



TOWN OF DOVER

MAYOR & TOWN COUNCIL

REGULAR MEETING AGENDA

Town of Dover

November 13, 2025 at 6:00PM

Zoom

Meeting ID 891 0245 7478, Passcode 227378

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

“This meeting is being held in accordance with the Open Public Meetings Act, also known as the Sunshine Law, N.J.S.A. 10:4-6.” Notice of the meeting was sent to the Daily Record and Citizen on Thursday, January 2, 2025 and published in the Daily Record on Tuesday, January 7, 2025 and the Citizen on Wednesday, January 8, 2025. These notices were sent within 48 hours prior to this meeting and were sent in sufficient time for the publications to publish them. Additionally, this meeting was readvertised for. Notice of the meeting was sent to the Daily Record and Citizen on Wednesday, October 29, 2025 and was published in both papers on Wednesday, November 5, 2025. All notices were posted on the Bulletin Board of the Municipal Building as well as posted on the Town’s website. These notices were sent within 48 hours prior to this meeting and were sent in sufficient time for the publications to publish them. A copy of said notices is on file with the Municipal Clerk.

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

At this time, please silence all electronic equipment.

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

C) INVOCATION

D) ROLL CALL – Clerk to Conduct Roll Call:

Name	Present	Absent	Excused
Council Member Estacio			
Council Member Rodriguez			
Council Member Santana			
Council Member Scarneo			
Council Member Tapia			
Council Member Toro			
Council Member Velez			
Council Member Wittner			
Mayor Dodd			

E) APPROVAL OF MINUTES

- September 9, 2025

F) REPORT OF COMMITTEES

G) PRESENTATIONS, MUNICIPAL CORRESPONDENCE

- Discussion of the 2025 Best Practices Inventory

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

I) ORDINANCES FOR FIRST READING

- a. Ordinance 43-2025 An Ordinance of the Mayor and Town Council of the Town of Dover, County of Morris, the State of New Jersey Providing Handicapped Parking Space at 46 Grace Street
- b. Ordinance 44-2025 An Ordinance of the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey, Establishing Rules of Decorum for Public Meetings
- c. Ordinance 45-2025 An Ordinance of the Town of Dover, County of Morris, New Jersey Approving the PILOT Application and Authorizing the Mayor and Town Clerk to Execute a Financial Agreement with Village Development, Urban Renewal, LLC for Property Designated as Block, 1204, Lot 1 on the Official Tax Map of the Town of Dover
- d. Ordinance 46-2025 An Ordinance of the Town of Dover, County of Morris, New Jersey Approving the PILOT Application and Authorizing the Execution of Financial Agreements with Meridia Dover 63 I, Urban Renewal, LLC, Meridia 63 II, Urban Renewal, LLC, and Meridia 63 III, Urban Renewal LLC, Pursuant to the Long-Term Exemption Law

J) ORDINANCES FOR SECOND READING, PUBLIC HEARING AND ADOPTION

- a. Ordinance 36-2025 An Ordinance of the Mayor and Town Council of the Town of Dover, County of Morris Removing Handicapped Parking Space at 148 East Blackwell Street
- b. Ordinance 37-2025 An Ordinance of the Mayor and Council of the Town of Dover, County of Morris, New Jersey Amending the Dover Town Code to Establish a Tax Abatement Program Pursuant to the Five-Year Exemption and Abatement Law, N.J.S.A. 40A:21-1 Et. Seq.
- c. Ordinance 38-2025 An Ordinance of the Mayor and Council of the Town of Dover, County of Morris, New Jersey Approving the PILOT Application and Authorizing a Financial Agreement by and Between the Town of Dover and Dover Tubular Alloys, LLC Pursuant to the Five-Year Tax Exemption and Abatement Law, N.J.S.A. 40A:21-1 Et. Seq. for Property Located at 200 W. Clinton Street, Also Known as Lot 6.02 in Block 703 on the Official Tax Map of the Town of Dover
- d. Ordinance 39-2025 An Ordinance of the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey, Amending Chapter 333, Article IV Entitled “Sticker Program”

- e. Ordinance 41-2025 An Ordinance of the Mayor and Council of the Town of Dover, County of Morris, New Jersey Adopting the Redevelopment Plan for the NJ Transit/Lot B/Lot C Redevelopment Area
- f. Ordinance 42-2025 An Ordinance Repealing 30-2025 and Amending and Retitling Chapter 57 of the Code of the Town of Dover to Establish a Department of Public Safety, to Eliminate the Positions of Chief of Police, Deputy Chief of Police, Fire Chief and Deputy Fire Chief, to Create the Position of Public Safety Director as Appropriate Authority, and to Provide for Administration of the Police, Fire and Office of Emergency Management Divisions

K) APPROVAL OF BILLS

- a. Resolution 280-2025 Approval of Bills List

L) APPROVAL OF RESOLUTIONS

1) CONSENT AGENDA RESOLUTIONS

- a. Resolution 281-2025 Approving Taxis/Limos to be Licensed in the Town of Dover

2) RESOLUTIONS FOR DISCUSSION AND CONSIDERATION

- a. Resolution 282-2025 Authorizing the Town to Enter into an Agreement with HERA Property Registry
- b. Resolution 283-2025 Ratifying Authorization of Participation in the Nationwide Opioid Settlement Agreement Involving Eight Secondary Manufacturers
- c. Resolution 284-2025 Awarding an Emergency Contract in Accordance with New Jersey Local Public Contracts Law, N.J.S.A. 40A:11-6 to Colliers Engineering & Design Inc.
- d. Resolution 285-2025 Designating Meridia Dover 63, LLC as Redeveloper of Certain Property in the Town and Authorizing the Execution of a Redevelopment Agreement with Meridia 63, LLC for a Redevelopment of Certain Property in the Town

M) OLD BUSINESS

N) NEW BUSINESS

- 1. New Business Items

O) PUBLIC COMMENT—Three minutes per person

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

Please be courteous and mindful of the rights of others when providing comments. Comments may not be abusive, obscene, or threatening. All members of the public attending Mayor and Town Council meetings must treat each other and the Mayor and Council with respect. Individuals

offering comments are not permitted to make personal attacks on any Town Employees, the Mayor or any Member of Town Government, other testifiers, or members of the public.

P) CLOSED/EXECUTIVE SESSION

- a. Resolution 286-2025 Authorizing Executive Session to Discuss a Matter Involving the Employment, Appointment, Termination of Employment, Terms and Conditions of Employment, Evaluation of the Performance of Promotion or Discipline of a Specific Prospective Public officer or Employee Employed or Appointed by the Public Body

Q) ACTIONS CONSIDERED FOLLOWING CLOSED SESSION

R) ADJOURNMENT



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 43-2025

**AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,
COUNTY OF MORRIS, STATE OF NEW JERSEY PROVIDING HANDICAPPED PARKING
SPACE AT 46 GRACE STREET**

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

SECTION 1. Description for handicap parking space to be located at 46 Grace Street:

Said handicap parking space shall be located along the northerly curb line of Grace Street
beginning at a point located 261' west of the northwesterly curb line intersection of Grace Street
and Hillside Avenue thence, continuing in a westerly direction for a distance of 20'.

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

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

SECTION 4. The Ordinance shall take effect upon passage and publication in the matter required
by New Jersey law.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____

TOWN OF DOVER

Engineering Department

Mail: 37 N. Sussex Street
Office: 100 Princeton Avenue
Dover, New Jersey 07801
Phone: 862-437-1672
Fax: 973-366-2200



*William J. Isselin – Assistant to the Engineer, Chief Code Enforcement Officer, Zoning Officer,
Municipal Recycling Coordinator*

November 6, 2025

DESCRIPTION FOR HANDICAP PARKING SPACE TO BE LOCATED AT 46 GRACE STREET

Said handicap parking space shall be located along the northerly curb line of Grace Street beginning at a point located 261 Ft. west of the northwesterly curb line intersection of Grace Street and Hillside Avenue thence, continuing in a westerly direction for a distance of 20 Ft. End Description



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 44-2025

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY, ESTABLISHING RULES OF DECORUM FOR PUBLIC MEETINGS

WHEREAS, the public are encouraged to speak at all open meetings of the Town of Dover in accordance with the provisions of this Ordinance; and

WHEREAS, in New Jersey, a citizen's right to speak is established by the Open Public Meetings Act; and

WHEREAS, recent meetings of the governing body have been impeded by individuals causing inappropriate disruptions of the Town's proceedings, creating an unsafe environment for those present; and

WHEREAS, these disruptions forced the Town, on multiple occasions, to move to remote meeting formats in order to continue conducting the public's business free of unreasonable disruptions; and

WHEREAS, in the 2010 decision in Besler v West Windsor-Plainsboro Regional BOE, the New Jersey Supreme Court ruled that governing bodies should adopt their decorum rules sufficiently in advance so that the public has reasonable notice and governing bodies must apply these rules in a content neutral fashion without regard to the viewpoint being expressed; and

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

Section 1. Rules of Decorum for Public Meetings.

§ 2-27 Rules of Decorum for Public Meetings

A. Decorum. Meetings of the governing body shall be conducted in an orderly manner to ensure that the public has a full opportunity to be heard and that the deliberative process is retained at all times. This also includes meetings of all boards and other bodies of the Town of Dover. For purposes of this section, the "Presiding Officer" shall mean the Mayor of the Town of Dover, or, in the Mayor's absence, the Mayor's designee. The Presiding Officer shall be responsible for maintaining the order and decorum of meetings.

B. Rules of Decorum: While any meeting is in session, the following rules of order and decorum shall be observed:

1. Rules of Order: Unless otherwise provided by law, Robert's Rules of Order shall govern the conduct of all meetings when necessary. The attorney for the body or the attorney's designee shall act as Parliamentarian.

2. Members: The members of the governing body and members of all boards and other bodies shall preserve order and decorum, and a member shall make best efforts not to interrupt or disrupt the proceedings or disturb any other member while speaking.

3. Matters Discussed in Closed Session: No person shall disclose in open session the matters discussed in closed session without the expressed authorization of the Town of Dover attorney or in accordance with the law.

4. Persons Addressing the Meeting: Each person who addresses the meeting shall do so in an orderly manner. Any person who utters physically threatening, patently offensive or abusive language, or engages in any other conduct which disrupts, disturbs or otherwise impedes the orderly conduct of any meeting shall, at the discretion of the presiding officer or a majority of the members, be asked to refrain from such conduct.

5. Audience: No person at a meeting shall engage in disorderly or boisterous conduct, including the utterance of loud, physically threatening or abusive language, or other acts which disturb, disrupt or otherwise impede the orderly conduct of any meeting and the ability of the public to hear or participate. Any person who conducts himself in the aforementioned manner shall, at the discretion of the presiding officer or a majority of the body, be requested to refrain from such conduct.

6. Personal Comments: All statements are part of the public record and cannot be redacted.

C. Public Participation: The public is encouraged to address the members or ask questions during the following portions of the meeting:

1. Hearings: The meeting shall be opened for public comment at the appropriate point on the agenda for any hearing with respect to an ordinance or other specific matter required by law. The maximum that any individual speaker shall be allotted is three (3) minutes.

2. Open Public Session: During this period of the agenda, the public is encouraged to comment on any matter of concern. The maximum that any individual speaker shall be allotted is three (3) minutes.

D. Addressing the Meeting. No person shall address the meeting without first being recognized by the presiding officer. The following procedures shall be observed by persons addressing the members:

1. Each person shall step to the podium provided for the use of the public and shall state their name and the municipality in which they reside; the organization, if any, which he or she represents; and, if during the open public session of the meeting, the subject he or she wishes to discuss. Children under 18 shall not be required to give their last name or address.

2. During any hearing with respect to an ordinance or other specific matter required by law, speakers shall limit comments to the specific ordinance or matter on the agenda. Speakers may be requested not to be repetitious.

3. All remarks shall be addressed to the body as a whole.

4. Speakers shall address the governing body only from the designated podium or microphone area, unless otherwise permitted by the Presiding Officer. No person shall approach the dais or Clerk's desk without invitation.

E. Disruptive Conduct. Any person engaging in disruptive conduct shall be called to order by the Presiding Officer. Disruptive conduct includes, but is not limited to:

- Speaking without recognition;
- Refusing to yield the floor when directed;
- Loud, threatening, offensive, abusive, or obscene language;
- Engaging in conduct that disturbs or impedes the orderly progress of the meeting or the ability of others to listen or participate; or
- Displaying props, costumes, masks (other than medical), or other objects in a manner intended to disrupt or distract from proceedings.

F. Enforcement of Decorum. The rules of decorum set forth above shall be enforced in the following manner:

1. The presiding officer shall request that a person who is breaching the rules of decorum to be orderly.
2. If, after receiving a warning from the presiding officer, a person persists in disturbing the meeting, the presiding officer may order a temporary recess.
3. If the person repeatedly continues to disturb the meeting, the presiding officer may request that person to leave the meeting.
4. If such person does not leave the meeting and continues disruptive conduct, the presiding officer may order any law enforcement officer to remove that person from the chambers.
5. If a meeting is disturbed or disrupted in such a manner as to make the restoration of order infeasible or improbable, the meeting may be adjourned or continued by the presiding officer or a majority of the members, and any remaining business may be considered at the next meeting.

G. Penalties. Any person violating the provisions of this section shall, upon conviction, be subject to the penalties set forth in § 1-15 of the Code of the Town of Dover.

Section 2. Severability

If any section, subsection, clause, or phrase of this Ordinance is declared unconstitutional or invalid for any reason, the remainder of this Ordinance shall not be affected thereby.

Section 3. Repealer

All ordinances or parts of ordinances inconsistent herewith are repealed to the extent of such inconsistency.

Section 4. Effective Date

This Ordinance shall take effect twenty (20) days after final passage, approval, and publication as provided by law.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 36-2025

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

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

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

148 East Blackwell Street—Ordinance No. 17-2023

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

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

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

Attest:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 45-2025

**AN ORDINANCE OF THE TOWN OF DOVER, COUNTY OF MORRIS, NEW JERSEY
APPROVING THE PILOT APPLICATION AND AUTHORIZING THE MAYOR AND
TOWN CLERK TO EXECUTE A FINANCIAL AGREEMENT WITH VILLAGE
DEVELOPMENT, URBAN RENEWAL, LLC FOR PROPERTY DESIGNATED AS
BLOCK 1204, LOT 1 ON THE OFFICIAL TAX MAP OF THE TOWN OF DOVER**

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 an “area in need of redevelopment”; and

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

WHEREAS, on or about June 1, 2019, the Town Council designated certain properties in the Town as a non-condemnation area in need of redevelopment pursuant to Ordinance No. 146-2019 (the “Redevelopment Area”), which Redevelopment Area includes certain property designated as Block 1204, Lot 1 on the official Tax Map of the Town of Dover also known as 90 Bassett Highway (the “Land”); and

WHEREAS, on or about October 31, 2021, the Town of Dover adopted an amended Redevelopment Plan for the Redevelopment Area, including the Property, entitled “Town of Dover Rehabilitation Area: Bassett Highway Redevelopment Plan, Second Revision”, dated May 8, 2006, prepared by Schoor DePalma, Inc.; as revised on October 24, 2017 by Michael Hantson, PE, PP, CME; and as further revised through 2021 by David Glynn Roberts, AICP/PP of dRoberts Planning & Design, LLC (as so amended, the “Redevelopment Plan”); and

WHEREAS, Village Development, LLC (the “Owner”) is the fee owner of the Property; and

WHEREAS, the Owner and the Town entered a Redevelopment Agreement, dated July 7, 2025, governing the Owner’s redevelopment of the Property and designating the Owner as redeveloper of the Property; and

WHEREAS, the Owner received approval from the Town Planning Board to develop the Property with eleven (11) attached townhouse units with related subdivision and site improvements pursuant to Resolution/Application No. P22-04, dated November 9, 2022 as extended in Resolution/Application No. P22-04, dated May 30, 2024 (collectively, the “Project”); and

WHEREAS, on or about November 3, 2025, Village Development, Urban Renewal, LLC, an affiliate of the Owner (the “Entity”) submitted an application for the approval of a Project, as such term is used in the Long Term Tax Exemption Law, attached to which is a proposed form of Financial Agreement, all in accordance with N.J.S.A. 40A:20-8 (the “Exemption Application”); and

WHEREAS, the Entity was created for the purposes of acquiring, owning, holding developing, maintaining, financing, mortgaging, improving, operating, leasing, managing, using, refinancing, selling, subdividing, or otherwise dealing with the Property; 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 Exemption Application and Financial Agreement request a long terms tax exemption for the Project for a term of 30-years and requiring payment of an Annual Service Charge based on 10% of annual gross revenue (for years 1 through 10), 11% of annual gross revenue (for years 11 through 20), and 12% of annual gross revenue (for years 21 through 30); and

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

WHEREAS, the Town Council has reviewed the information provided in the Exemption Application and Financial Agreement and has deemed approval of same warranted and acceptable under the Long Term Tax Exemption Law and further finds that the Financial Agreement will provide significant and long-term benefits to the Town.

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

Section 1. The Town acknowledges that Village Development, Urban Renewal, LLC, by effectuating the redevelopment, will provide significant and long-term benefits to the Town.

Section 2. The Town makes the following findings:

A. The relative benefits of the Project when compared to the costs:

1. The Property currently generates approximately \$9,021.00 in property taxes (total), of which the Town receives 47% or \$4,244.00 (net). At stabilization (Year 3) with the requested tax abatement, the Project will pay approximately \$44,438.00 (total), of which the Town would receive a net amount of approximately \$42,216.00 (net), inclusive of a 2% administrative fee.
2. The projected Annual Service Charge over the 30-year term would generate an average annual revenue, inclusive of a 2% administrative fee, to the Town of approximately \$68,000.00 (net).
3. It is estimated that the Project will create jobs during construction.
4. The Project should stabilize and contribute to the economic growth of existing local business, which will serve the new residents and attract additional people to Dover.
5. The Project will further the redevelopment objectives of the Redevelopment Plan for the Redevelopment Area.
6. The clearance and remediation of the Property will greatly improve the neighborhood.
7. The Town has determined that the benefits of the Project significantly outweigh the costs to the Town.

B. The assessment of the importance of the Tax Exemption defined in obtaining development of the Project and influencing the locational decisions of probable occupants:

1. The relative stability and predictability of the Annual Service Charge will make the Project more attractive to investors and lenders needed to finance the Project.
2. The relative stability and predictability of the Annual Service Charge will allow stabilization of the Project operating budget, allowing a high level of urban design, aesthetics and amenities as well as the use of high quality materials which will maintain the appearance of the buildings over the life of the Project, which will insure the likelihood of the success of the Project and insure that it will have a positive impact on the surrounding area.

Section 3. The Exemption Application is hereby accepted and approved, and the Mayor and Tow Council find that the Project represents an undertaking permitted by the Long Term Tax Exemption Law, and constitutes improvements made for the purposes of clearance, replanning, development or redevelopment of an area in need of redevelopment within the Town, as authorized by the Redevelopment Law and the Long Term Tax Exemption Law.

Section 4. The Financial Agreement shall be for a term of 30-years and requiring payment of an Annual Service Charge based on 10% of annual gross revenue (for years 1 through 10), 11% of annual gross revenue (for years 11 through 20), and 12% of annual gross revenue (for years 21 through 30) in accordance with the Long Term Tax Exemption Law.

Section 5. The Financial Agreement is hereby authorized to be executed and delivered on behalf of the Town by the Mayor substantially in the form attached hereto. The Town Clerk is hereby authorized and directed to attest to the execution of the Financial Agreement by the Mayor and to affix the corporate seal of the Town to the Financial Agreement. Upon execution of the Financial Agreement, the Town Clerk shall submit a copy of the Financial Agreement to the Town Tax Assessor, the Division of Local Government Services of the NJ Department of Community Affairs and the County of Morris in accordance with Section 12 of the Long Term Tax Exemption Law.

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

Section 7. All ordinances and resolutions or parts thereof inconsistent with this Ordinance are hereby rescinded.

Section 8. 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. 46-2025

**AN ORDINANCE OF THE TOWN OF DOVER, IN THE COUNTY OF MORRIS,
STATE OF NEW JERSEY, APPROVING THE PILOT APPLICATION AND
AUTHORIZING THE EXECUTION OF FINANCIAL AGREEMENTS WITH MERIDIA
DOVER 63 I, URBAN RENEWAL, LLC, MERIDIA DOVER 63 II, URBAN RENEWAL,
LLC, AND MERIDIA DOVER 63 III, 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 pursuant to the Redevelopment Law for the purpose of implementing a redevelopment plan and carrying out redevelopment projects within a rehabilitation area; and

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

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

D, E); Block 1207, Lot 2 (Unit Bldg.)(1-3-5 W. Blackwell Street & et al; and Block 1207, Lot 2 (Unit X)(1-3-5 W. Blackwell Street & et al); and

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

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

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

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

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

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

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

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

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

WHEREAS, the Planning Board considered and reviewed the Redevelopment Plan on September 18, 2025 and found that same is not inconsistent with the Town’s Master Plan and 2018 Re-examination Report under *N.J.S.A. 40A:12A-7(e)* as stated in the letter report transmitted from the attorney for the Planning Board to the Governing Body, dated September 22, 2025; and

WHEREAS, on October 14, 2025, the Governing Body adopted Ordinance No. 27-2025, approving and adopting the Redevelopment Plan for the Property; and

WHEREAS, on [_____, 2025], 2025, the Town and the Redeveloper entered into a redevelopment agreement for the Project Site (the “Redevelopment Agreement”), pursuant to which the Redeveloper will develop, finance, construct or cause to be constructed, implement, and cohesively redevelop the Project Site into a mixed-use development with a variety of accessory and ancillary uses, including approximately 31,000 square feet of retail/commercial space and a maximum 640 residential units (17 of which shall be affordable to low- and moderate-income residents) as described more fully in the Redevelopment Agreement (collectively, the “Redevelopment Project”); and

WHEREAS, in particular and consistent with *N.J.S.A. 40A:20-12(a)*, the Redevelopment Agreement provides for the completion of the entire Redevelopment Project in three (3) distinct Phases (each, a “Phase” and collectively, the “Phases”) in sequence, 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 Project Site consists of Block 1201, Lot 6 on the official tax maps of the Town, upon which,

(a) Meridia Dover 63 I, Urban Renewal LLC (“Entity I”) shall construct or cause to be constructed Phase 1, which shall include a maximum two hundred sixty (256) residential units, including a minimum of seventeen (17) residential units of which shall be affordable units in accordance with the NJ Uniform Housing Affordability Controls and related caselaw, regulations and Applicable Law, associated amenity space, and a minimum of 3,500 square feet of commercial space, structured parking in one building, together with associated residential courtyard containing a minimum of 14,000 square feet, landscaping and other site improvements as illustrated on the Concept Plan and as provided for in the Redevelopment Plan, and shall also include those portions of Phase 4 such as dedication of the pocket park to the Town as more particularly described in the Redevelopment Agreement (the “Phase I Project”); and

(b) Meridia Dover 63 II, Urban Renewal LLC (“Entity II”) shall construct or cause to be constructed Phase 2, which shall include a maximum one hundred sixty (144) residential units, associated amenity space, structured parking in one building, together with associated residential courtyard containing a minimum of 9,500 square feet, landscaping and other site improvements as illustrated on the Concept Plan and as provided for in the Redevelopment Plan, and shall also include those portions of Phase 4 not included in Phase 1 and the entirety of Phase 5 as more particularly described in the Redevelopment Agreement (the “Phase II Project”); and

(c) Meridia Dover 63 III, Urban Renewal, LLC (“Entity III”, and together with Entity I and Entity II, collectively, the “Entities”) shall construct or cause to be constructed Phase 3, which shall include a maximum one two hundred forty (240) residential units, associated amenity space, and a

minimum of 7,500 square feet of live/work space, structured parking in one building, together with associated residential courtyard containing a minimum of 12,000 square feet, landscaping and other site improvements as illustrated on the Concept Plan and as provided for in the Redevelopment Plan, and shall also include those remaining portions of Phase 4 not included in Phase 1 as more particularly described in the Redevelopment Agreement (the “Phase III Project” and collectively together with the Phase I Project and the Phase II Project, collectively, the “Projects”); and

WHEREAS, the following Affiliates of the Redeveloper, through partial assignments and assumptions of the Redevelopment Agreement, each have the right to develop, and shall be the fee owner of each respective Phase: (i) Meridia Dover 63 I, Urban Renewal, LLC with respect to certain rights and obligations set forth therein pertaining to the Phase I Project, (ii) Meridia Dover 63 II, Urban Renewal, LLC with respect to certain rights and obligations set forth therein pertaining to the Phase II Project, (iii) Meridia Dover 63 III, Urban Renewal, LLC with respect to certain rights and obligations set forth therein pertaining to the Phase III Project; being Block 1201, Lot 6 (as to be subdivided pursuant to the Redevelopment Agreement) on the official tax maps of the Town; and

WHEREAS, *N.J.S.A.* 40A:20-12(a) permits tax exemptions for the Phase I Project, the Phase II Project and Phase III Project under the Exemption Law, provided that the total period of the tax exemptions for all such Projects, established through partial assignments and assumptions of the Redevelopment Agreement as set forth above, does not exceed fifty (50) years from the effective date of the Financial Agreement for the Phase I Project; and

WHEREAS, on or about November 7, 2025, Entity I, along with other affiliated urban renewal Entities, submitted an application to the Town for a single, comprehensive long term tax exemption (the “Long Term Tax Exemption”) pursuant to the Exemption Law for the Projects (the “Exemption Application”); and

WHEREAS, each Entities propose to enter into financial agreements with the Town (each, a “Financial Agreement” and collectively, the “Financial Agreements”), pursuant to which each Entity agrees to pay an Annual Service Charge (as defined in each Financial Agreement) in lieu of taxes on the applicable Project, copies of which Financial Agreement for the Entity and the Phase I Project is on file in the office of the Town Clerk, and all such Financial Agreements shall be in substantially the same form as the Financial Agreement for Entity I and the Phase I Project; and

WHEREAS, the Entities have represented to the Town that the Redevelopment Project, inclusive of the Projects, would not be feasible in its intended scope but for the provision of financial assistance by the Town; and

WHEREAS, the Entity was created for the purposes of acquiring, owning, holding developing, maintaining, financing, mortgaging, improving, operating, leasing, managing, using, refinancing, selling, subdividing, or otherwise dealing with the Property; 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 Exemption Application and each Financial Agreement requests a long term tax exemption for each of the Projects for a term of 30-years and requiring payment of an Annual Service Charge based on 10% of annual gross revenue (for years 1 through 10), 11% of annual gross revenue (for years 11 through 20), and 12% of annual gross revenue (for years 21 through 30), with the tax exemption for all Projects not exceed fifty (50) years from the effective date of the Financial Agreement for the Phase I Project; and

WHEREAS, the relative stability and predictability of the payments and service charges to be paid by the Entity to the Town under the Financial Agreement will allow stabilization of the Projects 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 the success of the Project and insure that it will have a positive impact on the surrounding area; and

WHEREAS, the Town Council has reviewed the information provided in the Exemption Application and Financial Agreement and has deemed approval of same warranted and acceptable under the Long Term Tax Exemption Law and further finds that the Financial Agreement will provide significant and long-term benefits to the Town.

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

Section 1. The Town acknowledges that the Entities, by effectuating the redevelopment, will provide significant and long-term benefits to the Town.

Section 2. The Town makes the following findings:

A. The relative benefits of the Projects when compared to the costs:

1. At stabilization with the requested tax abatement, the Projects will pay more net revenue to the Town than currently received by the Town, inclusive of a 2% administrative fee.
2. The projected Annual Service Charge for each Project over each of the 30-year terms would generate significant annual revenue to the Town, inclusive of a 2% administrative fee.
3. It is estimated that the Project will create hundreds of jobs during construction and operation of the improvements, including approximately 452 temporary full-time jobs and 80 permanent full-time jobs.
4. The Project should stabilize and contribute to the economic growth of existing local business, which will serve the new residents and attract additional people to Dover.
5. The Projects will further the redevelopment objectives of the Redevelopment Plan for the Redevelopment Area.
6. The clearance and remediation of the Property will greatly improve the neighborhood.
7. The Town has determined that the benefits of the Projects significantly outweigh the costs to the Town.

B. The assessment of the importance of the Tax Exemption defined in obtaining development of the Projects and influencing the locational decisions of probable occupants:

1. The relative stability and predictability of the Annual Service Charge will make the Projects more attractive to investors and lenders needed to finance the Projects.
2. The relative stability and predictability of the Annual Service Charge will allow stabilization of the Projects' 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 Projects, which will insure the likelihood of the success of the Projects and insure that it will have a positive impact on the surrounding area.

Section 3. The Exemption Application is hereby accepted and approved, and the Mayor and Town Council find that the Projects represent an undertaking permitted by the Long Term Tax

Exemption Law, and constitutes improvements made for the purposes of clearance, replanning, development or redevelopment of an area in need of redevelopment within the Town, as authorized by the Redevelopment Law and the Long Term Tax Exemption Law.

Section 4. Each of the Financial Agreements shall be for a term of 30-years and requiring payment of an Annual Service Charge based on 10% of annual gross revenue (for years 1 through 10), 11% of annual gross revenue (for years 11 through 20), and 12% of annual gross revenue (for years 21 through 30) in accordance with the Long Term Tax Exemption Law and shall be substantially in the same form as the Financial Agreement for Entity I and the Phase I Project on file with the Town Clerk.

Section 5. The Financial Agreements are hereby authorized to be executed and delivered on behalf of the Town by the Mayor substantially in the same form as the Financial Agreement for Entity I and the Phase I Project on file with the Town Clerk. The Town Clerk is hereby authorized and directed to attest to the execution of the Financial Agreements by the Mayor and to affix the corporate seal of the Town to the Financial Agreements. Upon execution of the Financial Agreements, the Town Clerk shall submit a copy of the Financial Agreements to the Town Tax Assessor, the Division of Local Government Services of the NJ Department of Community Affairs and the County of Morris in accordance with Section 12 of the Long Term Tax Exemption Law.

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

Section 7. All ordinances and resolutions or parts thereof inconsistent with this Ordinance are hereby rescinded.

Section 8. 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. 37-2025

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

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

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey, being the Town Council thereof, that pursuant to the Five Year Exemption and Abatement Law, N.J.S.A. 40A:21-1 et seq. (the "Act"), as follows:

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

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

FIVE-YEAR TAX EXEMPTION

1. DEFINITIONS.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2. ELIGIBLE PROPERTIES

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

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

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

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

3. APPLICATION FEE

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

4. IMPROVEMENTS TO DWELLINGS.

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

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

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

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

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

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

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

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

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

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

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

(i) A general description of a project for which exemption is sought.

(ii) A legal description of all real estate necessary for the Project.

(iii) Plans, drawings and other documents as may be required by the Municipal Council to demonstrate the structure and design of the Project.

(iv) A description of the number, classes and type of employees to be employed at the Project site within two (2) years of completion of the Project.

(v) A statement of the reasons for seeking tax exemption on the Project and a description of the benefits to be realized by the applicant if a tax agreement is granted.

(vi) A good faith estimate of the cost of Completing such Project, together with the expected method or plan of financing the Construction.

(vii) A construction time schedule and projected time schedule.

(viii) A statement showing the real property taxes currently being assessed at the Project site; estimated tax payments that would be made annually by the applicant on the project during the period of the tax agreement; and estimated tax payments that would be made by the applicant on the Project during the first full year following the termination or expiration of the tax agreement.

(ix) If the project is a Commercial or Industrial Structure, a description of any lease agreement between the applicant and proposed users of the project and a history and description of the users' businesses.

(x) If the project is a Multiple Dwelling, a description of the number and type of Dwellings units to be provided, a description of the common elements or general common elements and a statement of the proposed initial rentals or sales prices of the Dwellings units according to type and of any rental lease or resale restrictions to apply to the Dwellings units respecting low or moderate income housing.

(xi) A disclosure statement of the interests of all parties, including subsidiary companies, in the Project and property.

(xii) The owner's certification that the Construction as proposed meets the requirements of the rehabilitation plan.

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

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

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

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

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

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

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

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

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

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

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

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

7. GENERAL REQUIREMENTS.

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

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

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

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

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

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

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

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

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

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

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

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

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

8. ADDITIONAL IMPROVEMENTS AND CONSTRUCTION ELIGIBLE FOR TAX EXEMPTIONS.

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

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

9. NOTICE TO BE MAILED.

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

10. REPORT OF REAL PROPERTY TAXES.

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

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

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

11. APPLICABILITY AND SUNSET PROVISION.

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

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

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

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

Attest:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 38-2025

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 39-2025

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

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

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

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

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

Chapter 333 Solid Waste Disposal

Art. IV Sticker Program

§ 333-10 Title.

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

§ 333-11 Definitions.

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

BULKY WASTE

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

CONSTRUCTION DEBRIS

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

HAULING

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

HAZARDOUS MATERIALS

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

HOUSEHOLD CONSTRUCTION DEBRIS

Debris from household construction contained in a garbage bag.

INDUSTRIAL WASTE

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

PUBLIC PLACE

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

RECYCLABLE MATERIALS

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

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

A. Minimum garbage without stickers.

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

B. Stickers required.

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

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

C. Bulky waste.

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

D. White goods.

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

E. Tires.

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

§ 333-13 Purchase of stickers.

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

§ 333-14 Placement of stickers.

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

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

§ 333-15 Official stickers exclusive.

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 41-2025

ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, NEW JERSEY ADOPTING THE REDEVELOPMENT PLAN FOR THE NJ TRANSIT/LOT B/LOT C REDEVELOPMENT AREA

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 rehabilitation area; and

WHEREAS, in Resolution No. 285-2024, dated November 12, 2024, the Town Council directed the Town Planning Board to conduct a preliminary investigation of the following property located in the Town commonly known and shown on the official Tax Map of the Town of Dover as Block 510, Lot 6; Block 510, Lot 6 (Unit B01); Block 1213, Lots 2 and 4; Block 1219, Lots 4, 5 and 6; Block 1803, Lot 1; and Block 1804, Lot 13 (collectively, the “Redevelopment Area”) to determine whether same, or any portions thereof, is a non-condemnation area in need of redevelopment; and

WHEREAS, the Planning Board, at a duly noticed public hearing held on April 17, 2025, reviewed the report entitled “Non-Condensation Area in Need of Redevelopment, Preliminary Investigation, Block 510 Lots 6 & 6 (Unit B01); Block 1213 Lots 2 & 4; Block 1219 Lots 4, 5, & 6; Block 1803 Lot 11; Block 1804 Lot 13”, dated March 25, 2025, prepared by John McDonough Associates, LLC (the “Preliminary Investigation”) and considered the testimony of the Town’s professional planning consultant pursuant to and in accordance with the procedural requirements of N.J.S.A. 40A:12A-6, to determine whether the Redevelopment Area satisfies the criteria set forth in N.J.S.A. 40A:12A-5 (or, if and as applicable, N.J.S.A. 40A:12A-3) to be designated as a non-condemnation area in need of redevelopment; and

WHEREAS, at the April 17, 2025 hearing, the Planning Board heard from all persons who were interested in or would be affected by a determination that the Redevelopment Area is a non-condemnation redevelopment area, and all objections to a determination that the Redevelopment Area is an area in need of redevelopment and evidence in support of those objections were received and considered by the Planning Board and made part of the public record; and

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

improvements within the Redevelopment Area, and concurred with the finding in the Preliminary Investigation; and

WHEREAS, at the April 17, 2025 Planning Board hearing, the Town's professional planning consultant testified as set forth above and as stated and recommended in the Preliminary Investigation; and

WHEREAS, after conducting its investigation and reviewing the Preliminary Investigation, preparing a map of the proposed redevelopment area, and completing the above public hearing at which all objections to and support of the designation were received and considered, the Town of Dover Planning Board, in a Resolution dated April 17, 2025, recommended to the Town Council that it should designate the entirety of the Redevelopment Area as a non-condemnation area in need of redevelopment; and

WHEREAS, the Town Council concurred and agreed with Planning Board's recommendation, and on April 22, 2025, adopted resolution No. 124-2025 declaring that the Redevelopment Area be and is a non-condemnation "area in need of redevelopment" and authorizing and directing John McDonough Associates, LLC to prepare a redevelopment plan or redevelopment plans for all or portions of the Redevelopment Area; and

WHEREAS, the Redevelopment Area is generally located along and on the north and south sides of a portion of the Norfolk Southern (Morris & Essex) railroad right-of-way, and along and on portions of Orchard Street and S. Morris Street; and

WHEREAS, John McDonough Associates, LLC prepared a redevelopment plan for the Redevelopment Area entitled "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; Block 1804 Lot 13", dated June 19, 2025 (the "Redevelopment Plan"); and the Town Council referred same to the Planning Board for master plan consistency review under N.J.S.A. 40A:12A-7(e); and

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

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

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Town Council of the Town of Dover, County of Morris, State of New Jersey, being the Town Council thereof, that pursuant to N.J.S.A. 40A:12A-7 the Town Council hereby accepts, approves and adopts the Redevelopment Plan; and

BE IT FURTHER ORDAINED, if any section, paragraph, subsection, clause, or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudicated, and the remainder of this Ordinance shall be deemed valid and effective; and

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

BE IT FURTHER ORDAINED, to the extent that any portion of the Redevelopment Plan conflicts with or amends or modifies any provision of any other of the Town's development regulations, the Redevelopment Plan shall supersede or amend or modify, as applicable, such development regulations and the zoning district map included in the Town's zoning ordinance shall be deemed amended accordingly; and

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

BE IT FURTHER ORDAINED, the Town Clerk is directed to file a copy of the Redevelopment Plan along with a copy of this Ordinance in the Office of the Town Clerk for inspection by the public; and

BE IT FURTHER ORDAINED, prior to adoption of this Ordinance on second and final reading the Town Council shall refer this Ordinance to the Planning Board for its review and recommendations in accordance with N.J.S.A. 40A:12-7; and

BE IT FURTHER ORDAINED, the Town Council hereby amends the zoning district map of the Town of Dover to reflect that Block 510, Lot 6; Block 510, Lot 6 (Unit B01); Block 1213, Lots 2 and 4; Block 1219, Lots 4, 5 and 6; Block 1803, Lot 1; and Block 1804, Lot 13 is zoned in accordance with the Redevelopment Plan; and

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 42-2025

AN ORDINANCE REPEALING 30-2025 AND AMENDING AND RETITLING CHAPTER 57 OF THE CODE OF THE TOWN OF DOVER TO ESTABLISH A DEPARTMENT OF PUBLIC SAFETY, TO ELIMINATE THE POSITIONS OF CHIEF OF POLICE, DEPUTY CHIEF OF POLICE, FIRE CHIEF, AND DEPUTY FIRE CHIEF, TO CREATE THE POSITION OF PUBLIC SAFETY DIRECTOR AS APPROPRIATE AUTHORITY, AND TO PROVIDE FOR ADMINISTRATION OF THE POLICE, FIRE, AND OFFICE OF EMERGENCY MANAGEMENT DIVISIONS

WHEREAS, the Mayor and Council of the Town of Dover seek to modernize and coordinate all public-safety services, including the Police, Fire, and Office of Emergency Management Divisions; and

WHEREAS, the Town desires to eliminate the positions of Chief of Police, Deputy Chief of Police, Fire Chief, and Deputy Fire Chief, and to create the civilian position of Public Safety Director to serve as the Appropriate Authority under N.J.S.A. 40A:14-118; and

WHEREAS, the Public Safety Director shall provide administrative and managerial oversight of all public-safety operations while not engaging in any law-enforcement functions;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Dover, County of Morris, State of New Jersey, that Chapter 57 of the Town Code, entitled "Police Department," is hereby retitled "Department of Public Safety (Police, Fire and Office of Emergency Management)" and amended as follows:

§ 57-1 Establishment.

There is hereby established in and for the Town of Dover a Department of Public Safety, which shall consist of the following divisions:

1. Division of Police.
2. Division of Fire.
3. Division of the Office of Emergency Management.

§ 57-2 Rules and Regulations.

A. In accordance, N.J.S.A. 40A:14-118, the "Appropriate Authority" may mean the mayor, manager, or such other appropriate executive or administrative officer, such as a full-time director of public safety, or the governing body or any designated committee or member thereof, or any municipal board or commission established by ordinance for such purposes.

B. The Public Safety Director ("Director") shall serve as the Appropriate Authority pursuant to N.J.S.A. 40A:14-118. The position of Chief of Police and Deputy Chief of Police are hereby abolished.

C. The Director may establish, amend, or repeal such rules and regulations as necessary to ensure efficient operation and coordination among the Divisions of Police, Fire, and Emergency Management.

D. The Public Safety Director, while serving as the Appropriate Authority, shall not be a sworn member of the Division of Police but shall exercise administrative and supervisory oversight pursuant to § 57-22.

§ 57-3 Members of the Division of Police.

A. The Division of Police is hereby established and shall consist of sworn officers holding the following ranks: not more than three (3) Captains, not more than six (6) Lieutenants, not more than nine (9) Sergeants, and not more than sixty (60) Patrol Officers. The positions of Police Chief and Deputy Chief are abolished.

§ 57-19 Office of Emergency Management.

A. There is hereby established an Office of Emergency Management (OEM) within the Department of Public Safety. The head of the Office shall be the Public Safety Director, who shall serve as the Town's Municipal Emergency Management Coordinator unless another individual is appointed pursuant to N.J.S.A. App. A:9-40.1.

B. The OEM shall be responsible for the development, maintenance, and implementation of the Town's Emergency Operations Plan (EOP) and all related preparedness, response, mitigation, and recovery activities.

C. The Public Safety Director shall coordinate OEM functions with the Division of Fire, the Division of Police, and other Town agencies and shall maintain liaison with the Morris County Office of Emergency Management and the New Jersey Office of Emergency Management, ensuring that all Town departments operate in accordance with the approved Emergency Operations Plan and applicable State and Federal regulations.

D. The Director may appoint and supervise any Deputy Emergency Management Coordinator(s) or support staff as authorized by law and shall ensure that all Town emergency-management activities are conducted in accordance with applicable statutes and regulations.

E. One or more Deputy Emergency Management Coordinators may be appointed in accordance with N.J.S.A. App. A:9-40.1 to assist the Municipal Emergency Management Coordinator in the planning, coordination, and execution of emergency-management functions. Any such deputies shall serve under the supervision of the Public Safety Director and perform duties as assigned in the Town's Emergency Operations Plan or by the Director.

§ 57-22 Public Safety Director.

A. The Mayor shall appoint, with the advice and consent of the Council, a Public Safety Director who shall serve at the pleasure of the Mayor and Council. The Director shall be a civilian administrative officer, shall not be enrolled in the Police and Firemen's Retirement System (PFRS), and shall not hold a sworn police position, wear a police uniform, or carry a firearm. Nothing herein shall preclude the appointment of an individual who is receiving a PFRS pension, provided that such individual serves in a civilian capacity and is not reenrolled in the system. The Director shall serve as the Appropriate Authority under N.J.S.A. 40A:14-118 and be directly responsible for the overall performance, efficiency, and administration of the Division of Police.

B. The Director shall:

1. Serve as the administrative and legislative head of the Division of Police, Division of Fire, and OEM.
2. Establish and administer departmental rules, regulations, and policies governing daily operations and discipline.
3. Delegate to subordinate officers such functions and powers as deemed appropriate.
4. Approve departmental expenditures and oversee the preparation and administration of the annual budget.
5. Maintain all administrative and operational records except those required by law to be maintained by a sworn officer.
6. Evaluate performance of divisions and personnel and recommend corrective actions or organizational improvements.
7. Oversee training programs and ensure members remain apprised of current law-enforcement practices.
8. Report monthly, or as otherwise directed, to the Mayor and Council on departmental operations.
9. Serve as liaison for the Mayor and Council with the Fire Division, Office of Emergency Management, and other agencies.
10. Perform other administrative duties as authorized by the Mayor and Council or required by statute.

C. The Public Safety Director shall appoint a sworn officer of the Dover Division of Police to serve as the officer in charge ("OIC").

D. The Public Safety Director shall not engage in law-enforcement functions, exercise arrest powers, carry a firearm, or wear a police uniform or insignia. The Director's duties shall be limited to administrative and managerial oversight and shall not include the performance of any law-enforcement duties as set forth in *Jordan v. Harvey*, 381 N.J. Super. 112 (App. Div. 2005), or successor case law interpreting N.J.S.A. 40A:14-118.

E. The Director shall oversee all Divisions of the Department of Public Safety, including the Division of Police

F. All Internal Affairs investigations and disciplinary actions shall be conducted in compliance with the Attorney General's IAPP and under the oversight of the Morris County Prosecutor's Office as the Chief Law Enforcement Officer of the County.

§ 57-23 Division of Fire.

A. There is hereby created a Division of Fire, the head of which shall be the Public Safety Director. The positions of Fire Chief and Deputy Fire Chief are abolished.

B. The Public Safety Director shall direct and administer the day-to-day operations of the Division of Fire through its sworn and volunteer officers, consistent with law and ordinance.

C. The Division of Fire shall be responsible for fire suppression, fire prevention, hazardous-materials response, public education, and related fire-safety functions.

D. The Public Safety Director may promulgate rules and regulations governing the Division of Fire to ensure discipline, oversee training, and safe operation of apparatus and equipment.

E. The Public Safety Director shall assign supervisory authority within the Division of Fire to appropriate ranking personnel and coordinate deployment and emergency-response resources with the Office of Emergency Management.

§ 57-24 References to Chief of Police.

Notwithstanding § 57-2(B) all references in the Town Code, collective negotiations agreements, rules, regulations, orders, policies, or other official documents of the Town of Dover to the "Chief of Police" shall hereinafter be deemed to refer to the "Officer in Charge" of the Dover Division of Police, who shall serve as the Chief Law Enforcement Executive under the supervision and direction of the Public Safety Director. Nothing herein shall be construed to authorize the Officer in Charge to perform any function or duty inconsistent with the authority of the Public Safety Director as the Appropriate Authority pursuant to N.J.S.A. 40A:14-118.

§ 57-25 References to Fire Chief.

All references in the Town Code, collective negotiations agreements, rules, regulations, orders, policies, or other official documents of the Town of Dover to the "Fire Chief" or "Deputy Fire Chief" shall hereinafter be deemed to refer to the Public Safety Director, except where context or law expressly requires a sworn fire officer. Nothing herein shall be construed to authorize the Public Safety Director to perform firefighting or other sworn functions reserved by statute to uniformed fire personnel.

§ 57-26 Repealer of Inconsistent Provisions.

All provisions of Chapter 57 of the Code of the Town of Dover that are inconsistent with this ordinance, including any references to the offices of Chief or Deputy Chief of Police, are hereby repealed or amended by implication to conform with this Chapter. Administrative provisions of

Chapter 57 governing appointments, conduct, hours of duty, uniforms, outside employment, and other non-conflicting policies shall remain in effect and shall be administered under the supervision of the Public Safety Director or Officer-in-Charge, as applicable. Ordinance 2025-30 shall be repealed in its entirety.

§ 57-27 Severability; Effective Date.

If any section or subsection of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall remain in full force and effect. All ordinances inconsistent herewith are repealed to the extent of such inconsistency. This ordinance shall take effect upon final passage and publication as required by law.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 280-2025

BILLS LIST RESOLUTION

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

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

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

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

CURRENT APPROPRIATIONS RESERVE ACCT claims in the amount of:	\$0.00
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$3,655,229.54
GENERAL CAPITAL ACCT claims in the amount of:	\$23,781.71
WATER UTILITY RESERVE ACCT claims in the amount of:	\$0.00
WATER UTILITY ACCT claims in the amount of:	\$271,119.80
WATER CAPITAL ACCT claims in the amount of:	\$95,241.50
PARKING UTILITY RESERVE ACCT claims in the amount of:	\$0.00
PARKING UTILITY ACCT claims in the amount of:	\$22,570.29
PARKING CAPITAL ACCT claims in the amount of:	\$0.00
ANIMAL CONTROL TRUST ACCT claims in the amount of:	\$0.00
RECYCLING TRUST ACCT claims in the amount of:	\$0.00
COUNTY FORFEITED ASSETS claims in the amount of:	\$500.00
TRUST/OTHER ACCT claims in the amount of:	\$11,504.43
EVIDENCE ACCT claims in the amount of:	\$0.00
UNEMPLOYMENT TRUST ACCT claims in the amount of	\$16,974.51
TOTAL CLAIMS TO BE PAID	\$4,096,921.78

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

TRUST/OTHER ACCT claims in the amount of:	\$0.00
GENERAL CAPITAL ACCT WIRE claims in the amount of:	\$0.00
UNEMPLOYMENT TRUST claims in the amount of:	\$0.00
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$340.30
CURRENT APPROPRIATIONS WIRE ACCT claims in the amount of:	\$0.00
PARKING UTILITY WIRE ACCT claims in the amount of:	\$0.00
WATER UTILITY OPERATING claims in the amount of:	\$1,073.60
WATER UTILITY WIRE ACCT claims in the amount of:	\$0.00
TOTAL CLAIMS PAID	\$1,413.90
TOTAL BILL LIST RESOLUTION	\$4,098,335.68

ATTEST:

TOWN OF DOVER, COUNTY OF MORRIS

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED 11/13/2025



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 281-2025

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 company, has 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 Town's Inspection to ensure the vehicle functions as intended and is equipped with the mandatory safety equipment

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

GEO'S TAXI LLC

2016 TOYOTA CAMRY	OT425H	4T1BF1FK7GU503559	New	TAXI # 55
2014 TOYOTA SIENNA	OT392G	5TDZK3DC1ES438571	Renewal	TAXI # 49
2015 TOYOTA SIENNA	OT548J	5TDKK3DCXFS549865	Renewal	TAXI # 59
2015 TOYOTA CAMRY	OT395G	4T4BF1FK3FR449472	Renewal	TAXI # 58

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 282-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY TO ENTER INTO AN AGREEMENT WITH HERA PROPERTY REGISTRY

WHEREAS, HERA Property Registry, LLC (“HERA”) provides property registration services for municipalities; and

WHEREAS, the Town of Dover wishes to enter into an agreement (the “Agreement”) with HERA so as to benefit from such services and to remain compliant with local, state, and federal laws: and

WHEREAS, the initial Agreement term shall be for one (1) year from the effective date August 1, 2025 at the rate of one hundred twenty-five dollars (\$125.00) for each property registration fee collected by HERA and/or pursuant to Section III of the agreement. This Agreement shall automatically renew for (2) one (1) year periods (each a “Renewal Term”), unless either party provides notice of termination accordance with the contract: and

WHEREAS, in accordance with N.J.S.A. 40A:11-3, the total cost due under the Agreement for the initial term shall not exceed an amount of seventeen thousand five-hundred dollars (\$17,500.00) and therefore public advertising for bids is not required; and

WHEREAS, the Town’s Municipal Finance Officer, Edward Ramirez, has certified that the funds are available to make such purchases or acquisitions.

NOW THEREFORE, BE IT FURTHER RESOLVED, the Mayor and Town Council of the Town of Dover do hereby authorize its agents to enter into, and approve the execution of, said Agreement with HERA.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 283-2025

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, OF THE COUNTY OF MORRIS, STATE OF NEW JERSEY, RATIFYING AUTHORIZATION OF PARTICIPATION IN THE NATIONWIDE OPIOID SETTLEMENT AGREEMENT INVOLVING EIGHT SECONDARY MANUFACTURERS

WHEREAS, the ongoing opioid crisis in the United States has had a devastating effect on individuals and communities, including many here in the Town of Dover, whether directly or indirectly; and

WHEREAS, on July 10, 2025, Attorney General Matthew J. Platkin announced the State's participation in a nationwide settlement with eight pharmaceutical manufacturers that manufactured opioid products, namely Mylan, Hikma, Amneal, Apotex, Indivior, Sun, Alvogen, and Zydus (the "Secondary Manufacturers Settlements"), in which the manufacturers have agreed to pay up to \$720 million in settlements payment to states and municipalities across the country; and

WHEREAS, participation in the nationwide settlements will not only hold the companies financially accountable, the settlements will also provide funding to support programs that address the opioid epidemic in New Jersey and across the country, and will require significant changes in the pharmaceutical industry aimed at preventing similar crises in the future; and

WHEREAS, states, county, and municipal governments nationwide must agree to the proposed terms in order for the settlements to take effect; and

WHEREAS, the political subdivisions of our State had until October 8, 2025 to join; and

WHEREAS the Business Administrator took immediate action to ensure the Town's registration in the settlement by registering for participant status on October 8, 2025; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Town Council of the Town of Dover hereby ratify the act of the Town Administrator, authorizing him to execute and sign any documents necessary in order to join the settlement agreement with the aforementioned secondary manufacturers to resolve claims involving their participation in the opioid crisis.

BE IT FURTHER RESOLVED that upon effectuation of the settlement agreement, the Town of Dover agrees to dismiss any and all claims against the settling parties.

BE IT FURTHER RESOLVED that the Municipal Clerk shall forward a copy of this Resolution to the Office of the Attorney General of New Jersey.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 284-2025

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY, AWARDING AN EMERGENCY CONTRACT IN ACCORDANCE WITH NEW JERSEY LOCAL PUBLIC CONTRACTS LAW, N.J.S.A. 40A:11-6 TO COLLIERS ENGINEERING & DESIGN, INC.

WHEREAS, the former Town of Dover Licensed Water Operator has retired from his position and having ceased all duties and responsibilities related to such position; and

WHEREAS, N.J.S.A. § 58:11-66(a) requires every Waste Water System to be operated by at least one licensed operator; and

WHEREAS, the New Jersey Local Public Contracts Law, specifically N.J.S.A. 40A:11-6, provides that any contract may be negotiated or awarded without public advertising for bids therefore, notwithstanding that the contract price will exceed the bid threshold, when such emergency affects the public health, safety or welfare, subject to the award being made pursuant to the manner set forth herein; and

WHEREAS, the official in charge, Edward Ramirez, Town Administrator, has certified the emergency exists and remedial action is required and the need for such could not have been foreseen in accordance with N.J.A.C. 5:34-6.1; and

WHEREAS, the Town has an immediate and urgent need to hire a replacement Licensed Water Operator and Colliers Engineering & Design Inc. is able to respond to the emergency effective August 1, 2025, at the rate of \$9,500.00 per month; and

WHEREAS, the Chief Financial Officer has certified that there are sufficient funds in 5-01-26-300-021 for approval of this emergency contract; and

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 Mayor and Town Council are hereby authorized to award the Town's Water and Sewage Operator contract to Colliers Engineering & Design Inc., absent competitive bidding, on an emergent basis pursuant to N.J.S.A. 40A:11-6 until such emergency shall cease.
2. The Appropriate Authority is authorized to execute the emergency contract and the Chief Financial Officer is authorized to provide payment for such services for the duration of the emergency.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 285-2025

RESOLUTION DESIGNATING MERIDIA DOVER 63, LLC AS REDEVELOPER OF CERTAIN PROPERTY IN THE TOWN AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH MERIDIA DOVER 63, LLC FOR REDEVELOPMENT OF CERTAIN PROPERTY IN THE TOWN

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

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

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

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

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

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

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

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

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

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

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

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

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

WHEREAS on October 14, 2025, the Governing Body adopted Ordinance No. 27-2025, approving and adopting the Redevelopment Plan for the Property; and

WHEREAS, Meridia Dover 63, LLC is the contract purchaser of the Property; and

WHEREAS, in furtherance of the redevelopment of the Redevelopment Area and to confirm the parties’ rights and obligations with respect to the redevelopment of the Property, the parties desire to enter a Redevelopment Agreement (the “Redevelopment Agreement”) as agreed upon by the parties, all in accordance with the provisions of the Redevelopment Law; and upon the full execution of such Redevelopment Agreement by the Town and the Redeveloper, recognize Meridia Dover 63, LLC as redeveloper of the Redevelopment Area as provided for and in accordance with the provisions of the Redevelopment Law and the Redevelopment Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Town of Dover in the County of Morris, New Jersey, that the form of Redevelopment Agreement by and between the Town and Meridia Dover 63, LLC is approved, subject to any and all conditions contained herein and such revisions as deemed advisable by the Town Attorney or Redevelopment Counsel; and

BE IT FURTHER RESOLVED, by the Mayor and Town Council, upon the full execution of a Redevelopment Agreement between the Town and Meridia Dover 63, LLC, that the Town will recognize Meridia Dover 63, LLC as Redeveloper of the Property, as provided for and in accordance with the provisions of the Redevelopment Law; and

BE IT FURTHER RESOLVED, that said recognition of Meridia Dover 63, LLC as Redeveloper of the Redevelopment is subject to and contingent upon Meridia Dover 63, LLC: (1) entering into a Redevelopment Agreement with the Town concerning the Property in a form and with such revisions as deemed advisable by the Town Attorney or Redevelopment Counsel within thirty (30) days of this Resolution; (2) paying any and all costs incurred by the Town related to the implementation of this project as set forth in the Redevelopment Agreement; and (3) satisfying any other terms and conditions contained within the Redevelopment Agreement and required as part of any approval of the Dover Planning Board; and

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to execute the Redevelopment Agreement, with such revisions as deemed advisable by the Town Attorney or Redevelopment Counsel, on behalf of the Town and to perform the obligations of the Town and enforce its rights thereunder; and

BE IT FURTHER RESOLVED, that a copy of this resolution shall be published as and if required by law.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 286-2025

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

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

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

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

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

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

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____