



TOWN OF DOVER

MAYOR & TOWN COUNCIL

REGULAR MEETING AGENDA

**Town of Dover Town Hall
October 27, 2026 at 6:00 PM**

A) CALL MEETING TO ORDER / SUNSHINE STATEMENT – Mayor James P. Dodd to call meeting to order and read the Sunshine Statement:

“This meeting is being held in accordance with the Open Public Meetings Act, also known as the Sunshine Law, N.J.S.A. 10:4-6.” Notice of the meeting was sent to the Daily Record and Citizen on Thursday, January 1, 2026, and was published in the Daily Record and Citizen on Wednesday, January 7, 2026. These notices were sent within 48 hours prior to this meeting and were sent in sufficient time for the publications to publish them. This notice was posted on the Bulletin Board of the Municipal Building as well as posted on the Town’s website. A copy of said notices is on file with the Municipal Clerk.

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

At this time, please silence all electronic equipment.

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

C) INVOCATION

D) ROLL CALL – Clerk to Conduct Roll Call:

Name	Present	Absent	Excused
Council Member Almada			
Council Member Estacio			
Council Member Mendez			
Council Member Rugg			
Council Member Santana			
Council Member Tapia			
Council Member Velez			
Council Member Wittner			
Mayor Dodd			

E) APPROVAL OF MINUTES
NONE

F) REPORT OF COMMITTEES

G) PRESENTATIONS, MUNICIPAL CORRESPONDENCE

Proclamation Honoring Teacher of the Year, Hannah Olmo

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

I) ORDINANCES FOR FIRST READING

- a. Ordinance 27-2026 An Ordinance Granting a Temporary Construction Easement to the New Jersey Department of Transportation (NJDOT) for Certain Lands Located on Block 1313, Lot 2 on the Official Tax Maps of the Town of Dover
- b. Ordinance 28-2026 An Ordinance Establishing a Minimum and Maximum Range of Salary and Compensation for Certain Titles of Officers and Employees of the Town of Dover

J) ORDINANCES FOR SECOND READING AND PUBLIC HEARING

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

K) APPROVAL OF BILLS

- a. Resolution 201-2026 Approval of Bills List

L) APPROVAL OF RESOLUTIONS

1) CONSENT AGENDA RESOLUTIONS

- a. Resolution 202-2026 Approving Taxis/Limos to be Licensed in the Town of Dover
- b. Resolution 203-2026 Approving Taxicab Driver Licenses

2) RESOLUTIONS FOR DISCUSSION AND CONSIDERATION
NONE

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 204-2026 Authorizing Executive Session to Discuss Collective Bargaining Negotiations

Q) ACTIONS CONSIDERED FOLLOWING CLOSED SESSION

R) ADJOURNMENT



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 27-2026

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY, GRANTING A TEMPORARY CONSTRUCTION EASEMENT TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION ("NJDOT") FOR CERTAIN LANDS LOCATED ON BLOCK 1313, LOT 2 ON THE OFFICIAL TAX MAPS OF THE TOWN OF DOVER

WHEREAS, the Town of Dover ("Town") is the real property owner of certain lands located in the Town of Dover, identified on the official Tax Maps of the Town of Dover as known as Block 1313, Lot 2 ("Parcel E118"), referred to hereafter as the "Property"; and

WHEREAS, the New Jersey Department of Transportation ("Grantee" or "NJDOT") seeks to install traffic signal equipment and appurtenances on New Jersey Route 46, Pequannock Street to County Road 513 (West Main Street), which shall be referred to hereafter referred to the "Project"; and

WHEREAS, Grantee therefore requires certain access rights including, but not limited to, the right to cross a portion of the ROW (the "Easement Area") together with temporary construction access to the surrounding area (the "Temporary Construction Access Area") as more fully provided herein; and

WHEREAS, Grantee will utilize the services of their own employees or other professionals to perform the work at the Property, which will be conducted in accordance with standards customarily employed in the industry and in compliance with governmental law, rules and regulations; and

WHEREAS, Grantee, as a condition for the access to be granted hereby, has agreed to take certain measures to protect the Grantor during its entry and completion of the Project; and

WHEREAS, N.J.S.A. 40A:12-13 (b)(1) authorizes grant by a municipality, of any interest in real property not needed for public use, by private sale to any political subdivision, agency, department, commission, board or body political of the State of New Jersey by adoption of an Ordinance authorizing the same; and

WHEREAS, in consideration for the access and other rights granted under this Agreement, Grantee has agreed to pay the Town the amount of \$500.00 in full, prior to work commencing on the Project; and

WHEREAS, the Town desires to grant Grantee temporary access to the Property via a temporary easement for the purposes set forth above; and

WHEREAS, the Parties desire to enter into an Access Agreement granting a temporary Easement in order to establish the terms and conditions of access and use among them;

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

1. The Town hereby is authorized to enter into agreement with the New Jersey Department of Transportation ("NJDOT") to grant the NJDOT access to Property for the purposes of the construction detailed above and any temporary construction easements as may be necessary to facilitate the same.

2. Subject to such modifications as the Town Attorney deems necessary and/or desirable, the Mayor and Town Administrator are authorized to execute all documents necessary to grant such access and temporary construction easements, including an Access Agreement with the NJDOT, substantially in the form attached hereto, as well as any related deeds or closing documents, if applicable.
3. If any provision or portion of a provision of this ordinance is held to be unconstitutional, preempted by Federal or State law, or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the ordinance shall not be invalidated and shall remain in full force and effect.
4. All ordinances and parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.
5. This Ordinance shall take effect immediately.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 28-2026

AN ORDINANCE ESTABLISHING A MINIMUM AND MAXIMUM RANGE OF SALARY AND COMPENSATION FOR CERTAIN TITLES OF OFFICERS AND EMPLOYEES OF THE TOWN OF DOVER

BE IT ORDAINED by the Governing Body of the Town of Dover, County of Morris, State of New Jersey that Chapter 72 “Salaries and Compensation” of the Code of the Town of Dover be and is hereby amended to be in effect for the full calendar years of 2026 and 2027 provided as follows:

CHAPTER C.

A. The annual salaries and compensation of the officers and employees of the Town of Dover shall be as follows:

Position	Minimum	Maximum
Non-Union Titles		
Accounting Assistant	\$ 50,000.00	\$ 80,000.00
Accounting Assistant PT	\$ 28.00	\$ 44.00
Assistant/Deputy DPW Superintendent	\$ 85,000.00	\$ 130,000.00
Assistant Municipal Treasurer	\$ 75,000.00	\$ 115,000.00
Assistant to Engineer	\$ 55,000.00	\$ 155,000.00
Assistant Zoning Officer	\$ 95,000.00	\$ 145,000.00
Building Inspector	\$ 42,000.00	\$ 120,000.00
Building Sub Code Official PT	\$ 45.00	\$ 75.00
Carpenter	\$ 75,000.00	\$ 90,000.00
Carpenters Helper	\$ 60,000.00	\$ 75,000.00
Chief Financial Officer/Treasurer	\$ 130,000.00	\$ 245,000.00
Chief Financial Officer/Treasurer PT	\$ 45.00	\$ 115.38
Chief Code Enforcement Officer	\$ 55,000.00	\$ 155,000.00
Chief Code Enforcement Officer, Asst to the Eng, Zoning Officer, Municipal Recycling Coordinator	\$ 55,000.00	\$ 155,000.00
Code Enforcement Officer	\$ 42,000.00	\$ 80,000.00
Code Enforcement Officer Trainee	\$ 36,000.00	\$ 56,650.00
Code Enforcement Officer Trainee – PT	\$ 25.00	\$ 31.13
Communications Manager	\$ 61,000.00	\$ 110,000.00
Community Services Aide Bilingual	\$ 55,000.00	\$ 95,000.00
Confidential Aide	\$ 40,000.00	\$ 95,000.00
Confidential Assistant	\$ 45,000.00	\$ 75,000.00
Confidential Assistant PT	\$ 25.00	\$ 36.05
Construction Off/ Building SC Off/ Inspector	\$ 55,000.00	\$ 145,000.00
Councilmember	\$ 10,000.00	\$ 15,300.00
Deputy Municipal Clerk	\$ 50,000.00	\$ 90,000.00
Deputy Municipal Department Head	\$ 65,000.00	\$ 135,000.00

Deputy Municipal Department Head PT	\$ 35.00	\$ 75.00
Director of Human Resources	\$ 65,000.00	\$ 128,000.00
Director of Municipal Services/Public Works	\$ 110,000.00	\$ 165,000.00
Director of Parking Utility	\$ 95,000.00	\$ 145,000.00
Director of Recreation	\$ 100,000.00	\$ 150,000.00
Director of Recreation PT	\$ 25.00	\$ 82.42
Electrical Inspector PT	\$ 25.00	\$ 75.00
Executive Secretary	\$ 55,000.00	\$ 95,000.00
Fire Chief	\$ 15,000.00	\$ 30,000.00
Fire Inspector PT	\$ 25.00	\$ 61.80
Fire Official	\$ 100,000.00	\$ 134,000.00
Fire Sub-code Official PT	\$ 25.00	\$ 70.00
Graduate Nurse	\$ 45,000.00	\$ 65,000.00
Health Educator	\$ 61,000.00	\$ 110,000.00
Health Educator PT	\$ 25.00	\$ 60.44
Health Officer	\$ 76,500.00	\$ 125,000.00
Inspector	\$ 42,000.00	\$ 82,400.00
Inspector PT	\$ 25.00	\$ 50.00
Intermittent Groundskeeper	\$ 20.00	\$ 35.00
License Inspector	\$ 56,100.00	\$ 96,900.00
License Inspector PT	\$ 16.00	\$ 50.00
Mayor	\$ 100.00	\$ 32,640.00
Mechanic Helper	\$ 40,000.00	\$ 55,000.00
Mechanic Helper PT	\$ 19.23	\$ 26.44
Mechanical Inspector	\$ 42,000.00	\$ 120,000.00
Municipal Clerk	\$ 65,000.00	\$ 141,000.00
Municipal Clerk PT	\$ 19.00	\$ 77.47
Municipal Court Admin	\$ 73,440.00	\$ 115,000.00
Municipal Court Attendant PT	\$ 16.00	\$ 63.18
Municipal Court Judge	\$ 20,400.00	\$ 65,000.00
Municipal Court Presiding Judge	\$ 20,400.00	\$ 65,000.00
Municipal Engineer	\$ 112,200.00	\$ 210,000.00
Municipal Department Head	\$ 95,000.00	\$ 145,000.00
Municipal Prosecutor	\$ 40,800.00	\$ 55,000.00
Municipal Recycling Coordinator	\$ 60,000.00	\$ 155,000.00
Payroll Clerk	\$ 33,660.00	\$ 73,440.00
Payroll Clerk PT	\$ 18.49	\$ 40.35
Payroll Clerk/HR Manager	\$ 32,640.00	\$ 72,828.00
Plumbing Sub Code Official	\$ 22,000.00	\$ 22,660.00
Professional Standards, Accountability & Cybersecurity Director	\$ 50,000.00	\$ 150,000.00
Public Health Nurse	\$ 55,000.00	\$ 91,000.00
Public Health Nurse PT	\$ 30.22	\$ 43.75
Public Health Nurse Supervisor	\$ 75,000.00	\$ 105,000.00

Public Information Specialist Trainee, Digital Content/Business Development	\$ 65,000.00	\$ 125,000.00
Public Information Specialist 1, Digital Content/Business Development	\$ 65,000.00	\$ 125,000.00
Public Works Superintendent	\$ 95,000.00	\$ 160,000.00
Qualified Purchasing Agent	\$ 12,000.00	\$ 30,000.00
Recycling Operator PT	\$ 20.00	\$ 30.00
School Crossing Guard II PT	\$ 25.00	\$ 30.00
Seasonal Employees (will change as needed for compliance with minimum wage law)	\$ 15.92	\$ 30.00
Security Guard (seasonal)	\$ 20.00	\$ 30.00
Senior Code Enforcement Officer	\$ 60,000.00	\$ 80,000.00
Special Police Officer	\$ 45,900.00	\$ 87,500.00
Special Police Officer PT	\$ 21.00	\$ 42.00
Stipends for Additional Responsibilities	\$ 1,020.00	\$ 6,120.00
Superintendent of Water Distribution	\$ 85,000.00	\$ 125,000.00
Supervising Engineer	\$ 90,000.00	\$ 140,000.00
Supervising Planner	\$ 95,000.00	\$ 135,000.00
Tax Assessor	\$ 25,500.00	\$ 68,340.00
Tax Collector	\$ 70,000.00	\$ 120,000.00
Town Administrator	\$ 127,500.00	\$ 245,000.00
Water Superintendent	\$ 96,900.00	\$ 159,000.00
Zoning Officer	\$ 55,000.00	\$ 155,000.00

OPEIU (White Collar Union) Titles		
Account Clerk	\$ 45,000.00	\$ 72,100.00
Administrative Clerk	\$ 45,000.00	\$ 72,200.00
Administrative Clerk/Registrar of Vital Statistics	\$ 60,000.00	\$ 82,400.00
Analyst Trainee	\$ 54,000.00	\$ 97,850.00
Board Secretary	\$ 1,000.00	\$ 5,000.00
Clerk 1	\$ 41,000.00	\$ 72,100.00
Clerk 1 BL	\$ 41,000.00	\$ 72,100.00
Clerk 1/Telephone Operator	\$ 40,000.00	\$ 72,100.00
Clerk 2	\$ 45,000.00	\$ 72,100.00
Clerk 2 BL	\$ 45,000.00	\$ 72,100.00
Communications Operator	\$ 40,000.00	\$ 72,100.00
Communications Operator PT	\$ 25.00	\$ 36.05
Community Relations Specialist	\$ 40,000.00	\$ 95,500.00
Deputy Court Administrator	\$ 45,000.00	\$ 87,550.00
Deputy Court Administrator BL	\$ 45,000.00	\$ 87,550.00
Deputy Registrar of Vital Statistics	\$ 45,000.00	\$ 82,400.00
Keyboarding Clerk 1	\$ 32,000.00	\$ 72,100.00
Keyboarding Clerk 1 PT	\$ 16.00	\$ 30.90

Keyboarding Clerk 1 BL	\$ 32,000.00	\$ 72,100.00
Keyboarding Clerk 2	\$ 40,000.00	\$ 72,100.00
Keyboarding Clerk BL 2	\$ 40,000.00	\$ 72,100.00
Keyboarding Clerk 3	\$ 42,000.00	\$ 74,000.00
Keyboarding Clerk BL 3	\$ 42,000.00	\$ 76,000.00
Keyboarding Clerk 4	\$ 44,000.00	\$ 81,000.00
Keyboarding Clerk BL 4	\$ 44,000.00	\$ 83,000.00
Keyboarding Clerk/Clerk Typist PT	\$ 17.00	\$ 30.00
Parking Enforcement Officer	\$ 40,000.00	\$ 65,000.00
Parking Enforcement Officer PT	\$ 17.64	\$ 36.05
Parking Enforcement Officer/Parking Meter Collector FT	\$ 45,000.00	\$ 65,000.00
Parking Enforcement Officer/Parking Meter Collector PT	\$ 18.00	\$ 36.05
Police Aide	\$ 43,000.00	\$ 61,800.00
Police Aide PT	\$ 16.00	\$ 35.00
Principal Account Clerk	\$ 45,000.00	\$ 77,250.00
Principal Account Clerk BL	\$ 45,000.00	\$ 77,250.00
Principal Cashier/Typing	\$ 50,000.00	\$ 77,250.00
Principal Cashier/Typing BL	\$ 50,000.00	\$ 80,340.00
Principal Payroll Clerk/Pension Clerk	\$ 50,000.00	\$ 82,400.00
Principal Registered Environmental Health Specialist	\$ 68,000.00	\$ 98,500.00
Records Support Technician 1	\$ 42,000.00	\$ 72,100.00
Records Support Technician 1 BL	\$ 42,000.00	\$ 72,100.00
Records Support Technician 2	\$ 44,000.00	\$ 77,250.00
Records Support Technician BL 2	\$ 44,000.00	\$ 77,250.00
Records Support Technician 3	\$ 44,000.00	\$ 82,400.00
Records Support Technician 3 BL	\$ 44,000.00	\$ 82,400.00
Recreation Aide	\$ 35,000.00	\$ 78,050.00
Recreation Aide BL	\$ 35,000.00	\$ 78,050.00
Recreation Aide PT	\$ 20.00	\$ 42.00
Recreation Aide PT BL	\$ 20.00	\$ 44.00
Recreation Leader	\$ 55,000.00	\$ 95,500.00
Registered Environmental Health Specialist Public Health	\$ 60,000.00	\$ 89,301.00
Registered Environmental Health Specialist Trainee Public Health	\$ 45,900.00	\$ 74,500.00
Registrar of Vital Statistics	\$ 45,000.00	\$ 82,400.00
Sanitation Inspector	\$ 53,600.00	\$ 77,250.00
Sanitation Inspector PT	\$ 20.00	\$ 45.00
Sanitation Worker	\$ 50,000.00	\$ 72,100.00
Sanitation Worker PT	\$ 20.00	\$ 39.61
Sec. PB/BOA/& HP	\$ 40,800.00	\$ 86,700.00
Senior Account Clerk	\$ 45,000.00	\$ 72,100.00
Senior Account Clerk Typist PT	\$ 17.00	\$ 30.90

Senior Clerk Transcriber	\$ 44,000.00	\$ 72,100.00
Senior Communications Operator	\$ 40,000.00	\$ 72,100.00
Senior Parking Enforcement Off FT	\$ 47,000.00	\$ 66,950.00
Senior Registered Environmental Health Specialist	\$ 56,226.00	\$ 90,000.00
Tax Clerk Typing	\$ 40,000.00	\$ 72,100.00
Technical Assistant	\$ 44,000.00	\$ 72,100.00
Technical Assistant BL	\$ 44,000.00	\$ 72,100.00
Violations Clerk	\$ 32,000.00	\$ 80,000.00

Teamster (Blue Collar Union) Titles		
Building Maintenance Worker	\$ 42,000.00	\$ 60,000.00
Building Maintenance Worker PT	\$ 20.00	\$ 28.85
Equipment Operator	\$ 51,000.00	\$ 82,000.00
Laborer	\$ 44,000.00	\$ 62,000.00
Maint. Worker Grnd/Maint. Rep.	\$ 35,000.00	\$ 70,000.00
Mechanic	\$ 51,000.00	\$ 82,000.00
Motor Vehicle Operator PT	\$ 16.00	\$ 30.00
Public Works Repairer	\$ 44,000.00	\$ 70,000.00
Senior Mechanic	\$ 54,000.00	\$ 85,000.00
Senior Public Works Repairer	\$ 54,000.00	\$ 85,000.00
Senior Water Repairer	\$ 54,000.00	\$ 85,000.00
Supervisor Mechanic	\$ 60,000.00	\$ 95,000.00
Supervisor/Foreman (working)	\$ 60,000.00	\$ 95,000.00
Truck Driver	\$ 47,000.00	\$ 75,000.00
Water Meter Reader/Repairer	\$ 50,000.00	\$ 80,000.00
Water Repairer	\$ 50,000.00	\$ 80,000.00

FMBA Titles		
Fire Captain	\$ 146,505.00	\$ 180,000.00
Fire Fighter	\$ 50,000.00	\$ 151,000.00
Fire Fighter – Academy	\$ 43,000.00	\$ 54,000.00
Fire Lieutenant	\$ 140,000.00	\$ 175,000.00

SOA & PBA Titles		
Police Captain	\$ 174,752.00	\$ 216,000.00
Police Chief	\$ 200,000.00	\$ 275,000.00
Police Deputy Chief	\$ 182,033.00	\$ 225,000.00
Police Lieutenant	\$ 167,762.00	\$ 208,000.00
Police Officer	\$ 45,000.00	\$ 175,000.00

Police Sergeant	\$ 157,701.00	\$ 201,000.00
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ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 26-2026

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

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

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

WHEREAS, the Town Council designated the property known as Block 305, Lot 7 on the official Tax Map of the Town of Dover, with a street address of 45 Lehigh Street (the “Property” or “Plan Area”), as a non-condemnation area in need of redevelopment under the Redevelopment Law, which designation authorizes the Town to use all those powers provided under the Redevelopment Law except the power of eminent domain; and

WHEREAS, the Plan Area is an irregularly shaped lot of approximately 2.619 acres with frontage on Lehigh Street, North Elk Avenue, and Harvard Street, locally known as the “Baker Mansion,” containing the original mansion (circa 1902) and large open grounds. Part of the redevelopment project, such as parking, open space, utilities, and related site improvements, may extend into the Borough of Wharton subject to Wharton’s approval. The Wharton lands include Block 2017, Lots 1 through 5, approximately 1.272 acres including a twenty (20) foot right-of-way; and

WHEREAS, John McDonough Associates, LLC prepared a redevelopment plan entitled “Baker Mansion Redevelopment Plan, Block 305 Lot 7, Town of Dover, Morris County, New Jersey,” dated October 9, 2026 (the “Redevelopment Plan”); and

WHEREAS, the Redevelopment Plan sets forth the land use, bulk, design, parking and other regulations governing the redevelopment of the Property, including permitted principal uses of multifamily residential and open space; a maximum of five (5) buildings and a maximum of thirty-eight (38) dwelling units; maximum building height of thirty-five (35) feet and two (2) stories (excluding the existing mansion); maximum building coverage of thirty-five percent (35%); maximum lot coverage of sixty-five percent (65%); minimum open space of thirty-five percent (35%); minimum building setbacks of thirty (30) feet from street lines and fifteen (15) feet from other lot lines and from other buildings; dwelling unit mix of studio units zero to ten percent (0-10%), one-bedroom units forty-five to sixty-five percent (45-65%), and two-bedroom units twenty-five to forty-five percent (25-45%) of total units; minimum dwelling unit sizes of five hundred (500) square feet (studio), six hundred fifty (650) square feet (one-bedroom), and eight hundred fifty (850) square feet (two-bedroom); off-street parking at the rate of two (2) spaces per residential unit, which may include spaces on the adjacent lot in Wharton Township within two hundred (200) feet of the site; a maximum of one (1) curb cut on Lehigh Street and one (1) curb cut on North Elk Avenue, with no curb cuts on Harvard Street; Historic Preservation Commission review of any substantive alteration to the mansion; twenty percent (20%) of the units shall be workforce housing affordable to households earning between eighty percent (80%) and one hundred twenty percent (120%) of Area Median

Income; and related standards, all consistent with the goals of the Town's Master Plan and the State Development and Redevelopment Plan; and

WHEREAS, core goals of the Redevelopment Plan include preservation and adaptive reuse of the Baker Mansion and introduction of new residential development, including workforce housing, so as to give the Property an economically sustainable future while reinforcing a community landmark; and

WHEREAS, the Redevelopment Plan provides that it cannot be used as a basis for eminent domain; that no acquisition causing displacement of residents or businesses is contemplated and therefore a Workable Relocation Assistance Program is not required; that the Plan shall remain in full force and effect for twenty (20) years from adoption, subject to the rights of a designated redeveloper under an executed redevelopment agreement; and that designation of a redeveloper and execution of a redevelopment agreement shall be a prerequisite to a completeness determination and hearing by the Planning Board of any site plan application within the Redevelopment Area; and

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

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

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

Section 1. Pursuant to N.J.S.A. 40A:12A-7, the Town Council hereby accepts, approves, and adopts the Redevelopment Plan entitled "Baker Mansion Redevelopment Plan, Block 305 Lot 7, Town of Dover, Morris County, New Jersey," dated September 3, 2026, prepared by John McDonough Associates, LLC, a copy of which is attached hereto and made a part hereof.

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

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

Section 4. To the extent that any portion of the Redevelopment Plan conflicts with or amends or modifies any provision of any other of the Town's development regulations, including Chapter 236 of the Town Code, the Redevelopment Plan shall supersede or amend or modify, as applicable, such development regulations, and the zoning district map included in the Town's zoning ordinance is hereby deemed amended accordingly to reflect that Block 305, Lot 7 is zoned in accordance with the Redevelopment Plan.

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

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

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

Section 8. Nothing in this Ordinance or in the Redevelopment Plan shall authorize or be construed to authorize the exercise of the power of eminent domain with respect to the Property.

Section 9. This Ordinance shall take effect in accordance with the laws of the State of New Jersey after final passage, adoption, and publication as required by law.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____

Section 8. Nothing in this Ordinance or in the Redevelopment Plan shall authorize or be construed to authorize the exercise of the power of eminent domain with respect to the Property.

Section 9. This Ordinance shall take effect in accordance with the laws of the State of New Jersey after final passage, adoption, and publication as required by law.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 201-2026

BILLS LIST RESOLUTION

WHEREAS, the Mayor and the Town Council of the Town of Dover have examined all bills presented for payment; and

WHEREAS, the Chief Financial Officer has certified that there are sufficient funds in the account(s) to which respective bills have been charged.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and the Town Council of the Town of Dover do hereby approve the bills as listed; and

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

CURRENT APPROPRIATIONS RESERVE ACCT claims in the amount of:	\$0.00
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$2,510,914.52
GENERAL CAPITAL ACCT claims in the amount of:	\$0.00
WATER UTILITY RESERVE ACCT claims in the amount of:	\$2,254.95
WATER UTILITY ACCT claims in the amount of:	\$93,436.06
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:	\$12,601.33
COAH TRUST ACCT claims in the amount of:	\$0.00
FEDERAL FORFEITED ASSETS 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
TRUST/OTHER ACCT claims in the amount of:	\$10,590.42
TOTAL CLAIMS TO BE PAID	\$2,629,797.28

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

TRUST/OTHER ACCT claims in the amount of:	\$0.00
GENERAL CAPITAL ACCT WIRE claims in the amount of:	\$0.00
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$4,066.60
WATER UTILITY OPERATING claims in the amount of:	\$0.00
TOTAL CLAIMS PAID	\$4,066.60
TOTAL BILL LIST RESOLUTION	\$2,633,863.88

ATTEST:

TOWN OF DOVER, COUNTY OF MORRIS

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED 10/27/2026



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 202-2026

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

WHEREAS, the following companies have applied for a taxi/limo license to operate the vehicle(s) listed below in the Town of Dover; and

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

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

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

GEO'S TAXI LLC

2020 HYUNDAI ELANTRA	OT547J	5NPD84LF9LH574976	RENEWAL	TAXI #43
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ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 203-2026

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

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

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

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

DOVER TAXI AND LIMO SERVICES LLC
MEJIA CRUZ, JUAN FRANCISCO

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 204-2026

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 discipling 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: _____