the Parking Utility of the Town in a principal amount not exceeding \$1,000,000 are hereby authorized to be issued pursuant to, and within the limitations prescribed by, the Local Bond Law.

SECTION 3. (a) The improvements hereby authorized and purposes for the financing of which said bonds or notes are to be issued, include, but are not limited to, the following:

<u>Description</u>	<u>Total Appropriation</u>	<u>Debt Authorization</u>	<u>Useful Life</u>
(i) Purchase and installation of kiosk machines at various municipal parking lots located in the Town; and	\$800,000	\$800,000	10 years
(ii) Acquisition of two (2) sport utility vehicles for the Parking Utility.	<u>\$200,000</u>	<u>\$200,000</u>	5 years
TOTALS	<u>\$1,000,000</u>	<u>\$1,000,000</u>	

(b) All such improvements or purposes set forth in Section 3(a) shall include, but are not limited to, as applicable, all engineering and design work, surveying, construction planning, preparation of plans and specifications, permits, bid documents, construction inspection and contract administration, environmental inspections and remediation, and all work, materials, equipment, labor and appurtenances necessary therefor or incidental thereto.

(c) The estimated maximum amount of bonds or notes to be issued for said improvements or purposes is \$1,000,000.

(d) The estimated cost of said improvements or purposes is \$1,000,000.

SECTION 4. In the event the United States of America, the State of New Jersey, and/or the County of Morris make a contribution or grant in aid to the Town for the improvements and purposes authorized hereby and the same shall be received by the Town prior to the issuance of the bonds or notes authorized in Section 2 hereof, then the amount of such bonds or notes to be issued shall be reduced by the amount so received from the United States of America, the State of New Jersey, and/or the County of Morris. In the event, however, that any amount so contributed or granted

by the United States of America, the State of New Jersey, and/or the County of Morris shall be received by the Town after the issuance of the bonds or notes authorized in Section 2 hereof, then such funds shall be applied to the payment of the bonds or notes so issued and shall be used for no other purpose. This Section 4 shall not apply, however, with respect to any contribution or grant in aid received by the Town as a result of using funds from this bond ordinance as “matching local funds” to receive such contribution or grant in aid.

SECTION 5. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Temporary/Chief Financial Officer or Chief Financial Officer of the Town (the “Chief Financial Officer”), provided that no note shall mature later than one (1) year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the signature of the Chief Financial Officer upon the notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time in accordance with the provisions of N.J.S.A. 40A:2-8.1. The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchaser thereof upon receipt of payment of the purchase price and accrued interest thereon from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the principal amount, the description, the interest rate, the maturity schedule of the notes so sold, the price obtained and the name of the purchaser.

SECTION 6. The Town hereby certifies that it has adopted a capital budget or a temporary capital budget for the Parking Utility of the Town, as applicable. The capital budget or

temporary capital budget, as applicable, of the Parking Utility of the Town is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget of the Parking Utility of the Town, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

SECTION 7. The following additional matters are hereby determined, declared, recited and stated:

(a) The purposes described in Section 3 of this bond ordinance are not current expenses and are improvements or purposes which the Town may lawfully undertake as general improvements for the Parking Utility, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of said improvements or purposes, computed on the basis of the respective amounts of obligations authorized for each purpose and the reasonable life thereof in accordance with the limitations set forth in the Local Bond Law, is 9.00 years

(c) The supplemental debt statement required by the Local Bond Law has been duly made and filed in the Office of the Municipal Clerk of the Town and a complete executed duplicate thereof has been filed in the Office of the Director of the Division of Local Government Services in the New Jersey Department of Community Affairs, and such statement shows that the gross debt of the Town as defined in the Local Bond Law is increased by the authorization of the bonds or notes provided for in this bond ordinance by \$1,000,000 and the said obligations authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

(d) An aggregate amount not exceeding \$50,000 for items of expense listed in and permitted under N.J.S.A. § 40A:2-20 is included in the estimated cost indicated herein for the purposes or improvements hereinbefore described.

(e) This bond ordinance authorizes obligations of the Town solely for purposes described in N.J.S.A. 40A:2-7(h). The obligations authorized herein are to be issued for purposes that are deemed to be self-liquidating pursuant to N.J.S.A. 40A:2-47(a) and are deductible from gross debt pursuant to N.J.S.A. 40A:2-44(c).

SECTION 8. The full faith and credit of the Town are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Town and, unless paid from other sources, such as fees, rates and other revenues of the Parking Utility, the Town shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Town for the payment of the principal of the obligations and the interest thereon without limitation as to rate or amount.

SECTION 9. The Town reasonably expects to reimburse any expenditures toward the costs of the improvements or purposes described in Section 3 hereof and paid prior to the issuance of any bonds or notes authorized by this bond ordinance with the proceeds of such bonds or notes. This Section 9 is intended to be and hereby is a declaration of the Town's official intent to reimburse any expenditures toward the costs of the improvements or purposes described in Section 3 hereof to be incurred and paid prior to the issuance of bonds or notes authorized herein in accordance with Treasury Regulations §1.150-2.

SECTION 10. The Chief Financial Officer is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Town, which are authorized herein, and to execute such disclosure

document on behalf of the Town. The Chief Financial Officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Town pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Town, which are authorized herein, and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Town fails to comply with its undertaking, the Town shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

SECTION 11. The Town covenants to maintain the exclusion from gross income under Section 103(a) of the Internal Revenue Code of 1986, as amended of the interest on all tax-exempt bonds and notes issued under this ordinance.

SECTION 12. This bond ordinance shall take effect twenty (20) days after the first publication of this bond ordinance after final adoption and approval by the Mayor, as provided by the Local Bond Law.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 26-2025

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, NEW JERSEY ADOPTING THE OVERALL BASSETT HIGHWAY REDEVELOPMENT PLAN

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 (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 rehabilitation area; and

WHEREAS, in Resolution No. 238-2024, dated September 11, 2024, the Town Council directed the Town Planning Board to conduct a preliminary investigation of the following property located in the Town commonly known and shown on the official Tax Map of the Town of Dover as follows (collectively, the “Redevelopment Area”) to determine whether same, or any portions thereof, is a non-condemnation area in need of redevelopment:

Block 1201, Lot 6 (63-105 Bassett Highway); Block 1201, Lot 6.04 (25 Bassett Highway); Block 1203, Lot 1 (37 N. Sussex Street); Block 1203, Lot 1.01 (along river); Block 1203, Lot 2 (1-21 Bassett Highway); Block 1204, Lot 1 (90 Bassett Highway); Block 1204, Lot 2 (4-6 Dewey Street); Block 1204, Lot 3 (79 W. Blackwell Street A & B); Block 1204, Lot 4 (81 W. Blackwell Street A & B); Block 1204, Lot 5 (83 W. Blackwell Street A & B); Block 1204, Lot 6 (85 W. Blackwell Street A & B); Block 1204, Lot 7 (87 W. Blackwell Street A & B); Block 1204, Lot 8 (89 W. Blackwell Street A & B); Block 1205, Lot 3 (67 W. Blackwell Street A & B); Block 1205, Lot 4 (69 W. Blackwell Street A & B); Block 1205, Lot 5 (71 W. Blackwell Street A, B & C); Block 1205, Lot 6 (73 W. Blackwell Street & A & B); Block 1205, Lot 7 (75 W. Blackwell Street & AB & 1); Block 1205, Lot 8 (3 Dewey Street A & B); Block 1205, Lot 9 (5 Dewey Street A & B); Block 1206, Lot 1 (11 N. Warren Street & 20-24 BAS); Block 1206, Lot 6 (21-23 W. Blackwell Street A-F); Block 1206, Lot 7 (25-29 W. Blackwell Street A-D); Block 1206, Lot 8 (28 Bassett Highway); Block 1206, Lot 9 (31 W. Blackwell Street & A, B & 3); Block 1206, Lot 10 (33 W. Blackwell Street); Block 1206, Lot 11 (39 W. Blackwell Street & A, B, C, D, E); Block 1206, Lot 12 (43-45 W. Blackwell Street & A-D); Block 1207, Lot 1 (15 N. Sussex Street & 8 Bassett); Block 1207, Lot 2 (1-3-5 W. Blackwell Street & et al); Block 1203, Lot 1 (Unit T01)(37 N. Sussex Street); Block 1203, Lot 1 (Unit T02)(37 N. Sussex Street); Block 1203, Lot 1 (Unit T03)(37 N. Sussex Street); Block 1203, Lot 1 (Unit T04)(37 N. Sussex Street); Block 1203, Lot 1 (Unit T05)(37 N. Sussex Street); Block 1206, Lot 1 (Unit B01)(11 N. Warren Street & 20-24BAS); Block 1206, Lot 1 (Unit B02)(11 N. Warren Street & 20-24BAS); Block 1206, Lot 11 (Unit X)(39 W. Blackwell Street & A, B, C, D, E); Block 1207, Lot 2 (Unit Bldg.)(1-3-5 W. Blackwell Street & et al); and Block 1207, Lot 2 (Unit X)(1-3-5 W. Blackwell Street & et al); and

WHEREAS, the Planning Board, at a duly noticed public hearing held on November 14, 2024, reviewed the preliminary investigation report entitled “Non-Condemnation Area in Need of Redevelopment Preliminary Investigation, Block 1201 Lots 6 & 6.04; Block 1203 Lots 1, 1.01 & 2; Block 1204 Lots 1, 2,

3, 4, 5, 6, 7, & 8; Block 1205 Lots 3, 4, 5, 6, 7, 8, & 9; Block 1206 Lots 1, 6, 7, 8, 9, 10, 11, & 12; Block 1207 Lots 1 & 2”, dated October 22, 2024, prepared by John McDonough Associates, LLC (the “Preliminary Investigation”) and testimony of the Town’s professional planning consultant pursuant to and in accordance with the procedural requirements of N.J.S.A. 40A:12A-6, to determine whether the Redevelopment Area satisfies the criteria set forth in N.J.S.A. 40A:12A-5 (or, if and as applicable, N.J.S.A. 40A:12A-3) to be designated as a non-condemnation area in need of redevelopment; and

WHEREAS, at the hearing, the Planning Board heard from all persons who were interested in or would be affected by a determination that the Redevelopment Area is a non-condemnation redevelopment area, and all objections to a determination that the Redevelopment Area is an area in need of redevelopment and evidence in support of those objections were received and considered by the Planning Board and made part of the public record; and

WHEREAS, the Planning Board considered and reviewed each of the statutory criteria in the Redevelopment Law and the condition of the Redevelopment Area as analyzed in detail in the testimony of the Town’s professional planning consultant and in the Preliminary Investigation, as well as comments from all persons who were interested in or would be affected by a determination that the Redevelopment Area is a non-condemnation redevelopment area, including but not limited to the deleterious conditions, ongoing vacancy and the functional obsolescence of the layout of the improvements within the Redevelopment Area, and concurred with the finding in the Preliminary Investigation; and

WHEREAS, at the November 14, 2024 Planning Board hearing, the Town’s professional planning consultant testified as set forth above and as stated and recommended in the Preliminary Investigation; and

WHEREAS, after conducting its investigation and reviewing the Preliminary Investigation, preparing a map of the proposed redevelopment area, and completing the above public hearing at which all objections to and support of the designation were received and considered, the Town of Dover Planning Board, in a Resolution dated November 14, 2024, recommended to the Town Council that it should designate the entirety of the Redevelopment Area as a non-condemnation area in need of redevelopment; and

WHEREAS, the Town Council concurred and agreed with Planning Board’s recommendation, and on December 3, 2024, adopted resolution No. 299-2024 declaring that the Redevelopment Area be and is a non-condemnation “area in need of redevelopment” and authorizing and directing John McDonough Associates, LLC to prepare a redevelopment plan or redevelopment plans for all or portions of the Redevelopment Area; and

WHEREAS, the Redevelopment Area is generally bounded by Route 46 and the Rockaway River to the north; West Blackwell Street to the south; a railroad right-of-way and North Sussex Street to the east; and a railroad right-of-way and the Rockaway River to the west; and

WHEREAS, John McDonough Associates, LLC prepared a redevelopment plan for the public realm and space with the Redevelopment Area entitled “Redevelopment Plan for the Public Realm of the Bassett Highway Redevelopment Area, Block 1201, Lots 6 and 6.04; Block 1203, Lots 1, 1.01 and 2; Block 1204, Lots 1, 2, 3, 4, 5, 6, 7 and 8; Block 1205, Lots 3, 4, 5, 6, 7, 8 and 9; Block 1206, Lots 1, 6, 7, 8, 9, 10, 11 and 12; Block 1207, Lots 1 and 2” (the “Redevelopment Plan”) and the Town Council referred same to the Planning Board for master plan consistency review under N.J.S.A. 40A:12A-7(e); and

WHEREAS, the purpose of the Redevelopment Plan is to provide the design criteria for only the public areas/realm abutting and adjacent to the lots within the Redevelopment Area; and

WHEREAS, the Town Council believes that the redevelopment of the public areas/realm abutting and adjacent to the lots within the Redevelopment Area in accordance with the Redevelopment Plan is in the

best interests of the Town and the health, safety, morals and welfare of its residents and is in accord with the public purpose and provisions of the applicable federal, state and local laws.

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 Town Council thereof, that pursuant to N.J.S.A. 40A:12A-7 the Town Council hereby accepts, approves and adopts the Redevelopment Plan; and

BE IT FURTHER ORDAINED, 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; and

BE IT FURTHER ORDAINED, any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict; and

BE IT FURTHER ORDAINED, 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 shall be deemed amended accordingly; and

BE IT FURTHER ORDAINED, 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; and

BE IT FURTHER ORDAINED, 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; and

BE IT FURTHER ORDAINED, 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:12-7; and

BE IT FURTHER ORDAINED, the Town Council hereby amends the zoning district map of the Town of Dover to reflect that the Redevelopment Area zoned in accordance with the Redevelopment Plan; and

BE IT FURTHER ORDAINED, this Ordinance shall take effect in accordance with the laws of the State of New Jersey after final passage.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 27-2025

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, NEW JERSEY ADOPTING THE NEWBERRY BUILDING REDEVELOPMENT PLAN (SUBDISTRICT G WITHIN THE BASSETT HIGHWAY REDEVELOPMENT PLAN)

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 (the “Governing Body”) 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 rehabilitation area; and

WHEREAS, in Resolution No. 238-2024, dated September 11, 2024, the Governing Body directed the Town Planning Board to conduct a preliminary investigation of the following property located in the Town commonly known and shown on the official Tax Map of the Town of Dover as follows (collectively, the “Redevelopment Area”) to determine whether same, or any portions thereof, is a non-condemnation area in need of redevelopment:

Block 1201, Lot 6 (63-105 Bassett Highway); Block 1201, Lot 6.04 (25 Bassett Highway); Block 1203, Lot 1 (37 N. Sussex Street); Block 1203, Lot 1.01 (along river); Block 1203, Lot 2 (1-21 Bassett Highway); Block 1204, Lot 1 (90 Bassett Highway); Block 1204, Lot 2 (4-6 Dewey Street); Block 1204, Lot 3 (79 W. Blackwell Street A & B); Block 1204, Lot 4 (81 W. Blackwell Street A & B); Block 1204, Lot 5 (83 W. Blackwell Street A & B); Block 1204, Lot 6 (85 W. Blackwell Street A & B); Block 1204, Lot 7 (87 W. Blackwell Street A & B); Block 1204, Lot 8 (89 W. Blackwell Street A & B); Block 1205, Lot 3 (67 W. Blackwell Street A & B); Block 1205, Lot 4 (69 W. Blackwell Street A & B); Block 1205, Lot 5 (71 W. Blackwell Street A, B & C); Block 1205, Lot 6 (73 W. Blackwell Street & A & B); Block 1205, Lot 7 (75 W. Blackwell Street & AB & 1); Block 1205, Lot 8 (3 Dewey Street A & B); Block 1205, Lot 9 (5 Dewey Street A & B); Block 1206, Lot 1 (11 N. Warren Street & 20-24 BAS); Block 1206, Lot 6 (21-23 W. Blackwell Street A-F); Block 1206, Lot 7 (25-29 W. Blackwell Street A-D); Block 1206, Lot 8 (28 Bassett Highway); Block 1206, Lot 9 (31 W. Blackwell Street & A, B & 3); Block 1206, Lot 10 (33 W. Blackwell Street); Block 1206, Lot 11 (39 W. Blackwell Street & A, B, C, D, E); Block 1206, Lot 12 (43-45 W. Blackwell Street & A-D); Block 1207, Lot 1 (15 N. Sussex Street & 8 Bassett); Block 1207, Lot 2 (1-3-5 W. Blackwell Street & et al); Block 1203, Lot 1 (Unit T01)(37 N. Sussex Street); Block 1203, Lot 1 (Unit T02)(37 N. Sussex Street); Block 1203, Lot 1 (Unit T03)(37 N. Sussex Street); Block 1203, Lot 1 (Unit T04)(37 N. Sussex Street); Block 1203, Lot 1 (Unit T05)(37 N. Sussex Street); Block 1206, Lot 1 (Unit B01)(11 N. Warren Street & 20-24BAS); Block 1206, Lot 1 (Unit B02)(11 N. Warren Street & 20-24BAS); Block 1206, Lot 11 (Unit X)(39 W. Blackwell Street & ABCDE); Block 1207, Lot 2 (Unit Bldg.)(1-3-5 W. Blackwell Street & et al); and Block 1207, Lot 2 (Unit X)(1-3-5 W. Blackwell Street & et al); and

WHEREAS, the Planning Board, at a duly noticed public hearing held on November 14, 2024, reviewed the report entitled “Non-Condensation Area in Need of Redevelopment Preliminary Investigation, Block 1201 Lots 6 & 6.04; Block 1203 Lots 1, 1.01 & 2; Block 1204 Lots 1, 2, 3, 4, 5, 6, 7, & 8; Block 1205 Lots 3, 4, 5, 6, 7, 8, & 9; Block 1206 Lots 1, 6, 7, 8, 9, 10, 11, & 12; Block 1207 Lots 1 & 2”, dated October 22, 2024, prepared by John McDonough Associates, LLC (the “Preliminary Investigation”) and considered the testimony of the Town’s professional planning consultant pursuant to and in accordance with the procedural requirements of N.J.S.A. 40A:12A-6, to determine whether the Redevelopment Area satisfies the criteria set forth in N.J.S.A. 40A:12A-5 (or, if and as applicable, N.J.S.A. 40A:12A-3) to be designated as a non-condemnation area in need of redevelopment; and

WHEREAS, at the hearing, the Planning Board heard from all persons who were interested in or would be affected by a determination that the Redevelopment Area is a non-condemnation redevelopment area, and all objections to a determination that the Redevelopment Area is an area in need of redevelopment and evidence in support of those objections were received and considered by the Planning Board and made part of the public record; and

WHEREAS, the Planning Board considered and reviewed each of the statutory criteria in the Redevelopment Law and the condition of the Redevelopment Area as analyzed in detail in the testimony of the Town’s professional planning consultant and in the Preliminary Investigation, as well as comments from all persons who were interested in or would be affected by a determination that the Redevelopment Area is a non-condemnation redevelopment area, including but not limited to the deleterious conditions, ongoing vacancy and the functional obsolescence of the layout of the improvements within the Redevelopment Area, and concurred with the finding in the Preliminary Investigation; and

WHEREAS, at the November 14, 2024 Planning Board hearing, the Town’s professional planning consultant testified as set forth above and as stated and recommended in the Preliminary Investigation; and

WHEREAS, after conducting its investigation and reviewing the Preliminary Investigation, preparing a map of the proposed redevelopment area, and completing the above public hearing at which all objections to and support of the designation were received and considered, the Town of Dover Planning Board, in a Resolution dated November 14, 2024, recommended to the Governing Body that it should designate the entirety of the Redevelopment Area as a non-condemnation area in need of redevelopment: and

WHEREAS, the Governing Body concurred and agreed with Planning Board’s recommendation, and on December 3, 2024, adopted resolution No. 299-2024 declaring that the Redevelopment Area be and is a non-condemnation “area in need of redevelopment” and authorizing and directing John McDonough Associates, LLC to prepare a redevelopment plan or redevelopment plans for all or portions of the Redevelopment Area; and

WHEREAS, the property commonly known as 1, 3 and 5 W. Blackwell Street and 15 N. Sussex Street and 8 Bassett Highway, and shown on the official Tax Map of the Town of Dover as Block 1207, Lots 1 and 2 (the “Property”) is located within the Redevelopment Area; and

WHEREAS, the Property is generally bounded by Bassett Highway to the north, E. Blackwell Street to the south, N. Warren Street to the west, and N. Sussex Street to the east; and; and

WHEREAS, John McDonough Associates, LLC prepared a redevelopment plan for the Property entitled “Newberry Building Redevelopment Plan (Subdistrict G within the Bassett Highway Redevelopment Plan), Block 1207, Lots 1 and 2, Town of Dover, Morris County, New Jersey” (the “Redevelopment Plan”); and the Town Council referred same to the Planning Board for master plan consistency review under N.J.S.A. 40A:12A-7(e); and

WHEREAS, the Planning Board considered and reviewed the Redevelopment Plan on September __, 2025 and found that same is not inconsistent with the Town’s Master Plan and 2018 Re-examination Report under N.J.S.A. 40A:12A-7(e) as stated in the letter report transmitted from the attorney for the Planning Board to the Governing Body, dated September __, 2025; and

WHEREAS, the Town Council believes that the redevelopment of the Property in accordance with the Redevelopment Plan is in the best interests of the Town and the health, safety, morals and welfare of its residents and is in accord with the public purpose and provisions of the applicable federal, state and local laws.

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, that pursuant to N.J.S.A. 40A:12A-7 the Town Council hereby accepts, approves and adopts the Redevelopment Plan; and

BE IT FURTHER ORDAINED, 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; and

BE IT FURTHER ORDAINED, any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict; and

BE IT FURTHER ORDAINED, 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 shall be deemed amended accordingly; and

BE IT FURTHER ORDAINED, 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; and

BE IT FURTHER ORDAINED, 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; and

BE IT FURTHER ORDAINED, 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:12-7; and

BE IT FURTHER ORDAINED, the Town Council hereby amends the zoning district map of the Town of Dover to reflect that Block 1207, Lots 1 and 2 are zoned in accordance with the Redevelopment Plan; and

BE IT FURTHER ORDAINED, this Ordinance shall take effect in accordance with the laws of the State of New Jersey after final passage.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 28-2025

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, NEW JERSEY ADOPTING THE WEST BLACKWELL & DEWEY STREET REDEVELOPMENT PLAN (PORTION OF SUBDISTRICT C WITHIN THE BASSETT HIGHWAY REDEVELOPMENT PLAN)

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 (the “Governing Body”) 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 rehabilitation area; and

WHEREAS, in Resolution No. 238-2024, dated September 11, 2024, the Governing Body directed the Town Planning Board to conduct a preliminary investigation of the following property located in the Town commonly known and shown on the official Tax Map of the Town of Dover as follows (collectively, the “Redevelopment Area”) to determine whether same, or any portions thereof, is a non-condemnation area in need of redevelopment:

Block 1201, Lot 6 (63-105 Bassett Highway); Block 1201, Lot 6.04 (25 Bassett Highway); Block 1203, Lot 1 (37 N. Sussex Street); Block 1203, Lot 1.01 (along river); Block 1203, Lot 2 (1-21 Bassett Highway); Block 1204, Lot 1 (90 Bassett Highway); Block 1204, Lot 2 (4-6 Dewey Street); Block 1204, Lot 3 (79 W. Blackwell Street A & B); Block 1204, Lot 4 (81 W. Blackwell Street A & B); Block 1204, Lot 5 (83 W. Blackwell Street A & B); Block 1204, Lot 6 (85 W. Blackwell Street A & B); Block 1204, Lot 7 (87 W. Blackwell Street A & B); Block 1204, Lot 8 (89 W. Blackwell Street A & B); Block 1205, Lot 3 (67 W. Blackwell Street A & B); Block 1205, Lot 4 (69 W. Blackwell Street A & B); Block 1205, Lot 5 (71 W. Blackwell Street A, B & C); Block 1205, Lot 6 (73 W. Blackwell Street & A & B); Block 1205, Lot 7 (75 W. Blackwell Street & AB & 1); Block 1205, Lot 8 (3 Dewey Street A & B); Block 1205, Lot 9 (5 Dewey Street A & B); Block 1206, Lot 1 (11 N. Warren Street & 20-24 BAS); Block 1206, Lot 6 (21-23 W. Blackwell Street A-F); Block 1206, Lot 7 (25-29 W. Blackwell Street A-D); Block 1206, Lot 8 (28 Bassett Highway); Block 1206, Lot 9 (31 W. Blackwell Street & A, B & 3); Block 1206, Lot 10 (33 W. Blackwell Street); Block 1206, Lot 11 (39 W. Blackwell Street & A, B, C, D, E); Block 1206, Lot 12 (43-45 W. Blackwell Street & A-D); Block 1207, Lot 1 (15 N. Sussex Street & 8 Bassett); Block 1207, Lot 2 (1-3-5 W. Blackwell Street & et al); Block 1203, Lot 1 (Unit T01)(37 N. Sussex Street); Block 1203, Lot 1 (Unit T02)(37 N. Sussex Street); Block 1203, Lot 1 (Unit T03)(37 N. Sussex Street); Block 1203, Lot 1 (Unit T04)(37 N. Sussex Street); Block 1203, Lot 1 (Unit T05)(37 N. Sussex Street); Block 1206, Lot 1 (Unit B01)(11 N. Warren Street & 20-24BAS); Block 1206, Lot 1 (Unit B02)(11 N. Warren Street & 20-24BAS); Block 1206, Lot 11 (Unit X)(39 W. Blackwell Street & ABCDE); Block 1207, Lot 2 (Unit Bldg.)(1-3-5 W. Blackwell Street & et al); and Block 1207, Lot 2 (Unit X)(1-3-5 W. Blackwell Street & et al); and

WHEREAS, the Planning Board, at a duly noticed public hearing held on November 14, 2024, reviewed the report entitled “Non-Condensation Area in Need of Redevelopment Preliminary Investigation, Block 1201 Lots 6 & 6.04; Block 1203 Lots 1, 1.01 & 2; Block 1204 Lots 1, 2, 3, 4, 5, 6, 7, & 8; Block 1205 Lots 3, 4, 5, 6, 7, 8, & 9; Block 1206 Lots 1, 6, 7, 8, 9, 10, 11, & 12; Block 1207 Lots 1 & 2”, dated October 22, 2024, prepared by John McDonough Associates, LLC (the “Preliminary Investigation”) and considered the testimony of the Town’s professional planning consultant pursuant to and in accordance with the procedural requirements of N.J.S.A. 40A:12A-6, to determine whether the Redevelopment Area satisfies the criteria set forth in N.J.S.A. 40A:12A-5 (or, if and as applicable, N.J.S.A. 40A:12A-3) to be designated as a non-condemnation area in need of redevelopment; and

WHEREAS, at the hearing, the Planning Board heard from all persons who were interested in or would be affected by a determination that the Redevelopment Area is a non-condemnation redevelopment area, and all objections to a determination that the Redevelopment Area is an area in need of redevelopment and evidence in support of those objections were received and considered by the Planning Board and made part of the public record; and

WHEREAS, the Planning Board considered and reviewed each of the statutory criteria in the Redevelopment Law and the condition of the Redevelopment Area as analyzed in detail in the testimony of the Town’s professional planning consultant and in the Preliminary Investigation, as well as comments from all persons who were interested in or would be affected by a determination that the Redevelopment Area is a non-condemnation redevelopment area, including but not limited to the deleterious conditions, ongoing vacancy and the functional obsolescence of the layout of the improvements within the Redevelopment Area, and concurred with the finding in the Preliminary Investigation; and

WHEREAS, at the November 14, 2024 Planning Board hearing, the Town’s professional planning consultant testified as set forth above and as stated and recommended in the Preliminary Investigation; and

WHEREAS, after conducting its investigation and reviewing the Preliminary Investigation, preparing a map of the proposed redevelopment area, and completing the above public hearing at which all objections to and support of the designation were received and considered, the Town of Dover Planning Board, in a Resolution dated November 14, 2024, recommended to the Governing Body that it should designate the entirety of the Redevelopment Area as a non-condemnation area in need of redevelopment; and

WHEREAS, the Governing Body concurred and agreed with Planning Board’s recommendation, and on December 3, 2024, adopted resolution No. 299-2024 declaring that the Redevelopment Area be and is a non-condemnation “area in need of redevelopment” and authorizing and directing John McDonough Associates, LLC to prepare a redevelopment plan or redevelopment plans for all or portions of the Redevelopment Area; and

WHEREAS, the property commonly known as 69, 71, 73 and 75 W. Blackwell Street, and shown on the official Tax Map of the Town of Dover as Block 1205, Lots 4, 5, 6 and 7 (the “Property”) is located within the Redevelopment Area; and

WHEREAS, the Property is generally bounded by developed property to the north and east, W. Blackwell Street to the south, and Dewey Street to the west; and

WHEREAS, John McDonough Associates, LLC prepared a redevelopment plan for the Property entitled “West Blackwell & Dewey Street Redevelopment Plan (Portion of Subdistrict of the Bassett Highway Redevelopment Plan), Block 1205, Lots 4, 5, 6, & 7, 69, 71, 73 & 75 West Blackwell Street, Town of Dover, Morris County, New Jersey” (the “Redevelopment Plan”); and the Town Council referred same to the Planning Board for master plan consistency review under N.J.S.A. 40A:12A-7(e); and

WHEREAS, the Planning Board considered and reviewed the Redevelopment Plan on September __, 2025 and found that same is not inconsistent with the Town’s Master Plan and 2018 Re-examination Report under N.J.S.A. 40A:12A-7(e) as stated in the letter report transmitted from the attorney for the Planning Board to the Governing Body, dated September __, 2025; and

WHEREAS, the Town Council believes that the redevelopment of the Property in accordance with the Redevelopment Plan is in the best interests of the Town and the health, safety, morals and welfare of its residents and is in accord with the public purpose and provisions of the applicable federal, state and local laws.

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, that pursuant to N.J.S.A. 40A:12A-7 the Town Council hereby accepts, approves and adopts the Redevelopment Plan; and

BE IT FURTHER ORDAINED, 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; and

BE IT FURTHER ORDAINED, any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict; and

BE IT FURTHER ORDAINED, 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 shall be deemed amended accordingly; and

BE IT FURTHER ORDAINED, 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; and

BE IT FURTHER ORDAINED, 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; and

BE IT FURTHER ORDAINED, 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:12-7; and

BE IT FURTHER ORDAINED, the Town Council hereby amends the zoning district map of the Town of Dover to reflect that Block 1205, Lots 4, 5, 6 and 7 are zoned in accordance with the Redevelopment Plan; and

BE IT FURTHER ORDAINED, this Ordinance shall take effect in accordance with the laws of the State of New Jersey after final passage.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 29-2025

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, NEW JERSEY ADOPTING THE 63-105 BASSETT HIGHWAY REDEVELOPMENT PLAN (SUBDISTRICT A WITHIN THE BASSETT HIGHWAY REDEVELOPMENT PLAN)

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 (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 rehabilitation area; and

WHEREAS, in Resolution No. 238-2024, dated September 11, 2024, the Town Council directed the Town Planning Board to conduct a preliminary investigation of the following property located in the Town commonly known and shown on the official Tax Map of the Town of Dover as follows (collectively, the “Redevelopment Area”) to determine whether same, or any portions thereof, is a non-condemnation area in need of redevelopment:

Block 1201, Lot 6 (63-105 Bassett Highway); Block 1201, Lot 6.04 (25 Bassett Highway); Block 1203, Lot 1 (37 N. Sussex Street); Block 1203, Lot 1.01 (along river); Block 1203, Lot 2 (1-21 Bassett Highway); Block 1204, Lot 1 (90 Bassett Highway); Block 1204, Lot 2 (4-6 Dewey Street); Block 1204, Lot 3 (79 W. Blackwell Street A & B); Block 1204, Lot 4 (81 W. Blackwell Street A & B); Block 1204, Lot 5 (83 W. Blackwell Street A & B); Block 1204, Lot 6 (85 W. Blackwell Street A & B); Block 1204, Lot 7 (87 W. Blackwell Street A & B); Block 1204, Lot 8 (89 W. Blackwell Street A & B); Block 1205, Lot 3 (67 W. Blackwell Street A & B); Block 1205, Lot 4 (69 W. Blackwell Street A & B); Block 1205, Lot 5 (71 W. Blackwell Street A, B & C); Block 1205, Lot 6 (73 W. Blackwell Street & A & B); Block 1205, Lot 7 (75 W. Blackwell Street & AB & 1); Block 1205, Lot 8 (3 Dewey Street A & B); Block 1205, Lot 9 (5 Dewey Street A & B); Block 1206, Lot 1 (11 N. Warren Street & 20-24 BAS); Block 1206, Lot 6 (21-23 W. Blackwell Street A-F); Block 1206, Lot 7 (25-29 W. Blackwell Street A-D); Block 1206, Lot 8 (28 Bassett Highway); Block 1206, Lot 9 (31 W. Blackwell Street & A, B & 3); Block 1206, Lot 10 (33 W. Blackwell Street); Block 1206, Lot 11 (39 W. Blackwell Street & A, B, C, D, E); Block 1206, Lot 12 (43-45 W. Blackwell Street & A-D); Block 1207, Lot 1 (15 N. Sussex Street & 8 Bassett); Block 1207, Lot 2 (1-3-5 W. Blackwell Street & et al); Block 1203, Lot 1 (Unit T01)(37 N. Sussex Street); Block 1203, Lot 1 (Unit T02)(37 N. Sussex Street); Block 1203, Lot 1 (Unit T03)(37 N. Sussex Street); Block 1203, Lot 1 (Unit T04)(37 N. Sussex Street); Block 1203, Lot 1 (Unit T05)(37 N. Sussex Street); Block 1206, Lot 1 (Unit B01)(11 N. Warren Street & 20-24BAS); Block 1206, Lot 1 (Unit B02)(11 N. Warren Street & 20-24BAS); Block 1206, Lot 11 (Unit X)(39 W. Blackwell Street & ABCDE); Block 1207, Lot 2 (Unit Bldg.)(1-3-5 W. Blackwell Street & et al); and Block 1207, Lot 2 (Unit X)(1-3-5 W. Blackwell Street & et al); and

WHEREAS, the Planning Board, at a duly noticed public hearing held on November 14, 2024, reviewed the report entitled “Non-Condensation Area in Need of Redevelopment Preliminary Investigation, Block 1201 Lots 6 & 6.04; Block 1203 Lots 1, 1.01 & 2; Block 1204 Lots 1, 2, 3, 4, 5, 6, 7, & 8; Block 1205 Lots 3, 4, 5, 6, 7, 8, & 9; Block 1206 Lots 1, 6, 7, 8, 9, 10, 11, & 12; Block 1207 Lots 1 & 2”, dated October 22, 2024, prepared by John McDonough Associates, LLC (the “Preliminary Investigation”) and considered the testimony of the Town’s professional planning consultant pursuant to and in accordance with the procedural requirements of N.J.S.A. 40A:12A-6, to determine whether the Redevelopment Area satisfies the criteria set forth in N.J.S.A. 40A:12A-5 (or, if and as applicable, N.J.S.A. 40A:12A-3) to be designated as a non-condemnation area in need of redevelopment; and

WHEREAS, at the hearing, the Planning Board heard from all persons who were interested in or would be affected by a determination that the Redevelopment Area is a non-condemnation redevelopment area, and all objections to a determination that the Redevelopment Area is an area in need of redevelopment and evidence in support of those objections were received and considered by the Planning Board and made part of the public record; and

WHEREAS, the Planning Board considered and reviewed each of the statutory criteria in the Redevelopment Law and the condition of the Redevelopment Area as analyzed in detail in the testimony of the Town’s professional planning consultant and in the Preliminary Investigation, as well as comments from all persons who were interested in or would be affected by a determination that the Redevelopment Area is a non-condemnation redevelopment area, including but not limited to the deleterious conditions, ongoing vacancy and the functional obsolescence of the layout of the improvements within the Redevelopment Area, and concurred with the finding in the Preliminary Investigation; and

WHEREAS, at the November 14, 2024 Planning Board hearing, the Town’s professional planning consultant testified as set forth above and as stated and recommended in the Preliminary Investigation; and

WHEREAS, after conducting its investigation and reviewing the Preliminary Investigation, preparing a map of the proposed redevelopment area, and completing the above public hearing at which all objections to and support of the designation were received and considered, the Town of Dover Planning Board, in a Resolution dated November 14, 2024, recommended to the Town Council that it should designate the entirety of the Redevelopment Area as a non-condemnation area in need of redevelopment: and

WHEREAS, the Town Council concurred and agreed with Planning Board’s recommendation, and on December 3, 2024, adopted resolution No. 299-2024 declaring that the Redevelopment Area be and is a non-condemnation “area in need of redevelopment” and authorizing and directing John McDonough Associates, LLC to prepare a redevelopment plan or redevelopment plans for all or portions of the Redevelopment Area; and

WHEREAS, the property commonly known as 63-105 Bassett Highway, and shown on the official Tax Map of the Town of Dover as Block 1201, Lot 6 (the “Property”) is located within the Redevelopment Area; and

WHEREAS, WHEREAS, the Property is generally bounded by Route 46 and a railroad right-of-way to the north, Bassett Highway to the south, N. Warren Street to the east, and developed property to the west; and

WHEREAS, John McDonough Associates, LLC prepared a redevelopment plan for the Property entitled “63-105 Bassett Highway Redevelopment Plan, Block 1201 Lot 6 (Subdistrict A within the Bassett Highway Redevelopment Plan)”, dated September 9, 2025 (the “Redevelopment Plan”); and the Town Council referred same to the Planning Board for master plan consistency review under N.J.S.A. 40A:12A-7(e); and

WHEREAS, the Planning Board considered and reviewed the Redevelopment Plan on September __, 2025 and found that same is not inconsistent with the Town’s Master Plan and 2018 Re-examination Report under N.J.S.A. 40A:12A-7(e) as stated in the letter report transmitted from the attorney for the Planning Board to the Town Council, dated September __, 2025; and

WHEREAS, the Town Council believes that the redevelopment of the Property in accordance with the Redevelopment Plan is in the best interests of the Town and the health, safety, morals and welfare of its residents and is in accord with the public purpose and provisions of the applicable federal, state and local laws.

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 Town Council thereof, that pursuant to N.J.S.A. 40A:12A-7 the Town Council hereby accepts, approves and adopts the Redevelopment Plan; and

BE IT FURTHER ORDAINED, 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; and

BE IT FURTHER ORDAINED, any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict; and

BE IT FURTHER ORDAINED, 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 shall be deemed amended accordingly; and

BE IT FURTHER ORDAINED, 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; and

BE IT FURTHER ORDAINED, 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; and

BE IT FURTHER ORDAINED, 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:12-7; and

BE IT FURTHER ORDAINED, the Town Council hereby amends the zoning district map of the Town of Dover to reflect that Block 1201, Lot 6 is zoned in accordance with the Redevelopment Plan; and

BE IT FURTHER ORDAINED, this Ordinance shall take effect in accordance with the laws of the State of New Jersey after final passage.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 269-2025

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:	\$0.00
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$2,148,454.60
GENERAL CAPITAL ACCT claims in the amount of:	\$10,080.00
WATER UTILITY RESERVE ACCT claims in the amount of:	\$0.00
WATER UTILITY ACCT claims in the amount of:	\$50,878.68
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:	\$1,826.41
PARKING CAPITAL ACCT claims in the amount of:	\$0.00
ANIMAL CONTROL TRUST ACCT claims in the amount of:	\$0.00
RECYCLING TRUST ACCT claims in the amount of:	\$0.00
COAH TRUST claims in the amount of:	\$0.00
TRUST/OTHER ACCT claims in the amount of:	\$3,435.00
EVIDENCE ACCT claims in the amount of:	\$0.00
UNEMPLOYMENT TRUST ACCT claims in the amount of	\$1,318.72
TOTAL CLAIMS TO BE PAID	\$2,215,993.41

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
UNEMPLOYMENT TRUST claims in the amount of:	\$0.00
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$0.00
CURRENT APPROPRIATIONS WIRE ACCT claims in the amount of:	\$0.00
PARKING UTILITY WIRE ACCT claims in the amount of:	\$0.00
WATER UTILITY OPERATING claims in the amount of:	\$691.24
WATER UTILITY WIRE ACCT claims in the amount of:	\$0.00
TOTAL CLAIMS PAID	\$691.24
TOTAL BILL LIST RESOLUTION	\$2,216,684.65

ATTEST:

TOWN OF DOVER, COUNTY OF MORRIS

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED 10/14/2025



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 270-2015

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY AUTHORIZING REMOVAL OF VOUNTEER FIRE DEPARTMENT MEMBER

WHEREAS, Michelle Estacio has been a volunteer member of the Dover Fire Department; and

WHEREAS, Michelle Estacio has submitted a letter to the Fire Chief advising that she can no longer serve.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Town Council that Michelle Estacio is hereby dropped from the rolls of the Dover Fire Department effective October 14, 2025.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 271-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER AUTHORIZING THE AWARD OF A CONTRACT TO INK CREATIVE STRATEGIES

WHEREAS, N.J.S.A. 40:56-67 empowers municipalities to provide for the creation and management of a Special Improvement District, as a local improvement zone; and

WHEREAS, if/ when the Special Improvement District is created, it shall be by ordinance; and

WHEREAS, N.J.S.A. 40A:11-5, allows municipalities to enter into contracts through a non-fair and open contracting process for professional services; and

WHEREAS, the Town of Dover (the "Town") has a need for consulting services relative to establishing a Special Improvement District, including but not limited to: the preparation of necessary ordinances, establishment of the District Management Corporation which shall oversee the prospective Special Improvement District, and strategic planning for the District; and

WHEREAS, the Mayor and Town Council believe that INK Creative Strategies will provide services in a satisfactory manner; and

WHEREAS, INK Creative Strategies has completed and submitted a Business Entity Disclosure Certification which certifies that INK Creative Strategies has not made any reportable contributions to a candidate committee in the Town of Dover in the previous one year, and that the contract will prohibit INK Creative Strategies from making any reportable contributions through the term of the contract; and

WHEREAS, INK Creative Strategies' proposal has been on file in the Clerk's office for the requisite ten (10) days; and

WHEREAS, Town Administrator is recommending the award of a contract to INK Creative Strategies to provide consulting services as required by the Town in an amount not to exceed \$17,000.00; and

WHEREAS, the Chief Financial Officer has certified that funds will be available in account 5-01-20-110-028, contingent upon sufficient funds being appropriated in the 2025 municipal budget; and

NOW THEREFORE, BE IT RESOLVED by the Mayor and Town Council of the Town of Dover that the Mayor and/or Town Administrator are authorized to enter into a contract with INK Creative Strategies for the period of October 14, 2025 through October 13, 2026 in an amount not to exceed \$17,000.00 as described herein, unless additional authorization is provided; and

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification, Political Contribution Disclosure Form and the Determination of Value be placed on file with this resolution; and

BE IT FURTHER RESOLVED that the Town Administrator hereby authorized to arrange to pay for the foregoing in accordance with the terms of the purchase order; and

BE IT FURTHER RESOLVED that notice of this award will be published in accordance with the applicable law.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 272-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER ACCEPTING GRANT EMW-2024-FG-04958

WHEREAS, the Town of Dover Fire Department has applied for a grant to replace SCBA Equipment; and

WHEREAS, the Fire Department has received an Award Letter approving funds in the Amount of \$98,344.58 in Federal Funds; and

WHEREAS, the Award Letter requires the Town to contribute non-Federal Funds equal to or greater than 5% funding in the amount of \$4,917,23; and

WHEREAS, the estimated purchase of 10 sets and related equipment approved in the grant the total amount will be \$103,261.81.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Town Council of the Town of Dover that Grant EMW-2024-FG-04958 is hereby accepted.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 273-2025

RESOLUTION TO APPOINT MUNICIPAL PLANNER WITH A CONTRACT NOT TO EXCEED \$17,500

WHEREAS, there is an immediate need for an additional Municipal Planner; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(a)(i), permits the award of professional service contracts without public advertising or bidding; and

WHEREAS, the Town Administrator and Qualified Purchasing Agent have determined that this contract complies with the provisions of the Local Public Contracts Law; and

WHEREAS, the Town desires to appoint Nicholas A. Graviano as Municipal Planner and desires to enter into a Contract for Professional Services ("Agreement") with the office of Graviano & Gillis for planning services, not to exceed \$17,500, in accordance with the terms of that Contract; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Town Council of the Town of Dover, County of Morris, and the State of New Jersey, hereby approves entering into an agreement with Graviano and Gillis to provide planning services, not to exceed \$17,500.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 274-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING AND APPROVING A MORTGAGE AGREEMENT UNDER THE TOWN'S HOUSING REHABILITATION PROGRAM

WHEREAS, the Town of Dover operates a Housing Rehabilitation Program to provide funding to eligible homeowners to assist in the repair, rehabilitation, or reconstruction of their homes; and

WHEREAS, Marie Richards (the "Homeowner") is the owner of the property located at 53 Elizabeth Street, Dover, New Jersey 07801, Block No. 507, Lot No. 16 (the "Property"); and

WHEREAS, the Homeowner submitted an application to the Town's Fair Housing Officer, in consideration of the Housing Rehabilitation Program, for funding in connection with certain improvements and/or rehabilitation for the Property by way of deferred loan; and

WHEREAS, the Town has determined that the Homeowner is eligible to receive funding for the rehabilitation of the Property by way of deferred loan; and

WHEREAS, the funding will be provided to the Homeowner by way of a mortgage for direct subsidy with perpetual lien agreement in the amount of twenty-thousand dollars (\$20,000) (the "Mortgage Agreement")

WHEREAS, the Chief Financial Officer of the Town has certified the availability of the aforementioned funds in the Town's Local Revolving Loan Fund; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Town Council of the Town of Dover, County of Morris, and the State of New Jersey, that the Mayor and Town Council hereby authorize the Mayor and Clerk to execute the Mortgage Agreement and any other required legal documents with the Homeowner on behalf of the Town to be used for the rehabilitation of the Property.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 275-2025

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER ALLOWING TO ENTER INTO EXECUTIVE SESSION

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

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

NOW THEREFORE BE IT RESOLVED, by the Municipal Council of the Town of Dover, that the public shall be excluded from discussion of the following matters:

- A confidential matter, under Federal Law or State Statute, or rule of court
- A matter in which the release of information would impair a right to receive funds from the Government of the United States
- Material the disclosure of which constitutes an unwarranted invasion of privacy
- Collective bargaining negotiations
- A matter involving the purchase, lease or acquisition of real property with public funds
- Tactics and techniques utilized in protecting the safety and property of the public, including investigations of violations or possible violations of the law
- Matters falling within the attorney-client privilege
- ✓ A matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of promotion or disciplining of a specific prospective public officer or employee employed or appointed by the public body
- Deliberations occurring after a public hearing that many result in the imposition of a specific civil penalty or loss of a license or permit

BE IT FURTHER RESOLVED that minutes will be kept on file in the municipal clerk's office and once the matters involving the confidentiality of the above no longer requires that confidentiality, then the minutes shall be made public.

BE IT FURTHER RESOLVED, by the Mayor and Council of the Town of Dover, County of Morris, and State of New Jersey that the public be excluded from this meeting and enter into Executive Session.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____