



TOWN OF DOVER

MAYOR & TOWN COUNCIL

REGULAR MEETING AGENDA

Town of Dover

November 25, 2025 at 6:00PM

Zoom

Meeting ID 813 0602 2784, Passcode 529541

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

“This meeting is being held in accordance with the Open Public Meetings Act, also known as the Sunshine Law, N.J.S.A. 10:4-6.” Notice of the meeting was sent to the Daily Record and Citizen on Thursday, January 2, 2025 and published in the Daily Record on Tuesday, January 7, 2025 and the Citizen on Wednesday, January 8, 2025. These notices were sent within 48 hours prior to this meeting and were sent in sufficient time for the publications to publish them. Additionally, this meeting was readvertised for. Notice of the meeting was sent to the Daily Record and Citizen on Thursday, September 25, 2025 and was published in both papers on Wednesday, October 1, 2025. All notices were posted on the Bulletin Board of the Municipal Building as well as posted on the Town’s website. These notices were sent within 48 hours prior to this meeting and were sent in sufficient time for the publications to publish them. A copy of said notices is on file with the Municipal Clerk.

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

At this time, please silence all electronic equipment.

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

C) INVOCATION

D) ROLL CALL – Clerk to Conduct Roll Call:

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

E) APPROVAL OF MINUTES
NONE

F) REPORT OF COMMITTEES

G) PRESENTATIONS, MUNICIPAL CORRESPONDENCE

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

I) ORDINANCES FOR FIRST READING

- a. Ordinance 47-2025 An Ordinance of the Mayor and Council of the Town of Dover, County of Morris, New Jersey Adopting the Redevelopment Plan for the Property Designated as Block 1804, Lot 13 on the Official Tax Map of the Town of Dover

J) ORDINANCES FOR SECOND READING, PUBLIC HEARING AND ADOPTION

K) APPROVAL OF BILLS

- a. Resolution 288-2025 Approval of Bills List

L) APPROVAL OF RESOLUTIONS

1) CONSENT AGENDA RESOLUTIONS

- a. Resolution 289-2025 Approving Annual Billiard Hall License, Celebrity Bar
- b. Resolution 290-2025 Approving a Social Affair Permit, Casa Puerto Rico

2) RESOLUTIONS FOR DISCUSSION AND CONSIDERATION

- a. Resolution 291-2025 Amending the Contract for Crossroads Paving Company for the Small Cities Road Construction Project
- b. Resolution 292-2025 Authorizing the Discharge of Mortgage Under the Rehabilitation Program with Dorothy J. McElwaine
- c. Resolution 293-2025 Designating West Morris OZF Property Development Company II, LLC as Redeveloper of Certain Property in the Town and Authorizing the Execution of a Redevelopment Agreement with West Morris OZF Property Development Company II, LLC for Redevelopment of Certain Property in the Town
- d. Resolution 294-2025 Designating JR Asset Builders, LLC as Redeveloper of Certain Property in the Town and Authorizing the Execution of a Redevelopment Agreement with JR Asset, Builders, LLC for 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

Q) ACTIONS CONSIDERED FOLLOWING CLOSED SESSION

R) ADJOURNMENT



TOWN OF DOVER

MAYOR & TOWN COUNCIL

ORDINANCE NO. 47-2025

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, NEW JERSEY ADOPTING THE REDEVELOPMENT PLAN FOR THE PROPERTY DESIGNATED AS BLOCK 1804, LOT 13 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 (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”) considered it to be in the best interest of the Town to have the Town Planning Board conduct a preliminary investigation of certain properties located in the Town and shown on the official Tax Map of the Town 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 11; and Block 1804, Lot 13 (collectively, the “Redevelopment Area”), to determine whether such Redevelopment Area, or any portions thereof, is a non-condemnation area in need of redevelopment; and

WHEREAS, in Resolution No. 285-2024, adopted November 12, 2024, the Town Council authorized and directed the Planning Board to conduct a preliminary investigation to determine whether the Redevelopment Area, or any portions thereof, constitutes a non-condemnation “area in need of redevelopment” according to the criteria set forth in N.J.S.A. 40A:12A-5 of the Redevelopment Law; and

WHEREAS, with the recommendation of the Planning Board set forth in the Planning Board’s Resolution, dated April 17, 2025, the Town Council declared the Redevelopment Area a non-condemnation area in need of redevelopment and authorized the preparation of a redevelopment plan for all or portions of the Redevelopment Area pursuant to the Redevelopment Law and as set forth in Resolution No. 124-2025, dated April 22, 2025; and

WHEREAS, the property commonly known as 46 S. Morris Street, and shown on the official Tax Map of the Town of Dover as Block 1804, Lot 13 (the “Property”) is located within the Redevelopment Area; and

WHEREAS, the Property is generally bounded by Monmouth Avenue to the north, S. Morris Street to the west, and developed properties to the south and east; and

WHEREAS, PRR Realty, LLC is the fee owner of the Property; and

WHEREAS, Graviano & Gillis Architects & Planners, LLC prepared a redevelopment plan for the Property entitled “Redevelopment Plan, Block 1804, Lot 13, Town of Dover, Morris County, New Jersey”, dated on or about November 18, 2025 (the “Redevelopment Plan”);

WHEREAS, on or about November 25, 2025, the Town Council introduced an ordinance to adopt the Redevelopment Plan and 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 December __, 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 December __, 2025; and

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

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

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

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

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

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

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

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

BE IT FURTHER ORDAINED, the Town Council hereby amends the zoning district map of the Town of Dover to reflect that Block 1804, Lot 13 are zoned in accordance with the Redevelopment Plan; and

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

INTRODUCED: _____

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 288-2025

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:	\$253,869.72
GENERAL CAPITAL ACCT claims in the amount of:	\$23,970.00
WATER UTILITY RESERVE ACCT claims in the amount of:	\$0.00
WATER UTILITY ACCT claims in the amount of:	\$36,291.68
WATER CAPITAL ACCT claims in the amount of:	\$0.00
PARKING UTILITY RESERVE ACCT claims in the amount of:	\$0.00
PARKING UTILITY ACCT claims in the amount of:	\$634.32
PARKING CAPITAL ACCT claims in the amount of:	\$0.00
ANIMAL CONTROL TRUST ACCT claims in the amount of:	\$660.20
COAH TRUST ACCT claims in the amount of:	\$210.00
TRUST/OTHER ACCT claims in the amount of:	\$13,548.00
TOTAL CLAIMS TO BE PAID	\$329,183.92

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

TRUST/OTHER ACCT claims in the amount of:	\$0.00
GENERAL CAPITAL ACCT WIRE claims in the amount of:	\$0.00
CURRENT APPROPRIATIONS ACCT claims in the amount of:	\$0.00
WATER UTILITY OPERATING claims in the amount of:	\$0.00
TOTAL CLAIMS PAID	\$0.00

TOTAL BILL LIST RESOLUTION **\$329,183.92**

ATTEST:

TOWN OF DOVER, COUNTY OF MORRIS

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED 11/25/2025



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 289-2025

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,
COUNTY OF MORRIS, STATE OF NEW JERSEY APPROVING ANNUAL BILLIARD
HALL LICENSE(S)**

WHEREAS, applications for Billiard Hall Licenses has been made as listed on Schedule A; and

WHEREAS, the appropriate fees have been paid and the license shall be prominently displayed;
and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Town Council of the Town of
Dover, County of Morris and State of New Jersey that the Billiard Hall Licenses for pool tables
is hereby approved.

SCHEDULE A

Celebrity Bar, 7 Perry Street
(1 Pool Table) – License Renewal

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 290-2025

**RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER,
COUNTY OF MORRIS, STATE OF NEW JERSEY APPROVING A SOCIAL AFFAIR
PERMIT**

WHEREAS, Casa Puerto Rico, Inc. filed an application for their Special Permit for Social Affairs to be held at 50 West Blackwell Street; and

WHEREAS, Casa Puerto Rico, Inc. is a non-profit organization and is permitted to have twenty-five events per year; and

WHEREAS, the Police Chief will determine what special conditions if any are needed.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Town Council of the Town of Dover, County of Morris and State of New Jersey that the following applications for Alcoholic Beverage Social Affair Permit(s) be approved:

1. A Social Affair Permit for Casa Puerto Rico, Inc. is approved to be held on Wednesday, December 31, 2025 from 6:00 pm through 3:00 am.
2. This approval is conditioned upon security satisfactory to the Town of Dover Chief of Police being in place for this event.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 291-2025

RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY AMENDING THE CONTRACT FOR CROSSROADS PAVING COMPANY FOR THE SMALL CITIES ROAD CONSTRUCTION PROJECT

WHEREAS, the Town of Dover contracted with Crossroads Paving Company for the Small Cities Roadway Improvement Project, which included work to be done on Bowlby St, White St., Grace St., Sickie St., and Leonard St. (west of NJSH Rt. 15); and

WHEREAS, by Resolution #138-2023, adopted on May 9, 2023, the Mayor and Board of Alderman authorized execution of a contract with Crossroads Paving Company, in an amount not to exceed \$503,653.50.; and

WHEREAS, by Resolution #162-2025, adopted 6/24/25 was passed amending the final project cost to not exceed \$514,311.16 is hereby voided and replaced with this resolution as there were additional extra items that were not included in the adjusted final contract amount as amended by Resolution #162-2025: and

WHEREAS, several additional items were added to the project, and the quantities of various bid items were adjusted based on field conditions which has resulted in a net increase in the final project cost of \$28,710.18 or 5.7% resulting in a final adjusted project cost of \$532,363.68.; and

WHEREAS, Steve Hoyt of Pennoni Engineers has recommended that the contract be adjusted to reflect this amount; and

WHEREAS, the Mayor and Council is desirous of increasing the contract value by an additional \$28,710.18 as recommended by Steve Hoyt of Pennoni Engineers; and

WHEREAS, the Town of Dover Chief Financial Officer has determined that there is sufficient funds available in account # XXXXXXXXXX; and

WHEREAS, there is a need to close out this project and make final payments to the contractor for the amount not to exceed \$532,363.68; and

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

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

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 292-2025

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF DOVER,
COUNTY OF MORRIS, AUTHORIZING THE DISCHARGE OF MORTGAGE UNDER
THE REHABILITATION PROGRAM WITH DOROTHY J. MCELWAINE**

WHEREAS, Dorothy J. McElwaine executed a mortgage dated August 2, 2006 to the Town of Dover Rehabilitation Program in the amount of \$44,060.00; and

WHEREAS, such funds have been paid in full; 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 mortgage for direct subsidy with perpetual lien dated August 2, 2006 recorded in the Mortgage Book 20601, page 0301 may be discharged.
2. The Mayor and Municipal Clerk are hereby authorized to execute such discharge.

ATTEST:

Tara M. Pettoni, Municipal Clerk

James P. Dodd, Mayor

ADOPTED: _____



TOWN OF DOVER

MAYOR & TOWN COUNCIL

RESOLUTION NO. 293-2025

RESOLUTION DESIGNATING WEST MORRIS OZF PROPERTY DEVELOPMENT COMPANY II, LLC AS REDEVELOPER OF CERTAIN PROPERTY IN THE TOWN AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH WEST MORRIS OZF PROPERTY DEVELOPMENT COMPANY II, 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 1, 3 and 5 W. Blackwell Street, and shown on the official Tax Map of the Town of Dover as Block 1207, Lot 2 (the “Property”) is located within the Redevelopment Area; and

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

WHEREAS, John McDonough Associates, LLC prepared a redevelopment plan for the Property entitled “Newberry Building Redevelopment Plan (Subdistrict G within the Bassett Highway Redevelopment Plan), Block 1207, Lots 1 and 2, Town of Dover, Morris County, New Jersey” (the

“Redevelopment Plan”); and the Town Council referred same to the Planning Board for master plan consistency review under N.J.S.A. 40A:12A-7(e); and

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

WHEREAS, the Property is owned in fee by West Morris OZF Property Development Company II, LLC; 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 West Morris OZF Property Development Company II, 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 West Morris OZF Property Development Company II, 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 West Morris OZF Property Development Company II, LLC, that the Town will recognize West Morris OZF Property Development Company II, 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 West Morris OZF Property Development Company II, LLC as Redeveloper of the Redevelopment is subject to and contingent upon West Morris OZF Property Development Company II, 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. 294-2025

RESOLUTION DESIGNATING JR ASSET BUILDERS, LLC AS REDEVELOPER OF CERTAIN PROPERTY IN THE TOWN AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH JR ASSET BUILDERS, 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 69, 71, 73 and 75 W. Blackwell Street, and shown on the official Tax Map of the Town of Dover as Block 1205, Lots 4, 5, 6 and 7 (the “Property”) is located within the Redevelopment Area; and

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

WHEREAS, John McDonough Associates, LLC prepared a redevelopment plan for the Property entitled “West Blackwell & Dewey Street Redevelopment Plan (Subdistrict C within the Bassett Highway Redevelopment Plan), Block 1205, Lots 4, 5, 6, and 7, Town of Dover, Morris

County, New Jersey” (the “Redevelopment Plan”); and the Town Council referred same to the Planning Board for master plan consistency review under N.J.S.A. 40A:12A-7(e); and

WHEREAS, the Planning Board considered and reviewed the Redevelopment Plan on September 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, Block 1205, Lots 5 and 6 are owned in fee by JR Asset Builders, LLC; Block 1205, Lot 4 is owned by Catherine and Curtis McCall; and Block 1205, Lot 7 is owned by Frank Varela; 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 JR Asset Builders, 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 JR Asset Builders, 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 JR Asset Builders, LLC, that the Town will recognize JR Asset Builders, 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 JR Asset Builders, LLC as Redeveloper of the Redevelopment is subject to and contingent upon JR Asset Builders, 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: _____