TOWN OF DOVER
MAYOR & TOWN COUNCIL

REGULAR MEETING AGENDA
Town of Dover Town Hall
November 10, 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

- August 18, 2026

F) REPORT OF COMMITTEES

G) PRESENTATIONS, MUNICIPAL CORRESPONDENCE

Letter from Dover Taxi—RE: Designated Taxi Parking Spot—Dated 11/6/2026

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

I) ORDINANCES FOR FIRST READING

a. Ordinance 29-2026 An Ordinance of the Town of Dover, County of Morris, New Jersey, Releasing, Extinguishing and Vacating the Rights of the Public in a Portion of a Paper Street
b. Ordinance 30-2026 An Ordinance of the Mayor and Council of the Town of Dover Designating Meridia Dover Redevelopment, LLC as Initial and Master Redeveloper of Block 1213, Lot 2 and Block 1803, Lot 11; Authorizing the Redevelopment Agreement; Approving the Consideration and Conveyance of Block 1803, Lot 11 to a Separate Project 2 Urban Renewal Entity; Authorizing Project Affiliates and the Project 1 Election; Approving Transaction Document Forms; and Authorizing Ministerial Implementation
c. Ordinance 31-2026 An Ordinance of the Town of Dover, Approving the PILOT Application and Authorizing the Execution of a Financial Agreement with 1 Towpath Urban Renewal, LLC, Pursuant to the Long-Term Tax Exemption Law
d. Ordinance 32-2026 Bond Ordinance Providing for Various Capital Acquisitions and Improvements by and for the Town of Dover, in the County of Morris, State of New Jersey; Appropriating $1,358,000 Therefor and Authorizing the Issuance of $1,291,000 Bonds or Notes of the Town to Finance Part of the Cost Thereof
e. Ordinance 33-2026 Bond Ordinance Amending and Restating Bond Ordinance No. 17-2026 Finally Adopted By the Town Council of the Town of Dover, in the County of Morris, State of New Jersey on August 18, 2026 Entitled, "Bond Ordinance Providing for Various 2026 Capital Acquisitions and Improvements by the Town of Dover, in the County of Morris, State of New Jersey; Appropriating $4,249,500 Therefor and Authorizing the Issuance of $1,270,481 Bonds or Notes to Finance Part of the Cost Thereof" to Increase the Authorization of Bonds and Notes Therein to $3,849,500 and Repealing Bond Ordinance No. 17-2026 Finally Adopted by the Town of August 18, 2026
f. Ordinance 34-2026 Bond Ordinance Providing for Various 2026 Capital Acquisitions and Improvements by the Town of Dover, in the County of Morris, State of New Jersey; Appropriating $5,042,535 Therefor and Authorizing the Issuance of $4,950,285 Bonds or Notes to Finance Part of the Cost Thereof
g. Ordinance 35-2026 An Ordinance of the Town of Dover, County of Morris, State of New Jersey, Approving an Application for a Long-Term Tax Exemption and Authorizing the Execution of a Financial Agreement with SL Dover Urban Renewal LLC for Block 703, Lot 6.01 (Formerly Part of, and Also Known as Lot 6) (200 / 220 West Clinton Street – Dover Turbular Site)

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)

b. 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
c. 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

K) APPROVAL OF BILLS

a. Resolution 205-2026 Approval of Bills List

L) APPROVAL OF RESOLUTIONS

1) CONSENT AGENDA RESOLUTIONS

a. Resolution 206-2026 Approving Taxis/Limos to be Licensed in the Town of Dover
b. Resolution 207-2026 Approving Taxicab Driver Licenses
c. Resolution 208-2026 Appointing Crossing Guard for the Town of Dover

2) RESOLUTIONS FOR DISCUSSION AND CONSIDERATION

a. Resolution 209-2026 Awarding a Contract to Riverview Paving Inc. for the Madison Street NJDOT Roadway Improvement Project
b. Resolution 210-2026 Designating Towpath Capital Partners, LLC as Redeveloper and Authorizing Execution of a Redevelopment Agreement for the Baker Mansion Redevelopment Project Block 305, Lot 7 (45 Lehigh Street) and Related Improvements on Wharton Block 2017, Lots 1–5
c. Resolution 211-2026 Amending the Contract for Engineering Design Services for the Crescent Field Snack Stand
d. Resolution 212-2026 Cantilevered Walkway Contract Award

1. New Business Items

O) PUBLIC COMMENT—Three minutes per person

The Town of Dover highly values the input of residents in making important decisions that affect the residents of our community. We also believe in the right of residents to observe Council Meetings. To ensure that all of our residents have the opportunity to offer a comment, each statement/comment shall be held to a time of three (3) minutes.

Please be courteous and mindful of the rights of others when providing comments. Comments may not be abusive, obscene, or threatening. All members of the public attending Mayor and Town Council meetings must treat each other and the Mayor and Council with respect. Individuals offering comments are not permitted to make personal attacks on any Town Employees, the Mayor or any Member of Town Government, other testifiers, or members of the public.

P) CLOSED/EXECUTIVE SESSION

Q) ACTIONS CONSIDERED FOLLOWING CLOSED SESSION

R) ADJOURNMENT

TOWN OF DOVER
MAYOR & TOWN COUNCIL

ORDINANCE NO. 29-2026

AN ORDINANCE OF THE TOWN OF DOVER, COUNTY OF MORRIS, NEW JERSEY, RELEASING, EXTINGUISHING AND VACATING THE RIGHTS OF THE PUBLIC IN A PORTION OF A PAPER STREET

WHEREAS, there exists within the Town of Dover an unimproved paper street known as a portion of Hinchman Avenue north of Losey Street (the "Street to be Vacated"); and

WHEREAS, the Street to be Vacated serves no public purpose, require unwarranted maintenance costs by the Town of Dover, and needs to be vacated; and

WHEREAS, the entirety of the Street to be Vacated is neither open to the public for the purposes of vehicular traffic nor publicly maintained as a street; therefore, this vacation ordinance is not subject to review by the Commissioner of the New Jersey Department of Transportation with regard to the traffic regulations thereon pursuant to N.J.S.A. 39:4-8; and

WHEREAS, N.J.S.A. 40:67-1(b) and N.J.S.A. 40:67-19 empowers the governing body of a municipality to make, amend, repeal and enforce ordinances to vacate any public street, including the vacation of any portion of any public street, and to vacate any street, or any part thereof, dedicated to public use but not accepted by the municipality, whether or not the same, or any part, has been actually opened or improved; and

WHEREAS, the Town Council of the Town of Dover has considered evidence and concluded that the Street to be Vacated is not needed by the general public as a public thoroughfare and lends itself to higher and better uses than as and for a public thoroughfare and for use by the general public, and that the public interest will best be served by abandoning, vacating, releasing and extinguishing any and all public rights which the Town may have in and to the Street to be Vacated; and

WHEREAS, title to the Street to be Vacated shall be apportioned to adjacent property owners, if any, in accordance with law.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the Mayor and Town Council of the Town of Dover that, subject to the conditions set forth herein, the rights of the public in and to the Street to be Vacated, as more particularly described on **Exhibit A** and illustrated on **Exhibit B** attached hereto and made a part hereof, is hereby released, extinguished and vacated.

BE IT FURTHER ORDAINED, title to the Street to be Vacated shall be apportioned to adjacent property owners, if any, in accordance with law.

BE IT FURTHER ORDAINED, pursuant to N.J.S.A. 40:67-1(b), all public easements, rights and interests to the Streets to be Vacated, as more particularly described on **Exhibit A** and illustrated on **Exhibit B** attached hereto and made a part hereof, is hereby vacated, released and extinguished except for said easements and rights specifically set forth herein and except for all rights and privileges now possessed by public utilities, as defined in N.J.S.A. 48:2-13, and by any Cable Television Company,

as defined in the "Cable Television Act," N.J.S.A. 48:5A- 1, et seq., to maintain, repair and replace their existing facilities in, adjacent to, over or under the street, or any part thereof, to be vacated.

BE IT FURTHER ORDAINED, pursuant to N.J.S.A. 40:67-21, the Town Clerk shall within sixty (60) days after this ordinance becomes effective file a copy of this ordinance, certified by her, under the seal of the Town of Dover, to be a true copy of such ordinance, together with a copy of proof of publication, if publication be required, in the office where conveyances of lands are recorded in Morris County and such certified copy shall be recorded in a book with proper index to be provided for the purpose and entitled "Vacations".

BE IT FURTHER ORDAINED, after introduction, this Ordinance shall be referred to the Planning Board of the Town of Dover for review and comment pursuant to N.J.S.A. 40:55D-26, -32, and -33, since vacation of a public street or portion thereof constitutes a change to the official map of the Town of Dover, Morris County, and the closing of public streets, albeit a paper unimproved street.

BE IT FURTHER ORDAINED, at least seven (7) days prior to the time fixed for the consideration of this Ordinance for final passage, a copy of this Ordinance, together with a notice of its introduction and the time and place when and where the Ordinance will be further considered for final passage, shall be given by the Town Clerk to the owners of all real property whose lands may be affected by this Ordinance or any assessment which may be made in pursuance thereof, so far as the same may be ascertained, directed to his last known post-office address. At least ten (10) days prior to the time fixed for the consideration of this Ordinance for final passage, a copy of this Ordinance, together with a notice of its introduction and the time and place when and where the Ordinance will be further considered for final passage, shall be published at least once in a newspaper published and circulated in the Town of Dover. This is the notice required by N.J.S.A. 40:67-19 and N.J.S.A. 40:49-6.

BE IT FURTHER ORDAINED, if any article, section, subsection, paragraph, phrase or sentence is, for any reason, held to be unconstitutional or invalid, said article, section, subsection, paragraph, phrase or sentence shall be deemed severable.

BE IT FURTHER ORDAINED, all ordinances or parts of ordinances inconsistent herewith are hereby repealed as to such inconsistencies.

BE IT FURTHER ORDAINED, this Ordinance shall take effect upon final publication as provided by law.

ATTEST:

_____ _____

Tara M. Pettoni, Municipal Clerk James P. Dodd, Mayor

INTRODUCED:_____

ADOPTED: _____

EXHIBIT A

Description of Street to be Vacated

JAMAN ENGINEERING ASSOCIATES

320 Route 10 West Randolph New Jersey 07869
(973) 366-6277 JAMANENGINEERING@GMAIL.COM
Norman A. Smith, P.E. & L.S. No. 10077, Professional Planner No. 129
Steven I. Smith, L.S. No. 29357, Professional Planner No. 3201
John E. Gribbin, P.E. No. 24292

26-19m+bvacation

October 19, 2026

Hinchman Avenue Vacation
Town of Dover
Morris County, New Jersey

The following description is that of a roadway vacation of a portion of Hinchman Avenue having a right of way width of 50 feet that is North of Losey Street as shown on the Tax Map of the Town of Dover.

Parcel One to be Conveyed To Block 1408, Lot 14

Being further described as Beginning at a point in the northerly sideline of Losey Street, having a right of way width of 50 feet, said point being the intersection of the northerly sideline of Losey Street with the westerly sideline of Hinchman Avenue. Also being distant 216.00 feet on a course of North 89 degrees 05 minutes 00 seconds East from its intersection with the easterly sideline of North Sussex Street and running thence,

1. Along the westerly sideline of Hinchmann Avenue being the easterly line of Lot 14 on a course of North 00 degrees 00 minutes 00 seconds East a distance of 150.00 feet to a point in the southerly line Lot 1; thence,
2. Along southerly line Lot 1 on a course of North 89 degrees 05 minutes 00 seconds East a distance of 25.00 feet to a point; thence,
3. Along the centerline of Hinchman Avenue on a course of South 00 degrees 00 minutes 00 seconds West a distance of 150.00 feet to a point in the northerly sideline of Losey Street; thence,
4. Along the northerly sideline of Losey Street on a course of South 89 degrees 05 minutes 00 seconds West a distance of 25.000 feet to a point being the point or place of Beginning.

The above described parcel of land contains 3,750 square feet, is subject to all easements and restrictions of record and is in accordance with a ***Survey*** prepared by Jaman Engineering Associates, 320 Route 10 West, Randolph, New Jersey.

Parcel Two to be Conveyed To Block 1408, Lot 15

Being further described as Beginning at a point in the northerly sideline of Losey Street, having a right of way width of 50 feet, said point being the intersection of the northerly sideline of Losey Street with the centerline of Hinchman Avenue. Also being distant 241.00 feet on a course of North 89 degrees 05 minutes 00 seconds East from its intersection with the easterly sideline of North Sussex Street and running thence,

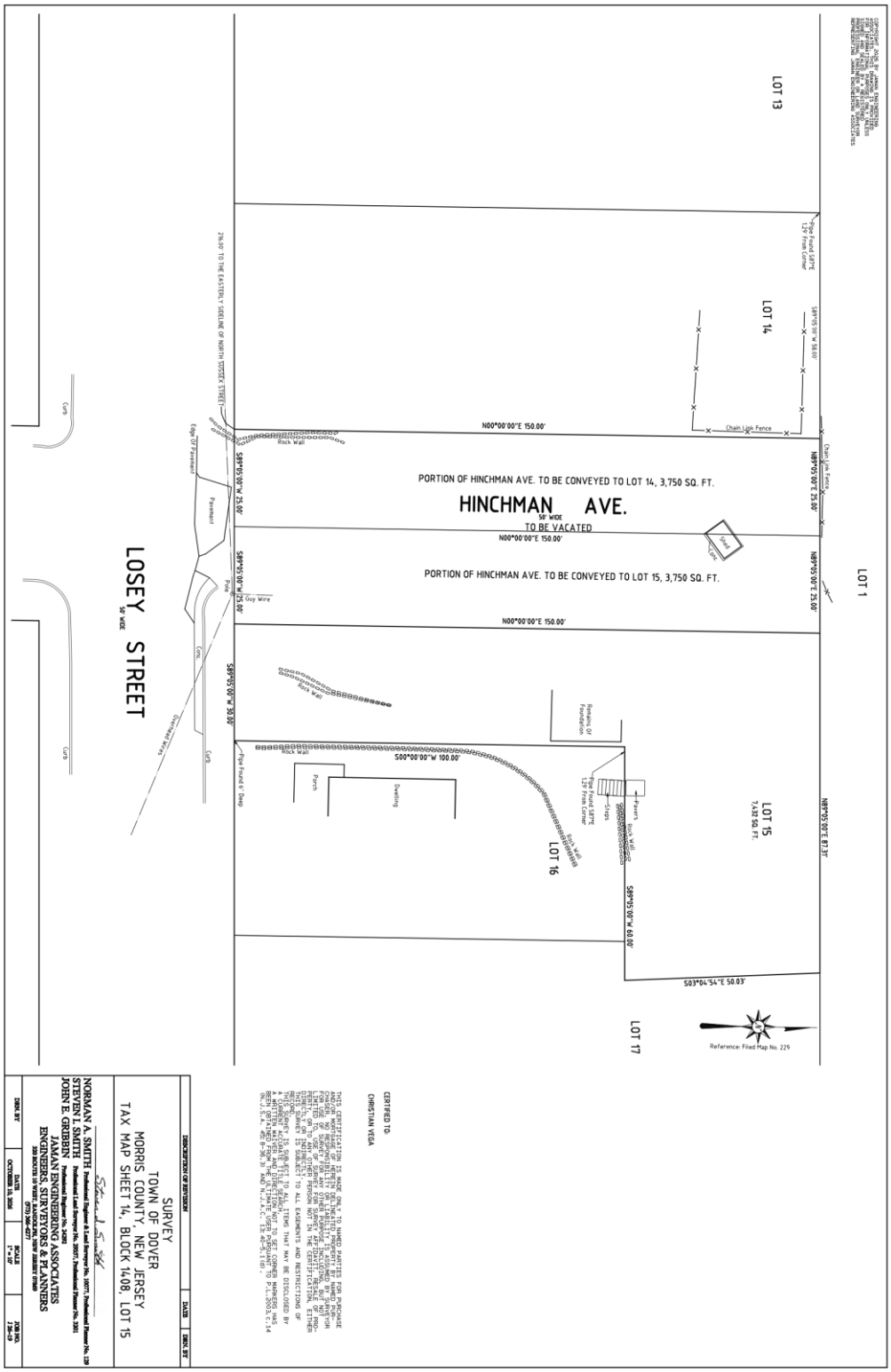
1. Along the centerline of Hinchmann Avenue on a course of North 00 degrees 00 minutes 00 seconds East a distance of 150.00 feet to a point in the southerly line Lot 1; thence,
2. Along southerly line Lot 1 on a course of North 89 degrees 05 minutes 00 seconds East a distance of 25.00 feet to a point; thence,
3. Along the easterly sideline of of Hinchman Avenue being the westerly line of Lot 15 on a course of South 00 degrees 00 minutes 00 seconds West a distance of 150.00 feet to a point in the northerly sideline of Losey Street; thence,
4. Along the northerly sideline of Losey Street on a course of South 89 degrees 05 minutes 00 seconds West a distance of 25.000 feet to a point being the point or place of Beginning.

The above described parcel of land contains 3,750 square feet, is subject to all easements and restrictions of record and is in accordance with a ***Survey*** prepared by Jaman Engineering Associates, 320 Route 10 West, Randolph, New Jersey.

Steven I. Smith, LS No. 29357

EXHIBIT B

Illustration of Street to be Vacated



TOWN OF DOVER
MAYOR & TOWN COUNCIL

2026 AUTHORIZING, DESIGNATION AND CONVEYANCE ORDINANCE

ORDINANCE NO. 30-2026

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER DESIGNATING MERIDIA DOVER REDEVELOPMENT, LLC AS INITIAL AND MASTER REDEVELOPER OF BLOCK 1213, LOT 2 AND BLOCK 1803, LOT 11; AUTHORIZING THE REDEVELOPMENT AGREEMENT; APPROVING THE CONSIDERATION AND CONVEYANCE OF BLOCK 1803, LOT 11 TO A SEPARATE PROJECT 2 URBAN RENEWAL ENTITY; AUTHORIZING PROJECT AFFILIATES AND THE PROJECT 1 ELECTION; APPROVING TRANSACTION DOCUMENT FORMS; AND AUTHORIZING MINISTERIAL IMPLEMENTATION

WHEREAS, the Town of Dover, in the County of Morris (the "Town"), a public body corporate and politic of the State of New Jersey (the "State"), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 to -89. (the "Redevelopment Law"), to determine whether certain parcels of land within the Borough constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, by Resolution No. 285-2024, adopted November 12, 2024, the Governing Body directed the Planning Board to investigate Block 510, Lot 6 & 6 (Unit B01); Block 1213, Lots 2 and 4; Block 1219, Lots 4, 5 and 6; Block 1803, Lot 11; and Block 1804, Lot 13 (the "Study Area") to determine whether such property qualified as a non-condemnation area in need of redevelopment; and

WHEREAS, following a duly noticed public hearing held April 17, 2025, the Planning Board recommended designation of the Study Area as a non-condemnation area in need of redevelopment; and

WHEREAS, by Resolution No. 124-2025, adopted April 22, 2025, the Governing Body designated the Study Area as a non-condemnation area in need of redevelopment; and

WHEREAS, John McDonough Associates, LLC prepared the "Redevelopment Plan for the NJ Transit/Lot B/Lot C Redevelopment Area, Block 510 Lots 6 & 6 (Unit B01); Block 1213 Lots 2 & 4; Block 1219 Lots 4, 5, & 6; Block 1803 Lot 11," dated October 27, 2025 and amended February 2, 2026 (the "Redevelopment Plan"), which excludes Block 1804, Lot 13 from its redevelopment regulations (the "Redevelopment Area"); and

WHEREAS, the Town has adopted, by Ordinance, the Redevelopment Plan for the NJ Transit/Lot B/Lot C Redevelopment Area, dated October 27, 2025 and amended February 2, 2026; and

WHEREAS, the Redevelopment Agreement establishes an integrated transaction under which the Town retains Block 1213, Lot 2 for a public parking facility, conveys Block 1803, Lot 11 in fee simple for redevelopment, and receives the Parking Deck Contribution Obligation as the complete monetary and in-kind consideration required from Redeveloper for the conveyance; and

WHEREAS, Meridia Dover Redevelopment, LLC will serve as the non-urban-renewal master redeveloper; Project 1 obligations may be performed by it or a separate non-urban-renewal Project

1 Affiliate; and the Project 2 Site will be acquired, owned and developed solely by a separate Project 2 URE that will enter into the Financial Agreement and will not assume Project 1 obligations; and

WHEREAS, in exercise of the Town's redevelopment and disposition powers under N.J.S.A. 40A:12A-8(f) and (g), subject to the terms and exceptions stated therein and Applicable Law, and pursuant to the Redevelopment Agreement, the Parties have structured the Parking Deck Contribution Obligation so that Redeveloper may satisfy it by causing its Affiliate Meridia Construction Management, LLC to perform general contractor, construction-management and project-management services for Redeveloper's account, by funding Project 1 construction costs, or by a combination of those methods; and

WHEREAS, under the Construction Election, Qualifying Parking Deck Costs actually and economically borne by Redeveloper and its Affiliates constitute in-kind consideration and receive dollar-for-dollar In-Kind Construction Credit against the Parking Deck Contribution Obligation, and neither the Town nor another public entity is obligated under the Redevelopment Agreement to pay MCM or Redeveloper for such Construction Election work; and

WHEREAS, the Parking Deck Contribution Obligation is limited in all events to the lesser of Net Qualifying Parking Deck Costs and the Maximum Parking Deck Contribution of Nineteen Million Six Hundred Thousand Dollars ($19,600,000.00), with no appraisal or later cost determination creating a land-value true-up or additional purchase price; and

WHEREAS, the Governing Body recognizes that nonwaivable public contracting, labor, bonding and other requirements remain applicable to the extent required by law and intends any required compliance to be implemented in accordance with the Redevelopment Agreement without increasing the Maximum Parking Deck Contribution or reopening the consideration for Block 1803, Lot 11; and

WHEREAS, N.J.S.A. 40A:12A-9(a) requires redevelopment agreements and deeds to contain specified redevelopment covenants, and the Redevelopment Agreement and Morris Street deed include those covenants and provide for their satisfaction and release upon completion of Project 2 in accordance with law; and

WHEREAS, the Governing Body intends that the material terms of the transaction be finally approved during 2026 and implementation thereafter be ministerial except where nonwaivable law requires further formal action.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Dover as follows:

1. The Redevelopment Agreement substantially in the form presented to the Governing Body is approved, and the Mayor, Administrator and Clerk are authorized to execute and attest it, subject to nonmaterial revisions approved by Town Council and Redeveloper that do not alter the material economic terms.
2. Meridia Dover Redevelopment, LLC is designated as the initial and master redeveloper for Block 1213, Lot 2 and Block 1803, Lot 11. The Initial Redeveloper may allocate Project 1-specific obligations to a non-urban-renewal Project 1 Affiliate and Project 2-specific

rights and obligations to the Project 2 URE as permitted by the Redevelopment Agreement. The Project 2 URE shall take title directly to Block 1803, Lot 11 and shall be the sole Redeveloper entity entering into the Financial Agreement.

3. The Governing Body approves the Project 1 Election framework and finds that, to the extent implemented in accordance with the Redevelopment Agreement and Applicable Law, Qualifying Parking Deck Costs economically borne by Redeveloper through the Construction Election constitute in-kind redevelopment consideration for the Morris Street conveyance. Redeveloper may cause MCM to perform Project 1 general contractor, construction-management and project-management services for Redeveloper's account; MCM shall not, solely by reason of that private engagement or its identification in the Redevelopment Agreement, be deemed a contractor of the Town.

4. For Project 1 work subject to the Funding Election, and for any public contract or public payment independently required to be procured by the Town under Applicable Law, the appropriate Town officials are authorized and directed to undertake the legally required procurement, award, appropriation and administration. Such implementation shall not reopen the Morris Street consideration, increase the Maximum Parking Deck Contribution or create a Project 2 default.

5. The Governing Body approves and shall convey the property identified as Block 1803, Lot 11 on the Tax Map of the Town of Dover, directly to the Project 2 URE designated pursuant to the Redevelopment Agreement under N.J.S.A. 40A:12A-8(g), subject to the terms and exceptions stated therein, so that the Property shall be utilized for redevelopment work in the Redevelopment Area, and further approves the form of deed attached to the Redevelopment Agreement, and determines that the Parking Deck Contribution Obligation, whether satisfied through in-kind construction, funding or a combination, is the complete consideration required from Redeveloper for the conveyance. No additional land-value true-up is required.

6. The Mayor, Administrator, Clerk, Chief Financial Officer and other appropriate officers are authorized to execute the deed, closing statement, affidavits, certifications, assignments, estoppels and other ministerial instruments necessary to close and implement the approved transaction without a further Governing Body resolution, except where nonwaivable law expressly requires otherwise.

7. The Governing Body confirms that the current Fourth Round Housing Element and Fair Share Plan allocates thirteen (13) affordable units to Block 1803, Lot 11 and none to Block 1213, Lot 2, subject to nonwaivable law and the terms of the Redevelopment Agreement.

8. Town officials are directed to complete all publication, notice, certification and record-delivery requirements and thereafter administer the transaction consistently with the Redevelopment Agreement.

9. If any section, sentence or other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance, but shall be confined in its effect to the section, portion or other part of this Ordinance directly involved in the controversy in which such judgment shall be rendered.

10. All ordinance, or parts thereof, which are inconsistent with the provisions of this Ordinance are hereby repealed, but only to the extent of such inconsistencies.

11. This Ordinance shall take effect immediately upon final passage and publication according to law.

ATTEST:

_____	_____
Tara M. Pettoni, Municipal Clerk	James P. Dodd, Mayor

INTRODUCED:_____

ADOPTED: _____

TOWN OF DOVER
MAYOR & TOWN COUNCIL

ORDINANCE NO. 31-2026

AN ORDINANCE OF THE TOWN OF DOVER, APPROVING THE PILOT APPLICATION AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH 1 TOWPATH URBAN RENEWAL, LLC, PURSUANT TO THE LONG-TERM TAX EXEMPTION LAW

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 of Dover (the "Town") pursuant to the Redevelopment Law for the purpose of implementing a redevelopment plan and carrying out redevelopment projects within an area in need of redevelopment; and

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

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

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

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

related commercial uses, all consistent with the goals of the Town's Master Plan and the State Development and Redevelopment Plan (the "Project" or "Redevelopment Project"); and

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

WHEREAS, on August 18, 2026, the Town Council introduced Ordinance No. 21-2026 to adopt the Redevelopment Plan and, pursuant to N.J.S.A. 40A:12A-7(e), referred Ordinance No. 21-2026 and the Redevelopment Plan to the Planning Board for its review and recommendations as to the consistency of the Redevelopment Plan with the Town's Master Plan; and

WHEREAS, following the Planning Board's review and recommendation, the Mayor and Town Council adopted the Redevelopment Plan by Ordinance No. 21-2026; and

WHEREAS, on October 13, 2026, the Town adopted Resolution No. 198-2026 designating 1 Towpath Urban Renewal, LLC as the exclusive redeveloper (the "Redeveloper") and authorizing a redevelopment agreement between the Town and the Redeveloper (the "Redevelopment Agreement") for the Redevelopment Project, pursuant to which the Redeveloper will develop, finance, construct or cause to be constructed, implement and cohesively redevelop the Project Site in accordance with the Redevelopment Plan; and

WHEREAS, in particular and consistent with the Redevelopment Plan, which contemplates redevelopment in one or more phases, and N.J.S.A. 40A:20-12(a), the Redevelopment Agreement provides for the completion of the entire Redevelopment Project in one or more distinct Phases (each, a "Phase" and collectively, the "Phases") all of which are essential to achieving the overall development of the Project Site in a comprehensive manner that accomplishes the goals and objectives of the Redevelopment Plan; and

WHEREAS, the Redeveloper was created for the purposes of acquiring, owning, holding, developing, maintaining, financing, mortgaging, improving, operating, leasing, managing, using, refinancing, selling, subdividing, or otherwise dealing with the Property; and

WHEREAS, on or about October 21, 2026, Redeveloper submitted an application to the Town in accordance with N.J.S.A. 40A:20-8 (the "Application"), seeking approval of a financial agreement providing for the exemption of the Project, inclusive of all Phases, from conventional real property taxation and for the payment of an annual service charge in lieu thereof; and

WHEREAS, pursuant to and in accordance with the provisions of the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the "Long Term Tax Exemption Law"), the Town is authorized to provide for tax abatement within a redevelopment area and for payments in lieu of conventional property taxes; and

WHEREAS, the Redeveloper is being formed as an urban renewal entity pursuant to N.J.S.A. 40A:20-5; and

WHEREAS, the Council hereby finds that the Project will result in substantial benefit to the community by alleviating existing blight conditions of the Redevelopment Area; and

WHEREAS, the Council hereby further finds that the Financial Agreement is to the direct benefit of the health, welfare and financial well-being of the Town and its residents and that relevant benefits of the Project outweigh any costs to the Town resulting from the long term tax abatement granted herein; and

WHEREAS, the Council also finds that the relative stability and predictability of the payments and service charges to be paid by the Redeveloper to the Town under the Financial Agreement will allow stabilization of the Project's operating budget, allowing a high level of urban design, aesthetics and amenities as well as the use of high-quality materials which will maintain the appearance of the buildings over the life of the Project, which will ensure the likelihood of success of the Project and insure that it will have a positive impact on the surrounding area; and

WHEREAS, the Council further finds that the long term tax exemption provided under the Financial Agreement is important in obtaining the development of the Project and in influencing the locational decisions of probable occupants of the Project, and that the Project would not be financially feasible without such exemption; and

WHEREAS, after review of the Application, the Town wishes to approve the Application and to authorize the execution of the proposed form of financial agreement for the project (the "Financial Agreement") in substantially the form of agreement attached hereto as Exhibit A, and by this reference incorporated herein as may be modified in consultation with counsel as set forth herein; and

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

I. GENERAL

The aforementioned recitals are incorporated herein as though fully set forth at length.

II. APPLICATION FOR EXEMPTION APPROVED

The Application, which is on file with the Town Clerk and which has been recommended for approval to the Council by the Mayor, is hereby accepted and approved pursuant to N.J.S.A. 40A:20-8.

III. EXECUTION OF FINANCIAL AGREEMENT AUTHORIZED

(a) The Mayor is hereby authorized to execute the Financial Agreement, applicable to the entire Project, inclusive of all Phases, substantially in the form as it has been presented to the Council and attached hereto as Exhibit A, subject to modification or revision deemed necessary and appropriate by the Town Administrator in consultation with the Town Attorney.

(b) The Town Clerk is hereby authorized and directed, upon the execution of the Financial Agreement in accordance with the terms of Section III(a) hereof, to attest to the signature of the Mayor upon such document and is hereby further authorized and directed to affix the corporate seal of the Town upon such document.

(c) In accordance with the Long Term Tax Exemption Law, within ten (10) calendar days following the later of the effective date of this Ordinance or the execution of the Financial Agreement by the Redeveloper, the Town Clerk shall transmit a certified copy of this Ordinance and the Financial Agreement to the Town Tax Assessor and the Director of the Division of Local Government Services. The Clerk shall also transmit a copy of this Ordinance and the Financial Agreement to the Chief Financial Officer of Morris County and to the Morris County Counsel for informational purposes.

(d) The Mayor and/or Town Administrator, in consultation with the Town Attorney, are hereby authorized to execute and/or amend, modify or make any necessary further amendments to the Financial Agreement and any other agreements or documents necessary to effectuate the intent and purposes of this Ordinance in accordance with the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq., including, without limitation, such amendments or modifications as may be reasonably requested by the Redeveloper or its lender(s) in connection with the financing of the Project; provided, however, that no such amendment or modification shall materially alter the duration of the tax exemption or the annual service charge set forth in the Financial Agreement.

IV. SEVERABILITY

If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

V. AVAILABILITY OF THE ORDINANCE

A copy of this Ordinance shall be available for public inspection at the offices of the Town.

VI. EFFECTIVE DATE

This Ordinance shall take effect according to law.

ATTEST:

Tara M. Pettoni, Municipal Clerk	James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____

TOWN OF DOVER
MAYOR & TOWN COUNCIL

ORDINANCE NO. 32-2026

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL ACQUISITIONS AND IMPROVEMENTS BY AND FOR THE TOWN OF DOVER, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY; APPROPRIATING $1,358,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF $1,291,000 BONDS OR NOTES OF THE TOWN TO FINANCE PART OF THE COST THEREOF

BE IT ORDAINED AND ENACTED BY THE TOWN COUNCIL 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 as general improvements or purposes to be undertaken by the Town of Dover, in the County of Morris, State of New Jersey (the "Town"). For the said improvements or purposes stated in Section 3, there is hereby appropriated the aggregate sum of $1,358,000, said sum being inclusive of the sum of $67,000 as the aggregate amount of down payments for said improvements or purposes as required by the Local Bond Law, N.J.S.A. §40A:2-1 et seq. (the "Local Bond Law"). The down payments are now available by virtue of a provision or provisions in a previously adopted budget or budgets of the Town for down payment or for capital improvement purposes.

SECTION 2. For the financing of said improvements or purposes described in Section 3 hereof and to meet the part of said $1,358,000 appropriation not provided for by the down payments, negotiable bonds of the Town are hereby authorized to be issued in the aggregate principal amount of $1,291,000 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 Town in an aggregate principal amount not exceeding $1,291,000 are hereby authorized to be issued pursuant to, and within the limitations prescribed by, said Local Bond Law.

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

Description	Appropriation	Debt Authorization	Down Payment	Useful Life
(a) **Police Department:**				
(i) Purchase of Ford Police Interceptor Utility Vehicles and related equipment;	$260,000	$247,000	$13,000	5 years
(b) **Fire Department:**				
(i) Purchase of self-contained breathing apparatus packs, a stretcher and high water gear sets;	$330,000	$314,000	$16,000	7 years
(c) **Department of Public Works:**				
(i) Construction of a Pole Barn;	$282,000	$268,000	$14,000	20 years
(ii) Acquisition of F350 pick up trucks with, as applicable, a lift gate; and	$140,000	$133,000	$7,000	5 years
(iii) Acquisition of a 4x4 dump truck;	$269,000	$256,000	$13,000	10 years
(d) Section 20 Costs:	$77,000	$73,000	$4,000	
TOTALS:	$1,358,000	$1,291,000	$67,000	

(b) The above improvements and purposes set forth in Section 3(a) shall also include the following, as applicable, surveying, construction planning, engineering and design work, preparation of plans and specifications, permits, bid documents, construction inspection and contract administration, environmental testing and remediation and also all work, materials, equipment, labor and appurtenances as necessary therefor or incidental thereto.

(c) The aggregate estimated maximum amount of bonds or notes to be issued for said improvements or purposes is $1,291,000.

(d) The aggregate estimated cost of said improvements or purposes is $1,358,000, the excess amount thereof over the estimated maximum amount of bonds or notes to be issued therefor is the down payments for said improvements or purposes in the aggregate amount of $67,000.

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 such 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 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 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 and 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, as applicable. The capital or temporary capital budget 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, 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 improvements or 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 or purposes, 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 within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 9.87 years.

(c) The supplemental debt statement required by the Local Bond Law has been duly made and filed in the Office of the 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, 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 $1,291,000 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 $77,000 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 improvements or purposes herein before described.

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

SECTION 11. The Chief Financial Officer of the Town 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 12. This bond ordinance shall take effect twenty (20) days after the first publication hereof after final adoption, 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. 33-2026

BOND ORDINANCE AMENDING AND RESTATING BOND ORDINANCE NUMBER 17-2026 FINALLY ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF DOVER, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY ON AUGUST 18, 2026 ENTITLED, "BOND ORDINANCE PROVIDING FOR VARIOUS 2026 CAPITAL ACQUISITIONS AND IMPROVEMENTS BY THE TOWN OF DOVER, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY; APPROPRIATING $4,249,500 THEREFOR AND AUTHORIZING THE ISSUANCE OF $1,270,481 BONDS OR NOTES TO FINANCE PART OF THE COST THEREOF" TO INCREASE THE AUTHORIZATION OF BONDS AND NOTES THEREIN TO $3,849,500 AND REPEALING BOND ORDINANCE NUMBER 17-2026 FINALLY ADOPTED BY THE TOWN ON AUGUST 18, 2026

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

Section 1. Bond Ordinance Number 17-2026 of the Town of Dover, in the County of Morris, State of New Jersey (the "Town"), heretofore finally adopted by the Town Council of the Town on August 18, 2026, entitled "BOND ORDINANCE PROVIDING FOR VARIOUS 2026 CAPITAL ACQUISITIONS AND IMPROVEMENTS BY THE TOWN OF DOVER, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY; APPROPRIATING $4,249,500 THEREFOR AND AUTHORIZING THE ISSUANCE OF $1,270,481 BONDS OR NOTES TO FINANCE PART OF THE COST THEREOF" is hereby amended and restated to the extent and with the effect as set forth below:

"SECTION 1. The improvements or purposes described in Section 3 of this bond ordinance are hereby authorized as general improvements or purposes to be undertaken by the Town of Dover, in the County of Morris, State of New Jersey (the "Town"). For the improvements or purposes stated in Section 3, there is hereby appropriated the principal amount of $4,249,500, which sum includes the following grants received or expected to be received from (a) the State of New Jersey Department of Community Affairs – FY 2024 Legislative Grant Program in the amount of $300,000 (the "NJDCA Legislative Grant"), (b) the State of New Jersey Department of Community Affairs – Small Cities Community Development Block Grant Program

in the amount of $400,000 (the "Small Cities CDBG Grant"), (c) the State of New Jersey Department of Transportation Local Transportation Projects Fund Program in the amount of $1,130,000 (the Local Transportation NJDOT Grant"), (d) the State of New Jersey Department of Transportation - FY 2025 Municipal Aid Program in the amount of $349,019 (the 2025 Municipal NJDOT Grant"), and (e) the State of New Jersey Department of Environmental Protection and the Garden State Preservation Trust in the amount of $400,000 (the "Green Acres Grant" and, collectively, with the NJDCA Legislative Grant, the Small Cities CDBG Grant, the Local Transportation NJDOT Grant, and the 2025 Municipal NJDOT Grant, the "Grants"), and a $400,000 contribution received or expected to be received from the Borough of Wharton (the "Contribution"). No down payment for said improvements or purposes is required pursuant to Section 40A:2-11(c) of the Local Bond Law, N.J.S.A. 40A:2-1 et seq. (the "Local Bond Law"), as this bond ordinance involves various projects funded by the Grants, which grants are provided by the State of New Jersey.

SECTION 2. For the financing of said improvements or purposes described in Section 3 hereof and to meet the part of said $4,249,500 appropriation not provided for by the Contribution, negotiable bonds of the Town are hereby authorized to be issued in the aggregate principal amount of $3,849,500 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 Town in an aggregate principal amount not exceeding $3,849,500 are hereby authorized to be issued pursuant to, and within the limitations prescribed by, said Local Bond Law.

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

	Description	**Appropriation**	**Authorization**	**Down Payment**	**Useful Life**
i.	Removal and replacement of the Cantilevered Walkway over the Rockaway River located along the parking lot side of Town Hall;	$620,000 (including a NJDCA Legislative Grant)	$620,000	$0	15 years

	Description	Appropriation	Authorization	Down Payment	Useful Life
ii.	Construction of a new building that would include public restroom facilities and a concession stand at Crescent Field;	$655,000 (including a Small Cities CDBG Grant)	$655,000	$0	20 years
iii.	Reconstruction of the Brook Lane Bridge located in the Town;	$1,130,000 (including a $1,130,000 NJDOT Grant)	$1,130,000	$0	15 years
iv.	Roadway improvements, including, but not limited to, the entire length or portion of Madison Street; and	$765,000 (including a $349,019 NJDOT Grant)	$765,000	$0	10 years
v.	Construction of a splash park to be located at Waterworks Park in the Town.	$1,079,500 (including a Green Acres Grant and a Contribution)	$679,500	$0	15 years
	TOTALS	**$4,249,500**	**$3,849,500**	**$0**	

(b) The above improvements and purposes set forth in Section 3(a) shall also include, as applicable, surveying, construction planning, engineering and design work, training classes, preparation of plans and specifications, permits, bid documents, construction inspection and contract administration, environmental testing and remediation, and also all work, materials, equipment, labor and appurtenances as necessary therefor or incidental thereto.

(c) The aggregate estimated maximum amount of bonds or notes to be issued for said improvements or purposes is $3,849,500.

(d) The aggregate estimated cost of said improvements or purposes is $4,249,500, the excess amount thereof over the estimated maximum amount of bonds or notes to be issued therefor is the Contribution in the amount of $400,000.

SECTION 4. Except for the Contribution, 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. Except for the Contribution, 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 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 notes issued hereunder may be renewed from time to time in accordance with the provisions of the Local Bond Law. 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, as applicable, for the Town. The capital or temporary capital budget 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 improvements or purposes authorized herein are inconsistent with the adopted capital or temporary capital budget of the Town, a revised capital or temporary capital budget for the Town 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 improvements and purposes described in Section 3 of this bond ordinance are not current expenses and are improvements which the Town may lawfully undertake as general improvements for the Town, 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 within the limitations of said Local Bond Law, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is 14.85 years.

(c) The supplemental debt statement required by the Local Bond Law has been duly made and filed in the Office of the 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 $3,849,500 and the said obligations authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

(d) An amount not exceeding $400,000 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 hereinbefore described.

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, the Town shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Town for the payment 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 expenditure 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 Regulation Section 1.150-2.

SECTION 10. 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 11. The Chief Financial Officer of the Town 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 an 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 12. This bond ordinance shall take effect twenty (20) days after the first publication hereof after final adoption and approval by the Mayor (if applicable), as provided by the Local Bond Law."

Section 2. Upon the adoption of this bond ordinance, Bond Ordinance Number 17-2026 finally adopted by the Town Council of the Town on August 18, 2026 shall be rescinded and repealed in its entirety.

Section 3. This bond ordinance shall take effect twenty (20) days after the first publication hereof 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. 34-2026

BOND ORDINANCE PROVIDING FOR VARIOUS 2026 CAPITAL ACQUISITIONS AND IMPROVEMENTS BY THE TOWN OF DOVER, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY; APPROPRIATING $5,042,535 THEREFOR AND AUTHORIZING THE ISSUANCE OF $4,950,285 BONDS OR NOTES TO FINANCE PART OF THE COST THEREOF

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

SECTION 1. The improvements or purposes described in Section 3 of this bond ordinance are hereby authorized as general improvements or purposes to be undertaken by the Town of Dover, in the County of Morris, State of New Jersey (the "Town"). For the improvements or purposes stated in Section 3, there is hereby appropriated the principal amount of $5,042,535, which sum includes the following grants received or expected to be received from (a) the State of New Jersey Department of Transportation – FY 2025 Transportation Alternatives Set-Aside Program in the amount of $1,400,000 (the "NJDOT TAP Grant"), (b) the State of New Jersey Department of Transportation – Fiscal Year 2026 Municipal Aid Program in the amount of $227,436 (the "NJDOT Municipal Grant") and (c) the State of New Jersey Department of Transportation – Local Freight Impact Fund Grant Program in the amount of $530,000 (the "NJDOT LFIF Grant" and, collectively, with the NJDOT TAP Grant and the NJDOT Municipal Grant, the "Grants") and $92,250 as the aggregate amount of down payments for said improvements or purposes as required by the Local Bond Law of the State of New Jersey, N.J.S.A. 40A:2-1 et seq. (the "Local Bond Law"). Said down payments are now available therefor by virtue of appropriations in a previously adopted budget or budgets of the Town for down payment or for capital improvement purposes. Pursuant to N.J.S.A. 40A:2-11(c), as amended and supplemented, no down payment is required for the improvements or purposes set forth in Section 3(a)(ii), (iv) and (v) hereof, as such projects are being funded by the Grants, as applicable, which grants are provided by the State of New Jersey.

SECTION 2. For the financing of said improvements or purposes described in Section 3 hereof and to meet the part of said $5,042,535 appropriation not provided for by the application hereunder of said down payments, negotiable bonds of the Town are hereby authorized to be issued in the aggregate principal amount of $4,950,285 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 Town in an aggregate principal amount not exceeding $4,950,285 are hereby authorized to be issued pursuant to, and within the limitations prescribed by, said Local Bond Law.

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

	Description	**Appropriation**	**Authorization**	**Down Payment**	**Useful Life**
i.	2026 Road Improvement Project, including, but not limited to, the following roads: Grant Street from Thompson Avenue to the end, Academy Street from William Street to Madison Street, Pine Street from Madison Street to William Street, N. Linden Place from Van Nostrand Avenue to Grant Street, Sixth Street from W. Chrystal Street to Penn Avenue, Byram Avenue from S. Morris Street to First Street, Clark Street from Guy Street to E. McFarlan Street, Academy Street from William Street to Second Street, and Beech Street from Clark Street to the Town line, and, as applicable, the replacement of fire hydrants within such roads;	$1,680,000	$1,600,000	$80,000	10 years
ii.	Various Improvements to the Dover Train Station area located within the Town;	$1,800,000 (including a NJDOT TAP Grant	$1,800,000	$0	20 years
iii.	Tier A municipal separate storm sewer system upgrades mandated by the New Jersey Department of Environmental Protection;	$149,250	$142,000	$7,250	5 years
iv.	Roadway improvements, including, but not limited to, the entire lengths or portions of Roswell Street and N. Sussex Street;	$655,790 (including a NJDOT Grant)	$655,790	$0	10 years
v.	Roadway improvements to the entire length or portion of Richboynton Road; and	$657,495 (including a NJDOT LFIF Grant)	$657,495	$0	10 years

Description	Appropriation	Authorization	Down Payment	Useful Life
vi. Roadway improvements to the entire length or portion of Grover Road.	$100,000	$95,000	$5,000	10 years
TOTALS	**$5,042,535**	**$4,950,285**	**$92,250**	

(b) The above improvements and purposes set forth in Section 3(a) shall also include, as applicable, surveying, construction planning, engineering and design work, training classes, preparation of plans and specifications, permits, bid documents, construction inspection and contract administration, environmental testing and remediation, and also all work, materials, equipment, labor and appurtenances as necessary therefor or incidental thereto.

(c) The aggregate estimated maximum amount of bonds or notes to be issued for said improvements or purposes is $4,950,285.

(d) The aggregate estimated cost of said improvements or purposes is $5,042,535, the excess amount thereof over the estimated maximum amount of bonds or notes to be issued therefor is the aggregate down payments for said purposes in the amount of $92,250.

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 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 notes issued hereunder may be renewed from time to time in accordance with the provisions of the Local Bond Law. 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, as applicable, for the Town. The capital or temporary capital budget 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 improvements or purposes authorized herein are inconsistent with the adopted capital or temporary capital budget of the Town, a revised capital or temporary capital budget for the Town 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 improvements and purposes described in Section 3 of this bond ordinance are not current expenses and are improvements which the Town may lawfully undertake as general improvements for the Town, 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 within the limitations of said Local Bond Law, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is 13.49 years.

(c) The supplemental debt statement required by the Local Bond Law has been duly made and filed in the Office of the 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 $4,950,285 and the said obligations authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

(d) An amount not exceeding $854,250 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 hereinbefore described.

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, the Town shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Town for the payment 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 expenditure 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 Regulation Section 1.150-2.

SECTION 10. 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 11. The Chief Financial Officer of the Town 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 an 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 12. This bond ordinance shall take effect twenty (20) days after the first publication hereof after final adoption and approval by the Mayor (if applicable), 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. 35-2026

AN ORDINANCE OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY, APPROVING AN APPLICATION FOR A LONG-TERM TAX EXEMPTION AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH SL DOVER URBAN RENEWAL LLC FOR BLOCK 703, LOT 6.01 (FORMERLY PART OF, AND ALSO KNOWN AS LOT 6) (200 / 220 WEST CLINTON STREET – DOVER TUBULAR SITE)

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, pursuant to the Redevelopment Law, the Mayor and Town Council (the "Town Council") of the Town of Dover, in the County of Morris, New Jersey (the "Town"), pursuant to Resolution No. 133-2026, designated the property known as 200 West Clinton Street (and also known as 220 W. Clinton Street), shown on the official Tax Map of the Town of Dover as Block 703, Lot 6.01 (formerly a portion of and also known as Block 703, Lot 6), 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 (the "Redevelopment Area"); and

WHEREAS, on September 22, 2026, the Town Council adopted Ordinance No 23-2026, adopting the "Redevelopment Plan – Block 703, Lot 6.01, formerly part of, and also known as Lot 6, Town of Dover, Morris County, New Jersey," prepared by Graviano & Gillis Architects & Planners, LLC, dated on or about August 10, 2026 (the "Redevelopment Plan"), with regard to the Redevelopment Area; and

WHEREAS, SL Dover Urban Renewal LLC (the "Entity") is the owner of Block 703, Lot 6.01 (formerly a portion of and also known as Block 703, Lot 6) as shown on the official tax maps of the Town of Dover (the "Project Site"), and has proposed to implement the Redevelopment Plan on the Project Site; and

WHEREAS, in order to effectuate the Redevelopment Plan, the Project (as defined herein) and the redevelopment of the Project Site, the Town and the Entity shall enter into a Redevelopment Agreement (as may be amended from time to time, the "Redevelopment Agreement"); and

WHEREAS, the Redevelopment Agreement shall set forth the terms and conditions by which the Entity will undertake to redevelop the Project Site by the following actions: design, develop, finance, construct, operate and maintain on the Project Site an approximately 103,000-square-foot industrial building with ancillary office space, circulation, and parking/loading facilities, landscape and vegetation buffers, as well as other accessory site improvements (all as more specifically set forth in the Redevelopment Agreement, the "Project"); and

WHEREAS, in order to improve the feasibility of the Project, the Entity submitted an application (the "Application") to the Town Council for a long term tax exemption pursuant to the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the "Exemption Law"); and

WHEREAS, pursuant to and in accordance with the provisions of the Exemption Law, the Town is authorized to provide for and accept, in lieu of real property taxes, an annual service charge paid by the Entity to the Town; and

WHEREAS, the Mayor submitted the Application and the financial agreement on file in the office of the Town Clerk and available for public inspection (the "Financial Agreement") to the Town Council with his recommendation for approval, a copy of which recommendation is on file with the Town Clerk; and

WHEREAS, the Entity has represented, and the Town has determined, that the assistance provided to the Project pursuant to this Agreement will be a significant inducement for the Entity to proceed with the Project and that based on information set forth in the Application, the Project would not be feasible without such assistance; and

WHEREAS, the Town Council has determined that the Project represents an undertaking permitted by the Exemption Law; and

WHEREAS, the Town and the Entity have reached agreement with respect to, among other things, the terms and conditions relating to the Annual Service Charge, and desire to execute the Financial Agreement.

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. The recitals to this ordinance are incorporated herein as if set forth in full.

Section 2. The Town Council hereby approves the Application for tax exemption and the Financial Agreement. The Town Council hereby further approves the findings set forth in the Financial Agreement, consisting of the benefits of the Project versus costs, and the importance of the long term tax exemption.

Section 3. The Mayor is hereby authorized to execute the Financial Agreement substantially in the form on file in the office of the Town Clerk and available for public inspection, subject to modification or revision as deemed necessary and appropriate after consultation with counsel to the Town of Dover.

Section 4. The Town Clerk is hereby authorized and directed, upon execution of the Financial Agreement by the Mayor, to attest to the signature of the Mayor and to affix the corporate seal of the Town upon such document.

Section 5. The Town Clerk shall file certified copies of this ordinance and the Financial Agreement with the Tax Assessor of the Town in accordance with Section 12 of the Exemption Law.

Section 6. In accordance with P.L. 2015, c. 247, within ten (10) calendar days following the later of the effective date of this ordinance or the execution of the Financial Agreement by the Entity, the Town Clerk also shall transmit a certified copy of this ordinance and the Financial Agreement to the chief financial officer of Morris County and to the Morris County Counsel for informational purposes.

Section 7. The Mayor and Town Clerk are hereby authorized to take such action and to execute such other documents, on behalf of the Town, in consultation with counsel, as is necessary to effectuate the terms of the Financial Agreement.

Section 8. 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 9. 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. 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: _____

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

ATTEST:

_____ _____

Tara M. Pettoni, Municipal Clerk James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____

TOWN OF DOVER
MAYOR & TOWN COUNCIL

RESOLUTION NO. 205-2026

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:	$530,916.81
GENERAL CAPITAL ACCT claims in the amount of:	$50,116.41
WATER UTILITY RESERVE ACCT claims in the amount of:	$0.00
WATER UTILITY ACCT claims in the amount of:	$45,726.02
WATER CAPITAL ACCT claims in the amount of:	$7,200.00
PARKING UTILITY RESERVE ACCT claims in the amount of:	$0.00
PARKING UTILITY ACCT claims in the amount of:	$16,379.00
FEDERAL FORTIFIED ASSETS ACCT claims in the amount of:	$1,695.00
COUNTY FORFEITED ASSETS ACCT claims in the amount of:	$375.00
ANIMAL CONTROL TRUST ACCT claims in the amount of:	$2.40
RECYCLING TRUST ACCT claims in the amount of:	$2,120.00
TRUST/OTHER ACCT claims in the amount of:	$12,823.70
TOTAL CLAIMS TO BE PAID	**$667,354.34**

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

TRUST/OTHER ACCT claims in the amount of:	$308.59
GENERAL CAPITAL ACCT WIRE claims in the amount of:	$0.00
CURRENT APPROPRIATIONS ACCT claims in the amount of:	$132.60
WATER UTILITY OPERATING claims in the amount of:	$873.74
TOTAL CLAIMS PAID	**$1,314.93**
TOTAL BILL LIST RESOLUTION	***$668,669.27***

ATTEST:

_____
Tara M. Pettoni, Municipal Clerk

TOWN OF DOVER, COUNTY OF MORRIS

_____
James P. Dodd, Mayor

ADOPTED 11/10/2026

TOWN OF DOVER
MAYOR & TOWN COUNCIL

RESOLUTION NO. 206-2026

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.

PREMIER CAR SERVICES CORP.

2019 TOYOTA CAMRY	OT517L	4T1811HK3KU219205	NEW	TAXI #17

GEO'S TAXI LLC

2015 HONDA ACCORD	OT399G	5TDKK3DCXFS638674	REPLACEMENT	TAXI #47

ATTEST:

_____
Tara M. Pettoni, Municipal Clerk

_____
James P. Dodd, Mayor

ADOPTED: _____

TOWN OF DOVER
MAYOR & TOWN COUNCIL

RESOLUTION NO. 207-2026

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.
Maldonado Ocampo, Alfredo

GEO'S TAXI LLC.
Mendez Matos, Jose A.

ATTEST:

_____
Tara M. Pettoni, Municipal Clerk

_____
James P. Dodd, Mayor

ADOPTED: _____

TOWN OF DOVER
MAYOR & TOWN COUNCIL

RESOLUTION NO. 208-2026

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER APPOINTING CROSSING GUARD FOR THE TOWN OF DOVER

BE IT RESOLVED by the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey that the following be and hereby are appointed ALTERNATE CROSSING GUARD for the Town of Dover for a term of one (1) year commencing January 1, 2026.

NOW THEREFORE, BE IT FURTHER RESOLVED that a copy of this Resolution be given to the Office of the Clerk.

ALTERNATE SCHOOL CROSSING GUARD
Mucio Navarro

ATTEST:

_____ _____
Tara M. Pettoni, Municipal Clerk James P. Dodd, Mayor

ADOPTED: _____

TOWN OF DOVER
MAYOR & TOWN COUNCIL

RESOLUTION NO. 209-2026

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY AWARDING A CONTRACT TO RIVERVIEW PAVING INC. FOR THE MADISON STREET NJDOT ROADWAY IMPROVEMENT PROJECT

WHEREAS, the Town of Dover solicited Bids for the Madison Street NJDOT Roadway Improvement Project: and

WHEREAS, the Department Head of Engineering and the Town Engineering Consultant, Kevin Boyer of Colliers Engineering & Design has determined that there is a need to begin work on Madison Street NJDOT Roadway Improvement Project; and

WHEREAS, eight bids were received and opened at the Bid Opening on October 27, 2026, at 10:00 A.M.; and

WHEREAS, the lowest responsible bidder was Riverview Paving Inc., 859 Willow Grove Street, Hackettstown, NJ 07840; and

WHEREAS, the low bid has been reviewed by the Municipal Attorney, the Town Engineering Consultant and Administration recommends the bid be awarded to Riverview Paving Inc., 859 Willow Grove Street, Hackettstown, NJ 07840 in the amount of $300,429.53; and

WHEREAS, the Town of Dover Chief Financial Officer has determined that is monies available in existing Capital Bonds; and

WHEREAS, there is a need to move forward with this project, specifically authorizing Riverview Paving Inc., to begin work on this project; and

WHEREAS, the Town of Dover Business Administrator has determined that this procurement provides effective and efficient use of taxpayer dollars.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey authorizes the work described above to commence and that Riverview Paving Inc., can begin the construction work for this project.

ATTEST:

_____ _____

Tara M. Pettoni, Municipal Clerk James P. Dodd, Mayor

ADOPTED: _____

I, Edward Ramirez, Chief Financial Officer and Business Administrator, do hereby certify that funds are available to meet the Town of Dover's obligation specified by this resolution.

_____ **$**_____ _____

Edward Ramirez, Temporary CMFO. **Amount** **Account #**

TOWN OF DOVER
MAYOR & TOWN COUNCIL

RESOLUTION NO. 210-2026

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER DESIGNATING TOWPATH CAPITAL PARTNERS, LLC AS REDEVELOPER AND AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT FOR THE BAKER MANSION REDEVELOPMENT PROJECT BLOCK 305, LOT 7 (45 LEHIGH STREET) AND RELATED IMPROVEMENTS ON WHARTON BLOCK 2017, LOTS 1–5

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

WHEREAS, the Mayor and Town Council of the Town of Dover previously designated the property identified as Block 305, Lot 7 on the official Tax Map of the Town of Dover, commonly known as 45 Lehigh Street (the "Property"), as a non-condemnation area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, the Town Council has adopted the Baker Mansion Redevelopment Plan dated October 9, 2026 (the "Redevelopment Plan"), which governs the redevelopment of the Property; and

WHEREAS, Towpath Capital Partners, LLC, with offices at 34 E. Blackwell Street, Dover, New Jersey 07801 (the "Redeveloper"), has proposed to redevelop the Property in accordance with the Redevelopment Plan, including the preservation and adaptive reuse of the Baker Mansion and the construction of multifamily residential units with a workforce-housing component, together with related parking, open space, utility and access improvements that may extend onto Borough of Wharton Block 2017, Lots 1, 2, 3, 4 and 5, subject to all required approvals of the Borough of Wharton; and

WHEREAS, the Redeveloper has demonstrated that it owns or controls the Property and has executed contract purchase agreements for the Wharton lands; and

WHEREAS, the Town and the Redeveloper have negotiated a Redevelopment Agreement (the "Redevelopment Agreement") that sets forth the rights, duties and obligations of the parties for implementation of the Redevelopment Plan on the Property; and

WHEREAS, the Town Council has reviewed the Redevelopment Agreement and finds that designation of the Redeveloper and authorization of the Redevelopment Agreement are consistent with the Redevelopment Plan and in the best interests of the Town of Dover;

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

1. Towpath Capital Partners, LLC is hereby designated as the exclusive redeveloper of the Property known as Block 305, Lot 7 (45 Lehigh Street), Town of Dover, New Jersey, for the purpose of implementing the Baker Mansion Redevelopment Plan dated October 9, 2026.
2. The Mayor is hereby authorized and directed to execute the Redevelopment Agreement with Towpath Capital Partners, LLC in substantially the form presented to the Town Council, together with such non-substantive changes as the Town Attorney and Redevelopment Attorney may approve, and the Municipal Clerk is authorized to attest to the same.
3. The Mayor, Municipal Clerk, Town Attorney, Redevelopment Attorney, and other appropriate officials of the Town are hereby authorized and directed to take all actions and execute all documents necessary or desirable to effectuate the purposes of this Resolution, including the recording of any short-form memorandum or Declaration required by the Redevelopment Agreement.
4. This Resolution shall take effect immediately.

ATTEST:

_____ _____

Tara M. Pettoni, Municipal Clerk James P. Dodd, Mayor

ADOPTED: _____

TOWN OF DOVER
MAYOR & TOWN COUNCIL

RESOLUTION NO. 211-2026

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY AMENDING THE CONTRACT FOR ENGINEERING DESIGN SERVICES FOR THE CRESCENT FIELD SNACK STAND

WHEREAS, the Town of Dover contracted with Colliers Engineering & Design for the engineering design for the Crescent Field Snack Stand Project; and

WHEREAS, by Resolution No. 150-2026, was adopted on July 21, 2026, by the Mayor and Council authorized execution of a contract with Colliers Engineering & Design, in an amount not to exceed $115,000.00.; and

WHEREAS, due to utility conflicts and unforeseen conditions identified within the existing survey limits, an expansion of the survey items is necessary to obtain additional sewer data to ensure proper connection to the existing system. Colliers Engineering & Design is requesting a contract increase of $3,750.00 for a new contract amount not to exceed $118,750.00 an increase of 3.26%.; and

WHEREAS, the Mayor and Council is desirous of increasing the contract value by an additional $3,750.00 as recommended by William Isselin, Head of Engineering; and

WHEREAS, the Town of Dover Chief Financial Officer has determined that there is sufficient funds available in account # C-04-26-026-002; and

WHEREAS, there is a need to continue with the engineering design on this project; and

WHEREAS, the Town of Dover Business Administrator has determined that this procurement provides effective and efficient use of taxpayer dollars.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey authorizes the increase to Colliers Engineering & Design for the engineering and design work on this project. A copy of this Resolution shall be provided to William Isselin – Head of Engineering.

ATTEST:

_____ _____

Tara M. Pettoni, Municipal Clerk James P. Dodd, Mayor

ADOPTED: _____